

# Watershed Protection Overlay Standards

	<b>Areas to Remain Undisturbed, except Perpendicular Crossings</b>	<b>Restricted Uses</b>	<b>Buffers along Streams</b>	<b>Impervious Surface Setbacks</b>	<b>Exceptions to Buffers if within a Development Node</b>	<b>Total Impervious Surface</b>	<b>Exceptions to Impervious Surface if within a Development Node</b>	<b>Exceptions to Impervious Surface if within a Planned Development or Subdivision</b>	<b>Minimum Lot Size</b>	<b>Minimum Lot Size if in a Development Node</b>	<b>Minimum Lot Size in a Conservation Overlay Subdivision</b>	<b>Reduced Street Standards (Compulsory)</b>	<b>Reduced Parking Standards (Mandatory)</b>	<b>Exceptions to the rules</b>
<b>Small Water Supply Watersheds: Cornish Creek, Bear Creek, Big Haynes Creek, City Pond</b>	Riparian buffers, Wetlands, 100 year floodplain, slopes >15%, severely limited soils	Some uses require Conditional Use Permits. See Sec.415-040	100 feet on lakes, rivers and perennial streams 35 feet on all others. 150 feet from water supply reservoir.	150 feet on lakes, rivers and perennial streams.	None	25% for entire watershed	Exceptions for OI, CN, CH, CG, M1, and M2	None	Two acre lots	Two acre lots	One acre on septic. ½ acre on sewer	10 foot travel lanes without curb and gutter.	10% reduction. Excess shall be porous or pervious.	Subdivision plat approved before May 1, 2003 Mining, Utilities, Forestry and conservation easements
<b>Large Water Supply Watersheds, Pt 1: Alcovy River, Little River</b>	Riparian buffers, Wetlands, 100 year floodplain, slopes >15%, severely limited soils	Some uses require Conditional Use Permits. See Sec.420-030	100 feet on lakes, rivers and perennial streams 35 feet on all others.	150 feet on lakes, rivers and perennial streams.	100 foot buffer with first 50 feet undisturbed buffer, and second 50 feet allowed to disturb for a natural pervious trail	25% for entire watershed. 40% for non-residential. 15% for residential	50% for non-residential. 30% for residential	Individual lots may have higher impervious surface if total development does not exceed 30%	Two acre lots	Lot size by zoning district	One acre on septic. ½ acre on sewer. (unless in a development node)	10 foot travel lanes without curb and gutter.	10% reduction. Excess shall be porous or pervious. (unless in a development node)	Subdivision plat approved before May 1, 2003 Mining, Utilities, Forestry and conservation easements
<b>Large Water Supply Watersheds, Pt 2: South River, Yellow River</b>	Riparian buffers, Wetlands, 100 year floodplain, slopes >15%, severely limited soils	None	100 feet on lakes, rivers and perennial streams 35 feet on all others.	150 feet on lakes, rivers and perennial streams.	100 foot buffer with first 50 feet undisturbed buffer, and second 50 feet allowed to disturb for a natural pervious trail	Refer to district standards	Exceptions for OI, CN, CH, CG, M1, and M2	None	Refer to district standards	Refer to district standards	Refer to district standards	None	None	Subdivision plat approved before May 1, 2003 Mining, Utilities, Forestry and conservation easements