

Summary of Changes to Drainage Stormwater Ordinance

(UDO Article 24 – Drainage)

<https://tinyurl.com/cltudoarticle24>

Current Ordinance	Proposed Change	Reference
Enables a plan review for encroachment on a limited number of development types and sizes	Expands plan reviews for smaller sites and smaller building expansions. Establishes a review process for modifications or tie-in to systems that connect to a public street.	24.3.A Encroachments
Adequate drainage conveyance is checked for larger development sites that are typically greater than 20,000 square feet of built-upon area. Protective storm drainage easements are only provided in larger developments.	Adequate drainage conveyance is assured when installing new or modifying existing storm drainage that conveys runoff from a public street. Protective storm drainage easements are provided in smaller developments when installing new or modifying existing storm drainage system that conveys runoff from a public street.	24.3.B Management of Stormwater Runoff and Conveyance
Lots subject to flooding in larger developments, determine and plat stormwater protection elevation line to guide building construction away from low lying, flooded areas.	Lots subject to flooding in smaller developments, determine and plat stormwater protection elevation line to guide building construction away from low lying, flooded areas.	24.3.C Properties Subject to Flooding

Summary of Changes to Post-Construction Stormwater Ordinance

(UDO Article 25 – Post-Construction Stormwater Regulations)

<https://tinyurl.com/ctudoarticle25>

Current Ordinance	Proposed Change	Reference
BUA = Built-Upon Area PCSO = Post-Construction Stormwater Ordinance SCM = Stormwater Control Measure		
Applicability triggers differ based on commercial/residential development.	Consistent and lower trigger for all development (current proposal at 5,000ft ² of new BUA).	25.2(A)
Redeveloped BUA requires stormwater controls.	Stormwater controls for redeveloped BUA is prohibited by recent State legislation on private projects.	N/A – Will be addressed in administrative documents/manuals
Preservation or revegetation of Natural Area.	Natural Area requirements translated into the Tree Article.	See Article 29 – Tree Protection
Mitigation options are available only for specific geographic locations or redevelopment projects.	Onsite compliance for all sites ensures impacts are mitigated at the impact location.	Removed from current 18-161(a), (b), and (c). UDO 25.5 does not include these options.
Industrially zoned areas not required to mitigate the same impacts as other development types.	Remove inconsistency so that industrially zoned sites mitigate as other developments currently are required to do.	Removed from current 18-143(b), 18-144(b), and 18-145(b). UDO 25.3 does not include these exemptions.
Defers to Zoning Ordinance (12.6) for flood risk reduction requirements in effect since 1978.	Rely on new PCSO applicability trigger for flood risk reduction and eliminate redundancy in Zoning Ordinance.	25.3
City can accept maintenance of SCMs within single-family developments after 2 years.	All private SCMs maintained by the property owner or association.	25.7
All impacts to water quality buffers allowed with mitigation (except Six Mile Creek).	Placement of BUA in water quality buffers is allowed 15' away from streambank.	25.3(D)(1)(b)(iii) 25.3(D)(2)(d)(iii) 25.3(E)(1)(b)(iii) 25.3(E)(2)(d)(iii) 25.3(F)(1)(b)(iv) 25.3(F)(2)(d)(iv)

