

Low Impact Development Code Revisions



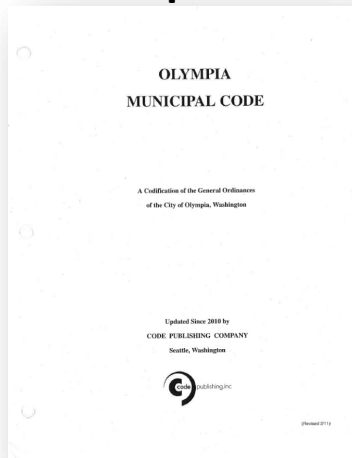
Making LID the preferred and commonly-used approach to site development

Updates from 2016

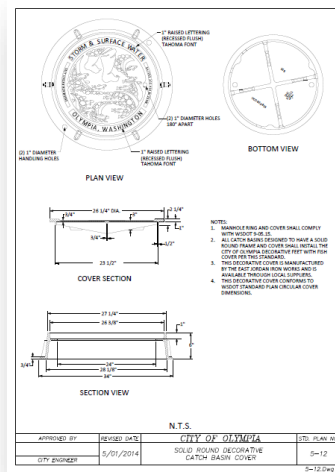
Prior Process

- 2014 -2016 - LID Update Process
- December of 2016 - Code Adoption
- 2017 – Daily Use of Standards
- 2018 – Planning Commission Recommendation

Municipal Code



Engineering Design and Development Standards



Drainage Design and Erosion Control Manual



Proposed Changes

- Forestry Code Typos
- Landscaping Code Corrections
- Hard Surface limits:
 - All zones - most challenging in the Residential Low Impact Zone
 - Non-residential uses in a residential zone:
 - Religious facilities, Schools, and Parks



Hard Surfaces in Residential Zones

- Impervious Surfaces:
 - water does not penetrate through.
 - Traditional pavement/asphalt.
- Hard Surfaces:
 - Water does penetrate through.
 - Permeable pavement (pervious concrete, porous asphalt, permeable pavers), vegetated roofs etc.
- LID Amendments were intended to incentivize the use of permeable pavements over traditional pavements.



Comp Plan Goals

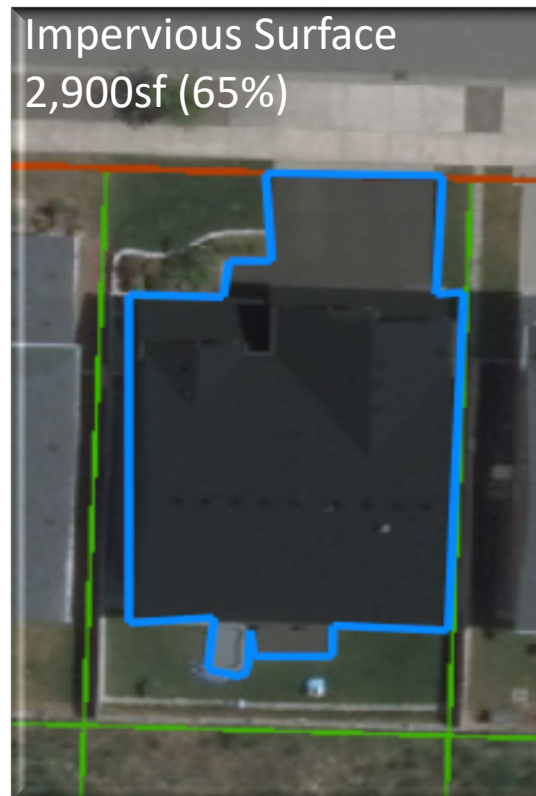
- PN1.10: Increase the use of low impact and green building development methods through education, technical assistance, incentives, regulations, and grants.
- PN6.8: Evaluate expanding low impact development approaches citywide, such as those used in the Green Cove Basin.
- PN5.2: Increase the use of permeable materials and environmentally-beneficial vegetation in construction projects.



Hard Surfaces in Residential Zones

Residential 4-8 Zone Example:

- Building Coverage Limit = 45%
- Impervious Surface Limit = 45% (Pre LID = 55%)
- Hard Surface Limit = 55% (Pre LID = 100%)



Hard Surfaces and RLI Zoning

Intent of Zone: To accommodate some residential development in areas sensitive to stormwater runoff in a manner and density that avoids stormwater related problems.

Current Code Limits:

- Impervious Surface Limit: 2500sf
- Hard Surface Limit: 2500sf

Challenges:

- Not purely percent based
- Large lots
- Existing homes
- New homes



Residential Low Intensity

Pre 2016:

- Building & Development Coverage Limit: 2500sf
- Hard Surface Limit: None
 - Driveway is made of permeable pavement
 - Patio or deck allowed – but must be permeable.

This home does not meet current standards.



Code language

Modifications:

- Set hard surface limits approximately 20% higher than impervious limits.
 - RLI language requires both a percentage and numerical standard.
 - 2,500sf impervious limit, 3,500 hard surface limit.
- New section to address administration issues; long driveways, flag lots etc.
- Open Space requirements

MAXIMUM HARD SURFACE	45 65% or 10,000sf (whichever is greater) = lots less than 4 acres; 625%=4. 1 acre or more	45% 70 65% 80% = Townhouses	6%; increased to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision plat; 25%	2,500 SF 55% or 6% coverage; 3,500sf (whichever is greater) =.25 acre or less; 25% or 6,000sf (whichever is greater) = .26 acre or more.	55 65% = .25 acre or less 50 70% = .26 acre or more 70 80% = Townhouses	65 75% = .25 acre or less 50 70% = .26 acre or more 70 80% = Townhouses	70 75%	70 75%	70 75%	75 80%	85 90%	85 90%	65 85% = .25 acre or less 40 60% = .26 to 1 acre 35 55% = 1.01 to 3 acres 25% = 3.01+ acres 70 90% = townhouses	85% except for stoops, porches or balconies 95%	18.04.080(k)
MINIMUM OPEN SPACE	220 tree units per		65% drainage dispersal		450 SF/unit for cottage	450 SF/unit for cottage	30% 25%; for multifamily;	30 25% for multifamily;	30% 25% for multifamily;	25% 20% for multifamily;	15% 10% for	15%	450 SF/unit for cottage	15% may include stoops,	18.04.080(J)

Religious Facilities, Parks, and Schools

- Parks Department Needs Assessment for a Neighborhood Park
 - 4.5 acres
 - 33,000sf of impervious/hard surface
 - 16% total coverage
- Proposed RLI Limits:
 - 6% Impervious Surface (no change)
 - 25% Hard Surface limit



Religious Facilities, Parks, and Schools

- Hanson Elementary School
 - RLI Zone
 - 17 Acres
 - Building Coverage: 11% or 85,000sf
 - Current Code limit of 6%
 - Development Coverage: 32% or 237,000sf
 - Current code limit of 6%
 - Proposal to raise to 25%
- Proposal:
 - 10% increase in impervious surface coverage
 - $6\% + 10\% = 16\%$
 - 20% increase in hard surface coverage
 - $25\% + 20\% = 46\%$
 - Criteria:
 - Lots larger than 1 acre
 - Parking calculations must meet code
 - Must meet new stormwater control standards



Religious Facilities, Parks, and Schools

- St. Michael Parish
 - R 4-8 Zone
 - 40% impervious surface limit (lot is over .26 acres)
 - 50% hard surface limit
- Proposal:
 - 10% increase in impervious surface coverage
 - $40\% + 10\% = 50\%$
 - 20% increase in hard surface coverage.
 - $50\% + 20\% = 70\%$
 - Criteria:
 - Lots larger than 1 acre
 - Parking calculations must meet code
 - Must meet stormwater control standards



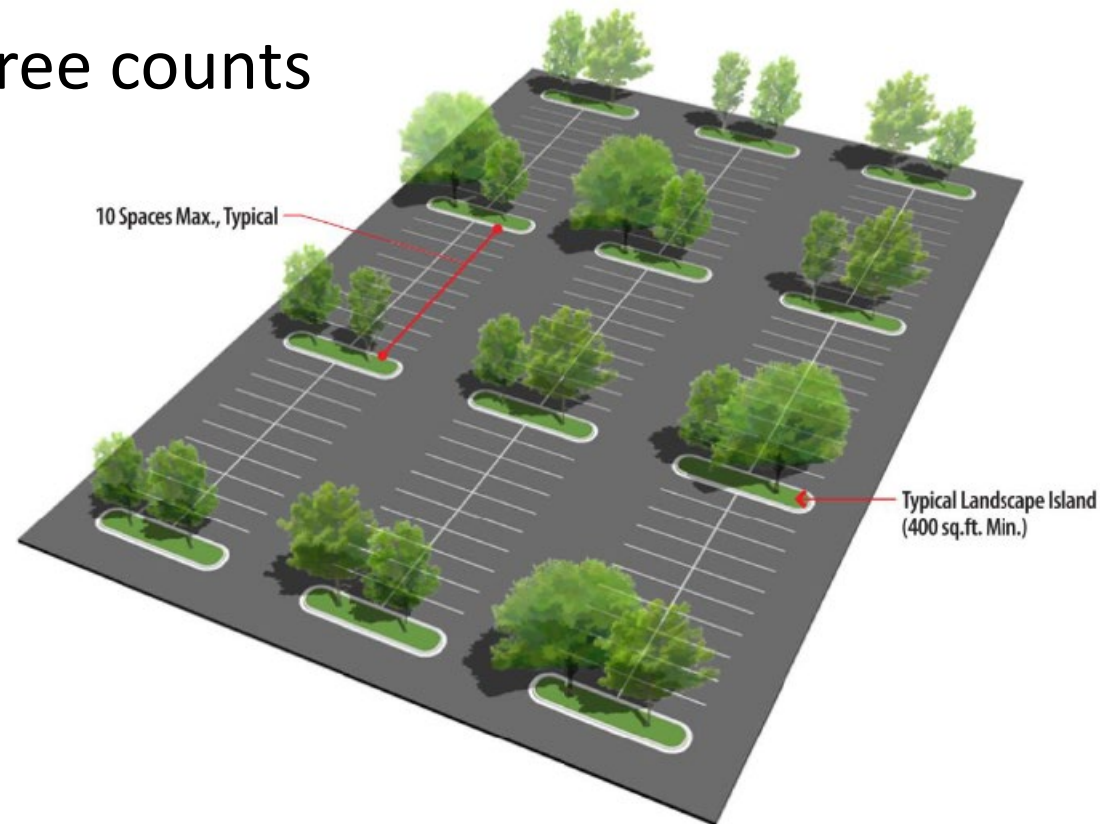
Landscaping

- Irrigation – should be allowed.
 - 60% of landscaping is to be drought tolerant
 - 40% needs to be irrigated
- Parking lot island width
 - Pre LID 6' minimum
 - Post LID 4' minimum
- Proposal to set limit at 6' with exceptions for engineered designs



Landscaping

- 2 Trees per Island
 - Reduced sizes do not eliminate requirements for tree counts



Urban Forestry

- Replace language to use “Soil and Vegetation” rather than only referencing trees.
- Green Code Tree Density Calculations
 - Tree count should include critical areas
 - Language was inadvertently left out in 2016





LID Code Revisions

Staff recommendation:

- Accept the Planning Commission recommendation to approve the LID Code Amendments and forward to the City Council for consideration.

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