

[Title 33 ZONING CODE](#)

[Chapter 3372 PLANNING OVERLAY](#)

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**3372.706 Standards for minimizing stormwater generated.**

Development of a lot or parcel within the Hellbranch Run watershed overlay is subject to the following standards intended to minimize the stormwater generated from the development site.

- A. **Street Widths.** No alley, boulevard, close, collector, commercial street, lane, or street, as those terms are defined in the Traditional Neighborhood Development Article at C.C.C. §3320.03, shall be any wider than the standard prescribed in the Thoroughfare Standards Table in Traditional Neighborhood Development Article at C.C.C. § 3320.15.
- B. **Replanting.** Where natural vegetation does not exist within the stream corridor protection zone, native riparian tree species and other native vegetation, as identified in Appendix B, shall be planted. Replanting in the stream corridor protection zone minimizes stormwater runoff by intercepting rainwater on leaves, branches, and trunks allowing intercepted water to evaporate into the atmosphere, by improving water infiltration characteristics of the soil, by slowing down stormwater runoff, and by stabilizing banks.
- C. **Other Stormwater Minimization Practices.** Development is encouraged to be designed to incorporate other stormwater minimization design practices including but not limited to:
1. **Minimize Commercial Parking.** Minimize parking lots as that term is defined by C.C.C. § 3303.16, by including only the number of parking spaces anticipated to be necessary for regular use, but not less than the minimum defined by C.C.C. §3342.28(B). If parking spaces in excess of those required for regular use are desired, such spaces may be constructed using permeable or semi-permeable materials when soil conditions are appropriate.
  2. **Open Space Reservation.** Preserve open space in the one hundred (100) year floodplain to the maximum extent practicable, by clustering development outside of the floodplain. Areas designated for open space may be preserved in their natural state, designed and intended for the use and/or enjoyment of residents of the proposed development, utilized for stormwater management BMPs or utilized for farming when authorized in a conservation easement or within the association's covenants and restrictions. At the option of the land owner, open space reserved pursuant to this section may be prohibited from further subdivision or from development, excepting development associated with acceptable uses herein, by deed restriction, conservation easement, or other agreement in a form acceptable to the city attorney and duly recorded in the office of the recorder of deeds of Franklin County.
  3. **Impervious Cover Reduction.** Minimize impervious surfaces by utilizing permeable or semi-permeable material to the maximum extent practicable. (Ord. 856-02 § 1 (part).)