

Loudoun County's Green Infrastructure

Definitions and Status

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Green Infrastructure

What is it?

The core of the Green Infrastructure is a stream valley protection program called the River and Stream Corridor Overlay District (RSCOD), similar to Fairfax County's Environmental Quality Corridor (EQC) program and the Chesapeake Bay Program Act's Resource Protection Area (RPA) concepts. However, it will be implemented as a Zoning Overlay District so it will be defined by map vs. negotiation during the land use approval process (as EQC's are), or by text with field verification (as RPA's are).

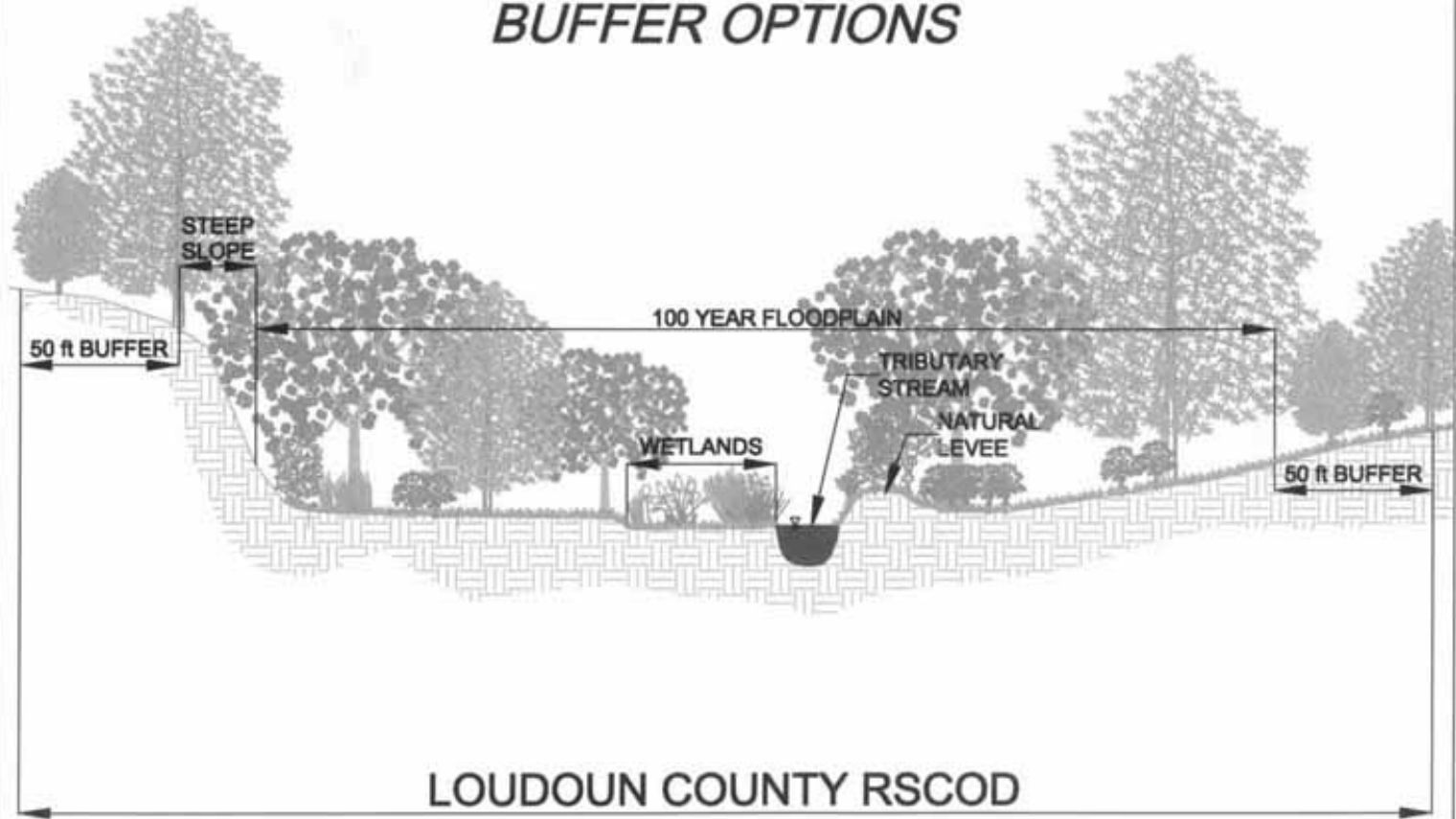
RSCOD is an area defined by landscape position around a stream where uses are limited by a Zoning Ordinance Overlay District that will apply to all property in Loudoun County, regardless of its current zoning status.

It will not apply to piped streams or channelized streams.



River and Stream Corridor Overlay District (RSCOD)

BUFFER OPTIONS



Green Infrastructure **Status**

Draft Comprehensive Plan - Issued on November 14, 2000

New Ordinances - March, 2001

The Issues Discussed herein are Fluid and may change!.

The Components of RSCOD

- Stream
- Minor and Major Floodplains
- Steep Slopes (>25%)
- 50' Buffer around the above components
- Wetlands-Comprehensive Plan suggests inclusion-Which ones?



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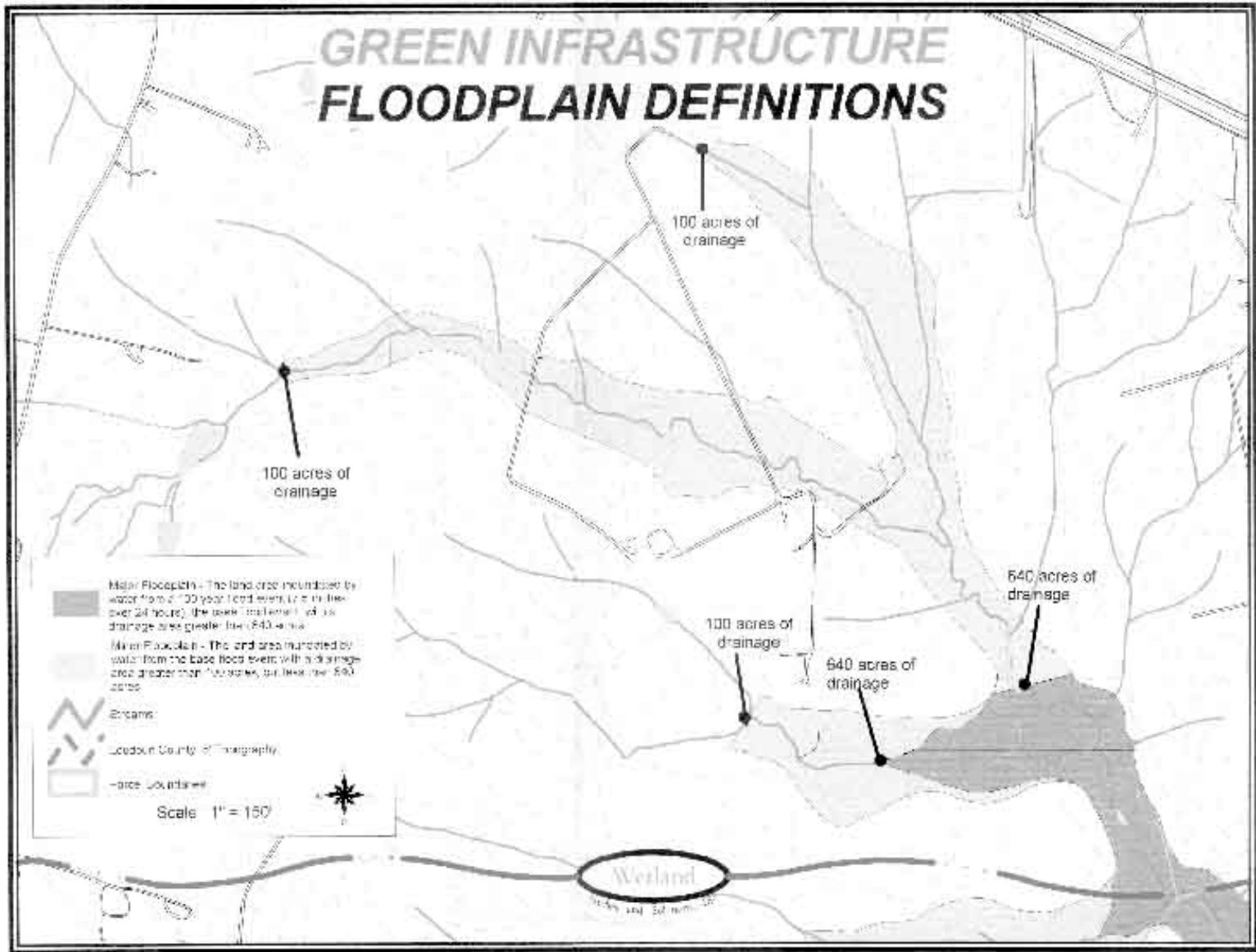
Component Issues #1 - Stream Definition

- Which streams will be buffered?
 - Perennial Streams
 - Tributary Streams
 - Streams defined by drainage area
 - Intermittent streams
 - Ephemeral streams
- How do you locate them?
- Current Proposal - Streams with D.A. \geq 100 acres

RSCOD Policy #4 pg 2-4 (Nov. 14, 2000 rev)

- Promotes the preservation of all streams outside of the regulated floodplain.
- This could require a 50' buffer to do.

GREEN INFRASTRUCTURE FLOODPLAIN DEFINITIONS



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Component Issue #2 - Steep Slopes

- 25% or Steeper vs. 15% or Steeper
- How close to FPL to be included?
(0 ft. or 50 ft. like in Fairfax County)

Component Issue #3 - Wetlands

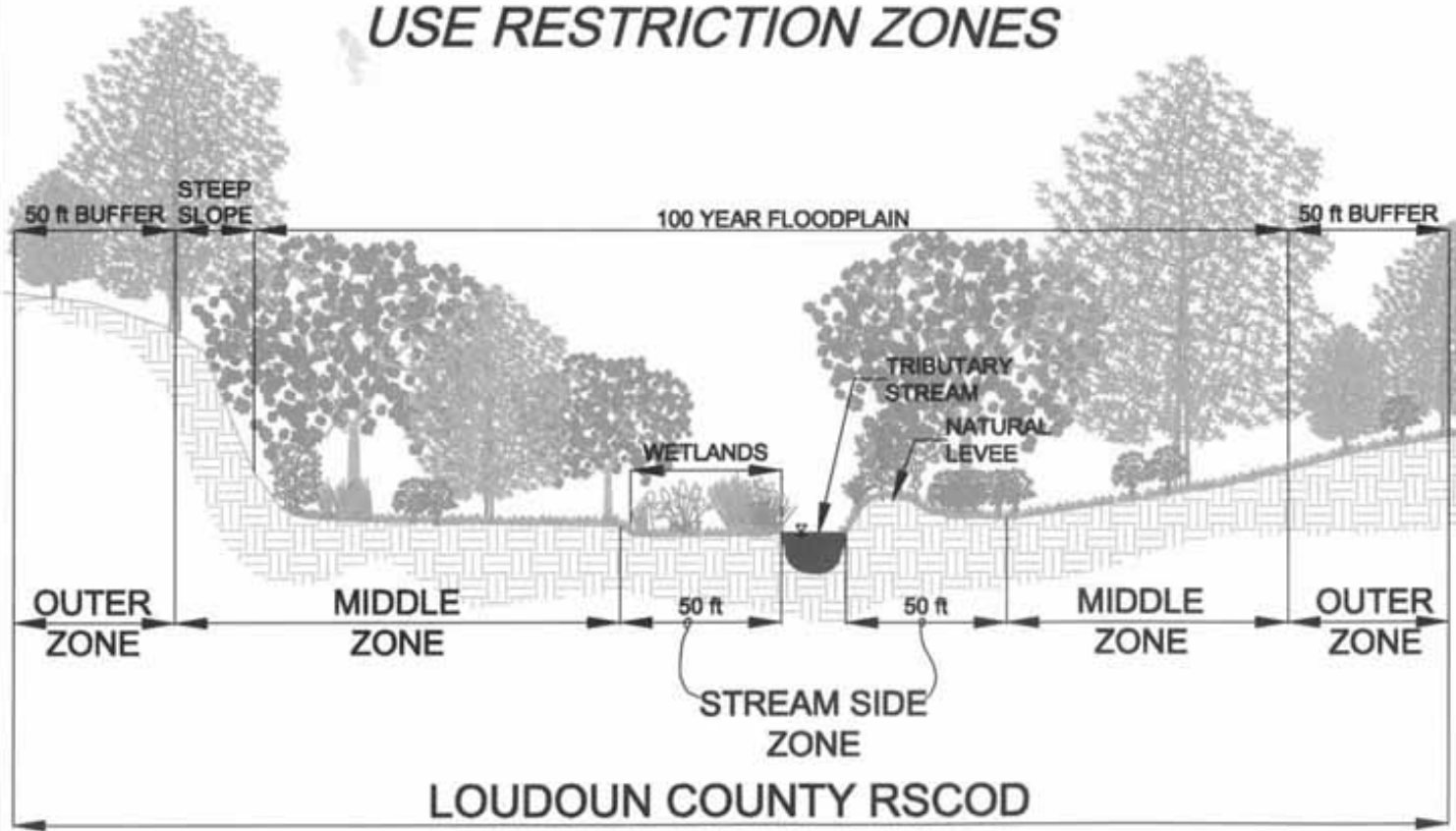
- Some staff want to include wetlands or hydric soils (The Draft Comprehensive Plan suggests this as well).
- Hydric soils area is 2-3 times greater than wetlands area.
- Which wetlands?

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Component Issues #3 - Wetlands
RSCOD Policy #3
pg 2-4 (Nov. 14, 2000 rev)

- Provides for the expansion of the RSCOD to include wetlands and other sensitive environmental features.
- Wetlands are not yet accurately mapped countywide but often are found in association with streams.
- One way to estimate this issue's effect is to depict all streams in the county GIS with the 50' buffer required for RSCOD components.

River and Stream Corridor Overlay District (RSCOD)

USE RESTRICTION ZONES



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Allowable Uses

- Existing Uses - not expandable, but rebuildable.

Note: Fairfax RPA allows an increase of 1,000 SF of imperviousness per lot by right for pre-existing structures.

- Streamside Zone - Wildlife preserves, “soft” trails, conveyance channels, perpendicular crossings of roads, utilities and paths (may have a variance procedure), intakes, passive recreation, wetland/stream restoration, silvacultural activities. Chpt. 5 of FSM will have performance standards.
- Middle Zone - All uses allowed in the streamside zone, plus sewers, utility lines, paths, impoundments with Director’s approval, SWM/BMPs subject to new performance standards in Chpt. 5 of the FSM, incidental structures up to 840 SF (i.e., pumping stations, nature pavilions).
- Outer Zone - All uses allowed in the other zones plus all uses permitted by the underlying zoning district, excluding impervious surfaces, will be allowed.

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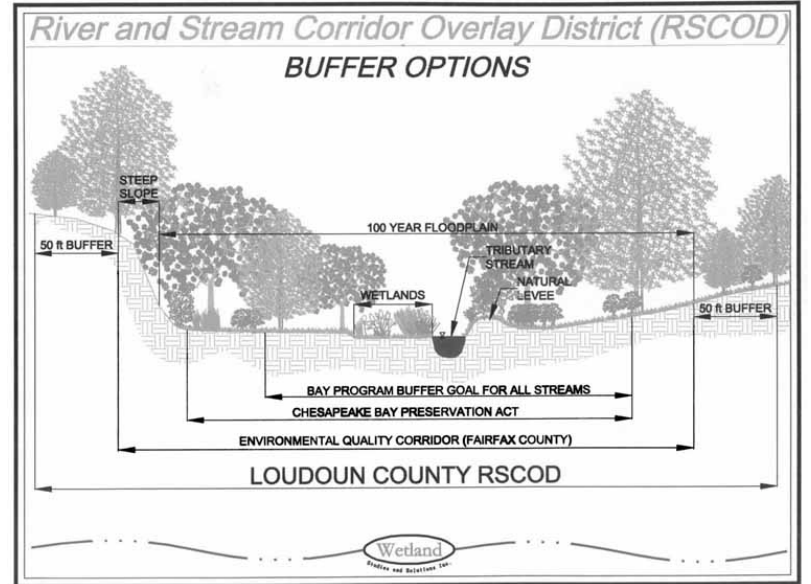
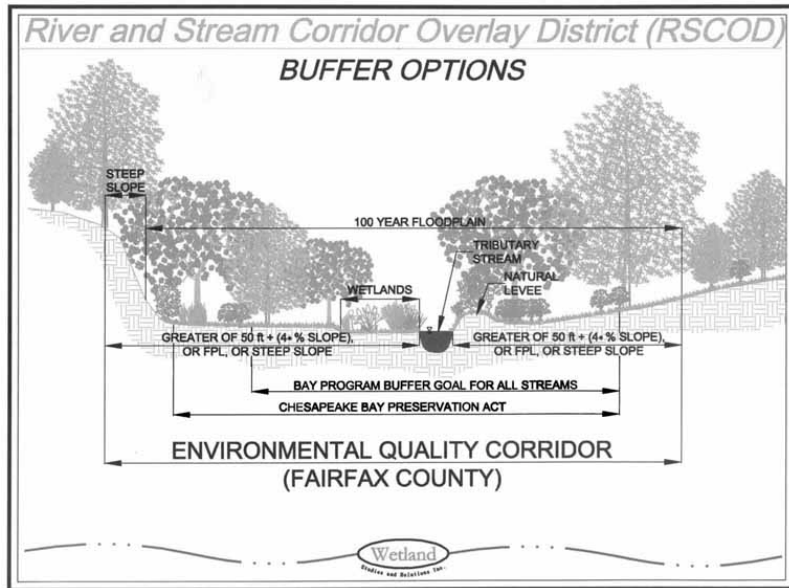
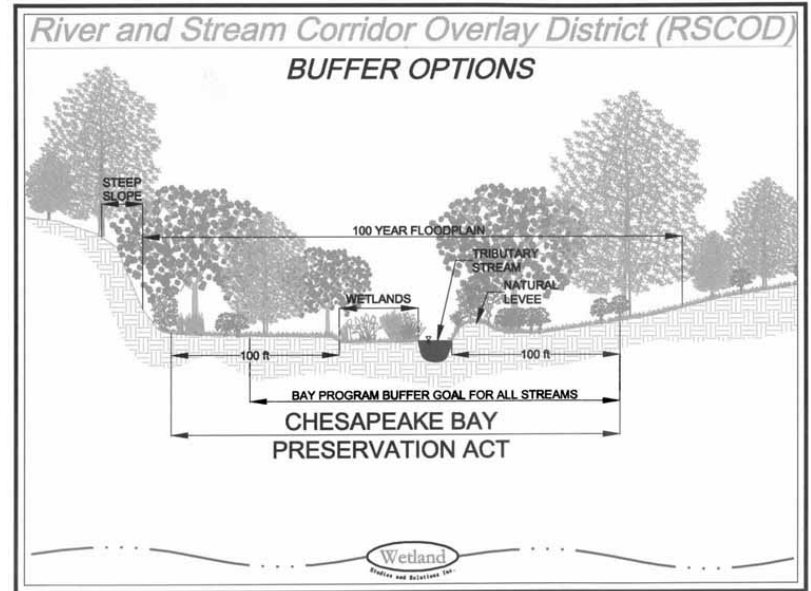
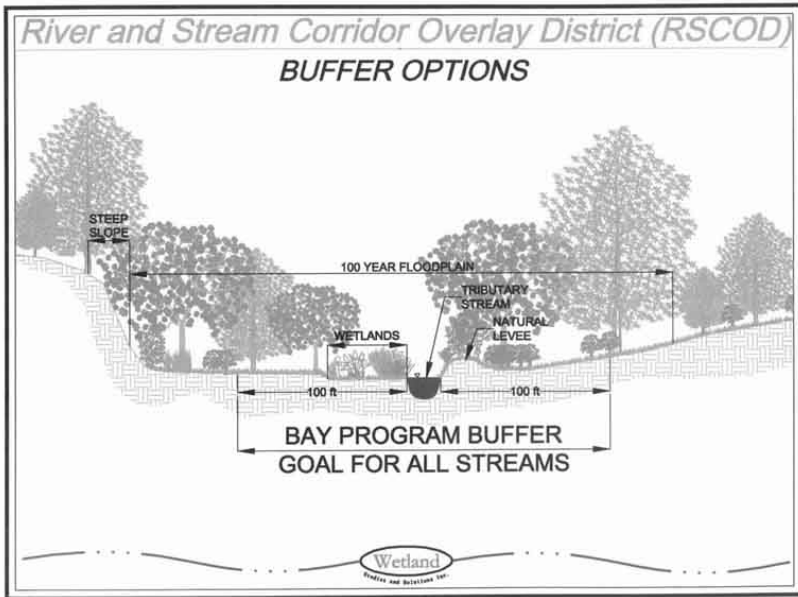
Implementation

- Grandfathering - Proffered Concept Plans may be grandfathered.
- Density Credits - Will be given. Minimum lot size/setbacks/dimensions may be changed to allow the use of density credits.
- Lotting - Most likely allowed.
- Boundary Determination - Rely on GIS maps, but may allow refinement.
- SE Uses - May or may not be provided.
- BRL (50') - Includes decks, tool sheds, pools, etc.
- Regional SWM/BMPs, Reservoirs and Lakes - not allowed in D.A. > 100 acres.
- BMPs - Will adopt DCR 1999 Manual
 - 1 year - 24 hour release option: “maybe”
 - Phosphorous Removal Calculations - Methodology selection not made.

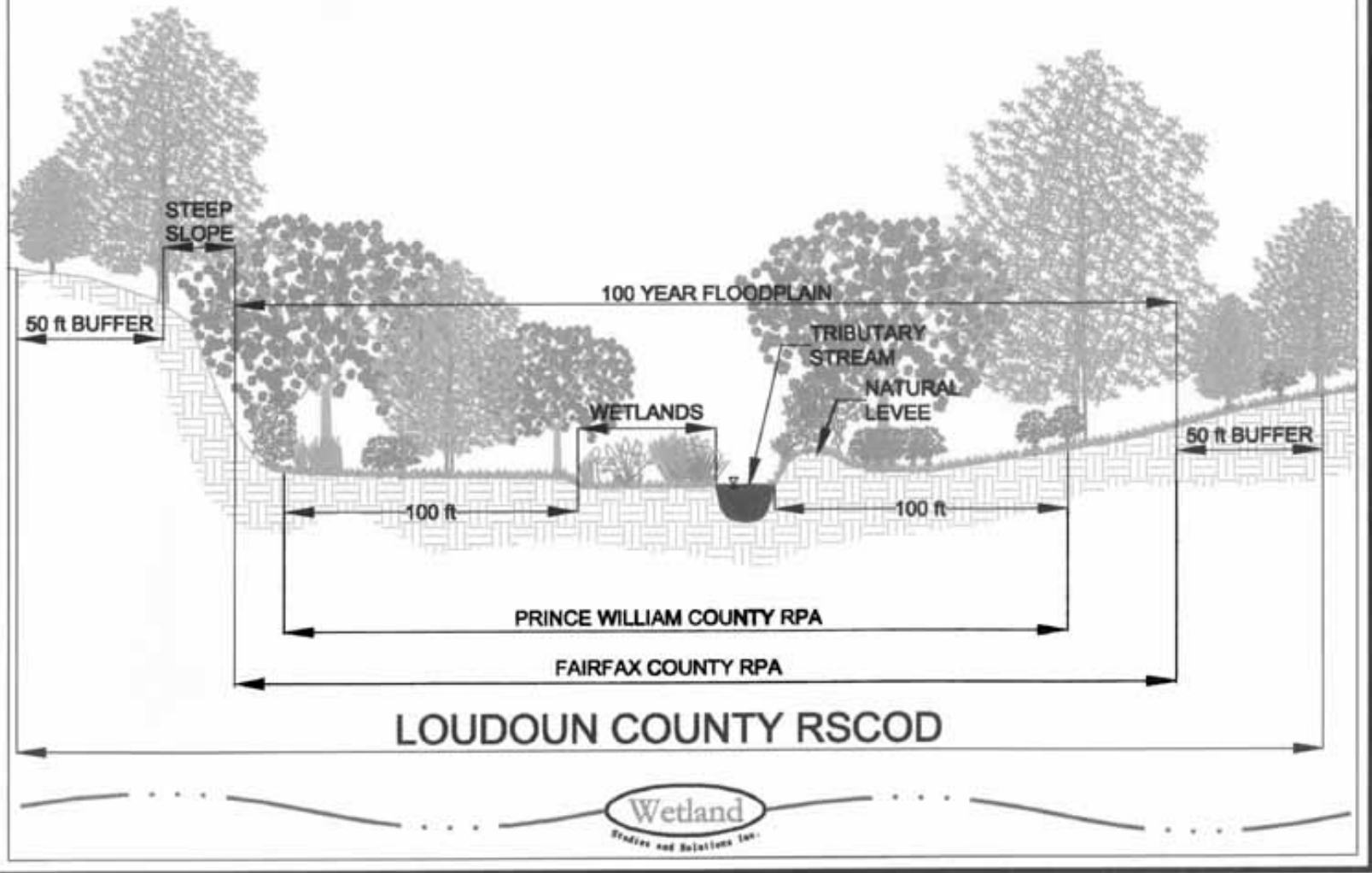
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Implementation (cont.)

- Low Impact Development (LID) Techniques - will be encouraged.
- Active Recreation - Not allowed, except in the outer zone.
- Streams - Comp. Plan could include language to protect smaller streams with buffers.
- Wetlands and Hydric Soils - Still a potential component.
- Chesapeake Bay Ordinance - May or may not be adopted. Last vote was 5-4 against, but change is in the wind.



River and Stream Corridor Overlay District (RSCOD) COMPARISON TO RESOURCE PROTECTION AREA (RPA)



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