

# Neponset CIC Stormwater Collaborative

## Non-stormwater LID checklist-Final

### ***Does your community do the following?***

#### Zoning Bylaw and Site Plan Review Standards

##### *Dimensional Requirements, Enforcement and Pilot Projects*

Permit the location of bioretention areas, rain gardens, filter strips, swales, and constructed wetlands in required setback areas and in buffer strips?

Minimize setback distances in residential districts in order to increase flexibility with regard to house location?

Permit reduction in frontage (and corresponding road length/paved area) where appropriate, such as in open space residential developments, at the outside sideline of curved streets, and around cul-de-sacs?

Establish regulatory controls over tree clearance and removal of mature trees/forest stands?

Have adequate mechanisms in place to enforce LID maintenance agreements, including fines?

Implement LID demonstration projects such as rain gardens on public property?

##### *Conservation Design and Cluster Developments*

Permit conservation design residential developments (cluster development or conservation subdivision design) as a “by right” form of development?

Permit construction of LID stormwater management techniques (bioretention, swales, filter strips) on land held in common?

##### *Parking Requirements*

Permit use of permeable paving for parking stalls and spillover parking areas?

Not require more than 3 off-street parking spaces per 1000 square feet of gross floor area in professional office buildings?

Not require more than 4.5 off-street parking spaces per 1000 square feet gross floor area of shopping centers?

Not require more than 2 off-street parking spaces per single family home.

Establish parking maximums?

Establish formulas for the utilization of shared parking for uses with different peak demand periods?

Allow reduction of parking requirements if shared parking is proposed?

Allow for shared parking agreements that can be included as deed restrictions or permit requirements?

Allow reduced parking requirements for homes and businesses near transit stops

Permit stalls width of 9 feet or less for a standard parking space?

Permit stalls length of 18 feet or less for a standard parking space?

Recommend or require smaller stalls for compact cars, up to 30% of total number of parking spaces?

Establish landscaping requirements for parking areas that include vegetated islands with bioretention functions?

### *Common Driveways*

Permit the use of common driveways to serve up to four houses, including conservation subdivision lots that do not meet standard dimensional requirements?

### *Site Plan Requirements*

Allow bioretention areas, filter strips, swales, and constructed wetlands to count towards fulfillment of site landscaping/open space requirements?

Permit use of pervious material for single family driveways (porous pavers, paving stones, pervious asphalt or concrete), and/or use of 'two-track' design for residential driveways?

Allow discharge of uncontaminated rooftop runoff to lawn areas and buffers?

Require stormwater best management practices to meet the latest edition of the Massachusetts Stormwater Handbook?

## Subdivision Rules and Regulations/Roadway Design Standards

### *Street Location*

Reduce street length and minimize total paved area (including cul-de-sacs)?

Identify the need to protect natural features, reduce cut and fill and not construct streets across steep hill sides?

Construct streets along ridgelines to the greatest extent possible?

### *Street Cross Sections*

Permit a minimum pavement width of 18-22 feet on low-traffic local streets in residential neighborhoods?

Permit the use of “open section” roadways with roadside swales and do not require the use of conventional curbs for the full length of all streets in residential neighborhoods?

Establish criteria for the design of roadside swales to ensure adequate stormwater treatment and conveyance capacity?

Permit placement of utilities under the paved section of the right of way or immediately adjacent to the road edge to allow room for swales?

Permit use of permeable paving for road shoulders/parking lanes in residential neighborhoods, with use of conventional paving for travel lanes only?

Permit the use of permeable paving for sidewalks?

Permit sidewalk placement on one side of the street only in low-density residential neighborhoods?

Provide flexibility with sidewalk layout; e.g., alternative pedestrian circulation layout that uses common areas, rather than street rights of way?

Design sidewalks so that the runoff is disconnected from the stormwater system?

### *Site Work*

Encourage minimal ROW and site clearing for roads, utilities, drainage and sidewalks?

Require the re-establishment of soil permeability compacted by construction work?

### *Dead Ends*

Minimize the required radii for cul-de-sacs? (35 feet optimal)

Allow the creation of landscaped islands and bioretention cells within cul-de-sacs?

Permit the use of one-way loop streets to eliminate turnarounds?

Permit “hammerhead” turnarounds instead of cul-de-sacs?

## Wetlands Bylaw and Regulations

Permit the use of low impact stormwater structures (such as bioretention areas, infiltration trenches, or grass swales) within resource areas buffer zones?