

DPO 17 UPDATE: WATERSHED ORDINANCE



College Town. Lake Town. *Your Town.*

Section 17 Watershed Protection Overlay District
Planning Ordinance - Text Amendments

FAQ Graphic Resource

April 28, 2018

CASE STUDIES: EXISTING DEV.

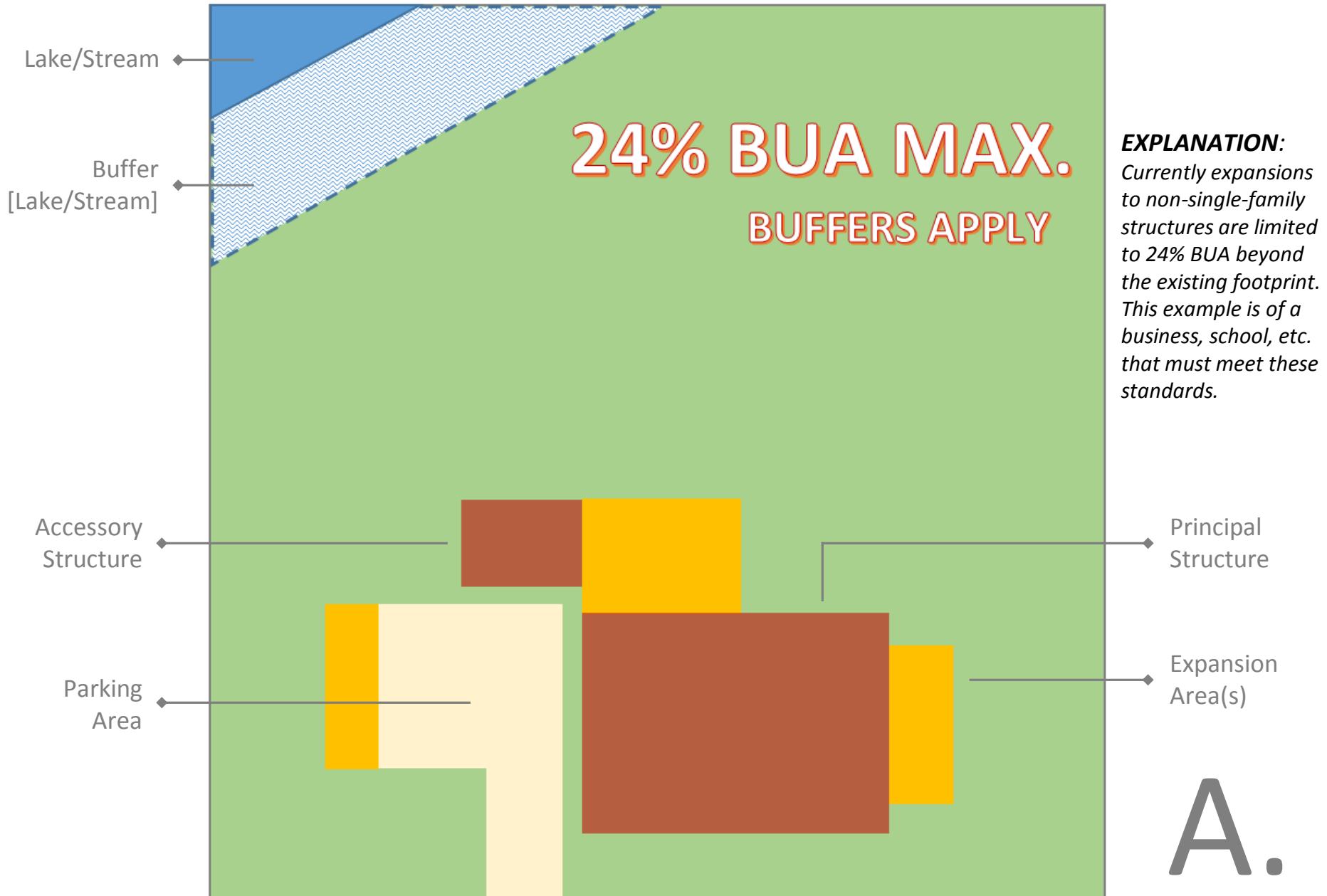
[i.e. EXPANSIONS]



College Town. Lake Town. *Your Town.*

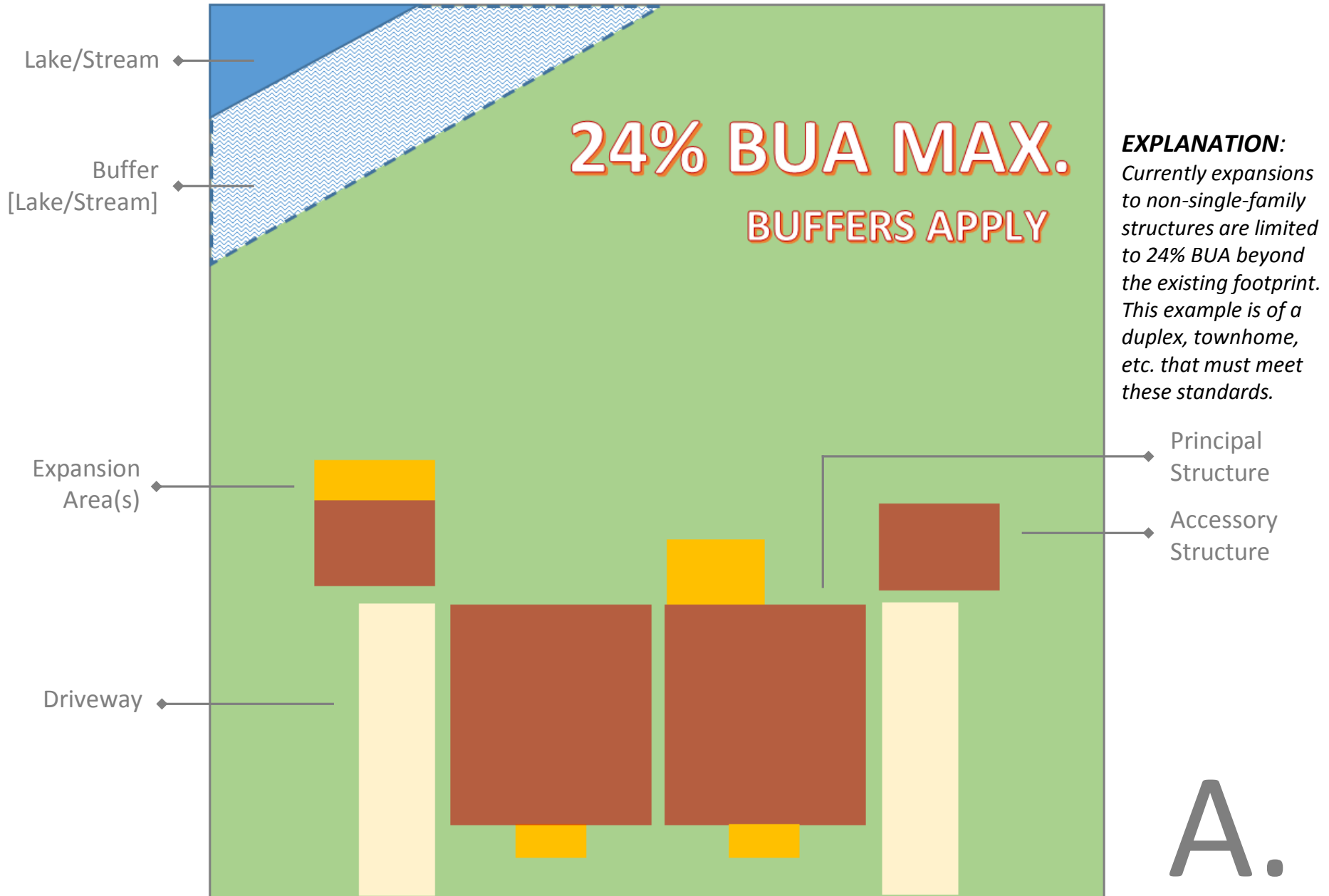
Section 17 Watershed Protection Overlay District
Planning Ordinance - Text Amendments
FAQ Graphic Resource
April 28, 2018

EXISTING DEVELOPMENT – NON-SF EXPANSION 1



**Note: These graphics are not to scale and are for illustrative purposes.*

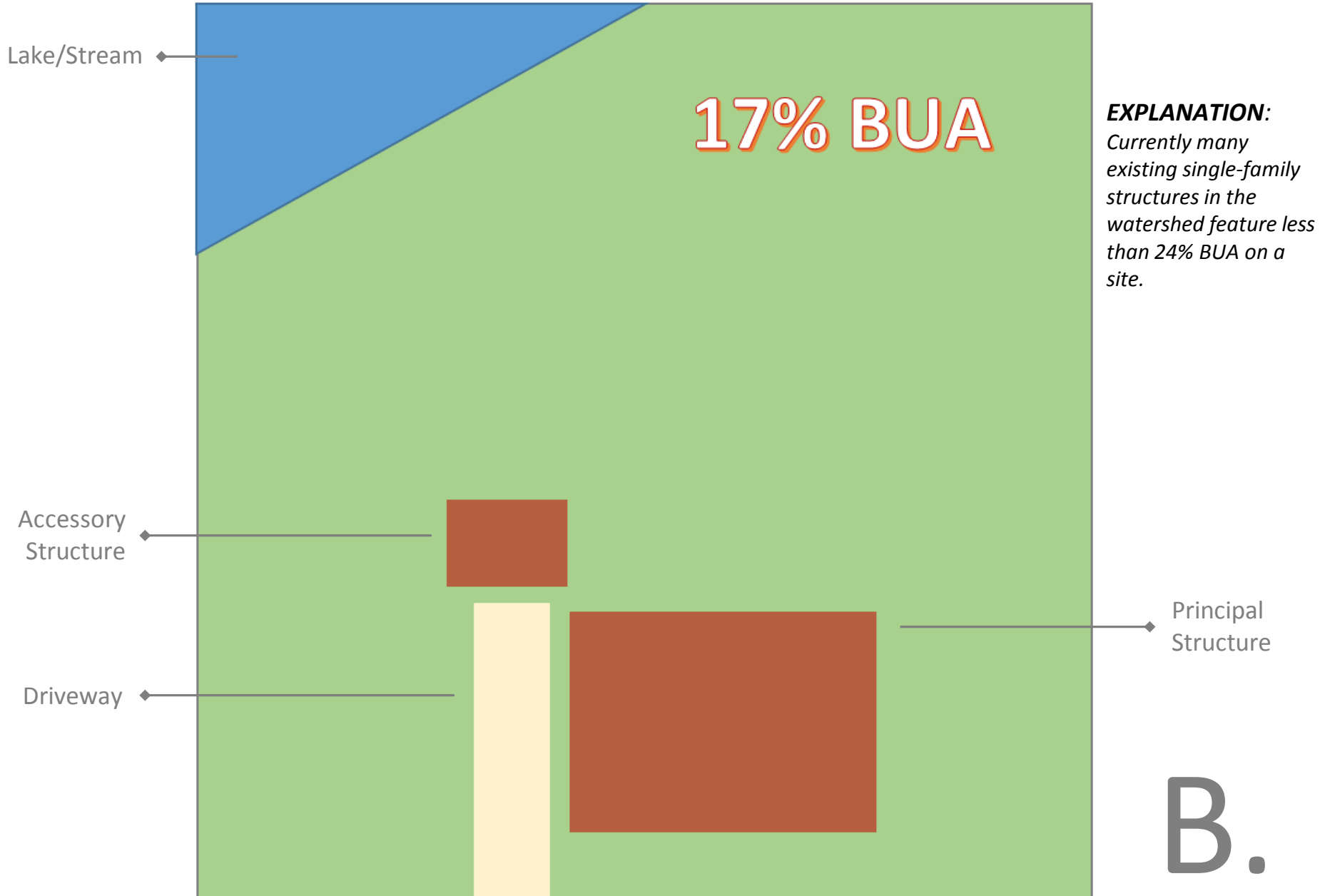
EXISTING DEVELOPMENT – NON-SF EXPANSION 2



**Note: These graphics are not to scale and are for illustrative purposes.*

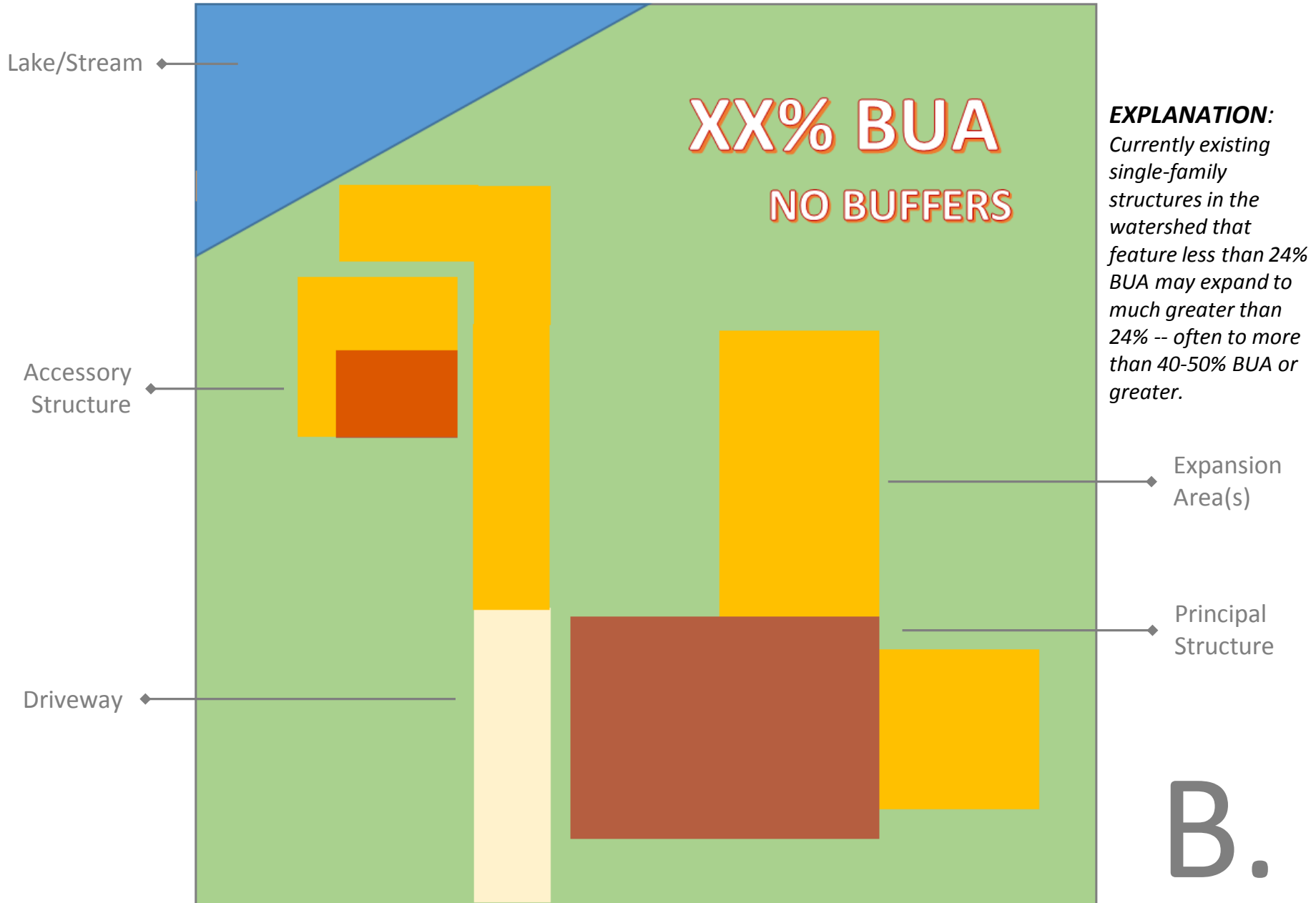
A.

EXISTING DEVELOPMENT – EXISTING SF CONDITION



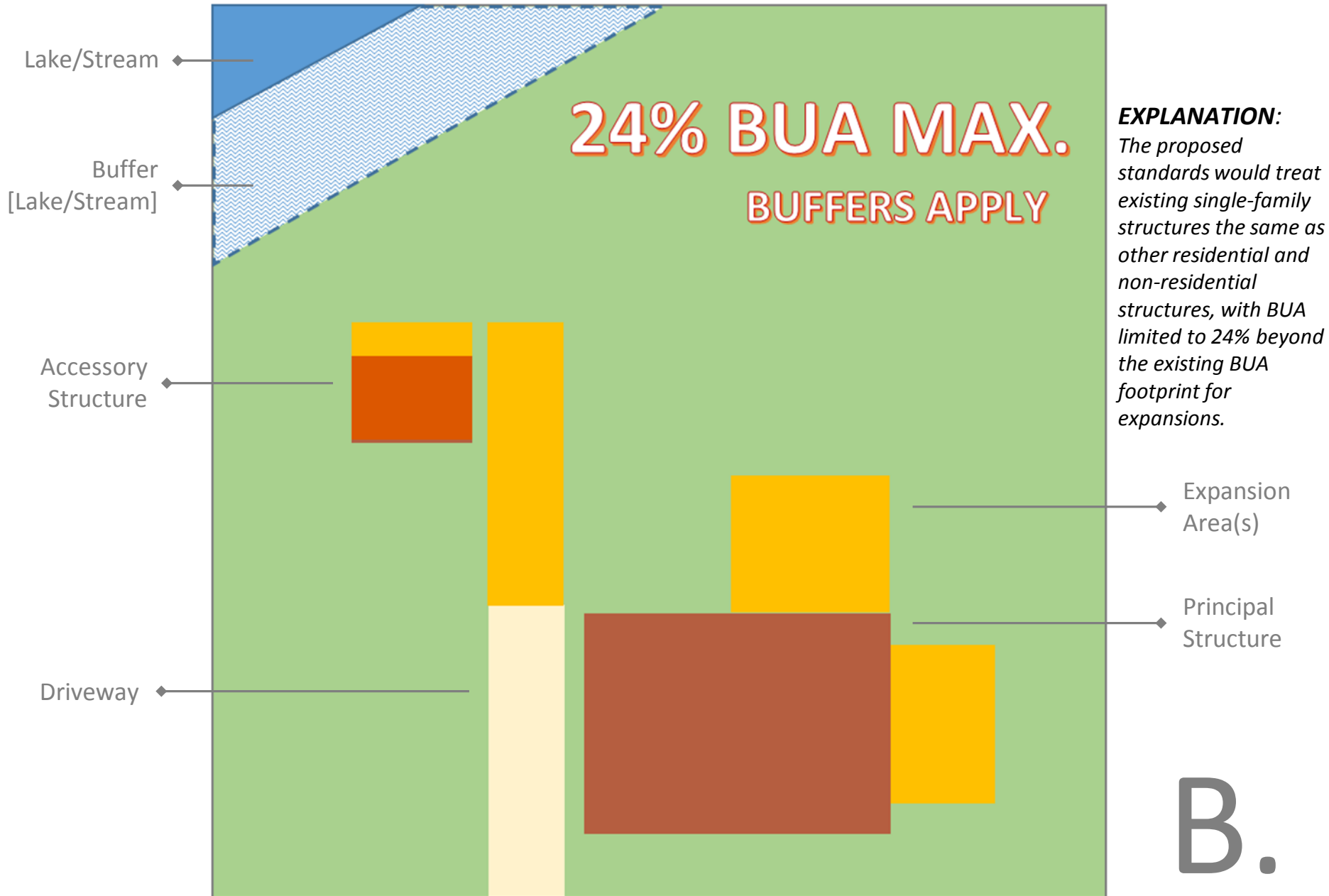
**Note: These graphics are not to scale and are for illustrative purposes.*

EXISTING DEVELOPMENT – CURRENT SF EXPANSION



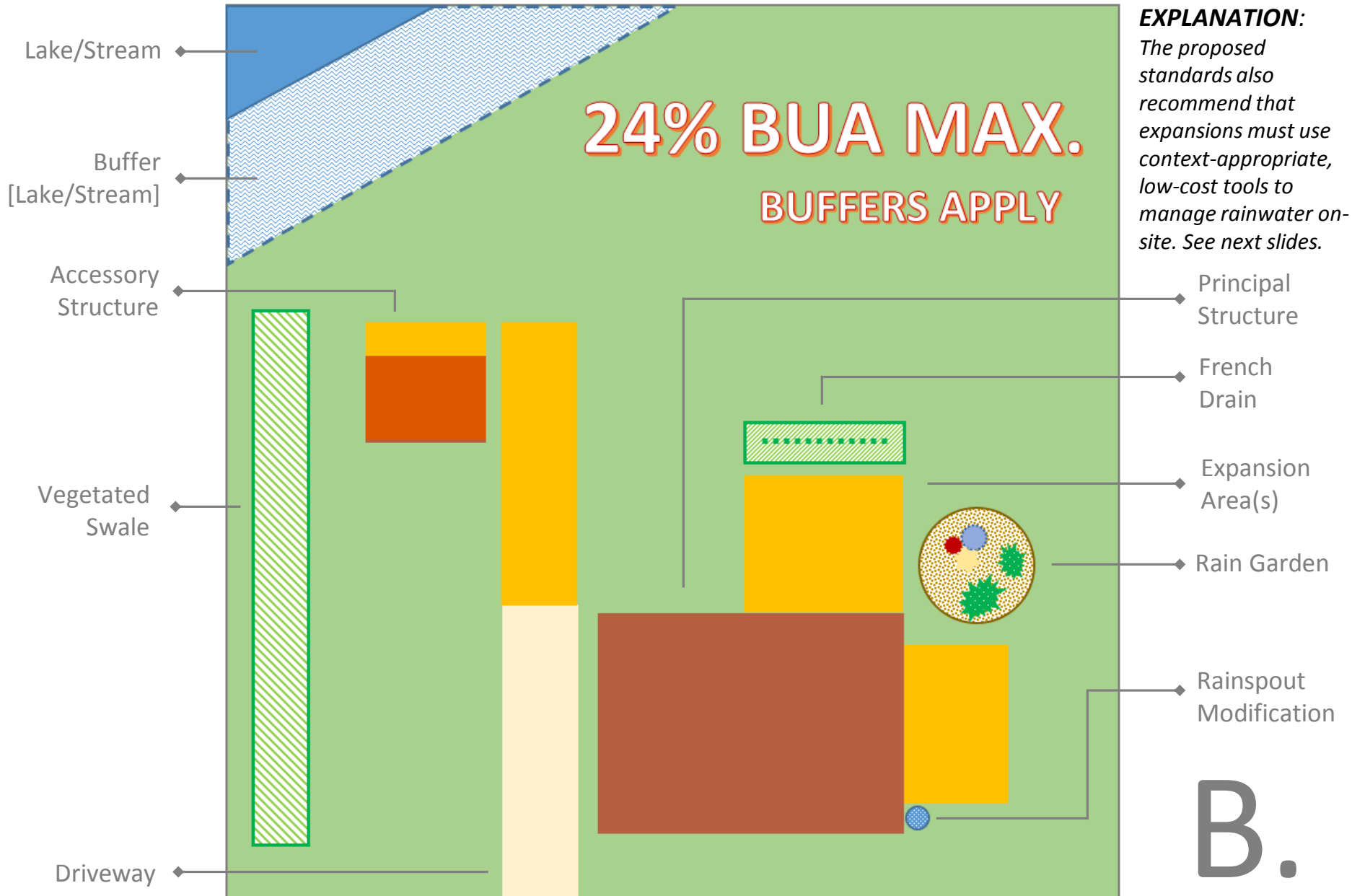
**Note: These graphics are not to scale and are for illustrative purposes.*

EXISTING DEVELOPMENT – FUTURE SF EXPANSION



**Note: These graphics are not to scale and are for illustrative purposes.*

EXISTING DEVELOPMENT – FUTURE SF EXPANSION



**Note: These graphics are not to scale and are for illustrative purposes.*

B.

EXPANSIONS - ENHANCED STORMWATER STRATEGIES



◆ **Vegetated Swale**

Shallow ditch with plant cover; natural infiltration.



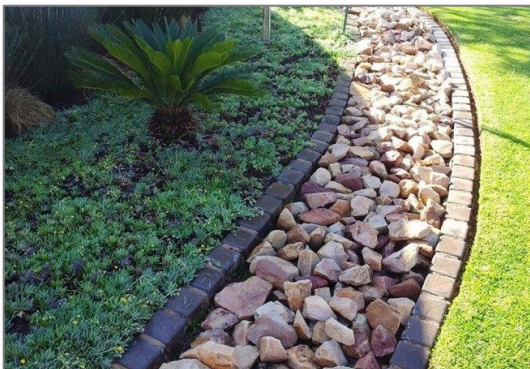
◆ **Rain Barrel**

Container collecting rain from roof.



◆ **Rain Garden**

Depression with plant cover; natural infiltration.



◆ **Downspout Alteration**

Fixture distributes water to modified landscape; natural infiltration.



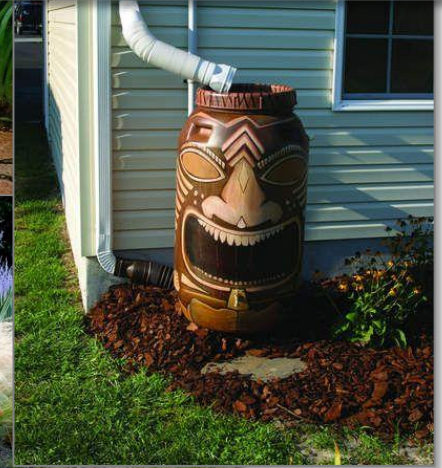
◆ **French Drain**

Shallow ditch with perforated pipe; natural infiltration.

**Note: These examples are for illustrative purposes.*

ENHANCED STORMWATER STRATEGIES

[CREATIVITY ENCOURAGED]



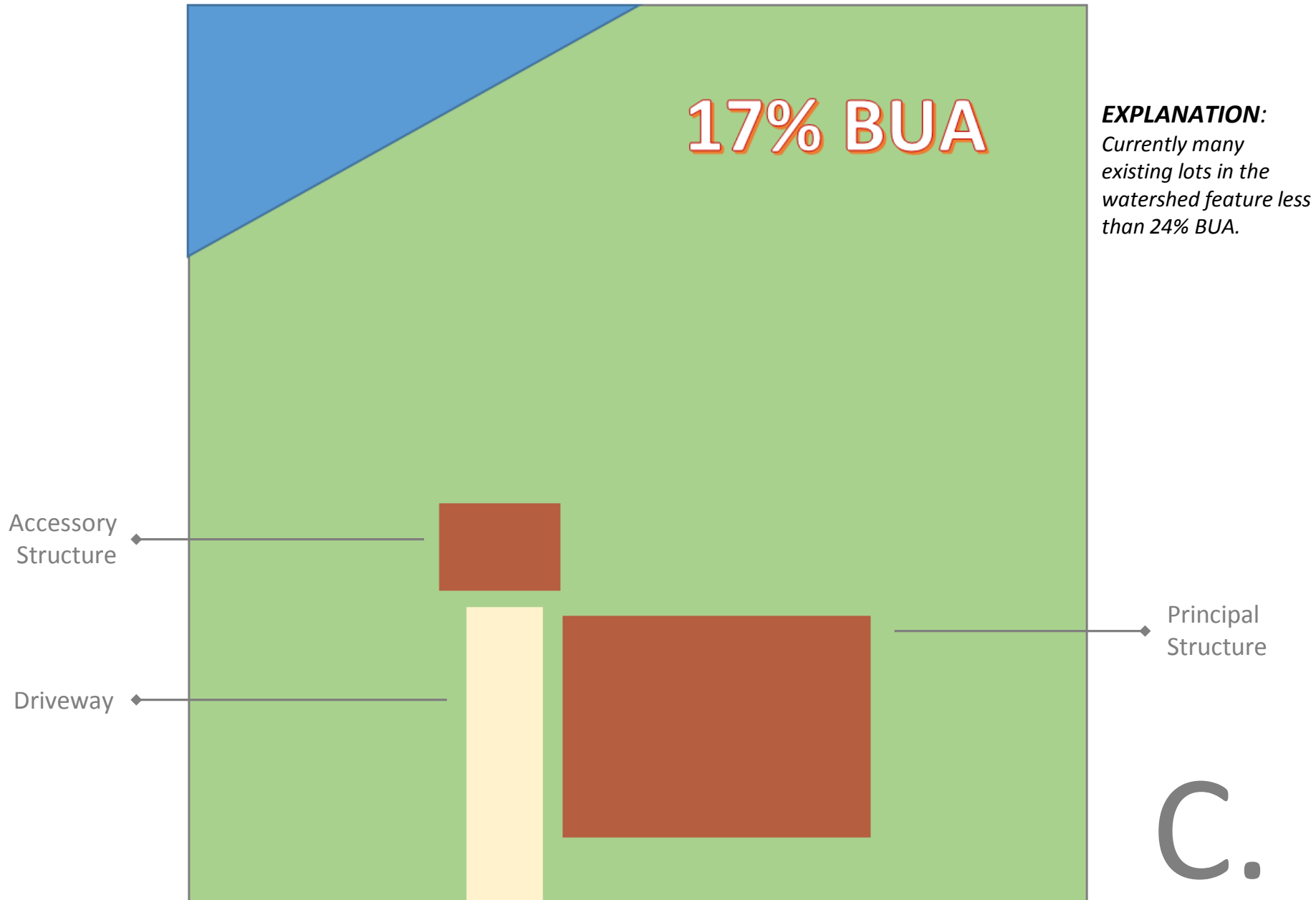
CASE STUDIES: EXISTING LOTS OF RECORD [i.e. REDEVELOPMENT/DEMOLITIONS]



College Town. Lake Town. *Your Town.*

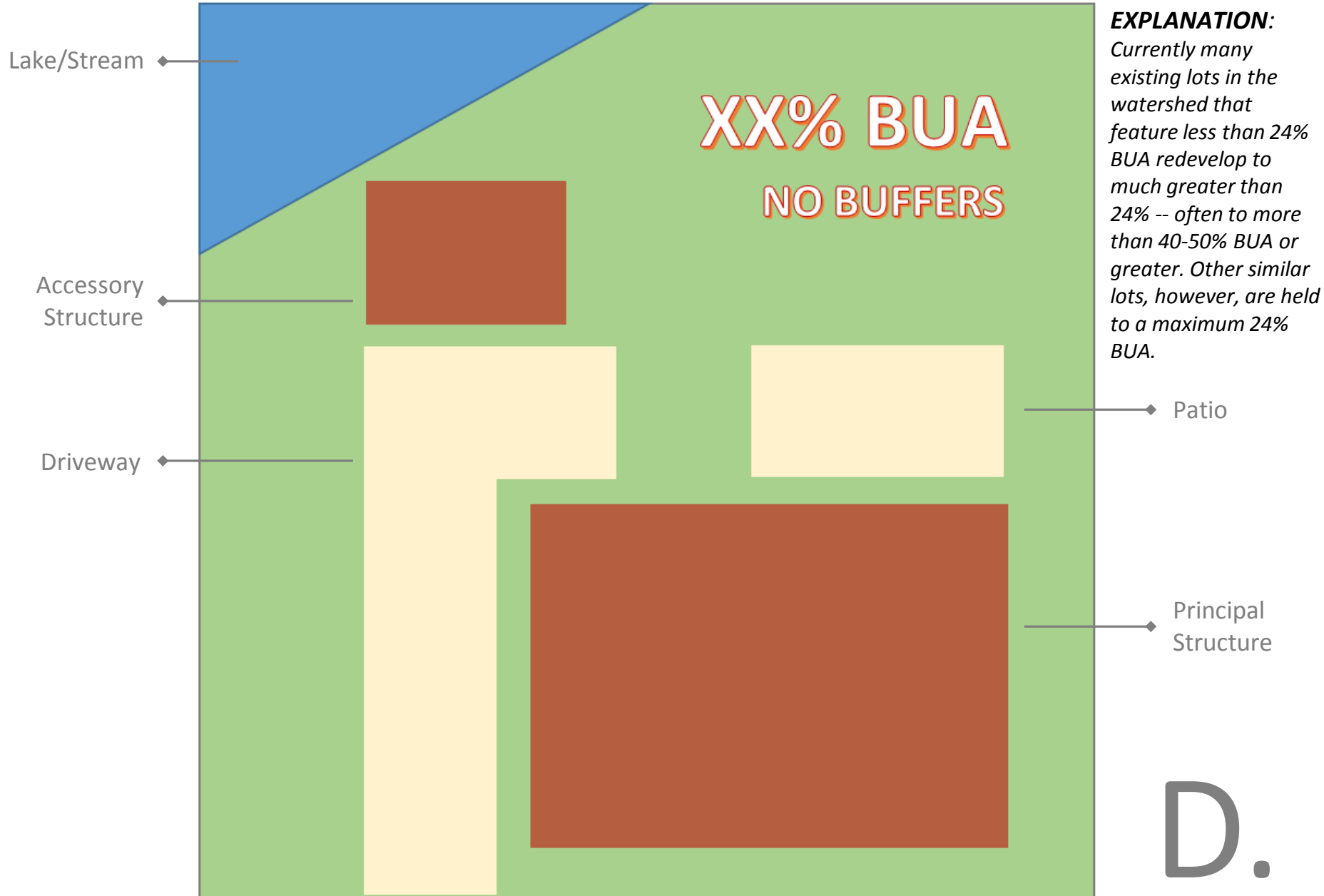
Section 17 Watershed Protection Overlay District
Planning Ordinance - Text Amendments
FAQ Graphic Resource
April 28, 2018

EXISTING LOTS OF RECORD – EXISTING CONDITIONS



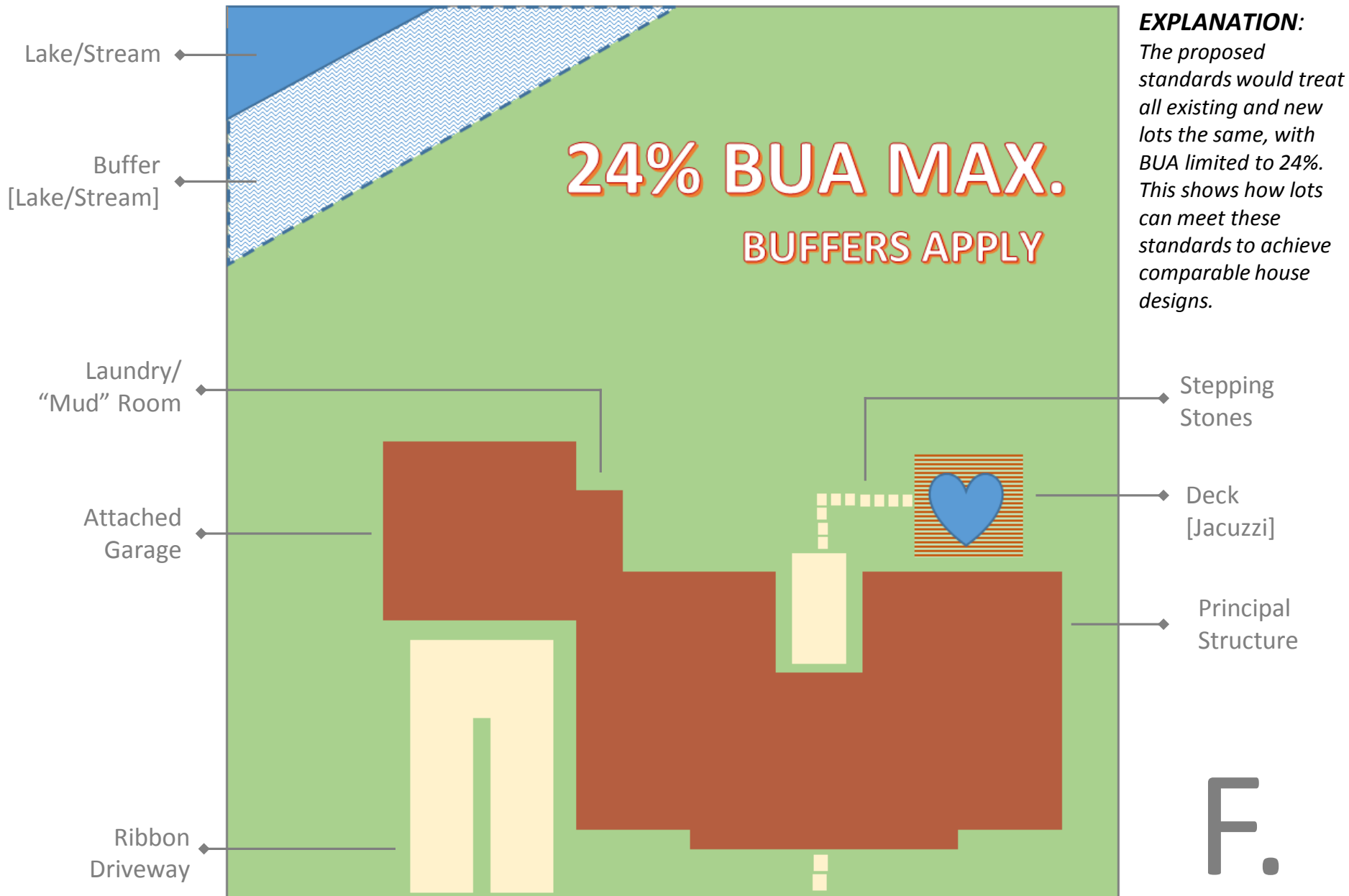
**Note: These graphics are not to scale and are for illustrative purposes.*

EXISTING LOTS OF RECORD – CURRENT PRACTICE



**Note: These graphics are not to scale and are for illustrative purposes.*

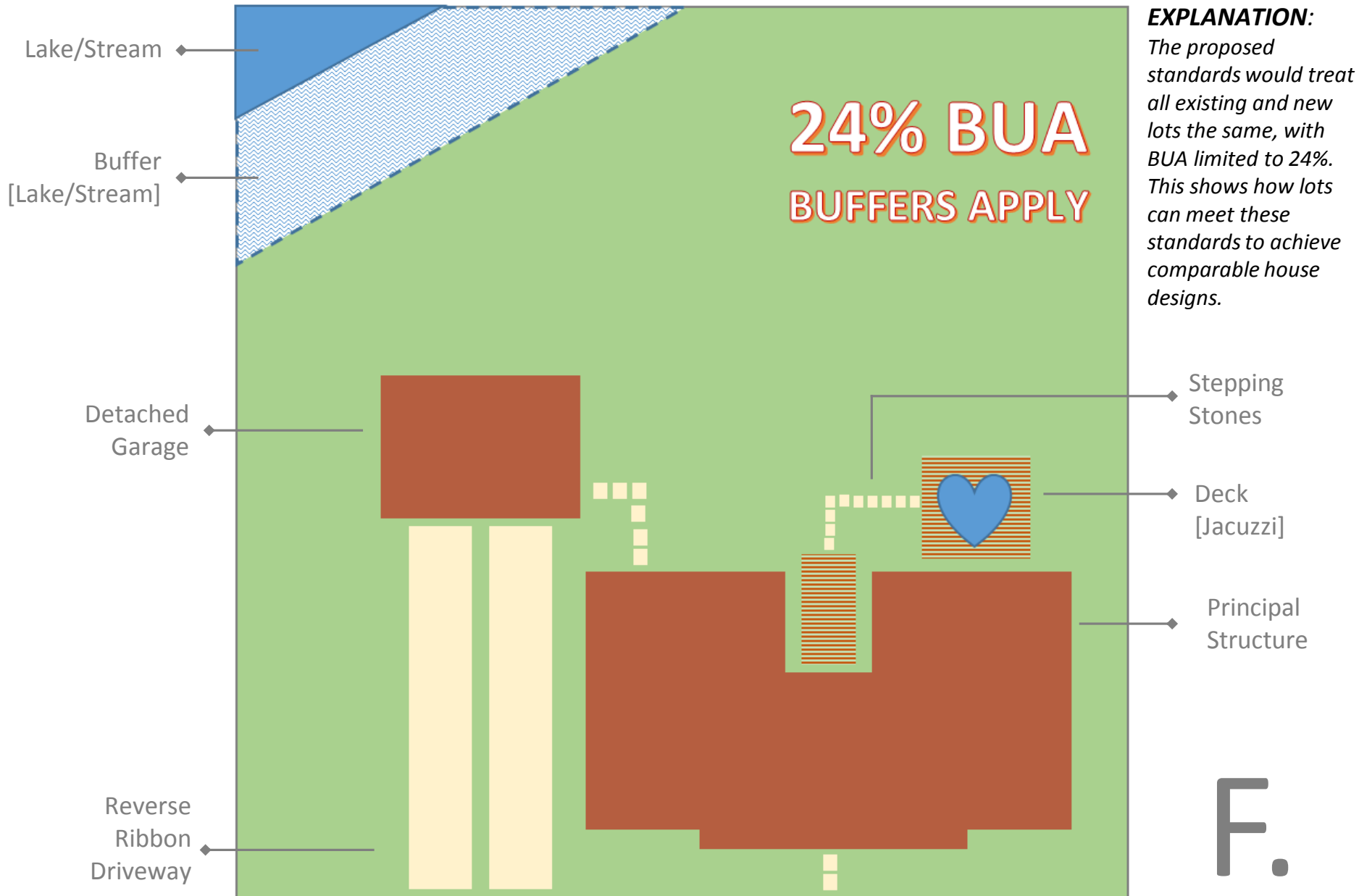
EXISTING LOT OF RECORD – FUTURE/NO EXEMPTION



**Note: These graphics are not to scale and are for illustrative purposes.*

F.

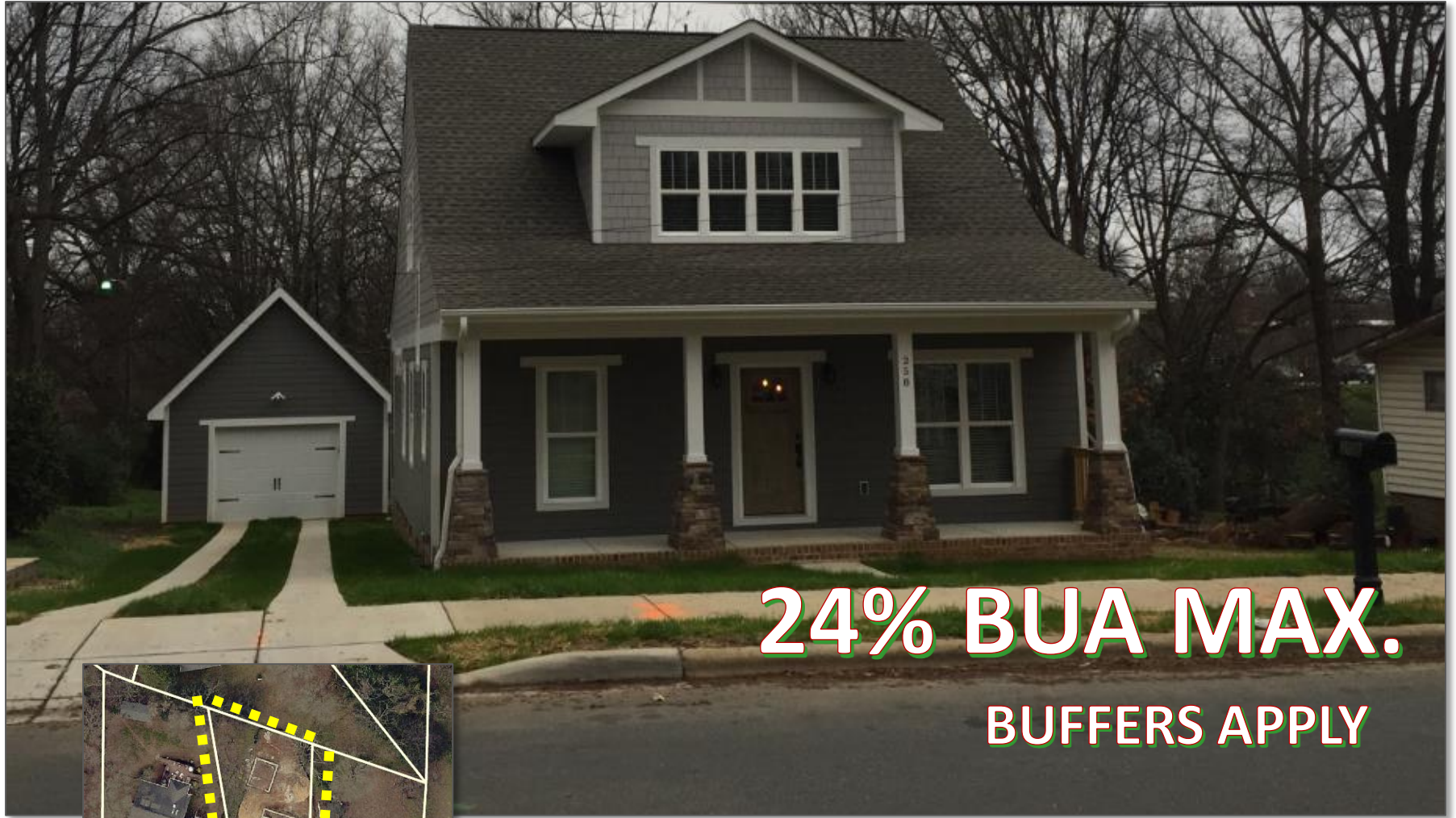
EXISTING LOT OF RECORD – FUTURE/NO EXEMPTION



**Note: These graphics are not to scale and are for illustrative purposes.*

F.

NOT EXISTING LOT OF RECORD – FUTURE/NO EXEMPTION



Jetton Street: Recent Construction/Not Exempt

EXPLANATION:

The proposed standards would treat all existing and new lots the same, with BUA limited to 24%. This shows new construction in Davidson's watershed that meets these standards and achieves comparable house design.