

1 Ordinance No. 21-O-__
2

3 AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA, AMENDING
4 SECTION 5-12 OF THE TALLAHASSEE LAND DEVELOPMENT CODE
5 DEFINING LOW IMPACT DEVELOPMENT TECHNIQUES, AMENDING
6 SECTION 5-56(a) REGARDING LOW IMPACT DEVELOPMENT
7 STANDARDS, AND AMENDING SECTION 5-86(b)(1) REGARDING
8 EXEMPTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR
9 SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

10
11 BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE, FLORIDA,
12 AS FOLLOWS:

13
14 Section 1. Section 5-12 of the Tallahassee Land Development Code is hereby amended to read
15 as follows:

16
17 Bioretention Basin means a shallow depression consisting of vegetation tolerant of short-term flooding,
18 designed to retain or detain stormwater before it is infiltrated or discharged downstream.

19
20 Disconnected Impervious Areas means the separation of impervious surface from roofs, vehicle use
21 areas, walkways and other impervious surfaces to allow for the discharging of stormwater into pervious
22 areas rather than a direct discharge into the public stormwater system.

23
24 Low Impact Development (LID) means an ecologically-based stormwater management approach
25 favoring soft engineering to manage rainfall on site through a vegetated treatment network. The goal of
26 LID is to sustain a site's pre-development hydrologic regime by using techniques that infiltrate, filter,
27 store, and evaporate stormwater runoff close to its source.

28
29 Permeable pavement means a hardscape surface designed to absorb rainwater and surface runoff, such
30 as pervious concrete, pervious asphalt, paver blocks, or filled cell systems, including the appropriate
31 maintenance of the permeable pavement system to ensure its long-term functionality. Surfaces such as
32 gravel or crushed rock shall not be considered permeable pavement options.

33
34 Swale, vegetated means a swale that consists of vegetation tolerant of short-term flooding.

35
36 Section 2. Section 5-56(a) of the Tallahassee Land Development Code is hereby amended to
37 read as follows:

38
39 Section 5-56. – Environmental Management Permit

40
41 (a) *Applicability.*

- 42 (1) *Generally.* Except as set forth in subsections (2) and (3) below, prior to engaging in any
43 development activity either the property owner or property owner's authorized agent proposing
44 to engage in such activity shall first apply for and obtain an environmental management permit
45 or obtain a permit waiver. The director shall make a final determination if a question arises as

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1 to whether an environmental management permit is required. Requests for approval of
2 development activity shall be made through a completed environmental management permit
3 application along with all required information, pursuant to this section and other applicable
4 sections of this chapter.

5 (2) *Single-family, two-family or three-family structures.* The construction of one single-family
6 detached structure, one two-family structure (duplex), or one three-family structure (triplex) or
7 any other development activity which in the opinion of the director, are associated with these
8 types of structures (i.e. accessory structures, driveways, etc.), are not required to submit a
9 separate application for an environmental management permit. In these cases, the submittal and
10 approval of a building permit application will satisfy the requirements of this section, provided
11 the following information is included with the building permit application:

- 12 a. A general location map of the site upon which any and all portions of the development will
13 be located;
- 14 b. Two copies of a site plan drawn to an appropriate engineering scale to fit on 8.5" x 11",
15 8.5" x 14" or 11" x 17" size paper;
- 16 c. Street name, lot dimensions, setback dimensions, north arrow and all easements and
17 restrictions must be shown on the site plan;
- 18 d. All protected trees (this generally includes 12" diameter or larger) must be shown on the
19 site plan with an indication of whether they are to be removed or to remain;
- 20 e. The proposed limits of clearing and placement of all sediment and erosion controls;
- 21 f. All existing and proposed structures labeled accordingly;
- 22 g. Existing and proposed two-foot contour lines;
- 23 h. The corners of the lot and the location of the house have been clearly flagged on the lot;
- 24 i. Grading or other methods of stormwater conveyance to an approved stormwater
25 management facility.

26 In cases where regulated preservation areas, conservation areas, or known flooding conditions exist, Low
27 Impact Development practices may also be required to minimize adverse development impacts.

28
29 Section 3. Section 5-86(b)(1) of the Tallahassee Land Development Code is hereby amended
30 to read as follows:

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32 Sec. 5-86. - Stormwater management design standards.

33
34 (b) *Exemptions.* The following practices shall be exempt from the requirements of this section:

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36 (1) The following residential development exemptions shall apply:

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38 a. Construction of a single-family residence.

39
40 b. Inside of the Multi-Modal Transportation District (MMTD), any residential
41 development, provided that it meets all of the following criteria:

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ATTEST:

APPROVED AS TO FORM:

By: _____
James O. Cooke, IV
City Treasurer-Clerk

By: _____
Cassandra K. Jackson
City Attorney

DRAFT

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