

# Understanding Article 23's Stormwater Requirements

Article 23 of the Comprehensive Zoning Ordinance (effective August 12, 2015) provides requirements for landscape, stormwater management and screening. The intent of the stormwater regulations is to encourage sustainable development practices in new development or redevelopment projects, reduce urban runoff into the existing drainage system, diminish subsidence rates, and to comply with federal, state, and local regulations for urban stormwater management. This can be accomplished by slowing the surface flow of stormwater runoff and promoting filtration, plant uptake, absorption, and infiltration into sub-soils.

## Who needs to go through this process?

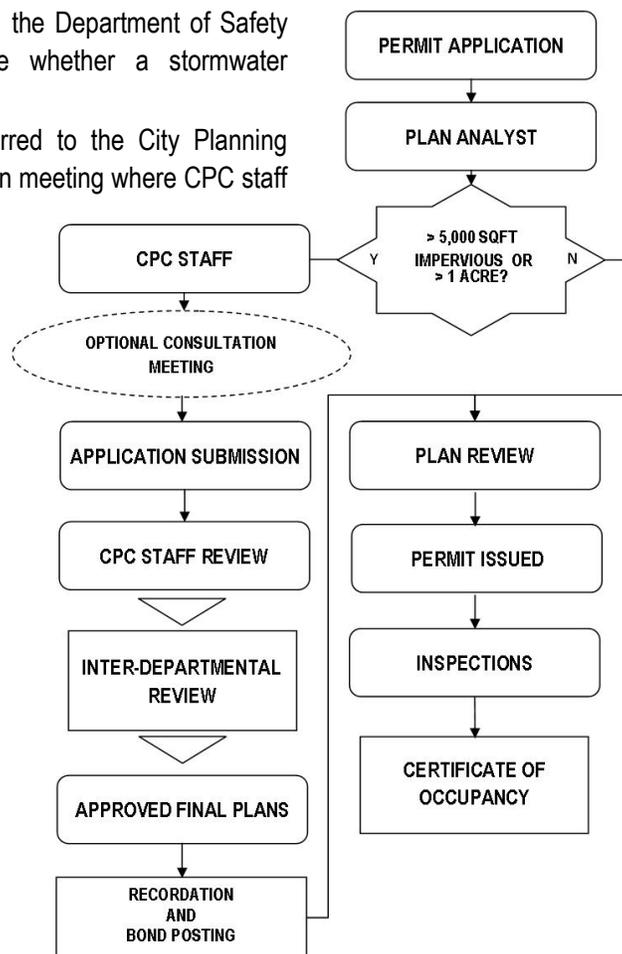
A stormwater management plan shall be submitted as part of any new development, including redevelopment, with the exception of single- or two-family residences, of:

- A site with five thousand (5,000) square feet or more of impervious surface (please refer to Calculation of Impervious Surfaces worksheet for more information on what is considered impervious)
- A site of one (1) acre or more in size.

The stormwater management plan shall show compliance with the requirement to retain, detain, and filter the first one and one quarter inch (1.25") of stormwater runoff during each rain event.

## What is the process?

- Upon submission of a building permit, the Department of Safety and Permits (DS&P) will determine whether a stormwater management plan is required.
- If needed, the applicant will be referred to the City Planning Commission (CPC) for a pre-application meeting where CPC staff will explain the requirements of the application and provide further clarification and guidance on the stormwater requirements.
- Once an application is submitted, the CPC staff and other departments and agencies will review the plan and provide comments to the applicant.
- Once a plan is approved by the CPC staff, the applicant will record the plan with the Notarial Archives and the Office of Conveyances and post a maintenance bond.
- After this is complete, the applicant may continue with the permitting process.
- Stormwater features are subject to inspection during and after construction.



## How can you manage stormwater?

Stormwater can be managed using a combination of grey and green infrastructure. Grey infrastructure would be the conventional pipe and gutter approach to conveying stormwater into a receiving water body, while green infrastructure uses vegetation, soils, and natural process to extend the time of concentration, reduce the volume, and improve the quality of the stormwater runoff. In the new Comprehensive Zoning Ordinance, Article 23 requires that the first 1.25 inches to be retained on-site using green infrastructure techniques. These techniques include permeable pavement, vegetated swales, rain gardens and bioretention areas, as well as detention and retention basins and other techniques. More green infrastructure types can be found in Article 23.

## Who can design a stormwater management plan for my site?

To find a registered landscape architect licensed by the Louisiana Horticulture Commission, please visit: <http://www.ldaf.state.la.us/consumers/horticulture-programs/louisiana-horticulture-commission/>

To find a registered professional engineer licensed by the Louisiana Professional Engineering and Land Surveying Board (LAPELS), please visit: <http://www.lapels.com>

## Need more information about Article 23?

- To learn more about the requirements for a Stormwater Management Plan, please refer to the ***Stormwater Management Plan Requirements***
- To learn what constitutes an impervious surface, please visit our ***Calculation of Impervious Surfaces*** document
- For an in-depth guide to the CPC Stormwater process, please refer to our ***Stormwater Management Guide***

## Contact

If you have questions about the process, application requirements or stormwater management, Stormwater Staff are available for open office hours from 8AM to 5PM on Wednesdays at the OneStopShop on the 7<sup>th</sup> floor of City Hall (1300 Perdido Street). You can also call 504-658-7033 and ask to speak with a stormwater planner, or email [stormwater@nola.gov](mailto:stormwater@nola.gov).

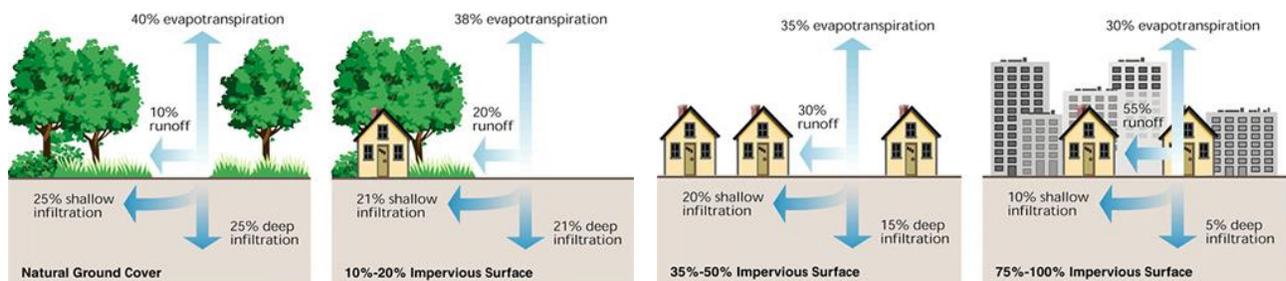


Fig. 3.21 – Relationship between impervious cover and surface runoff. Impervious cover in a watershed results in increased surface runoff. As little as 10 percent impervious cover in a watershed can result in stream degradation. In Stream Corridor Restoration: Principles, Processes, and Practices (10/98). By the Federal Interagency Stream Restoration Working Group (FISRWG) (15 Federal Agencies of the U.S.)