

# Amendment to the Zoning Ordinance

O08-27; Potomac River Resource  
Protection Overlay District

# Proposal

- Amends Section 28-25, Definitions
- Creates Section 28-67, Potomac River Resource Protection Overlay District

# Background

- Purpose: Recognize and protect sensitive water resources within the Potomac River watershed
- EPA identifies segments of Aquia Creek, Accokeek Creek and Potomac Creek as category 5 impaired waters (2006)
- Aquatic life, wildlife, fish and shellfish consumption and recreational use threatened or impaired due to poor water quality
- Proposed ordinance may enhance protection of water quality through additional buffering

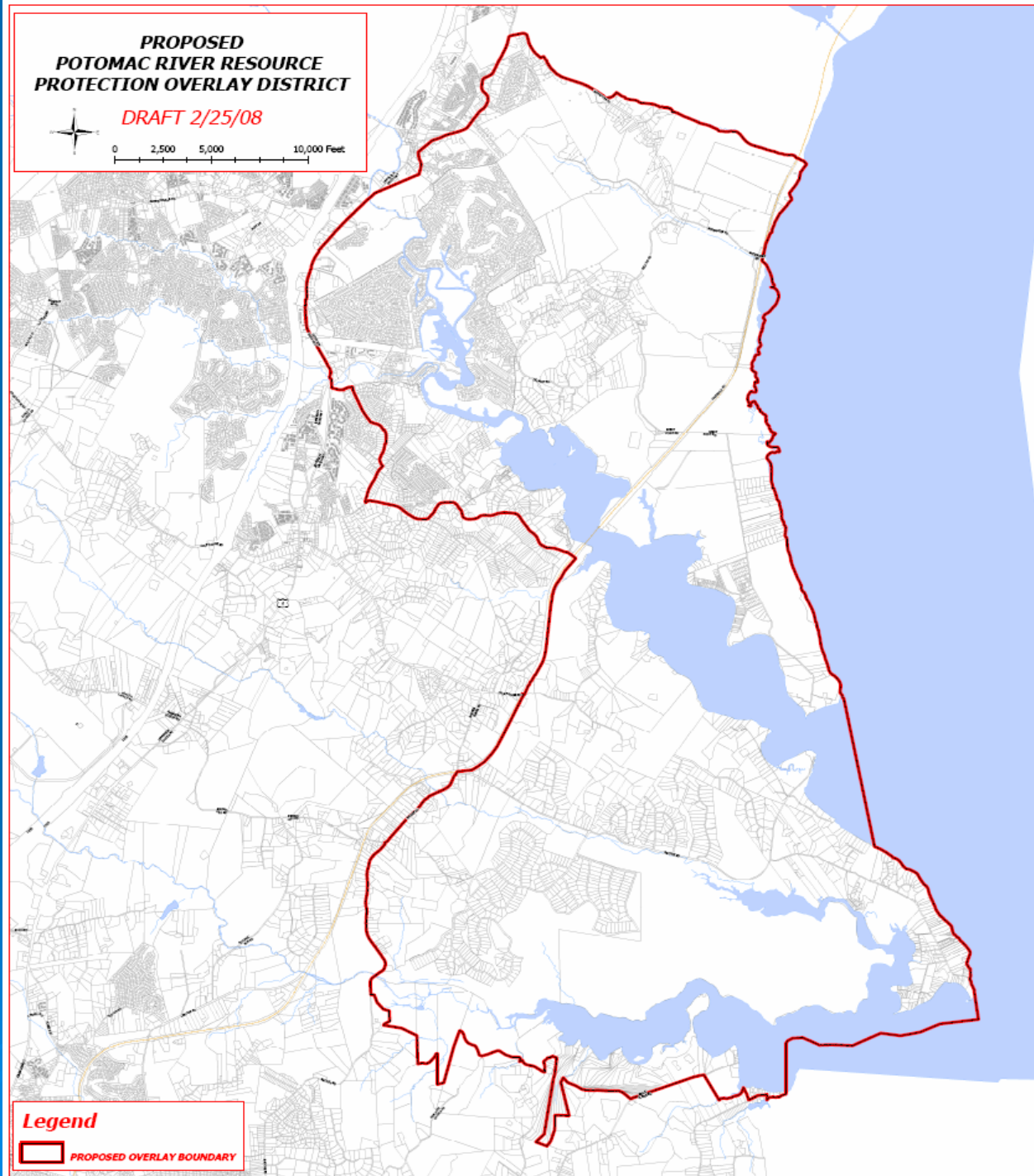
# Proposed Ordinance

- Would affect new development within proposed district boundaries
- Applications for subdivisions, site plans, rezonings, and conditional use permits would need to follow new criteria
- No existing lots of record would be affected, unless property line changes are proposed

# Proposed Requirements

- Submission of an existing conditions plan with application for development
  - Show forest cover, floodplains, CRPA, intermittent streams, and slopes 15% or greater
- Once existing conditions are shown, certain development criteria would need to be met based on those conditions
  - CRPA extended to include intermittent streams on site
  - CRPA extended to include slopes 15% or greater where adjacent to perennial and intermittent streams and tidal water bodies
- Extended buffers would fall under regulations for CRPA under Chesapeake Bay ordinance

# Proposed Overlay District Map



# Stream Buffers

- Help maintain and improve water quality of streams and rivers that flow into Bay
- Help remove sediments, nutrients and other pollutants from groundwater and surface water
- Forested buffers help regulate temperature and dissolved oxygen levels in streams

# Perennial Waterways

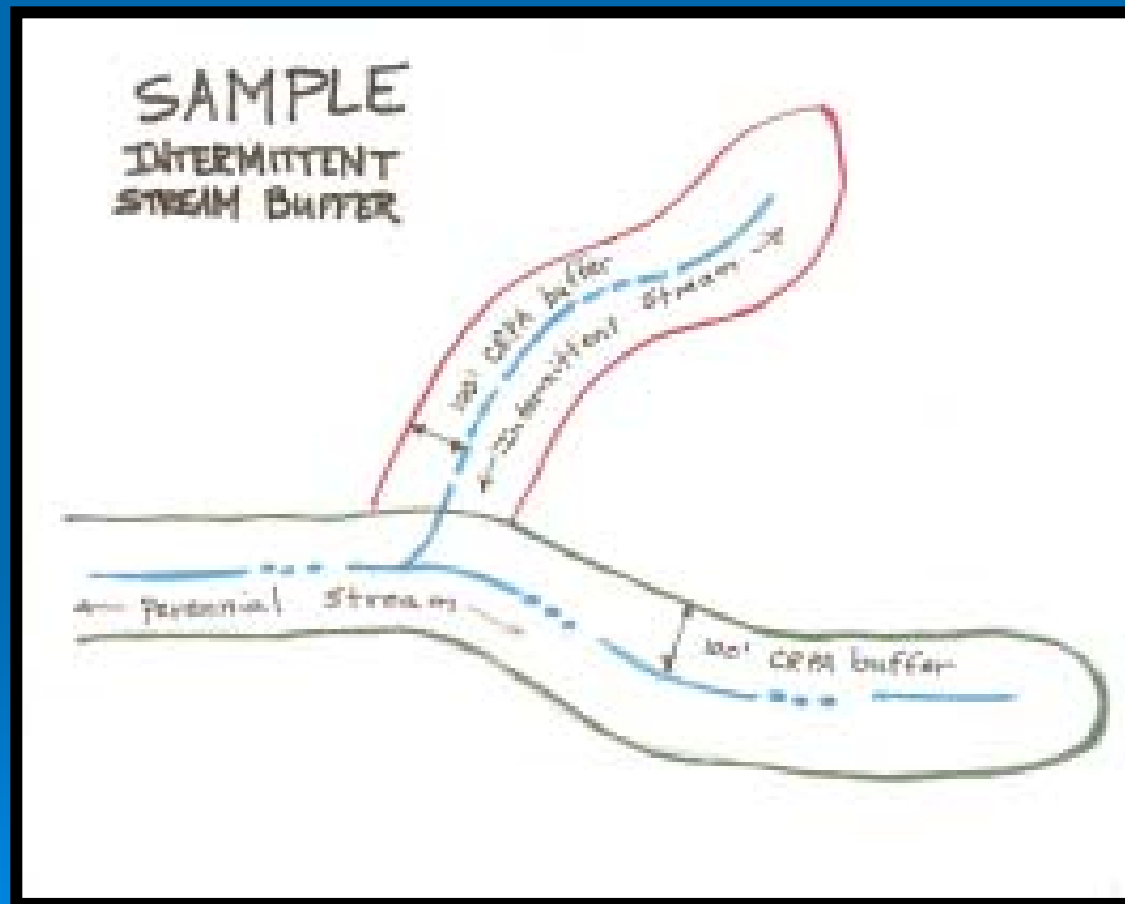
- Potomac River, Aquia Creek, Accokeek Creek and Potomac Creek are perennial
  - Protection under Chesapeake Bay Act through 100-foot CRPA buffers
- Contain water year-round during normal rainfall
- Exhibit typical biological, hydrological and physical characteristics associated with continuous water flow
- CBLA indicates additional buffers on smaller scale streams (i.e. intermittent) may enhance water quality downstream



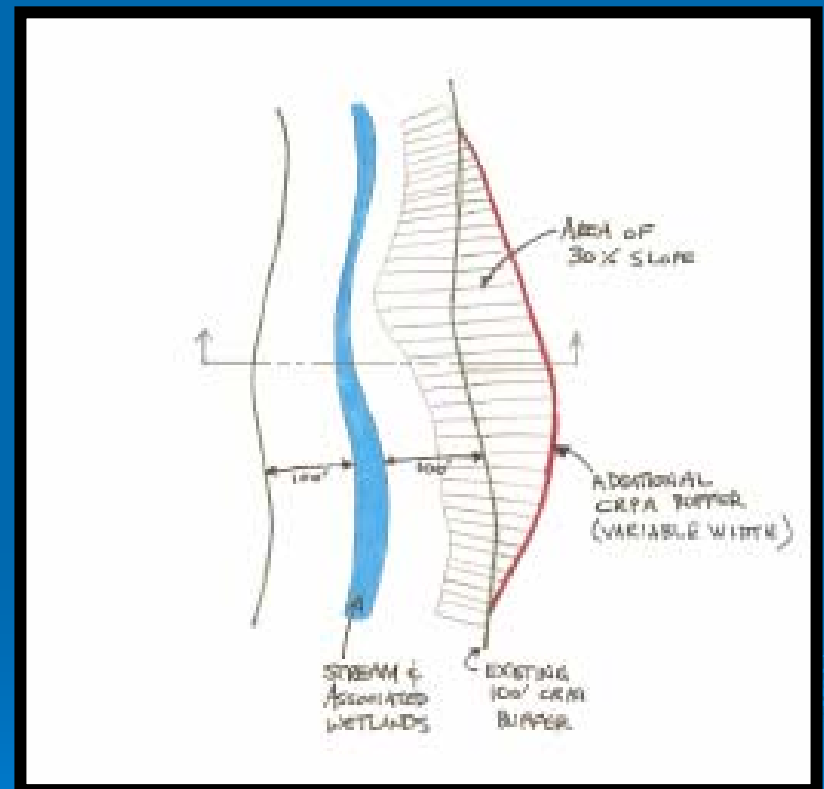
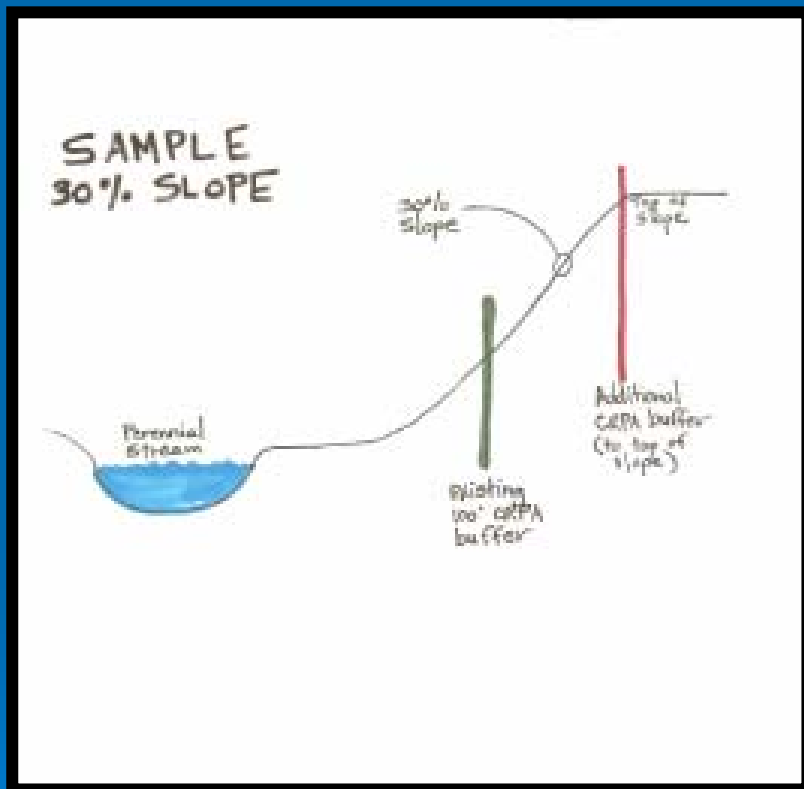
# Intermittent Waterways

- Natural or engineered channel with flow during certain times of the year, when groundwater provides for stream flow
- May not have flowing water during dry periods
- Stream studies required to determine both perennial and intermittent flows
  - Family subdivisions may have County staff determine perennial and intermittent flows

# Intermittent Stream Buffer



# Sample 30% Slope



# Additional Changes

- Create definition for intermittent stream
- Create definition for toe of slope and top of slope



# Recommendation

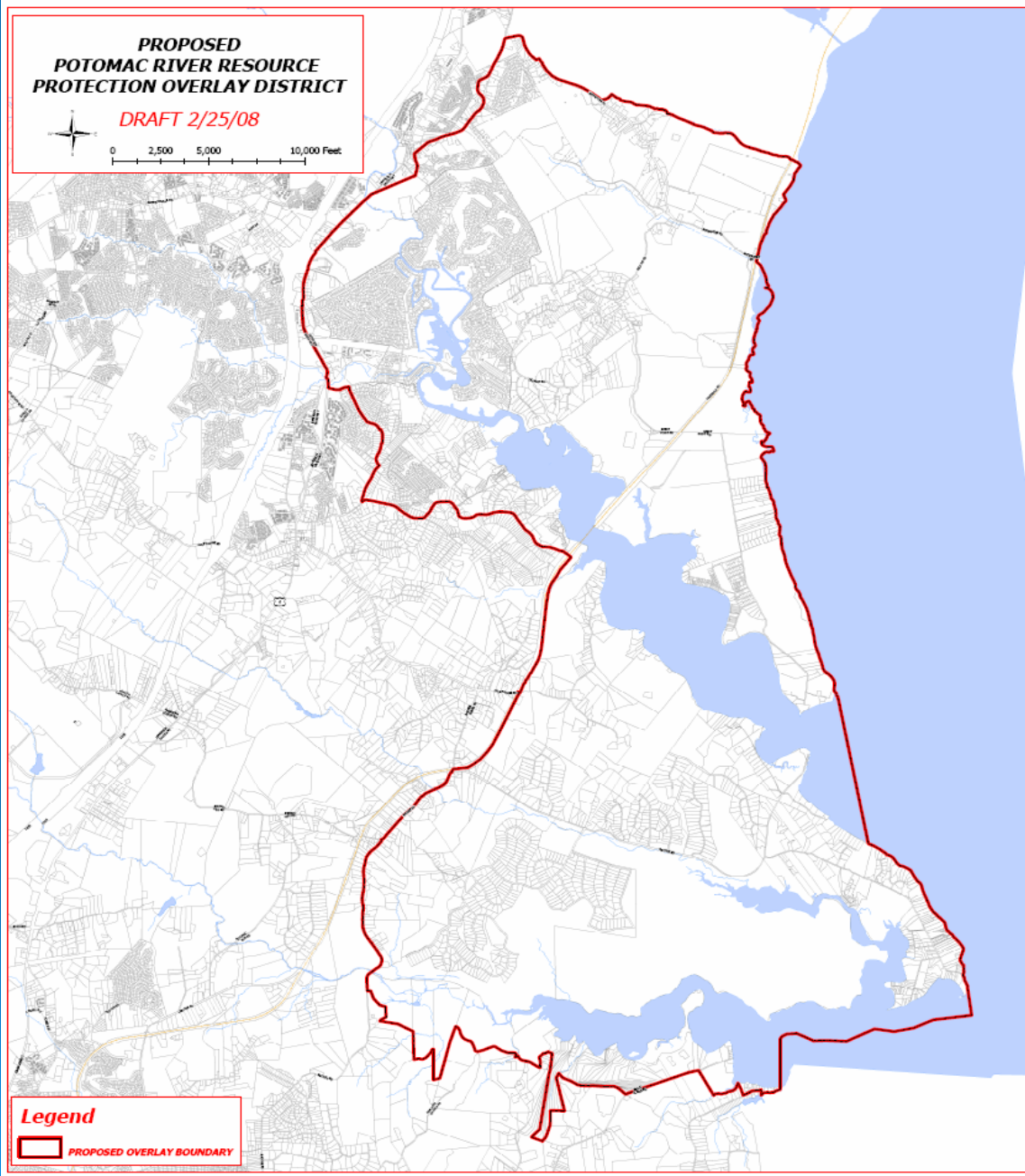
- Staff recommends adoption of O08-27
  - Sets standards for development near environmentally sensitive resources, as recommended in Comp Plan

**PROPOSED  
POTOMAC RIVER RESOURCE  
PROTECTION OVERLAY DISTRICT**

*DRAFT 2/25/08*



0 2,500 5,000 10,000 Feet



**Legend**



PROPOSED OVERLAY BOUNDARY

# Questions?

# DEQ Impaired Waters Map

