



Memorandum

To: Jerry Barberio- Village Manager

From: Gregory Cutler, AICP- Director of Planning and Development

Date: 8/2/2023

Re: Code amendments and policy initiatives to mitigate flood impacts and improve flood resiliency

Background

The Village Manager directed staff to review Village Code and policies to advance initiatives aimed at reducing flood damage and risk. As a result of multiple meetings among department heads and the Village Manager's office, staff proposes the following list of code amendments and policy initiatives.

Proposed Code Amendments

1. Strengthen Chapter 294

- a. Staff recommends that all projects that include an expansion of building or impermeable surfaces that are equal to or exceed 25% of the assessed value of the improvements on a site be required to model calculations based on an unimproved lot. In other words, existing impervious surfaces must be accounted for in the stormwater system.
- b. Staff recommends further consideration of increasing the standard storm event calculations from the 25-year storm to the 50 year storm. Increasing the storm event standard beyond the 50-year storm may have certain negative impacts, including that it could have a regressive impact against low and moderate income homeowners, it may act a disincentive to upgrading homes and stormwater systems, and it may not be possible to effectuate improvements on smaller properties, or those with significant subsurface conditions.

2. Amend Zoning Regulations

- a. Staff recommends implementing an impervious coverage law. At present only building coverage is regulated and there are no protections against completely paving over a lot. As an example, the Village may consider a sliding scale lot

coverage requirements similar to what is used in the Village of Scarsdale:
<https://www.scarsdale.com/DocumentCenter/View/175/Lot-Coverage-Form-PDF>

- b. Staff recommends revising the definition of “height” for it be measured from two feet above base flood elevation for structures located within the regulated flood zone. Attached to this memo are two older memoranda that provide additional analysis of this recommendation.
- c. Staff recommends revising the definition of “story” to exclude unfinished surface level stories located in the flood zone that are used solely for storage and parking.
- d. Staff recommends revising the definition of Floor Area Ratio to exclude unfinished surface level stories located in the flood zone that are used solely for storage and parking from the calculation.
- e. Staff recommends extending the allowable building projections outlined in 342-14, particularly for exterior stairs, from three feet to five feet for properties located in the regulated flood zone. This will allow many properties that are seeking to elevate or build new flood compliant structures the ability to provide longer staircases within the setback without the need for a variance to make up for the increased length needed to reach the ground from an elevated first floor.
- f. Staff recommends creating standards for green building elements as part of the special permit for residence uses in commercial zones. One of those elements should be the provision of a blue roof (roof stormwater detention).

Proposed Policy Recommendations

1. Promote rain barrels as a low-cost stormwater intervention

Consider purchasing rain barrels on an annual basis to give away to residents and to use on their properties where appropriate.

2. Investigate Permeable Pavement Requirement

Investigate whether the Village can legally require all new driveways be made of a permeable material (include replacements).

3. Include a stormwater review on all substantial projects involving Village-owned properties

The Village should pass a resolution and/or include in a parks master plan a requirement that the Village should review stormwater detention projects on all Village-owned properties. A common and



Image by Chris Granger. Netherlands, 2019

new intervention is designing public courts, such as basketball courts or tennis courts to be sunken subgrade and used as detention basins during storm events.