

Low Impact Development (LID) Zoning Regulations

Existing text to be deleted is shown in **bold strikethrough**.

New text to be added is shown in **bold underline**.

Section 6.15 Stormwater Management (Effective 3/14/14 revised 02/25/2015)

6.15.1 Applicability

Unless modified by the Commission, every application shall provide for a stormwater management system, including low impact development techniques, as specified in this section.

6.15.2 Residential Lots

Any new construction or development on a residential lot ~~which increases the impervious surface area by 600 square feet or more shall demonstrate~~ **shall be exempt from** conformance with the Low Impact Development and Stormwater Manual for the Town of Newington. ~~See Section 6.15.4.~~

6.15.3 New Construction or ~~Development~~ **Redevelopment**

Any other new construction ~~or development resulting in increased impervious~~ **resulting in more than 1,200 square feet of unreviewed** surface area shall demonstrate conformance with the applicable standards for stormwater management as specified in Section 2.1 of the Low Impact Development and Stormwater Manual for the Town of Newington **listed below. "Unreviewed surface area" shall mean any roof, pavement, lawn, or landscaped area that produces stormwater runoff and has not been previously reviewed by Town staff.**

- A. Standard 1 – Use of Low Impact Development to Reduce Stormwater Runoff and Pollutants (maximum extent practicable standard).
- B. Standard 2 – Peak Flow Control and Flood Protection.
- C. Standard 3 – Construction Erosion and Sediment Control.
- D. Standard 4 – Operation and Maintenance.
- E. Standard 5 – Redevelopment.

Any redevelopment of a parcel less than four acres in size shall be exempt from the provisions of Standard 5 – Redevelopment as specified in Section 2.1 of the Low Impact Development and Stormwater Manual for the Town of Newington mentioned above.

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6.15.4 Interior Renovation and Change of Use

Interior renovation of an existing building and/or change of use within an existing building shall only be required to conform to Section 2.1 of the Low Impact Development and Stormwater Manual for the Town of Newington when:

- A. Such interior renovation or change of use includes an increase in impervious surface area of 600 square feet or more, or
- B. Such interior renovation or change of use results in a requirement for more parking spaces.

~~6.15.4~~ Temporary Moratorium

~~A. Intent and Purpose: The Town Plan and Zoning Commission has found that choosing the appropriate LID technique in strict compliance with the Low Impact Development and Storm Water Manual puts a significant burden on the owner of an existing single-family house, often imposing financial costs that outweigh the environmental benefits. A temporary, limited moratorium is needed in order to properly develop appropriate amendments to the Manual and/or Section 6.15 of the Zoning Regulations.~~

~~B. Activities Subject to this Moratorium:~~

- ~~1. Addition to an existing single-family house;~~
- ~~2. Construction of a detached garage or other residential accessory building.~~

~~C. Application: The owner of an existing single-family house who wishes to conduct an activity described in Section 6.15.4.B shall not be required to comply with the requirements of Section 6.15.~~

~~D. Effective Date and Expiration: This moratorium shall take effect upon publication of the notice of adoption by the Town Plan and Zoning Commission. This moratorium shall expire not more than 365 days from the effective date.~~