

Summary of Water Quality Improvement Language Recommended
by the Goochland Water Quality Roundtable
September 2007

Parking Lots

The roundtable recommended a new section in the code for parking. The following components would be included in the new language:

- Recommend language that states that it is County policy to minimize impervious cover and promote on-site infiltration of stormwater runoff in order to improve stormwater treatment and enhance groundwater recharge
- Recommend inclusion of biofilters and engineered grassed swales as methods of stormwater treatment and drainage from parking areas. Include reference to Virginia Stormwater Management Handbook Minimum Standard 3.11 and 3.13 for design criteria and construction specifications.
- Recommend the identification of overflow parking on site plans; allow and encourage pervious materials for both active and overflow parking
- Recommend the inclusion of porous concrete, grass pavers, or interlocking concrete pavers as possible parking lot construction materials
- Recommend including a model shared parking agreement for landowners entering into such arrangements
- Recommend structured parking as a by-right option; encourage structured parking where appropriate
- Landscaping:
 - Recommend all parking areas include 20% landscaping
 - encourage bioretention as a stormwater management option; landscaped areas can be comprised of bioretention islands, engineered grassed swales, and/or vegetated buffers
 - encourage native plants (include list of native plants to Piedmont region)

Residential Development

- Driveways: Recommend language for a minimum driveway width of 9' cleared driveway width for all residential situations. Include language that allows for a "two track" design to encourage a reduction in impervious surface.
- Rooftop Runoff: Recommend rooftop runoff be allowed to discharge into pervious yard areas (including turf, bioretention cells, grassed swales, etc).
- Setbacks and Frontages Recommendations:
 - For subdivision streets, reduce the front yard setback to twenty feet between the pavement and principal structure (house).
 - Side yard setbacks:
 - Reduce the minimum distance between principal detached structures to eight feet.
 - Reduce the minimum side yard setback for all non-subdivision streets to twenty feet from the right-of-way.
 - Rear yard setback:
 - Reduce the minimum rear yard setback distances between principal structures to twenty-five feet.
- Sidewalks:
 - Recommend pedestrian and bicycle networks, or paths, be allowed in lieu of traditional sidewalks in major and minor subdivisions. Provide flexibility for developer to install sidewalks or paths on one or both sides of the street.
 - Where topographically feasible, recommend encouraging sidewalks be drained to permeable surfaces.
- Right-of-Ways & Cul-de-Sacs:
 - Recommend minimum right of way for residential street be reduced to 45 feet.
 - Recommend reduction of cul-de-sac minimum turnaround area to seventy feet in diameter.
- Septic Systems:
 - Recommend a setback of fifty feet from any impounded or flowing (perennial) water body and any part of the septic system.

Vegetated Buffers and Tree Conservation

- Recommend the inclusion of a River Bank Overlay district to preserve the historic viewshed of the James River within Goochland County. This district would conserve the existing riparian buffer and encourage the restoration of buffer where it is absent or lacking in robustness. The majority of this district would lie within the floodplain.
- Recommend the conservation and maintenance of vegetated buffers along Goochland's waterways for the benefit of water quality and quantity control. In addition to the overlay district, the roundtable recommends a county-wide conservation ordinance that sets aside 100 feet of buffer from the center line of all perennial streams, and each side of the James River; and fifty feet of undisturbed buffer conservation for all intermittent streams. The buffer will be extended where needed to fully encompass adjacent freshwater wetlands, steep slopes (> 10%) and the 100-year floodplain that fall partially within the buffer.
- Stream Buffer Maintenance:
 - Recommend buffers within subdivisions be maintained by Homeowner's Associations; include language in HOA covenants and bylaws describing responsibility of HOA and homeowners.
- Tree Conservation:
 - Recommend code include language stating site development shall be sensitive to existing natural areas and features, preserve mature trees where possible and contribute to the creation of an organized development plan. Language should also specifically include a statement requiring indigenous vegetation to be conserved to the maximum extent practicable and be restored to the site when absent (and appropriate)

Erosion and Sediment Control

- Recommend changing text in Chapter 5, Erosion and Sediment Control under land disturbing activity to include environmentally sensitive areas within one-hundred feet of the James River (increased from 50 feet from the river).
- Recommend statement within code to require the applicant to obtain a Virginia Stormwater Management Permit through the Virginia Department of Conservation and Recreation prior to project approval for construction sites greater than one acre.

