

## Uses Within the Buffer

No new development is allowed in the buffer area except for the following:

- Water dependent structures;
- Other structures such as flag poles;
- Signs and security lights which result in only diminutive increases in impervious area;
- Projects such as road crossings and greenways where no practical alternative exists;
- Desirable artificial stream bank or shoreline stabilization, as determined by Chatham County.

These activities should minimize built-upon surface area, direct runoff away from the surface waters (except sheet flow directed into a buffer), and maximize the utilization of stormwater best management practices.

***Response: No new development is proposed in the buffer area except for the following:***

- ***Road, greenway, and utility crossings that have no practical alternatives.***
- ***Signs, security lights, and other incidental features that may be necessary for roads, greenways, etc.***
- ***Stream bank stabilization efforts that are determined to be desirable by Chatham County.***

***These limited development activities will minimize impervious area, direct runoff away from surface waters (except for sheet flow directed into a buffer), and maximize the utilization of stormwater best management practices.***

To avoid a loss of effectiveness in protecting streams, the stream buffer shall remain in natural undisturbed vegetation, except as provided below.

Clearing, grading or other land disturbing activities that would reduce the effectiveness of the buffer shall be revegetated.

Buildings and other features that require grading and construction shall be set back at least ten (10) feet from the edge of the buffer.

Crossings by streets, driveways, culverts, railroads, recreational features, intakes, docks, utilities, bridges or other facilities shall be designed to minimize the amount of intrusion into the buffer.

***Response: Stream buffers are to remain vegetated in a natural undisturbed state. Where limited development activity occurs (activities outlined in above section), the facilities will be designed to minimize impact, and the buffers are to be re-vegetated with native species.***

***Buildings and other similar features shall be set back a minimum of 10 feet from stream buffers.***

***Crossings by streets, driveways, culverts, recreational features, intakes, docks, utilities, bridges or other facilities shall be designed to minimize the amount of intrusion into the buffer.***

The following are prohibited within riparian buffers:

- Wastewater treatment, disposal, and reuse components, including any wastewater sprayfields. Water and sewer lines are allowed to cross the buffer if no available alternative exists, provided that they are designed to minimize disturbance to the buffer (e.g. by running under bridges or crossing at right angles to the extent possible).
- Receiving areas for toxic or hazardous waste or other contaminants;
- Hazardous or sanitary waste landfills;
- Stormwater features, except in limited circumstances in buffers along ephemeral streams if the developer implements low impact development design techniques and/or other stormwater controls that meet or exceed the stormwater treatment and management performance provided by fully functioning ephemeral stream buffers in that location.

***Response: No prohibited uses are proposed within the buffers.***

Stream buffers can be used for passive recreational activities with very low impact walking trails, with no impervious surface. Highly erosive activities such as use by bicycles should be discouraged. The service facilities for such activities, including but not limited to parking, picnicking and sanitary facilities, shall be located outside the buffer.

Horses and motorized all terrain vehicles are prohibited within the buffer, except for maintenance vehicles, emergency vehicles, and motorized wheel chairs for disabled persons.

Unpaved trails running parallel to the stream shall be located at least thirty (30) feet from the edge of the stream.

Paved trails up to eight (8) feet in width are allowed along any streams provided they are at least fifty (50) feet from the edge of perennial and intermittent streams, and provided that the buffer as a whole is extended a distance equal to the width of the trail. Bicycles are expressly allowed on paved trails.

***Response: The extensive trail system within the Briar Chapel community includes a limited amount of unpaved trails running within the stream buffer. Trails running within the buffer are located more than 30 feet from the stream edge. Except for stream crossings, there are no paved trails within stream buffers, unless an equal width is added to the stream buffer or the trail is a raised boardwalk. Signage will be posted to guide trail users, and to direct bicyclists to appropriate trails. (Please refer to Appendix B, Greenways.)***

Water oriented recreational facilities, such as boat or fishing piers shall require an approved use permit from the Watershed Administrator.

***Response: Acknowledged.***

Clearing and re-vegetating the stream buffer for the purposes of improving its pollutant removal efficiency may be permitted, except within thirty (30) feet of a stream.

***Response: Acknowledged.***