

33.653 Stormwater Management

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33.653.010 Purpose

These regulations provide for the efficient and flexible placement of stormwater facilities serving a variety of development configurations. The standards of this chapter recognize that on-site stormwater facilities may be land intensive and site specific, consequently affecting the arrangement of lots and streets. These regulations ensure that the land division site has an adequate area and an appropriate location for stormwater facilities.

33.653.020 Stormwater Management Standards

Stormwater management facilities must meet the following standards. Adjustments are prohibited.

- A.** The Bureau of Environmental Services has preliminarily approved the capacity, type, location, feasibility and land area required of the proposed stormwater management system and stormwater disposal facilities as well as any connection to off-site facilities. The approval is based on the Sewer and Drainage Facilities Design Manual and the Stormwater Management Manual;
- B.** Ownership and maintenance.
 - 1. Except as allowed by Paragraph B.2., a stormwater facility that serves more than one lot must be in a stormwater facility or private street tract. The tract must be either owned in common by all of the owners of the lots served by the facility, by a Homeowners' Association, by a public agency, or by a non-profit organization.
 - 2. Exceptions.
 - a. A private stormwater facility may be in an easement if the location of the tract would preclude compliance with the front lot line requirements of Chapters 33.610 through 33.615;
 - b. An existing private stormwater facility may be in an easement, if there is a recorded maintenance agreement;
 - c. A private stormwater facility serving up to five dwelling units may be in an easement, if there is a recorded maintenance agreement.
- C.** Driveways may cross stormwater tracts and easements.
- D.** The land division will not eliminate the availability of services to existing development and the site will not move out of conformance with Bureau of Environmental Services requirements for stormwater service.

(Added by: Ord. Nos. 175965 and 176333, effective 7/1/02. Amended by: Ord. No. 178657, effective 9/3/04; Ord. No. 191848, effective 10/1/24.)