

Natural Resource Areas Activity Table

Category	Prohibited	Exempt	Type of Review Process		
			Type I	Type II	Type III
			19.1004	19.1005	19.1006
New Development					
Standard new construction (residential, commercial, industrial)	New structures, development, or activity other than those allowed by Section 19.402	Building permit for any portion of a phased development project for which the applicant has previously received NR or WQR permits	HCA only = If it can meet nondiscretionary standards	_____	If it is not exempt and cannot meet Type I standards
Other minor encroachments or small new structures (patios, impervious walkways, sheds, new landscaping, etc.)	_____	PROPOSED HCA only = Up to 500sq ft for residential uses or up to 150sq ft for non-residential uses	HCA only = If it can meet nondiscretionary standards	WQR only = If it disturbs <150sq ft and no increase in direct stormwater discharges to WQR	If it is not exempt and cannot meet Type I standards
Paths and walkways	_____	HCA only = Public trails that are <5ft wide, <500sq ft of new impervious surface OR PROPOSED WQR or HCA = Trails <30in wide, at least 15ft from protected water feature, <20% trail grade, pervious surface	HCA only = If it can meet nondiscretionary standards	If it can meet Special Use standards	If it is not exempt and cannot meet Type I or Type II standards
Temporary clearing or disturbance (excavation, material staging, etc.)	_____	HCA only = Up to 150sq ft, with restoration of disturbed area afterward	HCA only = If it can meet nondiscretionary standards	_____	If it is not exempt and cannot meet Type I standards
New disturbances related to existing landscaped areas	_____	PROPOSED Cumulative new disturbances up to 150sq ft, if no removal of trees 6in dbh or greater and disturbance stays at least 30ft from top of bank or wetland	HCA only = If it can meet nondiscretionary standards	_____	If it is not exempt and cannot meet Type I standards
New roads, road widening, ingress/egress across WQR	_____	If in public right-of-way and <150sq ft of disturbance	If in public right-of-way and >150sq ft of disturbance (requires Construction Management Plan)	_____	If it is not exempt and cannot meet Type I standards
New utilities & utility facilities	_____	_____	HCA only = If it can meet nondiscretionary standards	If it can meet Special Use standards	If it cannot meet Type I or Type II standards
Connections to existing or new utilities	_____	_____	Any connections that disturb WQR or HCA	_____	_____
New stormwater treatment facilities	_____	HCA only = Facilities that infiltrate stormwater onsite	HCA only = If it can meet nondiscretionary standards	If it can meet Special Use standards	If it is not exempt and cannot meet Type I or Type II standards
Restoration/enhancement projects	_____	If in accordance with an approved Natural Resource Management Plan	_____	_____	_____

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Repair / Maintenance of Existing Structures, Facilities, Site Conditions, or Uses					
Activities and improvements in public right-of-way	_____	If <150sq ft of disturbance	If >150sq ft of disturbance (requires Construction Management Plan)	_____	_____
Repair/maintenance, additions, or expansions to existing structures	_____	WQR or HCA = If no change in footprint or location of disturbance and no increase in direct stormwater discharges to WQR OR HCA only = Up to 500sq ft HCA disturbance	HCA only = If it can meet nondiscretionary standards	WQR only = If it disturbs <150sq ft	If it is not exempt and cannot meet Type I or Type II standards
Landscape planting or removal and landscape maintenance	Planting nuisance vegetation AND Use of prohibited chemicals	Removing nuisance vegetation AND Planting native vegetation AND Seasonal tilling of existing gardens AND Continued maintenance of existing gardens, pastures, lawns, and other planted areas, including installation of new irrigation and drainage facilities, new erosion control features (no new impervious surfaces)	HCA only = If it can meet nondiscretionary standards	WQR only = If it disturbs <150sq ft and no increase in direct stormwater discharges to WQR	If it is not exempt and cannot meet Type I or Type II standards
Alterations/improvements of existing utility facilities, accesses, streets, driveways, parking improvements	_____	If no disturbance to WQR or HCA, no increase in impervious area, no reduction in landscaped areas or tree cover, no increase in direct stormwater discharges to WQR	HCA only = If it can meet nondiscretionary standards	WQR only = If it disturbs <150sq ft	If it cannot meet Type I or Type II standards
Repair/maintenance of existing utility facilities, accesses, streets, driveways, parking improvements	_____	If no expansion of existing footprint or disturbance to WQR/HCA	HCA only = If it can meet nondiscretionary standards OR If <150sq ft of disturbance to WQR or HCA and can meet Special Use standards	_____	If >150sq ft of disturbance to WQR or HCA OR If it cannot meet Type I standards for HCAs
Agricultural activities (existing)	_____	If no increase in direct stormwater discharges to WQR (not involving buildings or structures)	HCA only = If it can meet nondiscretionary standards	WQR only = If it increases direct stormwater discharges to WQR	If it is not exempt and cannot meet Type I or Type II standards

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Tree removal (must be at least 6in dbh to be a "tree")					
Downed tree	_____	If <150sq ft earth disturbance	If >150sq ft earth disturbance	_____	_____
Hazardous tree	_____	If emergency situation	If non-emergency situation	_____	_____
Dead tree	_____	_____	If tree is dead, diseased, or dying and cannot be saved	_____	_____
Nuisance tree	_____	Remove up to 3 nuisance trees in a year, with <150sq ft earth disturbance	Remove 4 or more nuisance trees in a year	_____	_____
Native tree	_____	In accordance with an approved natural resource management plan	_____	_____	_____
Other situations	_____	Removal of trees that are <6in dbh (<6in is not a "tree" by definition) AND Pruning that is not "major" (<20% of canopy)	Major tree pruning (>20% of canopy) AND Remove up to 3 non-nuisance, non-native trees from anywhere but a Class A ("Good") WQR	_____	All other tree removal that is not exempt or cannot meet Type I standards
Other					
(Miscellaneous)	Uncontained hazardous materials AND Unapproved outside storage of materials	Change of ownership	Other activities within HCAs that don't require Type II or Type III review and can meet nondiscretionary standards	_____	Any activity allowed in the base zone that is not otherwise exempt or permitted as a Type I or Type II activity
Hazard abatement	_____	In emergency situations	In non-emergency situations	_____	_____
Debris removal	_____	If done by hand	_____	_____	If not exempt * <u>Note</u> : Earth disturbance within a protected water feature itself may require review/approval by DSL

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Land Division					
Lot consolidations	_____	Exempt because it does not result in further division of natural resource areas	_____	_____	_____
Property line adjustments	_____	_____	_____	Partitions that can put WQR in a separate tract and/or can balance the HCA distribution across parcels ("low-impact")	Partitions that cannot meet the Type II ("low-impact") standards
Subdivisions	_____	_____	_____	_____	All subdivisions * <u>Note</u> : Subdivisions that can put at least 90% of HCA and 100% of WQR into a separate tract are not subject to the general discretionary review standards because the natural resource is all/mostly out of play
Replats	_____	_____	_____	If <4 lots and meets Type II ("low-impact") standards	_____
Plans					
Construction Management Plans	_____	_____	Needed if disturbance >150sq ft or if specifically required	_____	_____
Natural Resource Management Plans	_____	_____	If prepared/approved by recognized agency	If prepared independently	_____
Stormwater Management Plans	_____	_____	_____	If it meets Special Use standards	If it cannot meet Type II standards
Boundary Verification	_____	_____	For small corrections	For substantial challenges to map accuracy	_____