

3.5 Redevelopment

- A. Stormwater management plans are required by Garrett County for all redevelopment, unless otherwise specified by watershed management plans developed according to section 3.4 F. of this Ordinance. Stormwater management measures must be consistent with the Design Manual.
- B. All redevelopment designs shall:
 - 1. Reduce impervious area within the limit of disturbance (LOD) by at least 50 percent according to the Design Manual;
 - 2. Implement ESD to the MEP to provide water quality treatment for at least 50 percent of the existing impervious area within the LOD; or
 - 3. Use a combination of section 3.5 B. (1) and (2) of this Ordinance for at least 50 percent of the existing site impervious area.
- C. Alternative stormwater management measures may be used to meet the requirements in section 3.5 B. of this Ordinance if the owner/developer satisfactorily demonstrates to Garrett County that impervious area reduction has been maximized and ESD has been implemented to the MEP. Alternative stormwater management measures include, but are not limited to:
 - 1. An on-site structural BMP;
 - 2. An off-site structural BMP to provide water quality treatment for an area equal to or greater than 50 percent of the existing impervious area; or
 - 3. A combination of impervious area reduction, ESD implementation, and an on-site or off-site structural BMP for an area equal to or greater than 50 percent of the existing site impervious area within the LOD.
- D. Garrett County may consider separate policies for providing water quality treatment for redevelopment projects if the requirements of sections 3.5 A and B. of this ordinance cannot be met. The following redevelopment policies may be considered:
 - 1. Retrofitting an existing stormwater system within the same watershed of the proposed

redevelopment project that will equal or exceed the requirements of section 3.5 B of this ordinance; or

2. With the Administrations approval, implement a stream restoration project within the same watershed of the proposed redevelopment project that will provide equivalent water quality benefits ; or
3. Design criteria based on watershed management plans developed according to section 3.4 F. of this Ordinance.

Any separate redevelopment policy proposed by the County shall be subject to review and approval of the Administration.

- E. The determination of what alternatives will be available may be made by the Stormwater Management Office at the appropriate point in the development review process. The Stormwater Management Office shall consider the prioritization of alternatives in 3.5 D of this ordinance after it has been determined that it is not practicable to meet the 2009 regulatory requirements using ESD. In deciding what alternatives may be required, the Stormwater Management Office may consider factors including, but not limited to:
1. Whether the project is in an area targeted for development incentives such as a Priority Funding Area, a designated Transit Oriented Development area, or a designated Base Realignment and Closure Revitalization and Incentive Zone;
 2. Whether the project is necessary to accommodate growth consistent with comprehensive plans; or
 3. Whether bonding and financing have already been secured based on an approved development plan.
- F. Stormwater management shall be addressed according to the new development requirements in the Design Manual for any net increase in impervious area.