



Sec. 103-203. - Regulation of stormwater run-off; required slope.

- (a) Definitions. The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Construction means any new residential construction, being the first construction of an improvement upon the lot or tract of property, and any modification, addition, renovation, or rebuilding of any existing residential structure that alters the size or relationship of the exterior walls.

Existing subdivision means any platted subdivision, resubdivision or replatting of an area and which plat has been approved by any governmental body and is on file in the records of the county clerk of the circuit court and any other tract or parcel of land which is presently developed or improved in any fashion.

Slope means the change in finished grade elevation from the foundation of the structure to outer property line and shall be expressed either by a numeric degree or a ratio which shall be stated as the vertical change in elevation before the horizontal distance over which such change occurs; i.e. 1:4, read "one to four," signifying a one-foot rise in elevation over a four-foot horizontal distance.

Stormwater runoff means the stormwater displaced by impervious surfaces.

- (b) All construction shall be so designed and constructed so that the diversion of post development stormwater runoff and other surface waters shall not result in flooding or damage to adjacent properties.
- (c) The maximum allowable slope on any parcel shall be 1:4 or a 15-degree slope from the lowest horizontal elevation to the highest.
- (d) In the event that slab on grade construction would be elevated such that the slope would be greater than the maximum allowable slope, construction shall incorporate other methods, such as stem wall construction or the provision of adequate swales, so as to eliminate the flooding of surrounding properties. Such alternative methods must be approved by the department of development and the city engineer.
- (e) There is hereby prohibited any alteration or change in existing drainage patterns in any existing subdivision without the submission of a topographical survey of the parcel and all adjacent parcels which shall be approved by the department of development and the city engineer or his designee.

(Code 1983, § 5-93.1; Ord. No. J-30, § 1, 12-7-1992)