

Appendix 7.3 Chagrin River Watershed Partners Setback  
Summary



## Summary of Riparian and Wetland Setback Regulations in Ohio and Nationwide

### LOCAL GOVERNMENTS IN OHIO

#### **Auburn Township**

Minimum of 120' on each side of watercourses draining an area greater than or equal to 20 square miles.

Minimum of 75' on each side of watercourses draining an area greater than or equal to ½ square mile and up to 20 square miles.

Minimum of 25' on each side of watercourses draining an area less than ½ square mile and having a defined bed and bank.

Minimum setbacks expanded to 100-year floodplain and riparian wetlands with additional setback from jurisdictional wetland boundary.

**Adopted:** Auburn Township Zoning Resolution.

**Contact:** Zoning Inspector, (440) 543-7028.

#### **City of Aurora**

Minimum 25' riparian setback from all watercourses, regardless of drainage area.

Minimum 75' riparian setback from the Aurora Branch of the Chagrin River and any other watercourses draining more than 1/2 square mile.

Minimum 75' or 120' setback from wetlands depending on functional value.

**Adopted:** June 2000, under Zoning Ordinances

**Contact:** Director of Planning and Zoning, (330) 995-5334.

#### **Bainbridge Township**

Minimum of 120' on each side of watercourses draining an area greater than or equal to 20 square miles.

Minimum of 75' on each side of watercourses draining an area greater than or equal to ½ square mile and up to 20 square miles.

Minimum of 25' on each side of watercourses draining an area less than ½ square mile and having a defined bed and bank.

Minimum setbacks expanded to 100-year floodplain and riparian wetlands.

**Adopted:** February 2004, Bainbridge Township Zoning Resolution.

**Contact:** Zoning Inspector, (440) 543-9871.

#### **Bath Township**

Minimum riparian setback of 75' on either side of named streams and 40' on either side of unnamed streams.

**Adopted:** Bath Township Zoning Resolution.

**Contact:** PO Box 1188. Bath, Ohio 44210-1188. Bath Township. Summit County, Ohio. Phone: (330) 666-4007; Fax: (330) 666-0305.

#### **City of Broadview Heights**

Includes all water courses draining an area greater than ½ square mile or all watercourses



draining less than ½ square mile and having a defined bed and bank. Also use USDA, NRCS Soil Survey for stream identification.

Minimum riparian setbacks of 50' to 300' on either side of watercourses depending on drainage area.

Wetlands setback of 120' for Category 3 and 75' for Category 2 wetlands.

**Adopted:** April 2004, in Chapter 1483 (1483.05 through 1483.23)

**Contact:** City Engineer, (440) 838-4705.

### **Village of Chagrin Falls**

Minimum 120' riparian setback from either side of designated watercourses.

**Adopted:** 1997

**Contact:** Village Administrator, (440) 247-6106.

### **City of Green**

Includes streams shown on USGS topographical map, Summit County Riparian Setback map, USDA, NRCS Soils Survey map, or City of Green Riparian Setback map.

Minimum riparian setbacks of 25' to 300' on either side of watercourses depending on drainage area.

Additional setback width of 25' to 100' for steep slopes.

Wetlands setback of 50' for Category 3 and 30' for Category 2 wetlands.

**Adopted:** November 2003; under Building & Housing Code

**Contact:** City of Green, (330) 896-6602

### **City of Hudson**

Minimum setbacks of 100' from either side of streams.

Wetland Setbacks of 50' around wetlands.

**Adopted:** December 1999, Wetland/Stream Corridor Protection, Land Development Code.

**Contact:** Planning Director, (330) 650-1799.

### **Village of Hunting Valley**

Regulation of Construction of Structures and Other Activities within 300' of the Chagrin River.

Minimum 300' riparian setback from either side of Chagrin River.

Minimum 75' setback on either side of select tributary streams.

**Contact:** Building Commissioner, (440) 247-6464.

### **City of Independence**

Includes streams shown on USGS topographical map, Summit County Riparian Setback map, USDA, NRCS Soils Survey map, or City of Norton Riparian Setback map.

Minimum riparian setbacks of 25' to 300' on either side of watercourses depending on drainage area.

Wetlands setback of 120' for Category 3 and 75' for Category 2 wetlands.

**Adopted:** December 2003,

**Contact:** Law Director, (216) 706-3870



**City of Kirtland**

Setbacks ranging from 25' to 120' on either side of designated watercourses depending on drainage area.

Minimum setbacks expanded to 100-year floodplain and riparian wetlands.

**Adopted:** June 2003.

**Contact:** City Engineer, (440) 951-9000.

**Lake County**

Riparian setbacks ranging from 25' to 120', depending on watercourse drainage area.

Implemented to influence the design of new subdivisions to ensure better management of watercourses and on-site drainage.

**Adopted:** Apply to all new subdivisions in unincorporated areas December 17, 2002.

**Contact:** Lake County Planning Commission, 1-800-899-5253, ext. 2739.

**Madison County**

Minimum riparian setback of 120' on either side of Big Darby and Little Darby Creeks.

**Adopted:** May 1991, County Zoning Regulations.

**Contact:** Madison County, (740) 852-2833.

**City of Mentor-on-the-Lake**

Includes all watercourses draining an area greater than ½ square mile or all watercourses draining less than ½ square mile and having a defined bed and bank.

Minimum riparian setbacks of 25' to 120' on either side of watercourses depending on drainage area.

Setbacks are to be preserved in their natural state.

**Adopted:** November 2004, Panning and Zoning Ordinance.

**Contact:** Service Director, (440) 257-7216.

**City of North Royalton**

Includes all watercourses draining an area greater than ½ square mile or all watercourses draining less than ½ square mile and having a defined bed and bank. Also use USDA, NRCS Soil Survey for stream identification.

Minimum riparian setbacks of 25' to 300' on either side of watercourses depending on drainage area.

Wetlands setback of 120' for Category 3 and 75' for Category 2 wetlands.

**Adopted:** Amended December 2005, Chapter 1492.

**Contact:** City Engineer, (440) 582-3001.

**City of Norton**

Includes streams shown on USGS topographical map, Summit County Riparian Setback map, USDA, NRCS Soils Survey map, or City of Norton Riparian Setback map.

Minimum riparian setbacks of 25' to 120' on either side of watercourses depending on drainage area.

Additional setback width of 25' to 100' for steep slopes.

Wetlands setback of 50' for Category 3 and 30' for Category 2 wetlands.

**Adopted:** June 2004.



**Contact:** City of Norton, (330) 825-7815 x49

**City of Parma**

Includes all watercourses draining an area greater than ½ square mile or all watercourses draining less than ½ square mile and having a defined bed and bank. Also use USDA, NRCS Soil Survey for stream identification.

Minimum riparian setback of 75’ on both sides of Big Creek, West Creek and water courses draining an area greater than ½ square mile and up to 20 square miles. Minimum riparian setback of 25’ on both sides of all watercourses draining less than ½ square mile and having a defined bed and bank.

Wetlands found within a riparian setback shall consist of the full extent of the riparian setback plus a 75’ minimum setback extending beyond the outer boundary of the wetland.

**Adopted:** December 2003, Chapter 1111 Riparian Setbacks.

**Contact:** City Engineer, (440) 885-8030.

**Russell Township**

Resolution for the Preservation of Natural Features.

Minimum riparian setback of 30’ on either side of all watercourses.

**Adopted:** November 1967, Section 4 General Provisions of Township Zoning Code.

**Contact:** Russell Township Trustees (440) 388-1718.

**Summit County**

Riparian setbacks ranging from 25’ to 120’ on either side of streams depending on drainage area.

50’ setback around riparian wetlands.

**Adopted:** April 2002.

**Contact:** Summit County Soil & Water Conservation District, (330) 929-2871.

**City of Stow**

Mud Brook Watershed.

Widths of Setbacks (1) A minimum of 300’ on each side of all streams draining an area greater than 300 square miles. (2) A minimum of 100’ on each side of all streams draining an area greater than 20 square miles and up to 300 square miles. (3) A minimum of 75’ on each side of all streams draining an area greater than 0.5 square mile (320 acres) and up to 20 square miles. (4) A minimum of 50’ on each side of all streams draining an area greater than 0.05 square mile (32 acres) and up to 0.5 square mile (320 acres). (5) A minimum of 30’ on each side of all streams draining an area less than 0.05 square mile (32 acres).

**Adopted:** September 2003, CHAPTER 1155, Mud Brook Watershed Stream and Wetland Setback Overlay District Regulations.

**Contact:** City of Stow, (330) 689-2819.

**City of Twinsburg**

Minimum riparian setback of 120’ on either side of Tinkers Creek and 50’ on either side of other watercourses and wetlands.

**Contact:** City Planner, (216) 752-4475



## LOCAL GOVERNMENTS OUTSIDE OF OHIO

### **City of Alpharetta, Georgia**

100' setback for perennial streams on USGS quadrangle, 150' impervious surface setback.

35' setback for non-perennial streams that are "flowing streams" as defined in storm water ordinance.

**Contact:** (770) 410-5835

### **Athens – Clarke County, Georgia**

75' setback for all perennial streams and lakes.

**Adopted:** October 1999, last reviewed November 2004.

**Contact:** (706) 613-3515.

### **Baltimore County, Maryland**

Protection of Water Quality, Streams, Wetlands, and Floodplains.

Minimum setbacks of 25' to 100' on either side of watercourses.

Article IX of Environmental Protection & Resource Management, Baltimore County.

**Adopted:** January 1991, Article IX of Environmental Protection & Resource Management, Baltimore County.

**Contact:** Department of Environmental Impact Review, Planning, Research & Development, Baltimore County, Maryland. (410) 887-4488 ext 260.

### **Burke County, North Carolina**

Watershed Protection Ordinance

100' vegetative buffers for all new development that exceeds the low density development.

30' vegetative buffers for development activities along all perennial waters identified on USGS 7.5 minute maps.

**Adopted:** June 2001.

**Contact:** <http://ljea.org/buffers.html>

### **Cherokee County, Georgia**

50' setback for primary and secondary streams.

150' setback for the Etowah River.

**Adopted:** July 2005, ORDINANCE NO. 2005 - Z – 003.

**Contact:** (770) 479-0504.

### **Cobb County, Georgia**

50' setback for streams on Cobb Co. Stream Buffer Map (SBM) with watershed area < 5 square miles, 75' setback for streams on Cobb Co. SBM with watershed area between 5 and 10 square miles. 100' setback for streams on Cobb Co. SBM with watershed area > 10 square miles, 200' setback for the Nickajack Creek as defined on Cobb Co. SBM.

**Adopted:** 1999, Chapter 50 – 75.

**Contact:** Department of Erosion Control (770) 528-2191.



**Dekalb County, Georgia**

75' setbacks for streams designated on 02/1995 DeKalb County GIS and all other running water flowing continuously or intermittently that doesn't appear on the map.

**Adopted:** December 2000, Chapter 14 Land Development; Water Quality.

**Contact:** (404) 371-4913.

**Douglas County, Georgia**

100' setbacks for Big Bear Creek, Dog River from the Carroll County line to the Chattahoochee River, 17 other listed creeks, and any tributaries or branches to tributaries of those creeks listed.

**Adopted:** December 2000, in Unified Development Code.

**Contact:** (770) 920-7241.

**Forsyth County, Georgia**

35' setbacks

20' for intermittent and ephemeral streams

**Contact:** [www.etowahhcp.org](http://www.etowahhcp.org)

**Fulton County, Georgia**

75' setbacks for the unincorporated areas in Fulton County south of corporation limits of Atlanta, streams on USGS 7.5 min. quadrangles or other perennial streams as may be defined by Fulton County.

**Adopted:** August 1998, Article VII Tributary Protection.

**Contact:** (404) 730-7531.

**Loudon County, Virginia**

Scenic Creek Valley Buffer Ordinance.

Minimum riparian setbacks of 150' to 250' on either side of watercourses.

**Contact:** Loudon County Department of Planning, (703) 777-0164.

**McDowell County, North Carolina**

Lake James Protection Ordinance.

100' setback to maintain natural woodland buffer around Lake James.

Primary structures shall be setback 65' from reference line as defined by Duke Power Company, or 75' on lots with a slope greater than 2 to 1.

**Adopted:** June 2001.

**Contact:** <http://ljea.org/buffers.html>

**City of Napa, California**

Ordinance on Riparian habitat areas 50' setback for intermittent or perennial stream or river.

**Adopted:** September 2003, Sub ordinance number cc ord. O2003 16

**Contact:** <http://www.napa-ca.gov/NapaSire/N2/NapaSireMenu.htm>

**New Castle County, Delaware**



Riparian Buffer Area Overlay Zoning District.

Minimum riparian setbacks of 25' to 100' on either side of watercourses.

**Contact:** County planning consultant, (610) 429-0456.

**Newton County, Georgia**

25' setbacks for River Corridor Protection Overlay District, Yellow River, South River, Alcovy River and any other river meeting criteria established by DNR.

100' setbacks for Water Protection Overlay District, Cornish Creek Reservoir, Bear Creek Reservoir, Big Haynes Creek Watershed, City Pond, and Little River (plus other streams within these watersheds on USGS 7.5 minute map) 35' setbacks for any lake, river, stream, or like water body not classified as protected river and outside boundaries of water supply watersheds (see above) on USGS 7.5 minute map.

**Adopted:** October 2002, O-090302.

**Contact:** (770) 784-2197.

**Radnor Township, Pennsylvania**

35' setback from edge of a pond or bank of a perennial or intermittent stream.

**Adopted:** December 2003, ORDINANCE NO: 2003-22

**Contact:** [http://www.radnor.com/government/documents/rip\\_buffer/RiparianDec03.pdf](http://www.radnor.com/government/documents/rip_buffer/RiparianDec03.pdf)

**Roswell County, Georgia**

100' setbacks for streams in 7.5 minute USGS map or listed as "perennial streams" on City of Roswell, Georgia Water Resources map 50' setbacks for streams identified as "flowing stream" on City of Roswell, Georgia Water Resources map.

**Contact:** (770) 641-3727.

**Upper Hanover Township, Pennsylvania**

Riparian Corridor Conservation District.

**Adopted:** February 2001, RCCOD Riparian Corridor Conservation Overlay District.

**Contact:** <http://upperhanovertownship.org/zoning/zart29.pdf>

**City of Waleska, Georgia**

50' setbacks.

**Note:** This is a very small town that adopts the same ordinances as the county for administrative purposes.

**Adopted:** June 2005.

**Contact:** [www.etowahhcp.org](http://www.etowahhcp.org)

**City of Woodstock, Georgia**

50' setbacks

100' setbacks on the Little River

**Adopted:** April 2005

**Contact:** [www.etowahhcp.org](http://www.etowahhcp.org)

**Worcester Township, Pennsylvania**

Riparian Corridor Conservation District.



Minimum riparian setbacks of 25' to 75' on either side of watercourses.

**Contact:** Chester County Planning Commission, (610) 344-6285.

## **STATE GOVERNMENTS**

### **Massachusetts**

Rivers Protection Act, Amendment to Wetlands Protection Act.

Undeveloped land has 100' setback and plus an additional 100' regulated setbacks.

Developed land has a 25' setback to them.

**Contact:** Massachusetts Department of Environmental Protection. (617) 292-5854/

### **Rhode Island Costal Zone Program**

Buffer ordinance in a costal region has 50' setback from inland boundary of costal feature and a 25' setback inland of the edge of a Coastal Buffer Zone.

In areas designated as "Critical Erosion Areas", the minimum distance of the setback shall be not less than 30 times the calculated average annual erosion rate.

**Contact:** Costal Resources Management Council (401) 222-2476.

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