

CHAPTER 159

ENVIRONMENTAL STANDARDS

159.01 Purpose and intent.
159.02 Words and terms defined.

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159.04 Compliance with state and federal regulations.

159.01 PURPOSE AND INTENT.

- (a) The purpose of these regulations is to establish technically feasible and reasonable standards to achieve a level of water management and sediment control that will minimize damage to property and degradation of water resources and wetlands and will promote and maintain the public health and safety.
- (b) These regulations are intended to:
 - (1) Allow development while minimizing increases in downstream flooding, erosion, and sedimentation.
 - (2) Reduce water quality impacts to receiving water resources and wetlands that may be caused by new development or redevelopment activities.
- (c) These regulations apply to all of the permitted and conditional buildings, structures, and uses set forth in every zoning district in this zoning resolution, except as otherwise provided herein.

159.02 WORDS AND TERMS DEFINED.

For the purpose of these regulations, the terms used herein shall have the meaning as set forth in the most recently adopted version of the Geauga County Water Management and Sediment Control (WMSC) Regulations administered by the Geauga Soil and Water Conservation District (SWCD). Said terms are adopted and made a part of these regulations as though fully rewritten herein.

159.03 REQUIREMENTS AND APPLICATION PROCEDURES.

- (a) A Water Management and Sediment Control (WMSC) Plan or abbreviated WMSC Plan along with a letter from the Geauga Soil and Water Conservation District (SWCD) indicating either compliance with or exemption from the most recently adopted version of the Geauga County WMSC Regulations shall be submitted to the Zoning Inspector at the time of submission of an application for a zoning certificate for the construction of all principal permitted, accessory, and conditional buildings, structures, uses, and off-street parking, loading/unloading areas allowed by this resolution, any additions or alterations thereto, and any soil disturbing activity incident or in preparation thereto if either of the following conditions apply:
- (1) Any amount of land disturbance planned on a subplot within a platted and recorded subdivision; or
- (2) If one (1) acre or more of land will be disturbed on a parcel or on contiguous parcels under the same ownership of record.
- (b) An abbreviated WMSC Plan will also be required at the time of submission of an application for a zoning certificate for any principal permitted, accessory, and conditional buildings, structures, uses, and off-street parking, loading/unloading areas allowed by this resolution, any additions, or alterations thereto, and any soil disturbing activity incident or in preparation thereto disturbing three hundred (300) square feet or more and less than one (1) acre. This Plan shall follow the requirements and recommendations of an abbreviated WMSC Plan submittal as set forth in the most recently adopted version of the Geauga County WMSC Regulations. The Zoning Inspector shall require a letter from the Geauga SWCD indicating either compliance with or exemption from the most recently adopted version of the Geauga County WMSC Regulations for an abbreviated WMSC Plan.
- (c) If disapproved, a letter or written narrative report prepared by the Geauga SWCD stating specific issues of noncompliance and procedures for filing a revised Plan to ensure compliance with the Geauga County WMSC Regulations shall be provided to the Zoning Inspector. At the time the Zoning Inspector receives a revised Plan, another review period shall begin.
- (d) Any soil disturbing activity shall not begin and a zoning certificate or a conditional zoning certificate shall not be issued by the Zoning Inspector without a WMSC Plan or an abbreviated WMSC Plan approved by the Geauga SWCD.

- (e) Any addition or alteration to the site design as shown on the approved WMSC Plan or abbreviated WMSC Plan may require the resubmission of said Plan in accordance with these regulations. In making a determination regarding such resubmission, the Zoning Inspector may consult with the Geauga SWCD. The Zoning Inspector shall determine if any addition or alteration requires a resubmission as well as the issuance of a new zoning certificate or conditional zoning certificate.
- (f) Failure to comply with the conditions of an approved WMSC or abbreviated WMSC Plan shall be a violation of this Resolution.

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| 159.04 COMPLIANCE WITH STATE AND FEDERAL REGULATIONS. |
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Approvals of zoning certificates issued in accordance with these regulations do not relieve the site owner of responsibility for obtaining all other necessary permits and/or approvals from the Ohio EPA, the U.S. Army Corps of Engineers, and/or other federal, state, and/or county agencies, nor does it imply that the owner has met the requirements of those agencies.