

# Riparian Buffer Width Comparisons and Planning and Engineering Department Recommendations

Jurisdiction	Perennial Streams	Intermittent Streams	Ephemeral Streams	Jurisdictional Wetlands and Perinneal Waters	Steep Slopes
Town of Pittsboro	50 feet from top of bank. Zone 1: 30', Zone 2: 20'	50 feet from top of bank, Same Zones	No buffers	No buffers	None <i>(see staff recommendations)</i>
Chatham County	100 feet from top of bank, Zone 1: 30', Zone 2: 70'	50 feet from top of bank, Same Zones	30 feet from top of bank	50 feet from delineated boundary line	25% or greater or 20% with RUSLE-K of 0.49
SSCA Recommendation	300 feet from top of bank: Robeson, Haw and Stinking Creeks (in addition to water quality and recreational purposes, wildlife corridors per scientific consensus), otherwise 100 feet from top of bank	50 feet from top of bank	30 feet from top of bank	50 feet from delineated boundary line	15% or greater
Chatham Park MP	100 feet from top of bank on all mapped JD's, otherwise 50 feet from top of bank. Haw River varies from 250 to 500 feet from top of bank. See CP Map.	50 feet from top of bank	No buffers. <i>( See staff recommendations)</i>	No buffers. <i>( See staff recommendations)</i>	none
T.O.P. Better Site Design Ordinance Review, January 2010	100 feet from top of bank. Same Zones.	50 feet from top of bank. Same Zones	No buffers. <i>( See staff recommendations)</i>	50 feet from delineated boundary line	none

*Notes: In any land area where the FEMA floodplain is wider than the buffer, the FEMA floodplain controls. "JD" means US Army Corps of Engineers Surface Water Jurisdiction. JD's last 5 years.*

**Staff Recommendations -** Due to Chatham Park PDD's top priority of water quality preservation, which serves to protect Pittsboro's Public Water Supply, staff recommends the following :

1. All riparian buffers, floodplains, water bodies, steep slopes, and any other natural area subject to protection that is otherwise protected, *may be counted towards Open Space credit.*
2. For the purpose of riparian buffer protection, all stream and water body classifications are pending and subject to Town review and approval. Applicant to survey and plat buffers at time of Small Area Plan approval.
3. Unless otherwise noted, perennial streams identified or approved by the Town or delegated authority (using DWQ Method) will be subject to 100 foot buffers with Zones 1 and 2. Intermittent streams: 50 foot buffers.
- \* 4. Ephemeral Stream Option: If a channel scores 10 points or more in DWQ Method, applicant has the option of either a 30 foot buffer or an alternative means to improve water quality protection within the buffer.  
An example may include stormwater BMP credits, channel stabilization or other practices that exceeds the water quality benefit of the existing buffer.
- \* 5. JD Wetlands Perimeter Buffer Option: 50 foot buffer from edge of delineated boundary outward perpendicularly. Allowable uses same as Zone 1 and 2. Similar to ephemeral option above.
6. All buffers must be flagged and field verified by the Town or delegated authority prior to any land disturbing activities.
7. All intermittent and perennial streams that flow directly into Cape Fear Shiner habitat and as verified by the US Fish and Wildlife Service, should be subject to an additional 50 foot buffer from top of bank.
- \*8. Steep slopes recommended: Slopes equal to or greater than 25% or 20% with RUSLE K-factor of 0.49 or greater, limited development; steep slopes 15% or greater, limited development.
- \* 9. Riparian buffers on the Haw River (500 feet) and Robeson Creek (300 feet) should be the standard from top of bank. Wider zones may be prudent in areas with specific critical natural/aquatic features. ie: JD wetlands, etc.

\* Detailed provisions should be developed the *Open Space Plan or the Stormwater Master Plan .*