



PERMIT THRESHOLDS FOR **STORMWATER, LAND DISTURBING ACTIVITY, & VEGETATION**

Permit Thresholds (Summarized for Clarity) – See Chapters 14.04 BMC (Stormwater), 17.48 BMC (Parking), 17.50 BMC (Native Vegetation and Landscaping), and 19.24 BMC (Land Disturbing Activity) for complete requirements.	Land Disturbing Activity Permit	Landscape Plan	Parking	Stormwater Permit	SWPPP	Stormwater Discharge Permit	Tree Removal Permit - Minor	Tree Removal Permit - Major
Approval or issuance of a land use or development permit	X	X		X				
≥ 2,000 sq. ft. of new, replaced, or new plus replaced impervious surface	X			X	X			
≥ 2,000 sq. ft. of new, replaced, or new plus replaced impervious surface for non-single-family residential uses	X	X		X	X			
≥ 2,000 sq. ft. of new, replaced, or new plus replaced parking area	X	X	X	X	X			
≥ 2,000 sq. ft. of collection and concentration of surface and stormwater runoff				X				
≥ 2,000 sq. ft. of land disturbing activity	X							
≥ 5,000 sq. ft. of land disturbing activity	X	X						
≥ 7,000 sq. ft. of land disturbing activity	X	X		X	X			
≥ 50% modification of pre-existing landscape or native growth area		X						
≥ 50% of assessed or appraised value, whichever is higher, of improvements on site			X	X				
Located ≤ 100 ft. of a critical area	X				X			
Located within or adjacent to a critical area or a receiving water with a documented water quality, drainage or flooding problem	X	X		X				
Maintenance, repair, alteration, replacement or improvements that are located in a critical area OR adversely affect neighboring properties or the MS4	X			X				
Located on a publicly owned property	X							
Excavation ≥ 4 ft. in vertical depth, or fill ≥ 3 ft. in vertical depth, of > 50 CY	X							
Excavation ≥ 4 ft. in vertical depth, or fill ≥ 3 ft. in vertical depth, of > 100 CY	X			X				
Change in use that could release a new pollutant to the MS4				X				
Construction or modification of a utility pipe or ditch that is ≥ 12 in. or connected to a utility pipe ≥ 12 in. in size or depth				X				
Installation or expansion of a stormwater facility or regional stormwater facility				X				
Projects that will exceed the designed capacity of an existing stormwater facility				X				
Discharge to MS4 AND no land use or development permit OR critical area OR construction or expansion of a stormwater facility						X		
Located outside a critical area AND remove significant or required trees							X	
Approval or issuance of a land use or development permit OR located wholly or partially in a critical area AND remove significant, protected or required trees								X