



Riparian Buffer Protection Standards

Board of Supervisors Work Session 2025-08-20

Work Session Overview

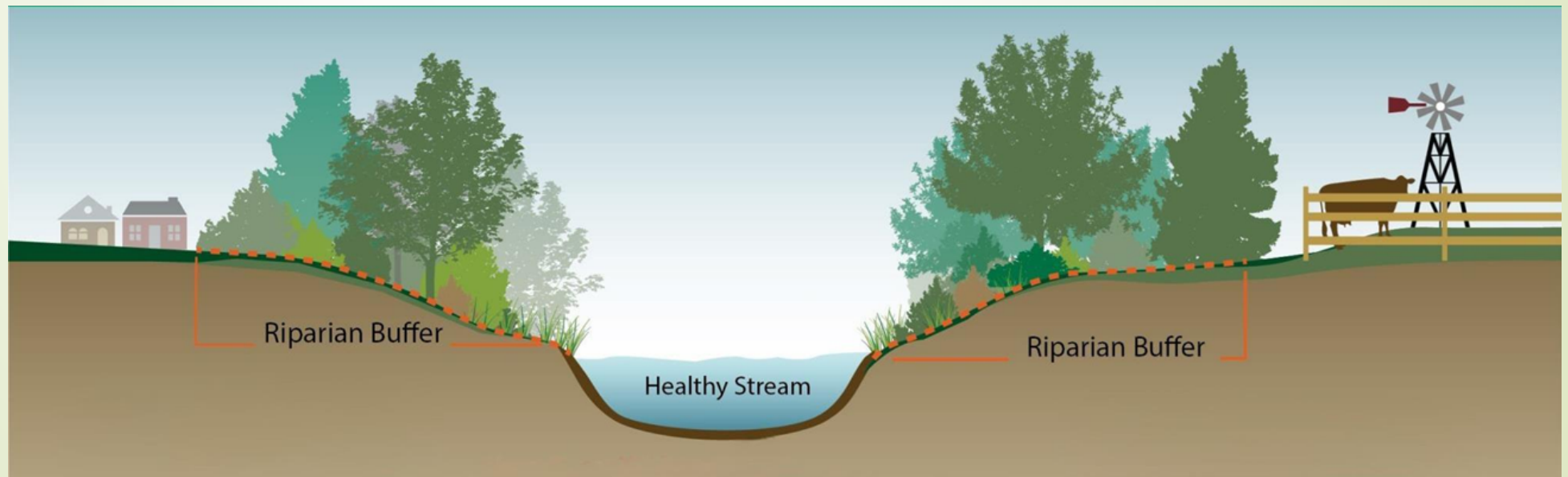
- Stream Health Initiative & Riparian Buffers
- Current Buffer Regulations
- Proposed Riparian Buffer Protection Standards (RBPS)
- Questions & Discussion
- Next Steps

Stream Health Initiative

- Community Outreach
 - Stream Health Initiative Stakeholder Work Groups
 - Set vision & goals
 - Developed final recommendations with staff
 - Community Learning Series (8 webinars/videos)
 - Online community surveys
- Result: 14 community-developed recommendations for stream-health protection

Stream Health Initiative

- Recommendation #1: Better protection of riparian buffers in Zoning Ordinance
- A riparian buffer is an area of vegetation adjacent to a stream, wetland, reservoir, or pond.
- BOS adopted Resolution of Intent to amend the Zoning Ordinance on March 16, 2022



Scope of Riparian Buffer Project

- Move riparian buffer regulations from Water Protection Ordinance (WPO) to Zoning Ordinance, in order to:
 - Protect stream health and wildlife habitat, and boost climate resiliency;
 - Address stream impairments by filtering nonpoint source pollution and reducing erosion and sedimentation; and
 - Providing clarity on uses that are permitted within stream buffers
- Implement standards that protect buffer vegetation County-wide
- Keep current exemptions for agriculture and forestry

Where are the buffers?

- Current WPO buffer locations and proposed RBPS buffer locations are the same.
- The riparian buffers extend from any applicable waterbody or wetlands to the limits show in draft section 4.23.4:

Where are the buffers?

Development Area	Not within a water supply protection area	100 feet wide on each side of any perennial stream and contiguous nontidal wetlands
	Within a water supply protection area	The wider of either i) 100 feet on each side of any perennial or intermittent stream and contiguous nontidal wetlands, or ii) the limits of the Flood Hazard Overlay District. (Structures permitted in outer 50 feet on intermittent streams, only with mitigation plan).
Public water supply impoundments	200 feet located adjacent to and landward of any such impoundment as measured horizontally from the limits of the Flood Hazard Overlay District	
All other locations	The wider of either i) 100 feet on each side of any perennial or intermittent stream and contiguous nontidal wetlands or ii) the limits of the Flood Hazard Overlay District	

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Current Buffer Regulations

- Water Protection Ordinance - land disturbances of 10,000 square feet or more require mitigation of stream buffer impacts
- No vegetation protection for land disturbances under 10,000 square feet
- New structures requiring building permits are not permitted in buffers

Proposal: Riparian Buffer Protection Standards (RBPS)

- **4.23.1** - Intent
- **4.23.2** – Applicability
- **4.23.3** -- Identifies administrator and powers of the Riparian Buffer Administrator (RBA)
- **4.23.4** – Sets the boundaries of the riparian buffers (same as current WPO).
- **4.23.5** – Adds the requirement for site-specific studies or surveys.
- **4.23.6** – Establishes criteria for vegetation management in the riparian buffers
- **4.23.7** – Permitted Uses
- **4.23.8** – Uses permitted by administrator approval, with mitigation plan
- **4.23.9** – Standards for mitigation plans, including bonds

What Vegetation Changes Are Permitted?

Now

- For projects with at least 10,000 square feet of disturbance, buffer vegetation can be removed/changed with a mitigation plan
- Elsewhere, any buffer vegetation can be removed

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Proposed (4.23.6)

- Except for permitted uses, “native vegetation within the riparian buffer must not be disturbed or removed”
- Buffers “must be maintained in as natural a condition as possible.”
- Guidance provided in Design Standards Manual

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- For projects with at least 10,000 square feet of disturbance, buffer vegetation can be removed/changed with a mitigation plan
- Elsewhere, any buffer vegetation can be removed

Proposed (4.23.6)

- Except for permitted uses, “native vegetation within the riparian corridor”
- RBPS would permit two categories of uses:
 - By right
 - By administrator approval, with a mitigation plan
- Other uses require a permit

RBPS: Permitted Uses

- **By Right (4.23.7):**
 - Agriculture & forestry
 - Utilities
 - Water-dependent facilities
 - Pervious passive recreation facilities
 - Historic preservation & archaeology
 - Buffer planting & management
 - Posts & poles

RBPS: Permitted Uses

- **By RBA approval, with mitigation plan (4.23.8)**
 - Temporary E&S facilities (landward 50 feet)
 - In the outer 50 feet, structures necessary for reasonable use of a lot, or DA structures on intermittent streams in water supply protection areas
 - Environmental restoration projects
 - Stream crossings for roads, streets, and driveways
 - Building sites & water/sewer facilities where the buffer would otherwise prevent reasonable use
 - Flood management facilities (with standards)
 - Stormwater outfalls
 - Impervious recreation facilities
 - Public Uses

Mitigation Plans (4.23.9)

- Restoration of disturbed area/vegetation at 2:1 ratio (area)
- Plantings must include only native species
- Buffer vegetation must be planted, established and maintained as described in the DSM.
- RBA can require bonds until plants are established

Discussion Questions

- Does this draft ordinance help to meet the goals listed in section 4.23.1?
- Does the Board have any feedback about the general performance criteria in section 4.23.6?

4.23.1 – Intent

- A. **State Water Control Law.** Consistent with the State Water Control Law (Virginia Code § 62.1-44.2 *et seq.*), these Riparian Buffer Protection Standards are adopted to:
1. Protect existing high-quality state waters;
 2. Restore all other state waters to a condition or quality that will permit all reasonable public uses and will support the propagation and growth of all aquatic life, including game fish, which might reasonably be expected to inhabit them;
 3. Safeguard the waters of the Commonwealth from pollution;
 4. Prevent any increase in pollution;
 5. Maintain and improve riparian habitat;
 5. Reduce existing pollution; and
 6. Promote water resource conservation in order to provide for the health, safety and welfare of the present and future residents of Albemarle County and the Commonwealth of Virginia.

- B. **Additional purposes.** These Riparian Buffer Protection Standards are further intended to protect riparian buffers by:

1. Limiting development and land disturbance adjacent to surface watercourses and contiguous nontidal wetlands; and
2. Encouraging retention of native vegetation as necessary to:
 - a. Protect public and private water supplies;
 - b. Trap sediment and other pollutants in surface runoff;
 - c. Promote stream/river bank stabilization;
 - d. Protect fish and wildlife habitat;
 - e. Provide for storm and flood mitigation; and
 - f. Preserve scenic and recreational resources.

4.23.6 – General Performance Standards

A. Landcovers. Permitted landcovers and changes thereto are subject to the Engineering Design Standards Manual's "Permitted Landcover Change Matrix."

B. Buffer management. Except for any structures, improvements, and/or activities authorized by Sections 4.23.7 or 4.23.8, each riparian buffer must be managed as follows:

1. Native vegetation in the riparian buffer must not be disturbed or removed, regardless of the size of the area affected.
2. Each riparian buffer must be maintained in as natural a condition as possible. The preferred vegetative cover is a native riparian forest with ground cover, shrub, understory, and tree canopy layers.
3. Stream buffer vegetation must be installed at the planting densities recommended in the Virginia Department of Conservation and Recreation's most current Riparian Buffers Modification & Mitigation Guidance Manual when any activities permitted in section 4.23.7(B) cease or are converted to a use not permitted in that section.

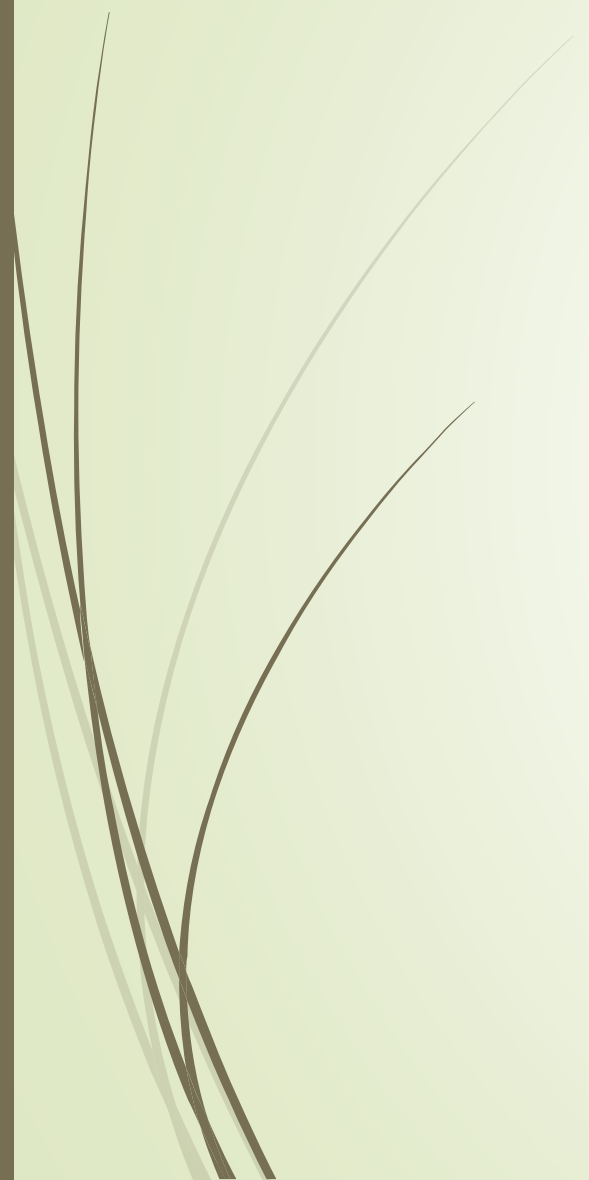
C. Performance standards. Any use, development, or redevelopment of land in riparian buffers must meet the following performance standards:

1. No more land may be disturbed than is necessary to provide for the proposed use, development, or redevelopment;

2. Native vegetation must be preserved to the maximum extent practicable based on the use, development, or redevelopment proposed;
3. Impervious cover must be minimized consistent with the use, development, or redevelopment proposed;
4. Any land disturbing activity must comply with all applicable County requirements;
5. Structures and improvements must be constructed to minimize erosion;
6. For developments providing common areas (including open space), either:
 - a. Riparian buffers must be located outside individual building lots; or
 - b. The Riparian Buffer Administrator may authorize riparian buffers on individual building lots if a permanent easement or other legal instrument requires preservation of the buffer consistent with section 4.23.
7. Where a development includes a riparian buffer, the developer must install signage to identify the landward boundary of the buffer. For purposes of this subsection, the term "development" means a subdivision creating one or more lots or a construction activity requiring a site plan, and does not apply to property principally devoted to bona fide agricultural production. The Riparian Buffer Administrator will determine the appropriate number, size, location, and wording of the signage, based on guidelines in the Engineering Design Standards Manual (DSM).

Next Steps

- Collect comments on the draft ordinance from this work session
- Prepare the final draft ordinance
- Plan for implementation, including possible delayed implementation
- Schedule a Planning Commission public hearing on the revised ordinances
- Schedule a Board of Supervisors public hearing on the draft ordinances
- If ordinance is adopted, track workload and evaluate resource needs.



		Proposed Landcover Within Riparian Buffer							
		Conservation Management			Forestry		Agriculture		Other
		Hardwood or mixed forest	Native grassland, Piedmont prairie	Wetland	Hardwood or mixed forest	Pine	Pasture	Crop	Landscaping
Existing Landcover Within Riparian Buffer									
Conservation Management	Hardwood or Mixed Forest Management: 1, 3	P*	N	P	P*	P*	P	P	N
	Native grassland, Piedmont prairie Management: 2	P	P	P	P*	P*	P	P	N
Forestry	Hardwood or mixed forest Management: 3	P*	P	P	P*	P*	P	P	N
	Pine Management: 3	P	P	P	P*	P*	P	P	N
Agriculture	Pasture	P	P	P	P*	P*	P	P	N
	Crop	P	P	P	P*	P*	P	P	N
Other	Landscaping (lawn, grass, mowed lawn with trees/shrubs, mowed or bush-hogged field, etc.) Management: 4	P	P	P*	P*	P	P	P	P

		Proposed Landcover Within Riparian Buffer							
		Conservation Management			Forestry		Agriculture		Other
		Hardwood or mixed forest	Native grassland	Wetland	Hardwood or mixed forest	Pine	Pasture	Crop	Land-covering
Conservation Management	Existing Landcover Within Riparian Buffer								
	Hardwood or Mixed Forest Management								
	Native grassland Piedmont prairie Management								
	Management								
Forestry	Hardwood or mixed forest	P*	P	P	P*	P*	P	P	N
	Management: 3								
	Pine	P							
Agriculture	Management: 3								
	Pasture	P							
Other	Crop	P							
	Landscaping (lawn, grass, mowed lawn with trees/shrubs, mowed or bush-hogged field, etc.)	P							
	Management: 4								

Potential changes to landcover within the Riparian Buffer should be permitted as follows.

P: Permitted

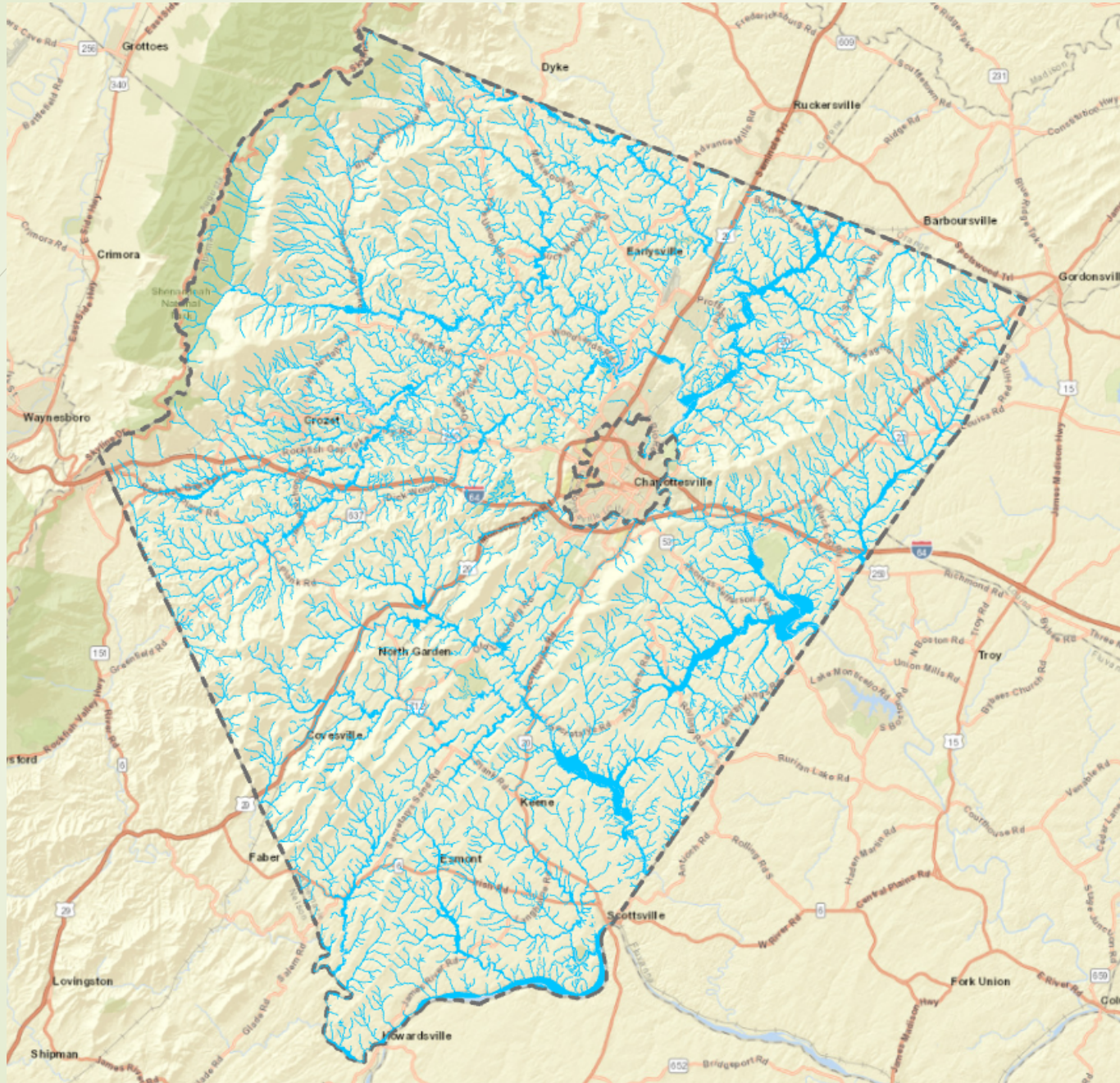
P*: Permitted in compliance with the standards in 4.23.7 (B) (2). Removal of existing buffer vegetation is not permitted for activities such as landscaping or clearing for views. For a list of permitted uses, refer to Section 4.23.7(B).

P**: Permitted by Riparian Buffer Administrator, based on Chesapeake Bay Local Assistance Manual and other relevant resources

N: Not permitted

Permitted management of existing vegetation is listed for each vegetation type as follows:

1	Maintenance of native riparian buffer that includes canopy, understory, shrub, and herbaceous layers; invasive-species removal/control.
2	Maintenance of native vegetation; invasive species removal/control
3	Uses permitted in compliance with Sec. 4.23.7 (B)(2); invasive species removal/control
4	Within the riparian buffer, mowing may occur only August 1 through April 15. This limitation does not apply to invasive species removal/control, or to mowing of surface areas directly above existing septic fields or tanks. [b]



Total area of WPO Buffers

- approx. 68,500 acres
- 14.6% of the County

DA: 1,668 acres (7.0% of DA)

RA: 66,811 acres (15.2 % of RA)

<i>Quercus laurifolia</i>	swamp laurel oak	+	+	+	+	+	+	+
<i>Quercus michauxii</i>	swamp chestnut oak	+	+	+	+	+	+	+
<i>Quercus nigra</i>	water oak	+	+	+	+	+	+	+
<i>Quercus palustris</i>	pin oak	+	+	+	+	+	+	+
<i>Quercus phellos</i>	willow oak	+	+	+	+	+	+	+
<i>Taxodium distichum</i>	bald cypress	+	+	+	+	+	+	+

Virginia
Piedmont
Region

Rock falls and rapids on the Potomac, Rappahannock and James rivers mark a transition from the steeper sediments of the Coastal Plain to the resistant bedrock underlying the Piedmont. Moving west, the rolling hills of Virginia's Piedmont Plateau steadily climb from the fall line to the foothills of the Blue Ridge Mountains, which form the western boundary of the Piedmont. The hills of the Piedmont become steeper to the west, where monadnocks — remnants of ancient mountains — rise above the farms and forests. The Piedmont is known for moderately fertile but highly eroded clay soils that formed from deeply weathered bedrock. Most of this land was converted to farmland during European settlement. Today, however, mixed pine-oak-hickory forests arising from abandoned farmlands are found throughout the region.



Recommended Use

W = Wildlife
H = Horticulture & landscaping
C = Conservation & restoration
D = Domestic livestock forage

Minimum Light Requirements

S = Shade
P = Partial sun
F = Full sun

Moisture Requirements

L = Low moisture
M = Moderate moisture
H = High moisture

Some species are marked with the following footnote symbols:

- + May be aggressive in a garden setting

* Due to the rarity and sensitivity of habitat in Virginia, these species are recommended for horticultural use only. Planting these species in natural areas could be detrimental to the survival of native populations.

** May be subject to emerald ash borer infestation.

[illegible][illegible]

Virginia Riparian Buffer Zones

- Soils store water, and plants in the forest buffer take up that water

Recommended Use:
W = Wildlife

Scientific Name	Common Name	Uses				Region			Light			Moisture			Riparian Zone			
		W	H	C	D	M	P	C	S	P	F	L	M	H	1	2	3	4
Juncus canadensis	Canada rush	•		•			•	•		•	•		•	•		•	•	•
Juncus effusus	soft rush	•		•			•	•	•		•	•		•	•		•	•
Leersia oryzoides	rice cutgrass	•		•			•	•	•		•	•		•	•		•	•
Panicum virgatum	switch grass	•	•	•			•	•	•		•	•	•	•	•		•	•
Saccharum giganteum	giant plumegrass	•	•	•					•	•		•	•		•		•	•
Scirpus cyperinus	woolgrass bulrush	•	•	•			•	•	•			•	•	•		•	•	•
Sparganium americanum	American bur-reed	•		•			•	•	•			•	•		•			
Tripsacum dactyloides	gama grass	•	•	•	•		•	•	•			•	•	•		•	•	•
Typha latifolia	broad-leaved cattail	•		•			•	•	•			•	•	•		•		
Zizania aquatica	wild rice	•	•	•				•				•	•		•			
Vines																		
Bignonia capreolata	crossvine	•	•				•	•	•		•	•	•	•		•	•	•
Celastrus scandens	climbing bittersweet	•	•				•	•	•		•	•	•					•
Clematis virginiana	virgin's bower			•			•	•	•			•	•			•	•	•
Parthenocissus quinquefolia	Virginia creeper	•	•	•			•	•	•			•	•			•	•	•
Shrubs & Small Trees																		
Alnus serrulata	hazel alder	•	•	•			•	•	•		•	•	•			•	•	•
Aronia arbutifolia	red chokeberry		•	•			•	•	•			•	•	•		•	•	•
Aronia melanocarpa	black chokeberry		•	•			•	•	•			•	•	•		•	•	•
Baccharis halimifolia	high tide bush		•	•				•				•	•	•		•	•	•
Callicarpa americana	American beautyberry	•	•						•	•		•	•				•	•
Cephalanthus occidentalis	buttonbush		•	•			•	•	•		•	•	•		•	•		
Clethra alnifolia	sweet pepper-bush	•	•	•				•		•	•		•	•			•	
Cornus amomum	silky dogwood	•		•			•	•	•		•	•	•	•		•	•	•
Eubotrys racemosa	fetterbush		•	•			•	•	•		•	•	•		•	•		
Hydrangea arborescens	wild hydrangea		•				•	•	•		•	•	•					•
Ilex decidua	deciduous holly	•	•	•				•	•		•	•	•			•	•	•
Ilex verticillata	winterberry	•	•	•			•	•	•		•	•	•			•	•	•
Itea virginica	Virginia willow	•	•	•				•		•	•		•			•	•	
Leucothoe axillaris	coastal dog-hobble		•					•		•		•	•			•	•	•
Lindera benzoin	spicebush	•	•	•			•	•	•		•		•	•			•	•
Myrica cerifera	Southern wax myrtle	•	•	•				•		•	•	•	•			•	•	•
Rhododendron viscosum	swamp azalea		•	•			•	•	•		•	•	•		•	•		
Rubus allegheniensis	Alleghany blackberry	•	•	•			•	•			•	•				•	•	•
Salix sericea	silky willow		•	•			•	•	•		•	•		•		•	•	•
Sambucus canadensis	common elderberry	•	•	•			•	•	•		•	•	•		•	•	•	•
Spiraea alba	narrow-leaved meadowsweet	•	•	•			•				•		•			•	•	•
Spiraea latifolia	broad-leaved meadowsweet	•	•	•			•				•		•			•	•	•
Vaccinium corymbosum	highbush blueberry	•	•	•			•	•	•		•	•	•		•	•	•	•
Viburnum dentatum	Southern arrow-wood viburnum	•	•	•			•	•	•		•	•	•		•	•		
Viburnum prunifolium	black-haw viburnum	•	•	•			•	•	•		•	•	•				•	•

[illegible]

<i>Quercus nigra</i>	water oak	x x x	x x x	x x x	x x x	x x x
<i>Quercus palustris</i>	pin oak	x x x	x x x	x x x	x x x	x x x
<i>Quercus phellos</i>	willow oak	x x x	x x x	x x x	x x x	x x x
<i>Taxodium distichum</i>	bald cypress	x x	x	x	x	x

RESTORATION/ESTABLISHMENT TABLE A

A. ¼ acre or less of buffer

(Up to 10,890 square feet or less of buffer area.)

For every 400 square-foot unit (20'x20') or fraction thereof, plant:

one (1) canopy tree @ 1½" - 2" caliper or large evergreen @ 6'
two (2) understory trees @ ¾" - 1 ½" caliper or evergreen @ 4'
or one (1) understory tree and two (2) large shrubs @ 3'-4'
three (3) small shrubs or woody groundcover @ 15" - 18"

Example:

A 100-foot wide lot x 100-foot wide buffer is 10,000 square feet.

Divide by 400 square feet (20'x20' unit) to get:

25 units

<u>Units</u>	x	<u>plant/unit</u>	<u>Number of plants</u>
25 units	x	1 canopy tree	25 canopy trees
		2 understory trees	50 understory trees
		3 small shrubs	<u>75 small shrubs</u>
			150 plants

RESTORATION/ESTABLISHMENT TABLE B

Greater than ¼ acre of buffer

More than 10,890 square feet

A. Plant at the same rate as for ¼ acre or less.

B. The waterside 50% of the buffer (from the waterline inland for the first 50 feet):
 For every 400 square-foot unit (20'x20') or fraction thereof plant:

one (1) canopy tree @ 1½" - 2" caliper or large evergreen @ 6'
two (2) understory trees @ ¾" - 1 ½" caliper or evergreen @ 4'
or one (1) understory tree and two (2) large shrubs @ 3'-4'
three (3) small shrubs or woody groundcover @ 15" - 18"

AND

The landward 50% of buffer (from 50 feet inland to 100 feet inland):
 either plant

Bare root seedlings or whips at 1,210 stems per acre¹, approximately 6'x6' on center (Minimum survival required after two growing seasons: 600 plants)

or

Container grown seedling tubes at 700 per acre approximately 8'x 8' on center (Minimum survival required after two growing seasons: 490 plants)

C. If the applicant is willing to enter into a five year maintenance and performance guarantee: 100% of buffer planted with:

Bare root seedlings or whips at 1,210 per acre, approximately 6'x 6' on center (Minimum survival required after two growing seasons: 600 plants)

or

Container grown seedling tubes at 700 per acre approximately 8'x 8' on center (Minimum survival required after two growing seasons: 490 plants)

1 acre or more of buffer

With an evaluation from an arborist or forester or other professional, natural regeneration may be an acceptable method of buffer establishment, however, a forestry management plan must be in place prior to any vegetation being removed. A minimum of 35 feet next to the water must be left in forest and protected prior to any vegetation being removed. If over 20 percent of the vegetation must be removed for the health of the woodlot, within the 35 feet closest to the shoreline, vegetation must be reestablished by seedling plantings at the rates above.

¹ Palone, Roxanne S., and Al Todd, *Chesapeake Bay riparian handbook: A guide for establishing and maintaining riparian forest buffers*. May 1977. p. 7-20.

Vision and Goals for Stream Health in our Community

VISION: *Albemarle County will have clean, healthy stream systems that allow for safe utilization and support a diverse and resilient natural environment and a thriving rural economy. The quality of the water and riparian areas will provide important benefits such as drinking water protection, climate resilience, protection of biodiversity, erosion and sediment control, flood mitigation, and scenic beauty; and will maintain healthy aquatic and terrestrial habitat, support agriculture and other rural industries, and safely allow for recreational uses such as swimming, boating, and fishing.*

GOAL 1: Maintain and improve local conditions to ensure that our streams and rivers are meeting or exceeding the state water quality standards.

GOAL 2: Increase our understanding of the status and needs of our waterways through monitoring and assessment within our watersheds.

GOAL 3: Strengthen programs, policies, and enforcement mechanisms to have clear, effective, and enforceable measures.

GOAL 4: Increase and promote incentives and voluntary measures that protect stream health.

GOAL 5: Protect and restore riparian systems to maintain and enhance the benefits they provide to people and the natural environment.

GOAL 6: Foster a well-informed and educated public that understands the importance of stream health, local policies, best management practices, and individual actions that can affect stream health.

Acceptable and unacceptable buffer activities are listed in the boxes below.

— What can I do in my buffer area? —

- 💧 can establish foot access to water
- 💧 can remove dead/dying/diseased trees, noxious weeds, and invasive exotic plants
- 💧 can establish reasonable sightlines and vistas

"It is easier and cheaper to leave existing buffers than to plant new ones ."

— What can't I do in my buffer area? —

- 💧 building activities are not permitted in the buffer area
- 💧 clear cutting of vegetation to achieve sight lines or vistas
- 💧 converting groundcover plants to turf grass
- 💧 filling and grading land
- 💧 applying pesticides, herbicides, and fertilizer is discouraged



Unacceptable removal of vegetation for vista.

Source: CBLAD

In June of 1991, Albemarle County became the first (and remains the only) non-Tidewater locality in Virginia to voluntarily adopt a local Chesapeake Bay protection ordinance that requires buffers and limits activities along waterways. Buffers play a critical role in improving the water quality of tributaries that flow into the Chesapeake Bay. With your assistance we can help make the restoration of the Chesapeake Bay ecosystem a reality.

— Consequences —

- 💧 A buffer area shall be maintained if present and allowed to establish where it does not exist.
- 💧 If the buffer area is disturbed, the County will require the property owner to plant new vegetation to correct the problem and may impose monetary fines.

If you have questions regarding your buffer area, please contact:

Natural Resources Manager
Department of Community Development
Albemarle County, VA
401 McIntire Rd., Charlottesville 22902
(434) 296-5832 x3264

Additional Resources:

Chesapeake Bay Local Assistance Department;
Riparian Buffer Modification & Mitigation Guidance Manual
(<http://www.cblad.virginia.gov/ripbuffstat.cfm>)

Buffers and Water Quality

A property owner's guide to manage riparian buffers and protect water resources



Reflects revisions of 2-6-08



You play a critical role in the health of our streams, rivers, and reservoirs. As a property owner in Albemarle County, you are responsible for the long-term maintenance of riparian buffers along waterways on your land. This pamphlet was designed to provide guidance to help you understand and meet these obligations.

What are riparian buffers?

A riparian buffer is an area of vegetation adjacent to a stream, reservoir, wetland, or pond that is managed and protected. A healthy buffer consists of trees, shrubs, and ground cover that:

- slows down and filters stormwater runoff to protect water quality
- prevents erosion
- provides shade and habitat for fish and other aquatic life

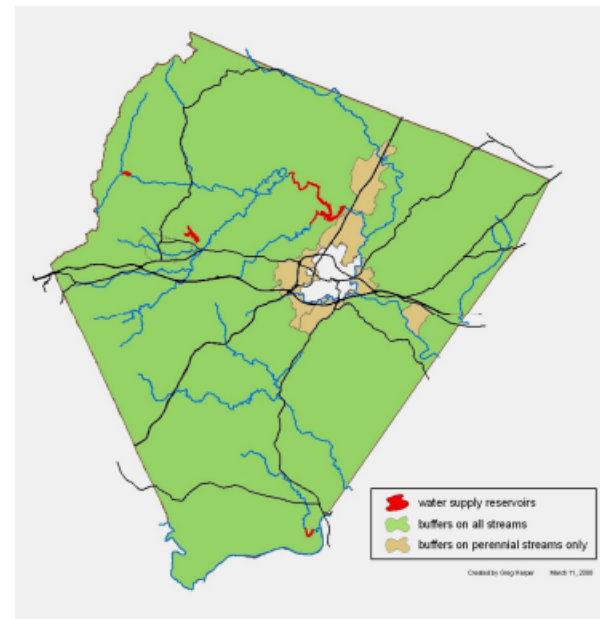
Why are riparian buffers important?

Buffers retard runoff, prevent erosion, and filter nonpoint source pollution. Buffers have a profound impact on the health of streams, rivers, and reservoirs. Buffers protect water quality, stabilize stream channels and shorelines, provide important habitat and food for fish and wildlife, reduce sedimentation and erosion, filter pollutants like nitrogen and phosphorus, and moderate water temperature by providing shade.

Where are buffers required?

Albemarle County's Water Protection Ordinance requires that buffers be preserved or established along certain water features. Specific requirements depend on where you reside. General guidelines are listed below (refer to map at right):

- In the majority of the County (rural lands and areas that drain to public water supply reservoirs and intakes), 100-foot buffers are required on both sides of **all** streams, regardless of whether they flow year-round or just part of the year.
- In the remainder of Albemarle County (areas in tan), 100-foot buffers are required on both sides of streams that flow year-round.
- On lands adjacent to public water supply reservoirs (areas in red), buffers must extend 200 feet from the 100-year floodplain.
- Around ponds associated with streams requiring buffers, 100-foot buffers are required.
- Other requirements may apply along wetlands floodplains.



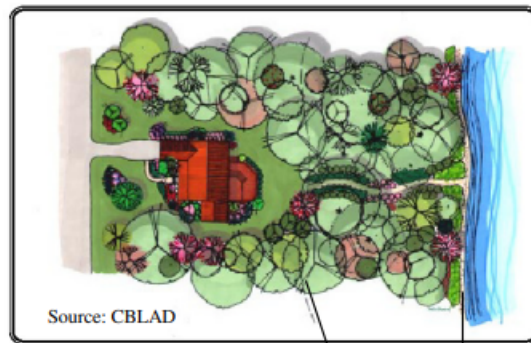
"Buffers can benefit you through increased property values, reduction in noise, and saving land from erosion."

How do I maintain my buffer?

- keep existing areas wooded
- allow for native plants to establish
- minimize lawn area; grass root systems are not strong enough to resist erosion along stream banks

The diagram at left shows how you can provide an access path to the water, a view of the water from the house (sight line), and maintain the 100-foot buffer.

Diagram of buffer area



Source: CBLAD

100 foot buffer

Stream Health Initiative Phase II Proposals

		EXISTING STAFF TIME	ADDITIONAL STAFF TIME (FTEs)	TIMEFRAME (YEARS)	COST	ALIGNMENT
1	Stream Buffer Overlay District					
2	Strengthen Restoration & Mitigation Requirements			 	\$	
3	Environmental Restoration ZTA					
4	Sustainable Onsite Sewage Treatment Systems		  	    	 \$\$\$\$	
5	Development Phase Carryover Items		 			
6	Land Conservation for Water Quality					
7	Riparian Conservation Assistance Program				 \$\$\$	
8	Stability for Agricultural Cost-Share Programs				 \$\$	
9	Leverage Agricultural BMP Incentives				 \$\$\$	
10	Expand Albemarle Conservation Assistance Program (ACAP)				 \$\$	
11	Low-Impact Development Study			 		
12	Stream Quality Assessment Program				 \$	
13	New Landowner Education Project			 	 \$	
14	Expand Watershed Education in Schools				 \$	

● CDD Led Project
● FES Led Project

 0-80 Hours
  81-320 Hours
 >320 Hours

 Recurring Cost

\$ <\$50,000

\$ \$ \$51,000-100,000

\$ \$ \$ \$100,000-500,000

\$ \$ \$ \$ >\$500,000

COMPREHENSIVE PLAN
CLIMATE ACTION PLAN
BIODIVERSITY ACTION PLAN