

**PROGRAM ELEMENTS**

- : New Development
- 9 Residential
- 9 Commercial Activities
- 9 Industrial Activities
- 9 Municipal Facilities
- 9 Illegal Discharges

**DESCRIPTION:**

This BMP represents an important opportunity to reduce pollutants in stormwater runoff by using a comprehensive planning process to integrate water quality concerns into the development and redevelopment process. It is applicable to all types of land use and represents one of the most effective pollution prevention practices.

**APPROACH:**

The land use planning process need not be complex. A basic schematic model involves:

- < Phase 1 - Goals: Determine clear-cut water quality goals.
- < Phase 2 - Study: Identify planning area, gather pertinent data, and write a description of the planning area and its associated problems.
- < Phase 3 - Analysis and Synthesis: Determine and prioritize the water quality needs as they relate to land use.
- < Phase 4 - Recommendations: Future courses of action are developed to address the identified problems and needs determined previously.
- < Phase 5 - Adoption: The recommendations are presented to a political body for acceptance and implementation.
- < Phase 6 - Implementation: Recommendations adopted by the political body are implemented by the locality.

**LIMITATIONS:**

- < Land use planning/management frequently addresses sensitive public issues. Restrictions on certain land uses for the purpose of mitigating stormwater pollution may be politically unacceptable.
- < The use of land use controls and planning for water quality improvements may be limited by the lack of staff to enforce various aspects of local zoning and building codes.
- < The planning process addresses many public needs and legal requirements which often are in conflict with one another. It is difficult but extremely important to integrate and balance these sometimes competing programs.



**TARGETED POLLUTANTS**

- ▬ Sediment
- : Nutrients
- ▬ Heavy Metals
- ▬ Toxic Materials
- 9 Oxygen Demanding Substances
- 9 Oil & Grease
- : Floatable Materials
- 9 Bacteria & Viruses

▬ High Impact
: Medium Impact
9 Low or Unknown Impact
<b>IMPLEMENTATION REQUIREMENTS</b>

- 9 Capital Costs
- 9 O&M Costs
- ▬ Regulatory
- 9 Training
- : Staffing
- 9 Administrative

▬ High	: Medium	9 Low
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