2.3 Exemptions

If your project meets the following criteria established in the LDC Chapter 5.06.02(A) Exemptions then you are exempt from the stormwater management requirements presented in the LDC Chapter 5.06.00 Stormwater Management. In order for the exemption to apply, the following criteria must be met:

A. The project creates 3% or less of the total lot area or a maximum of 250 square feet of cumulative new impervious surface area (whichever is larger);
B. New and existing single family projects creating 5% or less of total lot area of cumulative new impervious surface are exempt from meeting flood attenuation requirements;
C. Single-family lots, immediately adjacent to a coastal dune lake or other tidally influenced waterbodies and connected protected jurisdictional wetlands are exempt from meeting flood attenuation requirements; however, water treatment criteria must still be achieved.
D. Additionally, applicants will need to demonstrate the following:
   a) No drainage system shall act in a manner that would divert and channelize areas of overland sheet flow, thereby creating point source discharges that will adversely affect wetlands, or areas beyond the applicant’s perpetual control; and
   b) The applicant shall include provision of a typical lot layout showing proposed driveways, buildings, and other impervious areas and the anticipated percentage of impervious surfaces resulting from projected construction on individual residential lots.
For projects located south of the Choctawhatchee Bay, the following criteria must be met in order to qualify for an exemption:

A. The structure must be elevated and stem wall, piling or pier supported; and
B. No additional grading or filling will be allowed with the exception of the driveway and up to a two car garage [See de Minimis criteria listed in LDC Chapter 5.06.01(A)(1)(c)];
C. The maximum ISR must be equal to or less than 40%. The ISR is a percentage and is calculated by dividing the total impervious area by the total area of the site. To determine the maximum amount of impervious area use the following equation:

\[
\text{Total Site Area} \times 0.4 = \text{Maximum Impervious Area (ft}^2\text{)}
\]

Use the following equation to calculate the current impervious surface ratio:

\[
\begin{align*}
\text{Impervious Area (ft}^2\text{)} & = \frac{\text{Impervious Surface Ratio}}{\text{Total Site Area (ft}^2\text{)}} \\
17,424 \text{ ft}^2 & = 0.4 \\
43,560 \text{ ft}^2 &
\end{align*}
\]

Exemptions

- Is Your Structure Pile Supported?
  - No: Stormwater Management Plan Required
  - Yes: Does Not Apply

- Are You Planning On Filling And/Or Grading?
  - No: Does Not Apply
  - Yes: Stormwater Management Plan Required

- Is The Impervious Surface Ratio 40% or Less?
  - No: Stormwater Management Plan Required
  - Yes: Does Not Apply