

Radnor Township’s New Stormwater Management Ordinance Highlights

Effective October 13th, 2022, Radnor Township’s new Stormwater Management Ordinance will be in effect. The following is a summary of some of the bigger changes that take place in the new ordinance.

Some big things in the new ordinance include green infrastructure, incentives to reduce impervious surface area, a simplified stormwater management approach, and many others. These changes allow for residents to have more choices when it comes to stormwater management.

- In the previous version of the stormwater ordinance, groundwater recharge methods had to be implemented when an impervious area between 500 and 1,499 SF was being created. This process was allowed to be implemented by either stone bed or pipe. In the updated stormwater ordinance, more options have been given to achieve groundwater recharge. Additionally, recharge is now required for added impervious areas between 500 and 999 SF.

Furthermore, decks with space between boards will no longer count as impervious area. A grading permit will not be required for a deck, but a building permit will still be required.

Requirements Based on Area of New Impervious			
2005 SWM Ordinance		New SWM Ordinance	
Area (SF)	Requirement	Area (SF)	Requirement
0-499	No BMP req'd	0-499	No BMP req'd
500-1,499	Recharge via stone bed or pipe	500-999	Recharge via stone bed, pipe infiltration trench, rain garden/bioinfiltration area

- The following methods can now be used to achieve recharge:

- **Infiltration Trench**

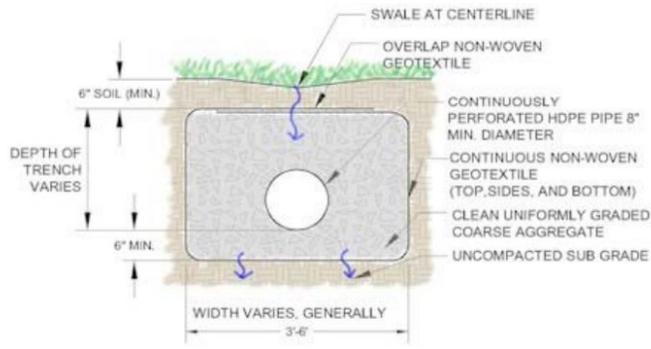


Figure 6.4-1

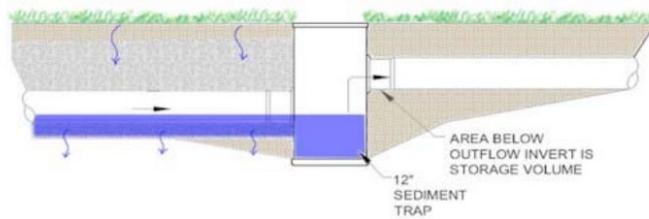
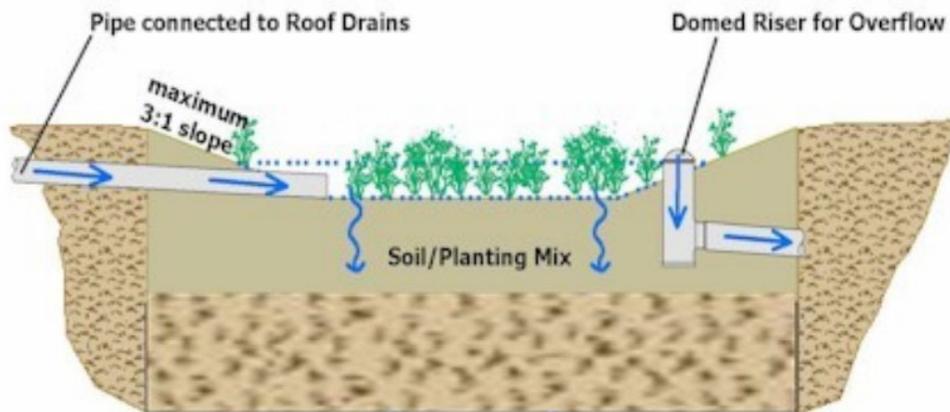


Figure 6.4-2

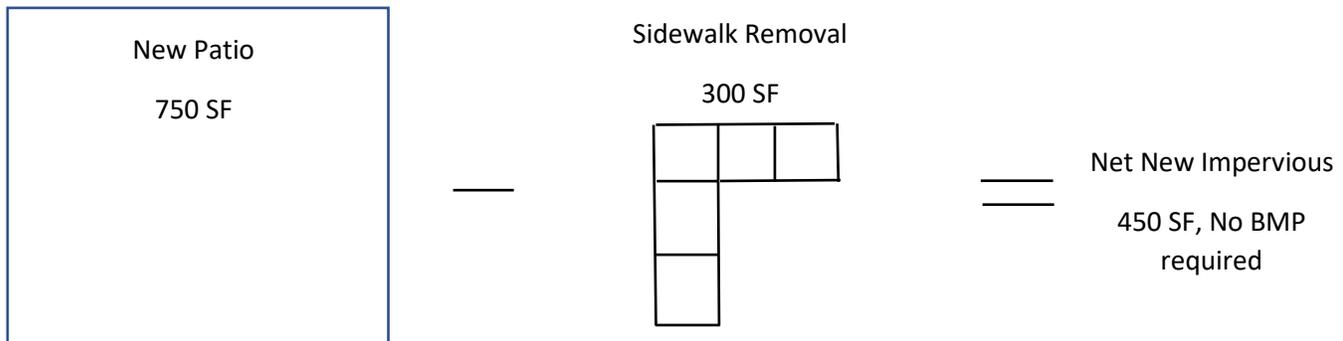
- **Rain Garden / Bioinfiltration Area**



- Another big change with the new ordinance is the amount of added impervious that requires a stormwater management plan. A stormwater management plan is now required when 1,000 or more SF of impervious is created, as opposed to the 1,500 SF requirement with the old stormwater ordinance.

Requirements Based on Area of New Impervious			
2005 SWM Ordinance		New SWM Ordinance	
Area (SF)	Requirement	Area (SF)	Requirement
≥ 1,500	SWM	≥ 1,000	SWM

- In the updated stormwater ordinance, removal of existing impervious surface (up to 999 SF) is now incentivized! This is explained in the following example scenario:
 - Barbara is building a 750 SF concrete patio. Normally, this would require recharge because it's more than 500 SF of new impervious. However, Barbara has an old 300 SF sidewalk on her property that she doesn't need anymore. With the new ordinance, Barbara can choose to have this sidewalk removed and replaced with grass, bringing her net new impervious to 450 SF. This falls below the area that requires any recharge or stormwater management, meaning no BMP is required!



- Appendix B of the stormwater ordinance shows the simplified approach for stormwater management. This approach lets you calculate required BMP sizes based on the amount of impervious area being created. Here's an example scenario:
 - Barbara now wants to build a new 600 SF asphalt driveway on her property. This is more than 500 SF of impervious, so she needs a BMP for recharge. Barbara decides on installing a Cistern, and consults Appendix B to calculate the required volume. The calculation process can be found in Appendix B of the Stormwater Ordinance.

Radnor Township is very excited for the new Stormwater Management Ordinance to be implemented. Please see the PA DEP Stormwater Best Management Practices Manual for an additional stormwater management resource.