

**CITY OF OAK HILL
REGULATIONS GOVERNING
RADNOR LAKE NATURAL AREA IMPACT ZONE**

14-139. Radnor Lake Natural Area Impact Zone. The Radnor Lake State Natural Area is identified as a unique natural resource for the use and enjoyment of the citizens of Oak Hill and the larger metropolitan area and is worthy of special protection. Therefore, the Radnor Lake Natural Area Impact Zone is hereby recognized and established as a part of this ordinance. The Radnor Lake Natural Area Impact Zone ("impact zone") includes all areas determined as having a visual and/or watershed impact on the natural area and is delineated on the city zoning map. Said map is adopted by reference and available in the office of the city manager. The applicant shall pay, as adopted by board of commissioners resolution, for review by the planning commission for the Radnor Lake Impact Ordinance or in connection with the steep slope ordinance.

- (a) Site plan required. No building permit shall be issued for any lot in the impact zone until a site plan meeting the following requirements has been approved by the planning commission. Said site plan shall show:
 - (1) The exact size, shape, and location of the lot, and the existing drainage pattern,
 - (2) The proposed location of all buildings, driveways, and drainage ways,
 - (3) The type and location of erosion control methodology,
 - (4) Contours at vertical intervals of no more than five feet (5'),
 - (5) The extent of natural tree cover and vegetation,
 - (6) The location of any on-site soil absorption sewage disposal system,
 - (7) The exact area where any natural vegetation is proposed to be removed,
 - (8) The size, type, and height of all buildings proposed to be constructed.
- (b) Development standards. The following standards shall be used as a guide for builders, developers, property owners, and the planning commission in minimizing the impact on the natural area:
 - (1) The clearing of trees and vegetation shall be limited to the area required for driveways, turnarounds, the house site, and a reasonable area around the house for landscaping purposes for all areas within the Radnor Lake Natural Area Impact Zone. The intent here is to limit visibility from the natural area to any structure. The planning commission may require replacement of removed trees up to the caliper inches removed.
 - (2) The site for the house shall be situated so that ridgelines and down slopes to the natural area are avoided to the maximum extent possible.
 - (3) Erosion control measures shall be employed to prevent all soil material from leaving the site. Additionally, all aspects of the Metropolitan Nashville Storm Water Management Ordinance shall apply as appropriate.
 - (4) The maximum height of any building shall not extend more than forty feet (40') above the ground level at any point.
- (c) Subdivision review requirements. Any development occurring within the Radnor Lake Impact Zone which is a subdivision as defined by the Oak Hill Subdivision Regulations shall be required to observe the following provisions, which are supplemental to the other regulations:
 - (1) Road locations shall be situated so as to minimize to the maximum extent possible any visibility from the lake or trails.
 - (2) Erosion control measures shall be employed to prevent all soil materials from entering the natural or man-made drainage ways which are located within the Radnor Lake watershed. This shall be required as a part of the preliminary plat approval process, and certification as to the effectiveness of the erosion control measures shall be required of the design engineer.
 - (3) Cutting trees and removal of the natural vegetation shall be discouraged and limited to the subdivision roadways and required slopes. Individual lots shall be subject to the requirements in § 14-139(b) above. (Ord. #12-16, Jan. 2013)