City of Warr Acres

Low Impact Development (LID) Overview for Developers

Low-Impact Development (LID) is a land development approach that prioritizes mimicking natural hydrology and minimizing environmental impacts, particularly related to stormwater management. For developers, LID offers potential cost savings and positive environmental outcomes, making it an attractive strategy for sustainable development.

Here's a more detailed breakdown for developers:

What is LID?

* LID focuses on managing stormwater runoff close to its source, minimizing the need for large, centralized stormwater systems.
* It involves techniques like bioretention cells, rain gardens, permeable pavements, and green roofs, which help infiltrate, filter, and evaporate rainwater.
* LID aims to reduce impervious surfaces, control runoff volumes and flow rates, and improve water quality.

Benefits for Developers:

* **Cost Savings:**

LID practices can reduce the need for expensive, traditional stormwater infrastructure, potentially lowering development costs.

* **Environmental Benefits:**

LID promotes sustainable development, reducing the environmental footprint of projects and improving water quality.

* **Increased Property Values:**

Green, sustainable developments can attract environmentally conscious buyers, potentially increasing property values.

* **Regulatory Compliance:**

LID practices can help meet local and regional stormwater management regulations.

* **Community Engagement:**

Implementing LID can enhance community appeal and create more attractive, livable spaces.

* **Resource Management:**

LID can contribute to better resource management by reducing runoff and replenishing groundwater supplies.

In essence, LID offers developers a way to:

* **Reduce development costs:** by minimizing infrastructure needs.
* **Improve water quality and reduce stormwater impacts:** by mimicking natural processes.
* **Meet regulatory requirements:** for stormwater management.
* **Enhance property values and community appeal:** through sustainable, aesthetically pleasing development.
* **Make the development more attractive to environmentally conscious buyers.**

By incorporating LID principles into their projects, developers can demonstrate a commitment to sustainability and create more environmentally responsible and financially viable developments.

For more information on LID visit http//www3.epa.gov/AddressingBarrier2LID

(Notes: attach copy to Residential and Commercial Building Permits) Revised 2025