



BUILDING AND CODES DEPARTMENT

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WATER QUALITY BUFFERS

Water quality buffers are required along all waters of the state or as deemed necessary by the Building Commissioner. Buffers must be established, maintained and protected, and shall remain undisturbed for the length of the water body. Buffer zones are not primary sediment control measures and should not be relied on as such. The Building Commissioner may require water quality buffers to be established along wet weather conveyances or other drainages.

All **rivers or streams with drainage areas less than 1 square mile** require a 30 foot buffer. The buffer width shall be measured from the top of the stream bank.

All **rivers or streams with drainage areas more than 1 square mile, or which have been designated as impaired**, require a 60 foot buffer. With approval, buffer averaging is allowed as long as the minimum width of the buffer zone is more than 30 feet at any measured location. The buffer width shall be measured from the top of the stream bank.

Ponds and lakes are required to establish and maintain a managed 30 foot buffer.

Wetlands require a 60 foot buffer. With approval, buffer averaging is allowed as long as the minimum width of the buffer zone is more than 15 feet at any measured location. The buffer width shall be measured around the outer edge of the identified wetland. Native vegetation shall be undisturbed in this buffer. For those wetlands where the designation or extent of the wetland is in dispute, Montgomery County will rely on wetland determinations that are approved by the US Army Corps of Engineers or the Tennessee Department of Environment and Conservation.

No structures or land disturbing activities are allowed within the area surrounding a **sinkhole** that is delineated by the 100 year flood zone contour line, determined assuming plugged conditions (zero cubic feet per second discharge). Subsurface Sewage Disposal System secondary disposal fields (duplicate area disposal fields) may be allowed within the 100 year flood zone contour line if approved by the Tennessee Department of Environment and Conservation. Storm water flowing into a sinkhole from a construction or development site must be treated to prevent pollutant introduction into the sinkhole.

No structures or land disturbing activities are allowed within the area surrounding a **Class 5 Injection Well** that is delineated by the 100 year flood zone contour line, determined assuming plugged conditions (zero cubic feet per second discharge).

The following activities are forbidden within buffers without prior written permission from the Building Commissioner.

Burning.

Dredging, filling or dumping.

Using, storing, applying or disposing of pesticides, herbicides, fertilizers or any hazardous materials.

Storage of bulk materials

Removal of vegetation with the exception of vegetation that poses a threat to property or personal safety, or which would create a significant blockage to stream flow. Any vegetation removal requires written approval from the Building Commissioner.

Development, construction or placement of structures with the exception of structures or projects that are approved by the Tennessee Department of Environment and Conservation, the Tennessee Wildlife Resources Agency, the U.S. Army Corps of Engineers.

Water Quality Buffer Delineation. Water quality buffers shall be marked along the length of the feature with approved permanent signage placed along the outer edge of buffer at intervals of 200 feet or less.

The following note must be included on the Final Plat if there is a designated water quality buffer: **“Water Quality Buffer. There shall be no clearing, grading, construction or disturbance of soil and/or native vegetation within a designated water quality buffer unless permitted by the Montgomery County Building Commissioner.”**