

☞ What are stream setbacks?

The setbacks are environmentally sensitive buffer areas near a stream where development is not allowed. Keeping these areas in a natural state and free of pavement and buildings lets nature clean storm water before it enters a stream.

☞ Where are the setbacks?

The setbacks are the greatest of:

- 100 feet from the middle
- The 100-year floodplain
- A specialized calculation based on the land area that drains to a stream



☞ Why do we need stream setbacks?

Keeping the water clean

When it rains, lawn chemicals and grease from roads flow toward our streams.

Setback areas allow mother nature to filter the runoff before it reaches the stream.

Saving our wells

Less pavement means more water soaks into the ground. Setbacks keep wells from running dry.

Reducing flooding

Setbacks keep areas near streams planted with grasses and trees instead of pavement.

After a heavy rain, the water can soak into the ground instead of overflowing into our backyards.

Protecting our property values

Analysis shows that houses near protected open space appreciate faster. Plus, a clean stream makes everyone's property more attractive.

Who is affected by the setbacks?

People who own property next to a stream or other small waterway

When did these rules start?

In late 2006, the Ohio EPA published these rules in their statewide water quality management plan.

The rules require local communities to establish stream setbacks.

How do I know if there are stream setbacks on my property?

There is a complete map showing all the setback areas.

For more copies, contact the Franklin County Planning Department.



More Information

Find out more about
Stream Setback Protection Areas



Franklin Soil and Water Conservation District
Connecting People with Natural Resources

Kelly McCutcheon 486-9613
kelly-mccutcheon@franklinswcd.org



Franklin County Planning Department

Ben Weiner 462-2784
biweiner@franklincountyohio.gov

Big Darby Watershed

Stream Setback Protection Areas

