Issue:
What are the retention requirements for lots less than one-half acre in size (for commercial and residential lots)?

Interpretation:
City Code Section 32A-24 requires on-site retention of stormwater for all developments equal to or exceeding one-half acre in size. This section further states that all developments shall not increase the one-hundred-year two-hour peak runoff, change the time of the peak, nor increase the total runoff from its pre-development values.

City of Phoenix Storm Water Policies and Standards Section 3.8, Item 17, states that storm water storage requirements may be waived in cases for in-fill areas or re-development parcels.

City of Phoenix Storm Water Policies and Standards Section 6.8, Item 1 allows the requirement for a 100-year, 2-hour design event to be waived for isolated developments under 1/2 acre if there will be no drainage problems created downstream.

City of Phoenix Storm Water Policies and Standards Section 6.8, Item 3 specifies that when detention is allowed, post-development peak discharges shall not exceed pre-development discharges and first flush water quality criteria must be met.

Based on the above, on-site retention for the 100-year, 2-hour event is not required for individual developments on lots less than one-half acre in size. Post-development discharges shall not exceed pre-development discharges and first flush retention must be provided. The first flush requirement can be addressed by retaining the first 0.5 inches of rainfall on the site. This should make it possible to develop small parcels while ensuring that NPDES (National Pollutant Discharge Elimination System) requirements are met and no drainage problems are created downstream.