

422 Buffer For Waterbodies

422.1 Plans

All waterbodies and streams shall be accurately shown on any plan submitted with any application for zoning approval.

422.2 Waterbodies

For the purposes of protecting water quality a buffer zone/building setback of not less than fifty (50) feet shall be maintained from the high water mark of any body of water or from the normal high water mark on each side of any stream. No buildings, structures (except uncovered docks), roads, parking areas, sewage disposal systems or other earth disturbances or impervious surfaces shall be constructed or placed within this buffer zone, except for approved stream crossings and accessory structures less than one-hundred forty-four (144) square feet in area. In residential subdivisions this strip shall be protected via a protective easement. Additional setbacks and buffers may be required by the Township as deemed necessary by the Township to meet the intent of this Ordinance and to otherwise protect the public health safety and welfare. In cases where Township Flood Plain Regulations require larger buffers, such regulations shall control.