

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF HAYCOCK TOWNSHIP BOARD OF SUPERVISORS AMENDING THE TOWNSHIP ZONING ORDINANCE of 1975, AS AMENDED, TO ADD A DEFINITION FOR FLOODPLAIN, FLOODPLAIN PROTECTION STANDARDS AND REVISED SITE CAPACITY CALCULATIONS**

Haycock Township Board of Supervisors upon review by the Bucks County Planning Commission and Haycock Township Planning Commission hereby enacts and ordains the following Ordinance:

**ARTICLE I**      **Section 229 Flood Fringe** is deleted in its entirety.

**ARTICLE II**      **Section 229 Definitions, Floodplain** is revised to read as follows:

FLOODPLAIN - Any areas of Haycock Township, classified as special flood hazard areas (SFHAs) in the Flood Insurance Study (FIS) and the accompanying Flood Insurance Rate Maps (FIRMs) dated March 16, 2015 and issued by the Federal Emergency Management Agency (FEMA) or the most recent revision thereof, including all digital data developed as part of the Flood Insurance Study and,

For areas abutting streams and watercourses where the one hundred year floodplain (one percent [1%] annual chance flood) has not been delineated by the Flood Insurance Study, the applicant shall submit a floodplain identification study. The study prepared by a registered professional engineer expert in the preparation of hydrologic and hydraulic studies shall be used to delineate the one hundred year floodplain. The floodplain study shall be subject to the review and approval of the Township. All areas inundated by the one-hundred year flood shall be included in the Floodplain Area.

**ARTICLE III**      **Section 231 Floodway** is deleted in its entirety.

**ARTICLE IV**      **Section 504 Environmental Performance**, Standards, paragraph a, is revised to read as follows:

a. Floodplain - Any areas of Haycock Township, classified as special flood hazard areas (SFHAs) in the Flood Insurance Study (FIS) and the accompanying Flood Insurance Rate Maps (FIRMs) dated March 16, 2015 and issued by the Federal Emergency Management Agency (FEMA) or the most recent revision thereof, including all digital data developed as part of the Flood Insurance Study and,

For areas abutting streams and watercourses where the one hundred year floodplain (one percent [1%] annual chance flood) has not been delineated by the Flood Insurance Study, the applicant shall submit a floodplain identification study. The study prepared by a registered professional engineer expert in the preparation of hydrologic and hydraulic studies shall be used to delineate the one hundred year floodplain. The floodplain study shall be subject to the review and

approval of the Township. All areas inundated by the one-hundred year flood shall be included in the Floodplain Area.

Floodplain shall be permanently protected and undeveloped, except that utilities, roads and driveways may cross floodplain where design approval is obtained from the Pennsylvania Department of Environmental Protection and as permitted within the Haycock Township Floodplain Ordinance.

**ARTICLE V Section 504 Environmental Performance Standards**, paragraph b is revised to read as follows:

- b. Floodplain Soils – Such areas shall remain undeveloped, except that utilities, roads and driveways may cross floodplain soils where design approval is obtained from the Township and the PA Department of Environmental Resources (where applicable) and where no other reasonable access is available. Floodplain soils shall not be used for Site Capacity Calculations (Section 501) protected where the one-hundred year floodplain is established pursuant to Section 504, paragraph a.

**ARTICLE VI Section 507 Floodplain Regulations**, is revised to read as follows:

Section 507 Floodplain Use Regulations

a. Uses Permitted by Right

The following uses and activities are permitted in floodplain provided that they are in compliance with the provisions of the underlying zoning district, conform to all requirements of the Haycock Township Floodplain Ordinance, are not prohibited by any other ordinance and do not require structures, fill or storage of materials or equipment.

- (1) Agricultural uses such as general farming, pasture grazing, outdoor plant nurseries, horticulture, truck farming, forestry, sod farming, and wild crop harvesting.
- (2) Public and private recreational uses and activities such as parks, day camps, picnic grounds, golf courses, boat launching and swimming areas, hiking, bicycling and horseback riding trails, wildlife and nature preserves, game farms, fish hatcheries, tennis courts and hunting and fishing areas.
- (3) Yard areas for residential and non-residential uses.
- (4) Temporary uses such as circuses, carnivals, and similar activities.
- (5) Stream crossings for utilities, driveways and streets.

b. Uses permitted by Special Exception

The following uses and activities are permitted in floodplain by special exception provided that they are in compliance with the provisions of the underlying district, conform to all requirements of the Haycock Township Floodplain Ordinance and are not prohibited by any other ordinance:

- (1) Utilities, public facilities and improvements such as streets, bridges, transmission lines and pipe lines.
- (2) Water related uses and activities.
- (3) Storage of materials and equipment provided they are not buoyant, flammable or explosive, and are not subject to major damage by flooding, and provided such material and equipment is firmly anchored to prevent flotation or movement. Storage of materials and equipment listed in Section 5.04 of the Haycock Township Floodplain Ordinance shall be prohibited.
- (4) Pervious parking areas.

**ARTICLE VII** Repealer. This Ordinance hereby repeals any provision inconsistent with the Zoning Ordinance now in effect or of other Ordinances, to the extent of such inconsistency. All other provisions of the Zoning Ordinance of Haycock Township, not inconsistent herewith, shall remain in full force and effect.

**ARTICLE VIII** Severability. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance.

**ORDAINED AND ENACTED** into Ordinance at a regular meeting of the Haycock Township Board of Supervisors on this \_\_\_\_\_ day of \_\_\_\_\_, 2015. This Ordinance shall take effect on March 16, 2015.

Attest:

**Haycock Township  
Board of Supervisors**

\_\_\_\_\_  
Nancy M. Yodis, Secretary

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Kathleen M. Babb, Chairwoman

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Michael Lennard, Vice Chairman

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Henry DePue, Member