

ZONING

RBO RIPARIAN BUFFER OVERLAY DISTRICT

The purpose of the RBO Overlay District is to:

- Promote the general health, welfare and safety of the community;
- Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future;
- Minimize danger to public health by protecting water supply and natural drainage;
- Reduce financial burdens imposed on the community, governments and residents by preventing excessive development in areas subject to flooding;
- Protect individuals from buying lands which are unsuitable for building sites or certain uses because of flooding by prohibiting the subdivision and/or development of unprotected flood-prone lands; and
- Regulate development in flood hazard areas in accordance with the National Flood Insurance Act of 1968 (42 U.S.C. § 4001 et seq.) and the Pennsylvania Flood Plain Management Act 166 of 1978 (32 P.S. § 679.101 et seq.).

DIMENSIONAL STANDARDS

Uses permitted within the Overlay District shall follow respective base zoning district regulations, except where additional restrictions on use or dimensions are noted.

PERMITTED USES

PRINCIPAL USES

PERMITTED BY RIGHT

Campground, limited to tent sites
Commercial outdoor recreation use
Community garden
Crop farming
Forestry
Golf course
Nature reserve

Plant nursery

Public park/recreation

ACCESSORY USES

PERMITTED BY RIGHT

Accessory use and structure which are clearly customary and incidental to a permitted principal use
Bus shelter
Noncommercial recreational facility for

household use or for residents of a development (including tennis courts and swimming pools)

Satellite dish antenna or satellite antenna

Solar energy system, small

Temporary structure or use

Wind energy system, small