

ARTICLE XII

FLOOD PLAIN ZONE REGULATIONS FP-1

1201 PURPOSE

The purpose of these regulations is to protect those areas of the Township which are subject to predictable flooding during the one hundred (100) and fifty (50) year floods in the flood plain of the major rivers, their branches and tributaries with the Township so that the carrying capacity shall not be reduced, thereby creating danger to the areas previously not so endangered in time of high water. Said regulations, while permitting reasonable use of such properties, will help to protect human life, prevent or minimize material and economic losses, and reduce the cost to the public in time of emergency.

1202 PERMITTED USES

In addition to any other provisions of this Resolution, no building or structure shall be erected, converted, or structurally altered and no land and/or structure shall be used except for one or more of the following uses:

- A. Open space uses, such as farms, truck gardens, and nurseries. Such other open space uses as; preserves, bridle trails, and nature paths PROVIDED no alteration is made to the existing grade level of the flood plain or structures which may interfere with the flow of the river or its flood plain capacity.
- B. Yard and setback areas required for any district within the flood plain zone.

1203 CONDITIONALLY PERMITTED USES

The following use of land and structures may be permitted by application for and the issuance of a conditional zoning permit by the Board of Zoning Appeals after recommendation by the County Engineer or other appropriate agency and further provided that the use pattern and the structures proposed shall:

- A. Be so designed as not to reduce the water impoundment capacity of the flood plain or significantly change the volume or speed of the flow of water. Such design may be accompanied by the use of piles, stilts, cantilevering or other such construction methods which will place the

desired building and structure above the determined flood elevation is a safe manner. The foundation and structural supports of buildings and structures shall be so designed to withstand the anticipated level, volume and velocity of the floodwaters and to minimize the impeding of the natural free flow of the flood waters.

B. Be constructed under said conditional use permits so as to have minimum first floor elevation of not less than three (3) feet above the established flood plain.

C. Be designed so as not to require back filling in the flood plain areas with any material in any manner, unless through compensating excavation and shaping of the flood plain. The flow and natural impoundment of the flood plain shall be maintained or improved so that no significant or measurable change in flow or reduction in impoundment capacity of the flood plain would thereby result.

D. Be designed to accommodate utilities, roads, off-street parking, railroads, dams, rivers, structures and building for public or recreational uses, so as not to increase the possibility of flood or be otherwise detrimental to the public health, safety and welfare.

Golf Courses (see section 408)

Parks and Playgrounds (see section 411)

Plant Nursery (see section 4112)

1204 SUBMISSION OF PLANS

The provisions of Section 309 shall apply in this District.

1205 TOWNSHIP LIABILITY

Carlisle Township shall incur no liability whatsoever by permitting any use or building within a flood plain within the Township.

1206 PERMITTED SIGNS

The provisions of Article XIV shall apply in this District.

1207 OFF-STREET PARKIN AND LOADING

The provisions of Article XV shall apply in this District.

1208 GENERAL REGULATIONS

The provisions of Article III shall apply in this District.

1209 CONSTRUCTION REQUIREMENTS

All construction in the Flood Plain shall be done in accordance with local regulations currently in effect as adopted and amended.