

Almira Zoning Ordinance

Section 4.10 Greenbelt

A. To preserve and protect natural resources, water quality, and community scenic and recreational values, a greenbelt shall be established and maintained on all waterfront property. (The purpose of the greenbelt is to maintain a vegetative strip, which is to stabilize banks and shorelines; prevent erosion; absorb nutrients in water runoff from adjacent lands, structures, and impervious surfaces; and provide shading for the water to maintain cool temperatures.) The greenbelt shall include all the land area located within twenty five (25) feet of the ordinary high watermark of any watercourse abutting or traversing the property. Within the greenbelt, the following development and use restrictions shall apply:

1. No structures or impervious surfaces shall be allowed within the greenbelt. Pervious walkways may be allowed when located and designed so as not to unreasonably interfere with, degrade or decrease the effectiveness of the greenbelt.
2. No dredging or filling shall be allowed except for reasonable sanding of beaches where permitted by county, state and federal law. Existing soil and organic matter shall not be altered or disturbed within the greenbelt, except as is necessary in the management of the greenbelt.
3. The use, storage and application of pesticides, herbicides, fertilizers, biosolids, and any product containing phosphates and nitrates are prohibited within the greenbelt.
4. Materials that are unsightly, offensive, hazardous or potentially polluting, shall not be dumped, burned, or stored within the greenbelt and must meet any requirements of County, State and Federal law. A non-exhaustive list of examples of such materials includes garbage, trash, refuse, petroleum products and toxic chemicals.
5. Shorelines composed of naturally occurring sand, gravel, cobblestone or rock shall be left in their natural state.
6. Natural shrubbery, trees, or other vegetation shall be preserved as far as practicable, and where removed it shall be replaced with other vegetation that is equally or more effective in retarding and filtering runoff, preventing erosion and preserving natural beauty. Management of natural vegetation within a greenbelt may be allowed to enhance wildlife habitat or views or to maximize the effectiveness and beauty of the greenbelt.
7. Dead, diseased, or dying trees or trees in danger of falling and causing damage or stream blockage may be removed and replaced. The root structure of such trees shall be left undisturbed in order to reduce the risk of erosion and disturbance of the greenbelt; however, if the root structure is diseased or represents a danger to surrounding vegetation, then the root structure may be moved or removed.
8. The greenbelt shall be shown on any plot plan or site plan submitted for approval during the process of developing a waterfront parcel. Almira Township Zoning Ordinance Article IV – General Provisions 4-9
9. All of the following shall meet all applicable County, State or Federal laws and shall not be located within three hundred (300) feet of a greenbelt; above and below ground commercial petroleum facilities; gas stations; automobile repair shops; auto washes; oil change establishments; slaughterhouses; industrial uses involved in the manufacturing, compounding, processing or treating products; solid waste landfills; junkyards, confined animal feedlots; and subsurface discharges from a wastewater treatment plant.

Section 4.20 Natural Features and Open Space Protection

The following shall apply to all development proposals for which a site plan is required.

A. A twenty-five (25) foot filtration buffer along streams and tributary swales shall be established to inhibit erosion and sedimentation and preserve their natural character; the standards of **Section 4.10 Greenbelt** shall apply.

B. Existing grades and topography are to be retained; mass grading or extensive filling and land balancing shall be restricted to the minimum extent necessary for reasonable use of the land.

C. Slopes over eighteen percent (18%) and unique wildlife habitats shall be preserved to the maximum extent possible.

D. The proposed development shall be planned to avoid, to the maximum extent feasible, the cutting, trimming, or clearing of trees and other natural vegetation, within one hundred (100) feet of any watercourse.

E. Dedication of lands and facilities for passive and active outdoor recreational activities shall be contiguous to or link current Township open spaces; such lands provide for the recreational needs of the residents and or preserve significant natural features.