

§ 170-87. General zoning requirements.

P. Flood hazard areas. No construction permit shall be issued nor shall any storage of material or equipment or other use be permitted within any flood hazard zone, as set forth in Article X of this chapter, until all requirements of said article are fully complied with. In addition, no building or structure shall be erected, built or placed on any lot located in any part or section of any zoning district bordering the Passaic River and which is subject to being flooded by the waters of said river, unless the first-floor level of such building or structure shall be at an elevation of at least 176 feet above mean sea level.

- (1) No structure (except docks, piers, boathouses or similar structures related to watercourses) shall be constructed, placed, erected or extended closer than 30 feet to the bank or edge of a pond, river, brook or natural watercourse.
- (2) Within 100 feet of such bank or edge of a pond, river, brook or natural watercourse, no structure shall be built and no permit shall be issued (except for docks, piers, boathouses or similar structures related to watercourses) until the Township Engineer certifies, in writing, to the Construction Official that, in his opinion:
 - (a) The structure will not be reached by the overflow of such pond, river, brook or natural watercourse during storms of ten-year average intensity;
 - (b) Proper facilities have been or will be provided for the disposal of sewage and surface waters, proper regard being had to the nature of the soil;
 - (c) The proposed structure, when built, can be occupied with safety and will not be entered by water to any extent which will impair the health or safety of the occupants; and
 - (d) The proposed structure will not impede the flow of surface waters through a natural swale or other watercourse.