



Watercourse + Floodplain Protection

OR SCAN ME!



Learn more at:
www.townofbethlehem.org/940/Zoning-Update

BUFFERS as a tool to protect watercourses + floodplains

Buffers are a type of development setback that establish a regulated zone between certain activities and the watercourse. They are often comprised of undisturbed native vegetation and provide a natural and gradual transition from terrestrial to aquatic environments. Protection or restoration of vegetated buffers along watercourses reduces stormwater runoff, flooding, erosion, and also provides valuable wildlife habitat.

The width of a buffer depends on the resource being protected. For example, absorbing floodwaters from large storm events and protecting habitat requires a wider buffer width than if the objective is simply to preserve the integrity of the streambank.

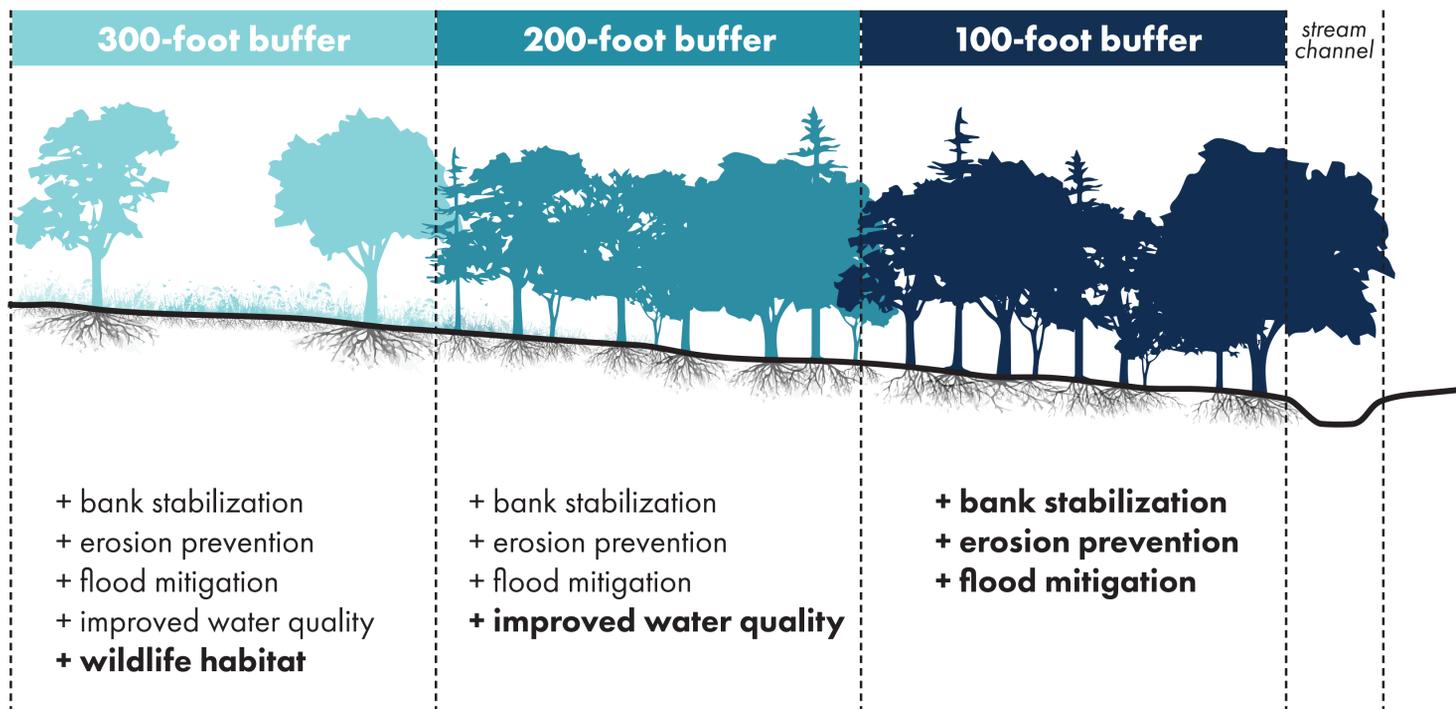
The map and graphics to the right and below explore different buffer distances, **which may be used to regulate future development.**



EXAMPLE: Buffers along the Dowerskill in the Brookhaven neighborhood.

- 100-foot buffer
- 200-foot buffer
- 300-foot buffer

BENEFITS achieved by different buffer sizes



? We Want to Hear From You!

How do you think buffer distances should be determined? Place a dot next to the statements you support.

A uniform buffer distance should be used regardless of stream classification and environmental context (e.g., topography, soil, vegetation, adjacent land uses).

YES! I support this.

A variable buffer distance should be used based on the stream classification, active river area, and environmental context.

YES! I support this.

What future development activities should be allowed within different buffer zones?

Place a dot in each box with which you agree.

FUTURE ALLOWABLE ACTIVITIES	BUFFER ZONES		
	100-foot buffer	200-foot buffer	300-foot buffer
Primary structure construction <i>(e.g., a new house)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory structure construction <i>(e.g., a new shed)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trail / park creation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking lot construction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Use of permeable surfaces only	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OTHER USE CONSIDERATIONS? Use a post-it note or comment card to share your thoughts?