

**Stream Buffers**

- A. Setback No new principal buildings, off-street parking, loading area or commercial or industrial outdoor storage area shall be located within twenty-five feet of the top of the primary bank of any perennial waterway.
- B. No new or expanded paving or stone surface shall be placed within the setbacks established by Mountain Lake Park's duly adopted Flood Plain Ordinance No. 2013-1, adopted on September 5, 2013, except for:
  - 1. Trails that will not serve motor vehicles;
  - 2. Necessary road and driveway crossings that are approximately perpendicular to the stream; and
  - 3. Temporary waterway crossings related to construction, provided such crossings are approved by applicable State agencies.
- C. Property owners are strongly encouraged, but not required, to maintain the stream buffers in natural vegetation, and to plant new trees in areas without significant existing vegetation. Subdividers are encouraged to establish deed restrictions to limit tree cutting within this buffer.