

5.0 CAPABILITY ASSESSMENT

5.1 Update Process Summary

The purpose of the capability assessment is to identify strengths and weaknesses that affect the ability of the county and participating jurisdictions to implement mitigation actions. It is important to perform a capability assessment to develop a comprehensive and implementable mitigation strategy. Capabilities include a variety of regulations, existing planning mechanisms, and administrative capabilities provided through established agencies or authorities.

The capability assessment has three main components:

- Document Review - an inventory of the county's existing planning and regulatory tools and a review and incorporation of existing plans and other technical information as appropriate.
- Discussion of participation in the National Flood Insurance Program.
- Municipal Self-Assessment - an analysis of municipal capacity from a planning, policy, staffing, training, outreach, and political will standpoint.

Bucks County has a number of resources it can utilize to implement hazard mitigation initiatives, including emergency response measures, local planning and regulatory tools, administrative assistance and technical expertise, fiscal capabilities, and participation in local, regional, state, and federal programs. The presence of these resources enables community resiliency through actions taken before, during, and after a hazard event.

The 2026 plan update included a Capability Assessment Survey, which was developed based on the most recent PEMA and FEMA guidance, then distributed to all 54 municipalities, in an effort to identify local capabilities and resources which support hazard mitigation in Bucks County. The 2026 HMP was built from the previous (2021) plan to provide an updated inventory of the most critical local planning tools available within each municipality, and summarizes fiscal and technical capabilities available through programs within and outside of the county. This latest plan update also identifies emergency management capabilities and processes used for implementation of the National Flood Insurance Program (NFIP).

The Capability Assessment survey asked about the most common plans, tools, and programs found in Bucks County communities; about staff and personnel resources available to these municipalities; about financial resources; about the community political willingness to enact policies and programs related to mitigation; and requested a self-assessment of capabilities. In addition, communities completed FEMA's National Flood Insurance Program (NFIP) Worksheet as a part of assessing their capabilities. The NFIP Worksheet was developed to obtain information on participation in and compliance with the NFIP as well as to identify areas for potential mitigation actions. A number of the data points and statistics available via FEMA's Community Information System (CIS) were pre-populated on the worksheet, allowing municipalities to focus their comments on how they implement the NFIP in their community. While the capability assessment serves as a good instrument for identifying local capabilities, it also provides a means for recognizing gaps and weaknesses that can be resolved through future mitigation actions. The results of this assessment lend critical information for developing an effective mitigation strategy.

This mitigation strategy, including the goals and actions, is incorporated into relevant planning mechanisms based on their relevance to specific plans and ordinances. For example, all structural projects should be included in the Capital Improvements Program. Land use and zoning related projects should be incorporated into the next update of the County's Comprehensive Plan through collaboration with the county and local Planning department. Likewise, information from relevant planning documents was used to inform and update the Hazard Mitigation Plan. A general list of relevant plans and documents and corresponding areas for incorporation are listed below:

Table 5.1-1 Relevant Documents

Relevant Documents	Hazard Mitigation Planning Elements
Comprehensive Plan/Land Use Plan, Bucks2040 Vision Plan, Zoning/Subdivision Regulations, Floodplain Ordinance, Open Space Plan, Countywide Action Plan, Annual Reports	Demographic data, land use, development trends, and floodplain management information
Stormwater Management Act 167 Plan, Long-Range Transportation Plan, Capital Improvement Plan	Stormwater management and infrastructure data and projects
Evacuation Plan, Emergency Operations/Response Plan, Continuity of Operations Plan	All-hazards information for evacuation, response and recovery
2020 Bucks County Hazard Mitigation Plan	Mitigation progress and solutions

5.2 Capability Assessment Findings

Challenges

Bucks County has significant flood exposure along the approximately 64 miles of the Delaware River that border the County. Though the Delaware River provides the county with natural resources, scenic beauty, and recreational activity, the river and its tributaries have contributed to numerous flooding events. There have been 161 flood events since 2000 (see Table 4.3.4-2); these flood events most typically are the result of heavy precipitation causing flooding along rivers and streams especially the Delaware River and Neshaminy Creek.

Bucks County and its municipalities are working hard to mitigate the negative impacts of flooding. For example, the County has acquired or elevated flood-prone properties by utilizing grant funding, including to mitigate repetitive loss properties. There is strong planning and regulatory capability between the municipalities and the county government. Planning related to mitigation, flooding, watersheds, stormwater management, and comprehensive planning should decrease the county's vulnerability to hazards in the future.

Bucks County is actively developing a Threat and Hazard Identification and Risk Assessment (THIRA) and Stakeholder Preparedness Review (SPR). The following capability gaps have been identified for Bucks County (Matthews, 2021):

Hazard Capability Gaps

Flooding / Hurricane: The capability gap for this event is to be able to provide timely rescue services during flooding events due to limited manpower trained in and equipment for Swift Water Rescue teams.

Hazardous Materials: The capability gap for this event lies with the ability for the Bucks County Special Operations HazMat Team to solely respond to hazardous material incidents. The current team is made up of primarily volunteer personnel with a limited number of Emergency Services staff providing coordination and response abilities.

Structure Collapse: The capability gap for this event lies with the ability for the Bucks County Special Operations Technical Rescue Team to solely respond to incidents. The current team is made up of primarily volunteer personnel with a limited number of Emergency Services staff providing coordination and response abilities.

Terrorism – Cyber: Cybersecurity continues to be a high-risk threat to the County’s infrastructure. Currently however, Bucks County does not possess a cyber incident plan/annex to its Emergency Action Plan nor does it regularly communicate with externally regulated critical infrastructure to ensure its resilience to an attack.

Planning Capability Gaps

Emergency Action Plans: Not all 54 municipalities regularly submit updated Emergency Action Plans and there is a varying amount of experience and abilities across the Municipal Emergency Managers, with a majority of them being volunteer. This presents some difficulty when trying to engage all 54 jurisdictions in hazard identification and prevention efforts.

Administrative and Technical Capability Gaps

Firefighters: Due to continued dwindling numbers in properly trained and available volunteer firefighters, gaps were identified for the ability to respond effectively to fire events, including multiple occurring at one time. Municipalities would likely need to enact mutual aid.

Emergency Medical Services (EMS): Gaps were identified for the County’s EMS system to effectively respond to a mass casualty incident requiring the transport of 50 people within 1 hour of incident onset. Gaps identified were due to the continued difficulty presented by individual organizations to recruit and retain paramedics and EMTs. Additionally, Bucks County has no immediate mass transportation resources operated by the county for transportation of injured persons. Mutual aid would be heavily utilized.

Mass Care Services: Gaps exist with the county’s ability to solely respond to the need for mass sheltering. This would include the ability to provide shelter and food for approximately 2 weeks. County is currently reliant upon Mutual Aid and partner organizations in addition to requiring additional support from state and federal resources.

Community Capability Gaps

Community Resiliency: Gaps were identified in ensuring that households are appropriately covered by risk-appropriate insurance for flood, wind, and seismic events.

Public Information, Warning, Mass Notification: Gaps were identified for the County’s ability to provide immediate mass notification or warning to limited English proficiency persons as well as those with functional disabilities.

Supply Chain Integrity and Security: Gaps exist in regards to the sustainability of private sector supply chains during a disaster. Bucks County currently has limited engagements with the private sector supply chain as it relates to being involved in incident management for restoration. Gaps were identified in the ability to promote awareness of threats, dependencies, vulnerabilities, and strategies with these private sectors.

An additional report that identifies capability gaps for Bucks County is The Future of Bucks County’s Fire Services. An update to the original 1990 Bucks County Community Facilities: Emergency Services Report, the document identifies the rapid decline in active firefighters within the County. Bucks County is estimated to be facing a lack of 770 active firefighters to service the area. While there is plenty of equipment to be used within Bucks, there are not

enough firefighters. The report states the solution to the lack of volunteers will be solved through regulatory, operational, and financial changes to entice and encourage additional firefighters to support the communities within Bucks County (BCPC, 2021b).

5.2.1 Planning and Regulatory Capabilities

Bucks County and participating jurisdictions have several planning and regulatory tools in place to support the goals of hazard mitigation planning. Additionally, these regulations provide opportunities for further mitigating the potentially negative effects of natural hazards.

Pennsylvania municipalities have the authority to govern more restrictively than the state and federal minimum requirements, as long as they are in compliance with all criteria established in the Pennsylvania Municipalities Planning Code (MPC). Municipalities can develop their own policies and programs and implement their own rules and regulations to protect and serve their local residents. Bucks County and municipalities have used, and could continue to use, planning and regulatory tools to support the goals of this hazard mitigation plan and to provide opportunities for further mitigating the potentially negative effects of hazards.

Municipalities implement land use controls via the adoption and enforcement of zoning, subdivision and land development ordinances, building codes, building permit ordinances, floodplain, and stormwater management ordinances. When effectively prepared and administered, these regulations can lead to hazard mitigation. For example, the adoption of the NFIP and the Pennsylvania Floodplain Management Act (Act 166 of 1978) established minimum floodplain management criteria. A municipality must adopt and enforce these minimum criteria to be eligible for participation in the NFIP. Municipalities have the option of adopting a single-purpose ordinance or incorporating these provisions into their zoning and/or subdivision and land development ordinances, or building codes, thereby mitigating the potential impacts of local flooding.

Plans and Regulations

Some of the most important planning and regulatory capabilities that can be utilized for hazard mitigation include comprehensive plans, building codes, floodplain ordinances, subdivision and land development ordinances, and zoning ordinances. These tools provide mechanisms for the implementation of adopted mitigation strategies.

The purpose of a plan/ordinance review as part of this planning process is to:

- Identify existing initiatives.
- Provide an inventory and review of sample plans and ordinances and identify sections in these documents that address hazard mitigation-related issues.
- Provide a platform to integrate plans and other documents so recommendations and strategies are not in contradiction with one another (e.g., between the HMP and comprehensive plan).

A review of updated and existing zoning and subdivision ordinances, comprehensive plans, open space and recreation plans, stormwater management plans, sediment and erosion control plans, and emergency operations plans, among others, are summarized below by level of administration (Commonwealth, regional/county, and municipal).

Land Use Planning and Regulation Tools

The subsections below provide details on the types of plans and ordinances that Bucks County and the municipalities use to support the goals of this hazard mitigation plan and provide opportunities for further mitigating the potentially negative effects of natural hazards through land use regulation.

Comprehensive Plans

Comprehensive Plans promote sound land use and regional cooperation among local governments to address planning issues. A comprehensive plan is a policy document that states objectives and guides the future growth and physical development of a municipality. These plans serve as the official policy guide for influencing the location, type, and extent of future development by establishing the basis for decision-making and review processes on zoning matters, subdivision and land development, land uses, public facilities and housing needs over time. Pennsylvania's MPC (Act 247 of 1968), as reauthorized and amended, requires counties to prepare and maintain a county comprehensive plan and to update it every 10 years. County governments are required by law to adopt a comprehensive plan, while local municipalities may do so at their option.

With regard to hazard mitigation planning, Section 301(a)2 of the MPC requires comprehensive plans to include a plan for land use, which, among other provisions, suggests that the Plan give consideration to floodplains and other areas of special hazards and other similar uses. The MPC also requires comprehensive plans to include a plan for community facilities and services and recommends giving consideration to storm drainage and floodplain management.

The existing countywide Comprehensive Plan for Bucks County was adopted in 2011. The County's comprehensive plan update, the *Bucks2040 Vision Plan*, a land use visioning plan, was published and adopted in January 2024 as a first step in the Comprehensive Plan update process. The Comprehensive Plan serves as a development guide for local officials, residents, developers, business owners, and interested agencies throughout the county. The plan identifies areas that should be targeted for both strategic development and future preservation throughout the county. The comprehensive plan details eight guiding principles that were used to identify development and preservation areas in Bucks:

- Protect natural, historic, and scenic resources;
- Preserve and expand parks, open space, and agricultural resources;
- Promote energy conservation and efficiency;
- Protect water resources and reduce waste;
- Mitigate hazards to life and property;
- Provide adequate community facilities and services;
- Enhance transportation mobility;
- Promote economic opportunity, housing diversity, and efficient use of land (BCPC, 2011a)

Additionally, all but four municipalities have developed and adopted comprehensive plans. Municipalities without comprehensive plans include Hulmeville Borough, Langhorne Manor Borough, Nockamixon Township, and Penndel Borough.

Open Space Plan

Bucks County also adopted the Open Space and Greenways Plan in 2011, used to develop a decision making, implementation and management tool which can protect and create linkages between the county's natural resources, open space and farmland, recreational facilities, and historic and cultural resources. The plan identifies corridors that could potentially host trails for public recreation, wildlife viewing, lessons in history, and alternative transportation. This acts as a guidance document for municipalities, conservation groups, landowners, and developers to identify greenways that should be preserved from development (BCPC, 2011b). Since the adoption of the Open Space and Greenways Plan, Bucks County has published six trail feasibility studies: (1) Mill-Queen Anne-Black Ditch Creeks, 2014; (2) Upper Neshaminy Creek Trail, 2014; (3) Lower Neshaminy Creek Trail, 2016; (4) Middle Neshaminy Creek Trail, 2019; (5) Newtown Rail Trail, 2019, and; (6) Liberty Bell Trail.

Municipal Waste Plan

Bucks County updated the Municipal Waste Management Plan for 2018-2028 for the Pennsylvania Department of Environmental Protection between 2014 and 2019. Municipal waste management plans provide ten-year guidance for solid waste management. This includes regulation of haulers, designation of disposal sites for municipal solid waste and recyclables, documentation of flow of municipal waste generated, and assurance of disposal capacity for ten years. The plan provides detailed descriptions of waste generated, waste facilities, and safe disposal practices in Bucks County (BCPC, 2019a).

Emergency Operations Plans

The Emergency Management Services Code (PA Title 35) requires that all municipalities in the Commonwealth have a Local Emergency Operations Plan (EOP) which is updated every two years. At least 30 of the jurisdictions in the County have or are in the process of developing an EOP. A countywide EOP also exists. Municipalities are not required to sign on to the County EOP, because County staff prefers to keep municipal emergency management coordinators actively engaged at a more local level (BCEMA, n.d.).

Emergency Debris Management Plan

In 2017, the County published their Emergency Debris Management Plan, which is focused on helping the county to respond to a natural or manmade debris-generating event (BCEMA, 2017). The plan helps identify agencies and activities that are involved in debris operations in order to help coordinate response in the case of an event. Initiatives in this plan help address debris that may be caused by hazard events, including tornadoes, floods, winter storms, earthquakes and civil disturbance.

High Hazard Potential Dam Emergency Action Plans

Pennsylvania requires a dam owner of a high hazard potential dam to prepare, update and periodically test and Emergency Action Plan. In order to meet this requirement, Emergency Action Plans have been prepared for high hazard dams located in Bucks County. Each Emergency Action Plan addresses ways to safeguard lives and reduce property damage within the inundation area; procedures for effective dam surveillance; procedures for prompt notification of emergency management officials; warning and evacuation procedures; and emergency response actions that will be taken in the event of potential or imminent failure of the dam (PA DEP, 2021d).

Zoning Ordinances

Zoning ordinances allow for local communities to regulate the use of land in order to protect the interested and safety of the general public. Zoning ordinances can be designed to address unique conditions or concerns within a

given community. They may be used to create buffers between structures and high-risk areas, limit the type or density of development, and/or require land development to consider specific hazard vulnerabilities. All municipalities in Bucks County have zoning regulations.

Subdivision and Land Development Ordinances

Subdivision and land development ordinances (SALDOs) are intended to regulate the development of housing, commercial, industrial, or other uses, including associated public infrastructure, as land is subdivided into buildable lots for sale or future development. Within these ordinances, guidelines on how land will be divided, the placement and size of roads and the location of infrastructure can reduce exposure of development to hazard events. Most jurisdictions within Bucks County have adopted and enforce a subdivision and land development ordinance: see Table 5.2-2.

Floodplain Ordinances

Through administration of floodplain ordinances, municipalities can ensure that all new construction or substantial improvements to existing structures located in the floodplain are flood-proofed, dry-proofed, or built above anticipated flood elevations. Floodplain ordinances may also prohibit development in certain areas altogether. The NFIP establishes minimum ordinance requirements which must be met in order for that community to participate in the program. However, a community is permitted and in fact, encouraged, to adopt standards which exceed NFIP requirements. Bucks County's floodplain ordinances use the Pennsylvania Model Floodplain Ordinance, and some exceed the minimums; more information on the model ordinance is in Section 5.2.1.3.

Building Codes

Building codes regulate construction standards for new construction and substantially renovated buildings. Standards can be adopted that require resistant or resilient building design practices to address hazard impacts common to a given community. In 2003, the Commonwealth of Pennsylvania implemented Act 45 of 1999, the Uniform Construction Code (UCC), a comprehensive building code that establishes minimum regulations for most new construction, including additions and renovations to existing structures. The UCC was amended most recently in 2017. Act 25 of 2017 and Act 36 of 2017, the amendments to the Pennsylvania Construction Code Act, went into effect October 25, 2017. The UCC was revised in 2018 to include Chapter 11, Appendix E of the International Building Code of 2018 and any other accessibility requirements contained in the 2018 I-codes. These revisions became effective on June 15, 2019. All 54 municipalities in Bucks County are required to adhere to the UCC.

Municipal Capabilities

Tables 5.2-1 include the planning capabilities that were identified by the municipalities during the planning process, as well as through Bucks County records. Empty cells are not necessarily reflective of that capability not being in place, only that it could not be confirmed from the planning process. Table 5.2-2 shows what codes and ordinances were reported to be in place.

Table 5.2-1 Summary of Planning Tools Adopted by Each Municipality

Municipality	Comprehensive/ Master Land Use Plan	Climate Change Adaptation Plan	Emergency Operations Plan	Brownfields Redevelopment Plan	NFIP Community Rating System	Community Wildfire Protection Plan	Continuity of Operations Plan	Disaster Recovery Plan	Economic Development Plan	Flood Mitigation Plan	Land Acquisition for Open Space and Public Recreation	Transportation Plan	Stormwater Management Plan
Bedminster Township	X				X								
Bensalem Township	X				X		X						
Bridgeton Township	X				X								
Bristol Borough	X				X		X						
Bristol Township	X				X		X						
Buckingham Township	X	X	X		X	X					X		X
Chalfont Borough	X				X								
Doylestown Borough	X				X		X						
Doylestown Township	X		X		X		X						X
Dublin Borough	X		X		No SFHA								
Durham Township	X				X								
East Rockhill Township	X		X		X					X	X		X
Falls Township	X				X								
Haycock Township	X		X		X						X		X
Hilltown Township	X				X		X						
Hulmeville Borough					X								
Ivyland Borough	X				No SFHA		X						
Langhorne Borough	X		X		X					X			X
Langhorne Manor Borough					X								X
Lower Makefield Township	X	X	X		X		X				X	X	X
Lower Southampton Township	X		X		X		X	X		X			X
Middletown Township	X				X		X						
Milford Township	X				X		X						
Morrisville Borough	X				X								
New Britain Borough	X		X		X								X

Municipality	Comprehensive/ Master Land Use Plan	Climate Change Adaptation Plan	Emergency Operations Plan	Brownfields Redevelopment Plan	NFIP Community Rating System	Community Wildfire Protection Plan	Continuity of Operations Plan	Disaster Recovery Plan	Economic Development Plan	Flood Mitigation Plan	Land Acquisition for Open Space and Public Recreation	Transportation Plan	Stormwater Management Plan
New Britain Township	X				X								
New Hope Borough	X				X								
Newtown Borough	X				X								
Newtown Township	X		X		X		X						X
Nockamixon Township					X		X						
Northampton Township	X				X		X						
Penndel Borough					X								
Perkasie Borough	X				X				X	X	X		
Plumstead Township	X				X		X						
Quakertown Borough	X				X								
Richland Township	X				X						X		X
Richlandtown Borough	X				No SFHA								
Riegelsville Borough	X		X		X		X		X	X	X		
Sellersville Borough	X				X		X						
Silverdale Borough	X		X		X								X
Solebury Township	X	X	X		X		X	X	X	X	X	X	X
Springfield Township	X				X		X				X		
Telford Borough	X				No SFHA								
Tinicum Township	X		X		X		X	X		X	X		X
Trumbauersville Borough	X				X		X						
Tullytown Borough	X		X		X					X			X
Upper Makefield Township	X		X		X		X			X	X		X
Upper Southampton Township	X				X		X						
Warminster Township	X		X		X		X	X		X		X	X
Warrington Township	X		X		X		X	X					
Warwick Township	X		X		X		X	X					X
West Rockhill Township	X				X		X						

Municipality	Comprehensive/ Master Land Use Plan	Climate Change Adaptation Plan	Emergency Operations Plan	Brownfields Redevelopment Plan	NFIP Community Rating System	Community Wildfire Protection Plan	Continuity of Operations Plan	Disaster Recovery Plan	Economic Development Plan	Flood Mitigation Plan	Land Acquisition for Open Space and Public Recreation	Transportation Plan	Stormwater Management Plan
Wrightstown Township	X		X		X						X		X
Yardley Borough	X		X		X		X						X

Table 5.2-2 Summary of Codes and Ordinances Adopted by Each Municipality

Municipality	Building Code	Floodplain Management Ordinance/NEIP Compliance	Fire Department Inspections	International Property Maintenance Code	Other Hazard-Specific Ordinances (Stormwater, Steep Slope and Wildfire)	Site Plan Development Review Ordinance	Subdivision Development Review Ordinance	Zoning Ordinance
Bedminster Township	X	X					X	X
Bensalem Township	X	X					X	X
Bridgeton Township	X	X					X	X
Bristol Borough	X	X					X	X
Bristol Township	X	X					X	X
Buckingham Township	X	X	X	X	X	X	X	X
Chalfont Borough	X	X					X	X
Doylestown Borough	X	X					X	X
Doylestown Township	X	X	X	X	X		X	X
Dublin Borough	X		X				X	X
Durham Township	X	X					X	X
East Rockhill Township	X	X		X	X		X	X
Falls Township	X	X					X	X
Haycock Township	X	X		X	X		X	X
Hilltown Township	X	X					X	X
Hulmeville Borough	X	X					X	X
Ivyland Borough	X						X	X
Langhorne Borough	X	X		X	X	X	X	X
Langhorne Manor Borough	X	X		X	X	X	X	X
Lower Makefield Township	X	X	X	X	X	X	X	X
Lower Southampton Township	X	X	X	X		X	X	X
Middletown Township	X	X					X	X
Milford Township	X	X					X	X
Morrisville Borough	X	X					X	X
New Britain Borough	X	X	X	X	X		X	X
New Britain Township	X	X					X	X
New Hope Borough	X	X	X	X	X	X	X	X
Newtown Borough	X	X					X	X
Newtown Township	X	X	X				X	X
Nockamixon Township	X	X					X	X
Northampton Township	X	X					X	X
Penndel Borough	X	X					X	X
Perkasie Borough	X	X		X	X	X	X	X
Plumstead Township	X	X					X	X
Quakertown Borough	X	X					X	X
Richland Township	X	X		X	X		X	X

Municipality	Building Code	Floodplain Management Ordinance/NFIP Compliance	Fire Department Inspections	International Property Maintenance Code	Other Hazard-Specific Ordinances (Stormwater, Steep Slope and Wildfire)	Site Plan Development Review Ordinance	Subdivision Development Review Ordinance	Zoning Ordinance
Richlandtown Borough	X						X	X
Riegelsville Borough	X	X				X	X	X
Sellersville Borough	X	X					X	X
Silverdale Borough	X	X					X	X
Solebury Township	X	X	X		X	X	X	X
Springfield Township	X	X			X		X	X
Telford Borough	X						X	X
Tinicum Township	X	X			X	X	X	X
Trumbauersville Borough	X	X					X	X
Tullytown Borough	X	X	X	X	X	X	X	X
Upper Makefield Township	X	X	X	X	X	X	X	X
Upper Southampton Township	X	X					X	X
Warminster Township	X	X	X	X		X	X	X
Warrington Township	X	X	X	X		X	X	X
Warwick Township	X	X	X	X	X		X	X
West Rockhill Township	X	X					X	X
Wrightstown Township	X	X	X	X	X	X	X	X
Yardley Borough	X	X					X	X

5.2.2 Stormwater Management Planning and Regulation Tools

The proper management of stormwater runoff can improve conditions and decrease the chance of flooding. The Pennsylvania legislature enacted the Stormwater Management Act (Act 167 of 1978), commonly called Act 167, requiring counties to develop stormwater management plans for designated watersheds. This planning effort results in sound engineering standards and criteria being incorporated into local codes and ordinances to manage stormwater runoff from new development in a coordinated, watershed-wide approach. Without such planning, stormwater is either not controlled by municipal ordinances, or is addressed on a site-to-site or municipal boundary basis. Municipalities within the same watershed may require different levels of control of stormwater. The result is often the total disregard of downstream impacts or the compounding of existing flooding problems.

Act 167 Stormwater Management Plans are intended to improve stormwater management practices, mitigate potential negative impacts from future land uses, and to improve the condition of impaired waterways. This type of plan provides local ordinances that incorporate standards and criteria to manage and maintain peak runoff flows throughout the combined watersheds as development occurs. Also, it is not the intent of this plan to solve existing flooding or runoff problems, but to identify them for future correction and assure that problems do not get worse. More specifically, this plan does not require the municipalities to correct existing drainage problems.

Bucks County has strong watershed and stormwater management planning and Municipal Environmental Advisory Councils that complement other regulations to protect property owners from floodwaters and the natural landscape from pollution and hazardous materials; see Table 5.2-3 for specific stormwater management plans and regulations in place in Bucks County municipalities.

Table 5.2-3 Watershed and Stormwater Management Planning and Regulations in Bucks County Municipalities

Municipality	Watershed boundaries within municipality	Act 167 Plan Ordinance (date of adoption)	Stormwater Management Plans or Criteria Location	Peak Rate Control	Required to Submit a NPDES Small MS4 Permit?	Total Maximum Daily Loads (TMDLs) within the township?	Watershed boundaries within municipality	Act 167 Plan Ordinance (date of adoption)
Bedminster Township	Tohickon Creek and Perkiomen Creek	East Branch Perkiomen SMP 2004 and Tohickon Creek SMP 2002	Stand Alone	Yes	No		Tohickon Creek and Perkiomen Creek	East Branch Perkiomen SMP 2004 and Tohickon Creek SMP 2002
Bensalem Township	Neshaminy Creek Poquessing Creek and Delaware River South		Yes – Bensalem Twp. SMP Section 201-105 SALDO & Water Quality Ordinance, Section 301 (2005-01).	Yes	Yes	Yes	Neshaminy Creek Poquessing Creek and Delaware River South	
Bridgeton Township	Delaware River North		Yes - Stand Alone 9/12/02	Yes	No		Delaware River North	
Bristol Borough	Delaware River South and Neshaminy Creek	Neshaminy Creek Watershed SMP 2011 and DE South SMP 2004	Yes – Stand Alone	Yes	Yes	Yes	Delaware River South and Neshaminy Creek	Neshaminy Creek Watershed SMP 2011 and DE South SMP 2004
Bristol Township	Neshaminy Creek and Delaware River South		Yes – SALDO Section 518; Neshaminy Creek SMP & Storm. Mgmt. Ord. 9/2005	Yes	Yes	Yes	Neshaminy Creek and Delaware River South	
Buckingham Township	Neshaminy Creek and Delaware River South		Yes – Stand Alone	Yes	Yes		Neshaminy Creek and Delaware River South	
Chalfont Borough	Neshaminy Creek		Storm Mngt. Ord. Chapter 26 Waters (Based on Neshaminy 2010)	Yes	Yes	Yes	Neshaminy Creek	
Doylestown Borough	Neshaminy Creek		Yes – SALDO Ordinance amendment No. 2005-4		Yes		Neshaminy Creek	
Doylestown Township	Neshaminy Creek	Neshaminy Act 167 Plan (May 3, 2011)	Yes – Code of Ord.'s - Chapter 148	Yes	Yes	Yes	Neshaminy Creek	Neshaminy Act 167 Plan (May 3, 2011)

Municipality	Watershed boundaries within municipality	Act 167 Plan Ordinance (date of adoption)	Stormwater Management Plans or Criteria Location	Peak Rate Control	Required to Submit a NPDES Small MS4 Permit?	Total Maximum Daily Loads (TMDLs) within the township?	Watershed boundaries within municipality	Act 167 Plan Ordinance (date of adoption)
Dublin Borough	Tohickon Creek and E. Branch Perkiomen Creek		Yes. SALDO 1985 Article VII Section 705	Yes	No		Tohickon Creek and E. Branch Perkiomen Creek	
Durham Township	Delaware River North		Yes--Stormwater Management Ord. 8/2003	Yes	No		Delaware River North	
East Rockhill Township	Tohickon Creek and Perkiomen Creek	Tohickon Creek Watershed Plan (2002)	Yes – SALDO, Section 22-516 & Water Ord. - 26-301	Yes	Yes		Tohickon Creek and Perkiomen Creek	Tohickon Creek Watershed Plan (2002)
Falls Township	Delaware River South	Delaware River South SMP 2004	Stormwater Management Ordinance 4/5/2005 & SALDO 191-46	Yes	Yes	Yes	Delaware River South	Delaware River South SMP 2004
Haycock Township	Tohickon Creek and Delaware River North		Yes – Stormwater Management Ord.#91 10/7/2002	Yes	No		Tohickon Creek and Delaware River North	
Hilltown Township	Neshaminy Creek E. Branch Perkiomen Creek and Tohickon Creek		Yes – SALDO-Section 140-40	Yes	Yes		Neshaminy Creek E. Branch Perkiomen Creek and Tohickon Creek	
Hulmeville Borough	Neshaminy Creek		Code of Ord. Jan. 2002 - Chpt. 26, Part 3	Yes	Yes		Neshaminy Creek	
Ivyland Borough	Neshaminy Creek		Yes – SALDO - Section 606	Yes	Yes		Neshaminy Creek	
Langhorne Borough	Neshaminy Creek and Delaware River South		Yes--Ord. 1993 Neshaminy Creek Watershed & SALDO - Section 717	Yes	Yes		Neshaminy Creek and Delaware River South	
Langhorne Manor Borough	Neshaminy Creek and Delaware River South		Yes--Ord. 1993 Neshaminy Creek Watershed	Yes	Yes		Neshaminy Creek and Delaware River South	
Lower Makefield Township	Neshaminy Creek and Delaware River South		Yes – 5/18/2011 SALDO-Article XIII Section 178-93	Yes	Yes	Yes	Neshaminy Creek and Delaware River South	
Lower Southampton Township	Neshaminy Creek and Poquessing Creek	Neshaminy Act 167 Plan (2008)	Yes--Ord. #415 SALDO Section 604 & Chapter 17 Sections 101-908	Yes	Yes		Neshaminy Creek and Poquessing Creek	Neshaminy Act 167 Plan (2008)

Municipality	Watershed boundaries within municipality	Act 167 Plan Ordinance (date of adoption)	Stormwater Management Plans or Criteria Location	Peak Rate Control	Required to Submit a NPDES Small MS4 Permit?	Total Maximum Daily Loads (TMDLs) within the township?	Watershed boundaries within municipality	Act 167 Plan Ordinance (date of adoption)
Middletown Township	Neshaminy Creek and Delaware River South		Yes – Amended Ord. 00-09 8/16/2000 & (Section 406 SALDO)	Yes	Yes	Yes	Neshaminy Creek and Delaware River South	
Milford Township	Perkiomen Creek and Tohickon Creek		Yes – SALDO Section 512	Yes	Yes / IP		Perkiomen Creek and Tohickon Creek	
Morrisville Borough	Delaware River South		ZO-Section 465.15.I & SALDO Section 390-47 & Storm Sewage System & Stormwater Ordinance #951	Yes	Yes	Yes	Delaware River South	
New Britain Borough	Neshaminy Creek		Storm Mgmt. Ord. Amendment-- SALDO 1996	Yes	Yes		Neshaminy Creek	
New Britain Township	Neshaminy Creek	Neshaminy Creek SMP	Stormwater Mgmt. Ord. Chapter 25 Stand Alone 4_4_11	Yes	Yes	Yes	Neshaminy Creek	Neshaminy Creek SMP
New Hope Borough	Delaware River South		Yes-Article V Section 5.05 SALDO	Yes	No		Delaware River South	
Newtown Borough	Neshaminy Creek	Neshaminy Creek SMP	Stormwater Ord. #333 (2/1993), SALDO-- Section 606	Yes	Yes		Neshaminy Creek	Neshaminy Creek SMP
Newtown Township	Neshaminy Creek and Delaware River South	De River South (2004) and Neshaminy Creek SMP (2010)	Stand Alone Chapter 26 Water Part 2 Stormwater Management	Yes	Yes	Yes	Neshaminy Creek and Delaware River South	De River South (2004) and Neshaminy Creek SMP (2010)
Nockamixon Township	Delaware River North and Tohickon Creek	Delaware River North Act 167 Plan (2002) and Tohickon Creek (2002)as one standalone ordinance	Yes – Nockamixon Twp. Storm. Mgmt. Ord.106 Sept.18,2002 & SALDO Section 196-516	Yes	No		Delaware River North and Tohickon Creek	Delaware River North Act 167 Plan (2002) and Tohickon Creek (2002)as one standalone ordinance

Municipality	Watershed boundaries within municipality	Act 167 Plan Ordinance (date of adoption)	Stormwater Management Plans or Criteria Location	Peak Rate Control	Required to Submit a NPDES Small MS4 Permit?	Total Maximum Daily Loads (TMDLs) within the township?	Watershed boundaries within municipality	Act 167 Plan Ordinance (date of adoption)
Northampton Township	Neshaminy Creek and Little Neshaminy Creek		Yes – Chpt. 113 Ord. #499 Stormwater Mgmt. And Grading (Feb. 11, 2005)	Yes	Yes		Neshaminy Creek and Little Neshaminy Creek	
Penndel Borough	Delaware River South and Neshaminy Creek	Delaware River South Act 167 Plan (2005) Neshaminy Act 167 Plan (2005) as two stand alone ordinance	Yes – Storm. Mngt. Ord. 92-5, Amend. Dec. 1992 & Storm. Mgmt. Ord No. 2005-3- -Article IV & Ord. No. 05-4, Article III.	Yes	Yes		Delaware River South and Neshaminy Creek	Delaware River South Act 167 Plan (2005) Neshaminy Act 167 Plan (2005) as two stand alone ordinance
Perkasie Borough	East Branch Perkiomen and Tohickon Creek		SALDO - Section 164-32	Yes	Yes		East Branch Perkiomen and Tohickon Creek	
Plumstead Township	Neshaminy Creek Delaware River South and Tohickon Creek	Neshaminy Creek SMP ('92) Delaware River South and Tohickon Creek	SALDO Section 22-923 & Twp. Stormwater Mgmt. Ord. 2002-15 adopted 9/17/2002 Amended 2007	Yes	Yes	Yes	Neshaminy Creek Delaware River South and Tohickon Creek	Neshaminy Creek SMP ('92) Delaware River South and Tohickon Creek
Quakertown Borough	Perkiomen Creek and Tohickon Creek		Yes--Act 167 ordinance adopted 2002	Yes	Yes		Perkiomen Creek and Tohickon Creek	
Richland Township	Perkiomen Creek Tohickon Creek and Delaware River North		Yes – Stormwater Mgmt. Ordinance & SALDO - Section 22-611	Yes	Yes / IP		Perkiomen Creek Tohickon Creek and Delaware River North	
Richlandtown Borough	Tohickon Creek		Storm. Mgmt. Ord. and SALDO Sec.524 and 525	Yes	Yes		Tohickon Creek	

Municipality	Watershed boundaries within municipality	Act 167 Plan Ordinance (date of adoption)	Stormwater Management Plans or Criteria Location	Peak Rate Control	Required to Submit a NPDES Small MS4 Permit?	Total Maximum Daily Loads (TMDLs) within the township?	Watershed boundaries within municipality	Act 167 Plan Ordinance (date of adoption)
Riegelsville Borough	Delaware River North		Under Development SALDO - Section 7005l; ZO - Section 1100 (g)	Yes	No		Delaware River North	
Sellersville Borough	E. Branch Perkiomen Creek		Yes – Stormwater Management Ord. #635 & SALDO - Section 135-34	Yes	Yes		E. Branch Perkiomen Creek	
Silverdale Borough	E. Branch Perkiomen Creek		SALDO - Section 516	Yes	Yes		E. Branch Perkiomen Creek	
Solebury Township	Delaware River South and Neshaminy Creek	Delaware River South SMP and Neshaminy 2011 SMP May 24, 2011	Yes – Stand-alone 2011-06	Yes	Yes / IP	Yes	Delaware River South and Neshaminy Creek	Delaware River South SMP and Neshaminy 2011 SMP May 24, 2011
Springfield Township	Delaware River North and Tohickon Creek		Yes – SALDO 1996 & Ord. # 114 4/1996	Yes	Yes / IP		Delaware River North and Tohickon Creek	
Telford Borough	E. Branch Perkiomen Creek		(tentative adoption of Act 167 plan)		Yes		E. Branch Perkiomen Creek	
Tinicum Township	Delaware River North and Tohickon Creek		Yes – SALDO Amend. 1/16/90 & Stormwater Management Ordinance, 2005	Yes	No		Delaware River North and Tohickon Creek	

Municipality	Watershed boundaries within municipality	Act 167 Plan Ordinance (date of adoption)	Stormwater Management Plans or Criteria Location	Peak Rate Control	Required to Submit a NPDES Small MS4 Permit?	Total Maximum Daily Loads (TMDLs) within the township?	Watershed boundaries within municipality	Act 167 Plan Ordinance (date of adoption)
Trumbauersville Borough	Perkiomen Creek and Tohickon Creek		Yes – SALDO - Section 512 & Ord. No. 197-02 (Stormwater Management Ordinance)	Yes	Yes / IP		Perkiomen Creek and Tohickon Creek	
Tullytown Borough	Delaware River South	Delaware River South SMP	Yes – Section 700	Yes	Yes	Yes	Delaware River South	Delaware River South SMP
Upper Makefield Township	Delaware River South and Neshaminy Creek	Delaware River South SMP and Neshaminy Creek SMP 2011	Yes – ZO-- Section 903.B.9 & SALDO Part 3- 327 (Retention/ Detention Basins) Part 3-318 (Str, Drainage System)	Yes	Yes		Delaware River South and Neshaminy Creek	Delaware River South SMP and Neshaminy Creek SMP 2011
Upper Southampton Township	Pennypack Creek and Neshaminy Creek	Neshaminy Creek SMP	Yes – SALDO - Section 160-67	Yes	Yes	Yes	Pennypack Creek and Neshaminy Creek	Neshaminy Creek SMP
Warminster Township	Neshaminy Creek and Little Neshaminy Creek	Neshaminy Creek watershed SMP 2011	Yes – Stand Alone	Yes	Yes		Neshaminy Creek and Little Neshaminy Creek	Neshaminy Creek watershed SMP 2011
Warrington Township	Pennypack Creek and Little Neshaminy Creek	Neshaminy Creek SMP 2010	Yes – Stand Alone Chapter 26 Stormwater Management	Yes	Yes		Pennypack Creek and Little Neshaminy Creek	Neshaminy Creek SMP 2010
Warwick Township	Neshaminy Creek and Little Neshaminy Creek		Yes – Storm. Mngt. Ord. 157-14, SALDO. Adopted 6-6-2005 by Ord. No. 2005-2	Yes	Yes		Neshaminy Creek and Little Neshaminy Creek	

Municipality	Watershed boundaries within municipality	Act 167 Plan Ordinance (date of adoption)	Stormwater Management Plans or Criteria Location	Peak Rate Control	Required to Submit a NPDES Small MS4 Permit?	Total Maximum Daily Loads (TMDLs) within the township?	Watershed boundaries within municipality	Act 167 Plan Ordinance (date of adoption)
West Rockhill Township	Perkiomen Creek E. Branch Perkiomen Creek and Tohickon Creek	Tohickon Creek Watershed Plan (2002)	Yes – Article V -- Section 516 -- SALDO 2010	Yes	Yes / IP		Perkiomen Creek E. Branch Perkiomen Creek and Tohickon Creek	Tohickon Creek Watershed Plan (2002)
Wrightstown Township	Delaware River South and Neshaminy Creek	Neshaminy Creek SMP and DE South SMP	Neshaminy Creek Watershed Storm. Mgmt. Ord. 226 3/2005 & Delaware R. South Watershed Act 167 Storm. Mgmt. Ord. 2253/ 2005 & Ord. 232 & SALDO Section 516	Yes	Yes		Delaware River South and Neshaminy Creek	Neshaminy Creek SMP and DE South SMP
Yardley Borough	Delaware River South	DE River South SMP	Yes – Storm Sewerage System Section 611 SALDO & Mentioned as future goal in Comp. Plan	Yes	Yes		Delaware River South	DE River South SMP
IP-Individual Permit SMP-Stormwater Management Plan								

5.2.3 Subsidence Regulation Tools

Five municipalities in Bucks County have risk for subsidence due to limestone or other karst topography. These municipalities regulate development to mitigate the impact of karst topography, sinkholes, and surface depressions using regulations described in Table 5.2-4.

Table 5.2-4 Regulations in Place for Municipalities with Risk for Subsidence and Sinkholes

Municipality	Regulations
Buckingham Township	Regulates location of buildings, hazardous materials, on-lot wastewater disposal systems, fill, landfill, drainage systems, detention basins, underground utilities, and blasting. Regulates testing for limestone, wells, wastewater, stormwater facilities, and impervious surface.
Durham Township	Regulates their Karst Geology Region by requiring proposed development to supply geological testing and surveys and provide advanced stormwater requirements to direct the water away from this region.

Municipality	Regulations
Riegelsville Borough	Regulates impervious surface and stormwater.
Solebury Township	Regulates Carbonate Geology Overlay District by limiting the location of buildings, hazardous materials, on-lot wastewater disposal systems, and recycling and refuse facilities. Regulates impervious surface and stormwater.
Springfield Township	Requires a Carbonate Geology Study prior to issuance of a zoning permit for any earth disturbance and prior to preliminary plan approval for each subdivision and/or land development located within areas of the Township underlain by carbonate bedrock. Sets requirements for inspections during building and for repair and maintenance if a hazard appears after building. Regulates impervious surface and stormwater.

5.2.4 Bucks County Planning Commission Model Alternative Energy Ordinance

In early 2021, the Bucks County Planning Commission presented the Model Ordinance for Alternative Energy. The model ordinance offers communities within the County draft language of purpose and objective, definitions, applicability, land use and dimensional regulations, provisions for encouraging passive energy conservation, bonus provisions, permit and special exception application requirements, supplemental design, installation, and maintenance requirements, liability and insurance requirements, decommissioning, and public inquiries, inspections, violations, and remedies. Alternative energy allows residents to be less dependent on fossil fuels by opting for energy provided through solar, water, wind, or geothermal sources, thus protecting public health, safety, and welfare. Additionally, alternative energy sources can increase the resiliency of a community by being less reliant on a traditional power grid. Cleaner air quality and reduced greenhouse gasses are a few positive impacts alternative energy can have on the environment. As Bucks County and its jurisdictions continue to see development, incentivizing the inclusion of alternative energy in redevelopment and new development will support a healthier and more resilient community.

5.3 Participation in the National Flood Insurance Program

The Pennsylvania Floodplain Management Act (Act 166 of 1978) requires every municipality with flood hazard areas identified by FEMA to participate in the NFIP and permits all municipalities to adopt floodplain management regulations. The overriding purpose of the minimum floodplain management regulations as outlined in the CFR is to ensure that participating communities consider flood hazards, to the extent that they are known, in all official actions relating to land management and use. It is in the interest of all property owners in the floodplain to keep development and land usage within the scope of the floodplain regulations for their community. This helps keep insurance rates low and makes sure that the risk of flood damage is not increased by property development.

Table 5.3-1 summarizes NFIP data for the 54 municipalities in Bucks County; 49 participate in the NFIP. The Borough of Trumbauersville had previously participated, but is not currently active. There has been no change in NFIP participation between the 2021 Bucks County Hazard Mitigation Plan and the 2026 update. The table includes the date of their initial FIRM, the date of their current effective FIRM, the number of policies, and total coverage.

Table 5.3-1 Bucks County Municipal National Flood Insurance Program Information (PEMA, 2026).

Municipality	Initial FIRM Date	Current Effective Map Date	# Policies	TOTAL COVERAGE	Is the Community in Good Standing
Bedminster Township	12/01/83	03/16/15	18	\$5,306,000.00	Yes
Bensalem Township	07/17/78	03/21/17	189	\$50,873,000.00	Yes
Bridgeton Township	9/30/77	3/16/15	59	\$14,244,000.00	Yes
Bristol Borough	12/18/79	3/21/17	175	\$58,000,000.00	Yes

Municipality	Initial FIRM Date	Current Effective Map Date	# Policies	TOTAL COVERAGE	Is the Community in Good Standing
Bristol Township	9/29/78	3/21/17	464	\$124,585,000.00	Yes
Buckingham Township	3/15/79	3/21/17	54	\$17,911,000.00	Yes
Chalfont Borough	12/28/76	3/21/17	29	\$9,174,000.00	Yes
Doylestown Borough	6/1/84	3/21/17	33	\$11,264,000.00	Yes
Doylestown Township	9/29/78	3/21/17	46	\$12,603,000.00	Yes
Dublin Borough	-	-	-	-	-
Durham Township	8/15/78	3/16/15	18	\$4,617,000.00	Yes
East Rockhill Township	8/1/77	3/16/15	8	\$2,443,000.00	Yes
Falls Township	9/30/80	3/21/17	66	\$19,401,000.00	Yes
Haycock Township	9/3/80	3/16/15	9	\$2,678,000.00	Yes
Hilltown Township	1/30/81	3/21/17	16	\$4,510,000.00	Yes
Hulmeville Borough	9/30/77	3/21/17	26	\$6,861,000.00	Yes
Ivyland Borough	-	-	-	-	-
Langhorne Borough	7/2/80	3/16/15	-	-	Yes
Langhorne Manor Borough	2/15/84	3/16/15	2	\$563,000.00	Yes
Lower Makefield Township	9/30/77	3/21/17	268	\$81,990,000.00	Yes
Lower Southampton Township	3/15/77	3/21/17	57	\$18,600,000.00	Yes
Middletown Township	12/4/79	3/21/17	201	\$51,818,000.00	Yes
Milford Township	6/1/82	3/16/15	24	\$7,518,000.00	Yes
Morrisville Borough	9/30/77	3/16/15	40	\$9,758,000.00	Yes
New Britain Borough	4/2/79	3/21/17	4	\$1,108,000.00	Yes
New Britain Township	9/30/77	3/21/17	32	\$11,437,000.00	Yes
New Hope Borough	12/15/77	3/16/15	200	\$55,843,000.00	Yes
Newtown Borough	12/18/79	3/21/17	6	\$2,400,000.00	Yes
Newtown Township	12/18/79	3/21/17	39	\$15,910,675.00	Yes
Nockamixon Township	11/2/77	3/16/15	10	\$3,179,793.00	Yes
Northampton Township	2/15/80	3/21/17	94	\$31,070,000.00	Yes
Penndel Borough	5/18/99	3/16/15	-	-	Yes
Perkasie Borough	3/1/77	3/16/15	34	\$9,948,000.00	Yes
Plumstead Township	9/29/78	3/21/17	28	\$9,990,000.00	Yes
Quakertown Borough	7/5/77	3/16/15	105	\$29,644,000.00	Yes
Richland Township	6/15/81	3/16/15	26	\$7,128,000.00	Yes
Richlandtown Borough	-	-	-	-	-
Riegelsville Borough	4/17/78	3/16/15	70	\$15,620,000.00	Yes
Sellersville Borough	2/15/78	3/16/15	19	\$5,381,000.00	Yes
Silverdale Borough	1/5/84	3/16/15	-	-	-
Solebury Township	4/15/77	3/16/15	89	\$29,517,000.00	Yes
Springfield Township	1/3/79	3/16/15	11	\$3,018,000.00	Yes
Telford Borough	-	-	-	-	-
Tinicum Township	2/1/79	3/16/15	83	\$24,088,000.00	Yes
Trumbauersville Borough	5/18/99	3/16/15	-	-	No
Tullytown Borough	2/1/80	3/21/17	4	\$1,425,000.00	Yes
Upper Makefield Township	10/17/78	3/21/17	135	\$40,159,000.00	Yes

Municipality	Initial FIRM Date	Current Effective Map Date	# Policies	TOTAL COVERAGE	Is the Community in Good Standing
Upper Southampton Township	4/3/78	3/21/17	60	\$17,311,000.00	Yes
Warminster Township	3/1/78	3/16/15	66	\$19,601,122.00	Yes
Warrington Township	9/29/78	3/21/17	66	\$19,969,000.00	Yes
Warwick Township	9/29/78	3/16/15	50	\$15,593,000.00	Yes
West Rockhill Township	7/5/84	3/16/15	10	\$3,283,000.00	Yes
Wrightstown Township	8/15/78	3/21/17	14	\$4,167,000.00	Yes
Yardley Borough	8/1/77	3/16/15	186	\$47,961,000.00	Yes

For a community to participate in the NFIP, it must adopt and enforce floodplain management regulations that meet or exceed the minimum NFIP standards and requirements. These standards are intended to prevent loss of life and property, as well as economic and social hardships that result from flooding. Once FEMA provides communities with flood hazard information upon which floodplain management regulations are based, the community is required to adopt a floodplain ordinance that meets or exceeds the minimum NFIP requirements. For communities that participate in the NFIP, substantial damage determinations are required by local floodplain management ordinances. These provisions must be in place for residents of a community to purchase flood insurance through the NFIP. The determination about whether a structure is “substantially damaged” is made at the local government level, generally by a building official or floodplain manager. Substantial damage applies to a structure in the SFHA for which the total cost of repairs is 50 percent or more of the structure’s market value before the disaster occurred, regardless of the cause of damage. This percentage could vary among jurisdictions but must not be below NFIP standards. Preliminary damage assessments after a disaster can be used when making substantial damage determinations. If a building within the floodplain is determined to be substantially damaged after a disaster, it will need to be brought into compliance through methods such as elevating the structure and floodproofing utilities. This should be monitored by the local community in order to stay in compliance with the NFIP. All NFIP participating communities in Bucks County have either adopted a stand-alone ordinance or have arranged for County administration of floodplain regulations.

Table 5.3-2 below lists the designated individual or agency responsible for implementing the requirements of the NFIP for each participating municipality as of January 2026.

Table 5.3-2 Floodplain Administrators by Municipality (DCED, 2025).

Municipality	Floodplain Administrator
Bedminster Township	Phil Neas
Bensalem Township	Kenneth Farrall
Bridgeton Township	Keystone Municipal Service
Bristol Borough	James J. Dillon
Bristol Township	Robert McTague
Buckingham Township	Richard G. Myers
Chalfont Borough	Richard O'Brien
Doylestown Borough	Karyn Hyland
Doylestown Township	Stephanie Mason
Dublin Borough	Colleen M. Pursell
Durham Township	Todd Myers

Municipality	Floodplain Administrator
East Rockhill Township	Steve Baluh
Falls Township	Joseph G. Jones
Haycock Township	Timothy Fulmer
Hilltown Township	Timothy Fulmer
Hulmeville Borough	William Wheeler
Ivyland Borough	Christopher Peterson
Langhorne Borough	Mary Zimmerman
Langhorne Manor Borough	Carroll Engineering
Lower Makefield Township	James Majewski
Lower Southampton Township	Joseph Galdo - Acting
Middletown Township	Jim Ennis
Milford Township	Gregg Kravitsky
Morrisville Borough	James Dillon
New Britain Borough	Mike Italia
New Britain Township	Daniel C. Fox
New Hope Borough	Lisa Littlefield
Newtown Borough	Mike Italia
Newtown Township	Barry Isett & Associates
Nockamixon Township	Steve Baluh
Northampton Township	Michael Solomon
Penndel Borough	Building Inspection Underwriters
Perkasie Borough	Andrea Coaxum
Plumstead Township	Wynn Associates, Inc.
Quakertown Borough	Kyle McCallister
Richland Township	Rich Brittingham
Richlandtown Borough	Calvin Trovinger
Riegelsville Borough	Todd Myers Cowan Associates, Inc.
Sellersville Borough	Brenda L. Detweiler
Silverdale Borough	Wynn Associates Inc.
Solebury Township	Wynn Associates, Inc.
Springfield Township	Tim Fulmer
Telford Borough	-
Tinicum Township	Curt Genner
Trumbauersville Borough	Dani McClanahan
Tullytown Borough	Pat Marks
Upper Makefield Township	David Nyman
Upper Southampton Township	Susan Mazzitelli
Warminster Township	Mike Italia
Warrington Township	Allen Mason
Warwick Township	Tom Jones
West Rockhill Township	Wynn Associates, Inc.
Wrightstown Township	Keystone Municipal Service Gary Smith
Yardley Borough	Susan Mazzetelli

5.4 Community Rating System

The NFIP's Community Rating System (CRS) provides discounts on flood insurance premiums in those communities that establish floodplain management programs that go beyond NFIP minimum requirements. Under the CRS, communities receive credit for more restrictive regulations; acquisition; relocation, or flood-proofing of flood-prone buildings, preservation of open space; and other measures that reduce flood damage or protect the natural resources and functions of floodplains.

The CRS was implemented in 1990 to recognize and encourage community floodplain management activities that exceed the minimum NFIP standards. Section 541 of the 1994 Act amends Section 1315 of the 1978 Act to codify the CRS in the NFIP, and expands the CRS goals to specifically include incentives to reduce the risk of flood-related erosion and to encourage measures that protect natural and beneficial floodplain functions. These goals have been incorporated into the CRS, and communities now receive credit toward premium reductions for activities that contribute to them.

Under the CRS, flood insurance premium rates are adjusted to reflect the reduced flood risk resulting from community activities that meet a minimum of three of the following CRS goals:

- Reduce flood losses
- Reduce damage to property
- Protect public health and safety
- Prevent increases in flood damage from new construction
- Reduce the risk of erosion damage
- Protect natural and beneficial floodplain functions
- Facilitate accurate insurance rating
- Promote the awareness of flood insurance

There are 10 CRS classes that provide varied reduction in insurance premiums. Class 1 requires the most credit points and gives the largest premium reduction; Class 10 receives no premium reduction. CRS premium discounts on flood insurance range from 5 percent for Class 9 communities up to 45 percent for Class 1 communities. The CRS recognizes 18 creditable activities that are organized under four categories: Public Information, Mapping and Regulations, Flood Damage Reduction, and Flood Preparedness.

Lower Makefield Township and Warwick Township joined the CRS program in 2016; Upper Makefield Township joined in 2017; Yardley Borough began the process to participate in 2019.

Table 5.4-1 CRS Participation for Bucks County Jurisdictions (FEMA, 2025)

NFIP #	Community Name	Initial Effective Date	Current Effective Date	CRS Class	% Discount
420191	Lower Makefield, Township of	01-May-16	01-May-16	7	15
420207	Upper Makefield, Township of	01-Oct-17	01-Oct-22	8	10
420209	Warwick, Township of	01-May-16	01-May-16	7	15
420210	Yardley, Borough of	01-May-19	01-Apr-22	8	10

5.5 Administrative and Technical Capability

Administrative capability is described by an adequacy of departmental and personnel resources for the implementation of mitigation-related activities. Technical capability relates to an adequacy of knowledge and technical expertise of local government employees or the ability to contract outside resources for this expertise in order to effectively execute mitigation activities. Common examples of skill sets and technical personnel needed for hazard mitigation include: planners with knowledge of land development/ management practices, engineers or professionals trained in construction practices related to buildings and/or infrastructure (e.g. building inspectors), planners or engineers with an understanding of natural and/or human caused hazards, emergency managers, floodplain managers, land surveyors, scientists familiar with hazards in the community, staff with the education or expertise to assess community vulnerability to hazards, personnel skilled in geographic information systems, resource development staff or grant writers, fiscal staff to handle complex grant application processes. Within Bucks County, administrative and technical capability varies between the municipalities due mainly to population size and resources. Even neighboring municipalities may exhibit extreme variations in technical capability.

Emergency Management

In Pennsylvania, Emergency Management begins at the municipal level, as required by the PA Emergency Management Service Code. Every county, city, borough, and township in the Commonwealth are required to have an Emergency Management Coordinator who is recommended by the local jurisdiction, to the Governor, for official appointment. The ultimate responsibility for Emergency Management always rests with the chief elected officials and governing body; however, the Emergency Management Coordinator's role is to develop plans, conduct training, and coordinate all available resources in the community pre- and post-disaster. The Bucks County Emergency Management Agency coordinates countywide emergency management efforts and each municipality has a designated local Emergency Management Coordinator. A significant amount of information used to develop this plan was obtained from the emergency management coordinators.

Local Emergency Planning Committee

Effective partnerships are created in advance of a disaster by the Emergency Management Coordinator through the development of a proactive, comprehensive emergency operations plan and other planning, training, and exercise programs. Bucks County formed the Local Emergency Planning Committee (LEPC) to implement the requirements of Title III of the Superfund Amendments and Reauthorization Act of 1986. The LEPC is dedicated to enhancing community safety and preparedness through developing hazardous materials awareness, planning for hazardous materials emergency response, and encouraging partnerships between the community and industry. The LEPC meets five times a year, and works with the emergency response organizations, industry, and the community.

Voluntary Organizations Active in Disaster

The Bucks County Voluntary Organizations Active in a Disaster (VOAD) is a coalition of nonprofits, businesses, faith-based groups, and individuals who are identified to help if a disaster occurs. The VOAD was established by the Bucks County Emergency Management Agency and the United Way of Bucks County to identify volunteers, and determine their skill set, to best match volunteers to non-emergency service response needs after a disaster (VOAD, 2021).

County Planning Commission

In Pennsylvania, planning responsibilities are delegated to each county and local municipality through the MPC. Planning agencies are established as an advisor to the governing body on matters of community growth and

development. A governing body may appoint individuals to serve as legal and engineering advisors to the planning agency. In addition to the duties and responsibilities authorized by Article II of the MPC, a governing body may, by ordinance, delegate approval authority to a planning agency for subdivision and land development applications. A governing body has considerable flexibility, not only as to which powers and duties are assigned to a planning agency, but also as to what form an agency will possess. A governing body can create a planning commission, a planning department, or both.

The purpose of the Bucks County Planning Commission is to assist the County Commissioners and all 54 constituent municipalities with the introduction, establishment, and administration of sound land use practices and policies. This includes making recommendations on public and private proposals for development and preparing and administering planning regulations. Subdivision and land development plans are also reviewed and approved by the commission, which works in conjunction with municipal planning commissions where applicable. Continual education of planning commissions and County commissioners is a key function of the Bucks County Planning Commission. Commission staff include specialists in planning, landscape architecture, graphic design, transportation and trails planning, and Geographic Information Systems (GIS). The commission's Digital Library includes resources such as model ordinances and guidelines, transportation planning resources, municipal comprehensive plans, stormwater management plans, and countywide plans. It is publicly available at <https://www.buckscounty.gov/2240/Digital-Library>.

Engineering

A municipal engineer performs duties as directed in the areas of construction, reconstruction, maintenance, and repair of streets, roads, pavements, sanitary sewers, bridges, culverts, and other engineering work. The municipal engineer reviews and/or prepares plans, specifications, and estimates of the work undertaken within the municipality.

When staff responsible for planning and engineering the structures people rely on are familiar with the hazards that can impact the community, there is a great potential for synergy. These staff members will design communities and structures with hazard impacts in mind, resulting in more sustainable communities and stronger structures. Although some individual municipalities do not have a staff member with an understanding of hazards (natural or otherwise), the county Planning Department may provide consultation in many facets of planning and employ a hazard reduction planner whose focus is the mitigation of natural hazards.

Floodplain Administrator

Floodplain Administrators (FPAs) are experts in the rules and regulations of development in a floodplain and can provide vast amounts of information on the risks and impacts of building within those hazard areas. They are an integral part of mitigation planning and can make recommendations based on the needs and conditions of the community. All municipalities that participate in the NFIP have a designated FPA. In some municipalities floodplain management duties are assigned to a staff position with several roles. It is not out of the ordinary for a municipal official to hold more than one title, such as a municipal engineer, code enforcement officer, or municipal manager. In addition, municipalities may utilize a contracted engineering firm.

Grant-Writing Staff or Other Fiscal Staff

Many communities may not have the financial resources that are required to implement all their potential programs (e.g., mitigation measures). Therefore, they must rely on grants and other fundraising opportunities to obtain the

money necessary to perform mitigation projects. Many grants are competitive, and individuals can provide donations to a vast array of causes, so the community must demonstrate that it can use those funds better than other applicants. This may be difficult but having a specialist on staff will likely increase the community's chances of receiving funding. Many of the funding streams that can be used for hazard mitigation have substantial management and reporting requirements. Employing or having access to staff specializing in grants management will help the community ensure that it does not lose a grant opportunity because it did not meet the administrative requirements of that grant.

Staff With Experience Using Mapping (GIS) Software

Spatial and tabular data are linked in a computerized, visual format through the use of sophisticated GIS technology. Bucks County has GIS capabilities and can assist municipalities as needed. The county has a comprehensive database and is undertaking initiatives to make GIS more accessible and usable by local municipalities. The county now provides municipalities, and their residents, access to interactive maps which contain relevant land use, assessment, and floodplain layers/data. Various maps can be accessed at the following link: <https://maps.buckscounty.gov/>.

The county can contact municipalities directly to share more information about opportunities for GIS assistance.

Municipal Planning Commissions

As established by the MPC, municipal planning commissions advise municipal staff on matters relating to land use, zoning, or development decisions, providing recommendations for action after reviewing plans, proposals, and applications. Through this, they play a role in guiding community development. Planning commissions may also be responsible for implementing any general or comprehensive plans in the community. Members are typically appointed by the municipal board or council.

Municipal Capabilities

Table 5.5-1 identifies which staff and technical assistance municipalities have available to them. Based on assessment results, municipalities in Bucks County have moderate administrative and technical staff needed to conduct hazard mitigation-activities. There seems to be sufficient emergency management staff across the County and a majority of municipalities have engineering capabilities either in-house or via outside consultants. However, personnel with GIS software experience and grant-writing staff/other fiscal staff with was less likely with among the communities. However, the County may be able to support the jurisdictions with available staff and/or expertise to the communities that lack the administrative and technical capabilities. All municipalities in the County have an identified emergency management coordinator.

Table 5.5-1 Boards, Commissions, or Departments by Municipality, as Reported on Capability Assessment Surveys

Municipality	Engineering Department	Code Enforcement Department	Board of Education	Emergency Department	Maintenance Department	Mitigation Implementation Team	Mutual Aid Agreements	Planning Commission/Zoning Board	Public Utility Board(s)	Public Works Department	Purchasing Department
Bedminster Township				X							
Bensalem Township	X			X							
Bridgeton Township				X							
Bristol Borough	X			X							
Bristol Township	X			X							
Buckingham Township	X	X		X	X			X	X	X	X
Chalfont Borough				X							
Doylestown Borough	X			X							
Doylestown Township	X	X		X				X		X	
Dublin Borough	X	X		X	X			X		X	X
Durham Township				X							
East Rockhill Township	X	X		X	X			X		X	
Falls Township				X							
Haycock Township	X	X		X				X		X	
Hilltown Township	X			X							
Hulmeville Borough				X							
Ivyland Borough	X			X							
Langhorne Borough	X	X	X	X			X	X		X	
Langhorne Manor Borough		X		X				X			
Lower Makefield Township	X	X		X	X		X	X		X	
Lower Southampton Township	X	X	X	X			X	X		X	X
Middletown Township	X			X							
Milford Township	X			X							
Morrisville Borough				X							
New Britain Borough	X	X	X	X			X	X		X	X
New Britain Township				X							
New Hope Borough	X	X	X	X	X		X	X		X	X
Newtown Borough				X							
Newtown Township	X	X		X			X	X	X	X	X
Nockamixon Township	X			X							
Northampton Township	X			X							
Penndel Borough				X							
Perkasie Borough	X	X			X	X	X	X	X	X	X
Plumstead Township	X			X							
Quakertown Borough				X							
Richland Township	X	X		X				X		X	
Richlandtown Borough				X							

Municipality	Engineering Department	Code Enforcement Department	Board of Education	Emergency Department	Maintenance Department	Mitigation Implementation Team	Mutual Aid Agreements	Planning Commission/Zoning Board	Public Utility Board(s)	Public Works Department	Purchasing Department
Riegelsville Borough	X	X		X	X		X	X		X	
Sellersville Borough	X			X							
Silverdale Borough				X							
Solebury Township	X	X	X	X	X	X	X	X		X	X
Springfield Township	X	X		X				X		X	
Telford Borough				X							
Tinicum Township	X	X		X	X		X	X		X	
Trumbauersville Borough	X			X							
Tullytown Borough	X	X		X	X			X		X	
Upper Makefield Township	X	X	X	X			X	X		X	X
Upper Southampton Township	X			X							
Warminster Township	X	X		X	X		X	X		X	
Warrington Township	X	X		X	X		X	X		X	X
Warwick Township	X	X		X	X		X	X		X	X
West Rockhill Township	X			X							
Wrightstown Township		X		X	X			X		X	
Yardley Borough	X	X	X	X						X	X

Table 5.5-2 Available Staff and Technical Assistance by Municipality, as Reported on Capability Assessment Surveys

Municipality	Land Use/Development Planner	Engineering	Emergency Manager	Floodplain Manager	Staff with experience using GIS	Grant-writing staff or other fiscal staff	Chief Building Officer	Business Administrator	Chief Financial Officer	Clerk	Community Planner	Land Use/Development Planner	Engineering
Bedminster Township			X										
Bensalem Township			X		X	X							
Bridgeton Township			X										
Bristol Borough	X		X	X	X								
Bristol Township	X		X	X	X	X							
Buckingham Township	X	X	X	X	X	X	X		X		X	X	X
Chalfont Borough			X										
Doylestown Borough	X		X	X	X	X							
Doylestown Township	X		X	X	X	X	X		X				
Dublin Borough		X	X					X					X
Durham Township			X										

Municipality	Land Use/Development Planner	Engineering	Emergency Manager	Floodplain Manager	Staff with experience using GIS	Grant-writing staff or other fiscal staff	Chief Building Officer	Business Administrator	Chief Financial Officer	Clerk	Community Planner	Land Use/Development Planner	Engineering
East Rockhill Township	X	X	X	X								X	X
Falls Township			X										
Haycock Township	X	X	X	X	X			X					X
Hilltown Township	X		X	X	X	X							
Hulmeville Borough			X										
Ivyland Borough	X		X	X		X							
Langhorne Borough		X	X			X				X			X
Langhorne Manor Borough			X				X	X		X			
Lower Makefield Township	X	X	X	X	X	X	X	X	X	X	X	X	X
Lower Southampton Township	X	X	X	X			X	X		X		X	X
Middletown Township	X		X	X	X	X							
Milford Township	X		X	X	X	X							
Morrisville Borough			X										
New Britain Borough	X	X	X	X	X	X	X	X			X	X	X
New Britain Township			X										
New Hope Borough		X	X	X		X	X		X	X	X		X
Newtown Borough			X										
Newtown Township	X		X	X			X	X	X	X		X	
Nockamixon Township	X		X	X		X							
Northampton Township	X		X	X	X	X							
Penndel Borough			X										
Perkasie Borough	X	X	X	X	X	X	X	X	X	X	X	X	X
Plumstead Township	X		X	X	X	X							
Quakertown Borough			X										
Richland Township	X	X	X	X			X						X
Richlandtown Borough			X										
Riegelsville Borough	X	X	X	X		X	X	X	X	X			X
Sellersville Borough	X		X	X	X	X							
Silverdale Borough			X										
Solebury Township	X	X	X	X	X	X	X	X	X	X	X	X	X
Springfield Township	X	X	X	X	X		X	X		X			X
Telford Borough			X										
Tinicum Township	X	X	X	X	X	X	X	X	X	X			X
Trumbauersville Borough	X		X										
Tullytown Borough		X	X		X	X							X
Upper Makefield Township	X	X	X	X	X	X		X	X	X		X	X
Upper Southampton Township	X		X	X		X							
Warminster Township	X	X	X	X	X								X
Warrington Township	X	X	X	X	X		X		X	X		X	X

Municipality	Land Use/Development Planner	Engineering	Emergency Manager	Floodplain Manager	Staff with experience using GIS	Grant-writing staff or other fiscal staff	Chief Building Officer	Business Administrator	Chief Financial Officer	Clerk	Community Planner	Land Use/Development Planner	Engineering
Warwick Township	X	X	X	X	X	X	X	X	X	X	X	X	X
West Rockhill Township	X		X	X		X							
Wrightstown Township	X	X	X	X	X			X		X	X	X	X
Yardley Borough	X		X	X									

Other local organizations that could act as partners include Bucks County Conservation District, Penn State Extension, environmental groups, and watershed associations.

- State agencies which can provide technical assistance for mitigation activities include, but are not limited to:
- Pennsylvania Department of Community and Economic Development;
- Pennsylvania Department of Conservation and Natural Resources;
- Pennsylvania Department of Environmental Protection; and
- Pennsylvania Department of Transportation.

Federal agencies which can provide technical assistance for mitigation activities include, but are not limited to: Army Corp of Engineers;

- Department of Housing and Urban Development (HUD);
- Department of Agriculture (DoA);
- Economic Development Administration;
- Emergency Management Institute (EMI);
- Environmental Protection Agency (EPA);
- FEMA; and
- Small Business Administration.

5.6 Financial Capability

The decision and capacity to implement mitigation-related activities is often strongly dependent on the presence of local financial resources. While some mitigation actions are less costly than others, it is important that money is available locally to implement policies and projects. Financial resources are particularly important if communities are trying to take advantage of state or federal mitigation grant funding opportunities that require local-match contributions. Based on survey results, most municipalities within the County perceive fiscal capability to be limited. As mentioned in Section 5.2.2, some communities do not have access to grant writers thus their capacity to pursue and administer grant-funded opportunities is limited.

Capital Improvement Plan

The capital improvement plan is a multiyear policy guide that identifies needed capital projects and is used to coordinate the financing and timing of public improvements. Capital improvements relate to streets, stormwater

systems, water distribution, sewage treatment, and other major public facilities. A capital improvement plan should be prepared by the respective county's planning commission and should include a capital budget. While the capital improvement plan is not a funding source, this budget identifies the highest priority projects recommended for funding in the next annual budget. The capital improvement plan is dynamic and can be tailored to specific circumstances.

Community Development Block Grants (CDBG)

These grants are designed to assist the vulnerable populations within the community by ensuring affordable housing, creating jobs, and providing direct services. The amount of each grant is determined by a formula that accounts for the community's need, poverty, population, housing, and comparison to other areas. The annual appropriation is divided among the states and local jurisdictions (referred to as "non-entitlement communities" and "entitlement communities"). The following are entitlement communities:

- Central cities of MSAs.
- Cities with at least 50,000 people.
- Some urban counties with at least 200,000 people.
- States provide CDBG funds to non-entitlement jurisdictions.

The majority of CDBG funds are required to be spent to benefit low- and moderate-income people. Also, there is a set of national objectives for the program, including addressing existing conditions that pose a threat to the health and welfare of the community (e.g., low-income housing in a floodplain). All municipalities within Bucks County have access to CDBG funding, be it directly through the federal or state government or through a competitive county selection process.

Water and Sewer Authority Fees

Water authorities are multipurpose authorities with water projects, many of which operate both water and sewer systems. The financing of water systems for lease back to the municipality is among the principal activities of the local government facilities' financing authorities. An operating water authority issues bonds to purchase existing facilities or to construct, extend, or improve a system. The primary source of revenue is user fees based on metered usage. The cost of constructing or extending water supply lines can be funded by special assessments against abutting property owners. Tapping fees also help fund water system capital costs. Water utilities are directly operated by municipal governments and by privately owned public utilities regulated by the Pennsylvania Public Utility Commission. The PA DEP has a program to assist with consolidation of small individual water systems to make system upgrades more cost effective.

Sewer authorities include multipurpose authorities with sewer projects. The authorities issue bonds to finance acquisition of existing systems or to finance construction, extension, and improvements. Sewer authority operating revenues originate from user fees. The fee frequently is based on the amount of water consumed, and payment is enforced by the ability to terminate service or the imposition of liens against real estate. In areas with no public water supply, flat rate charges are calculated on average use per dwelling unit.

General Obligation, Revenue, Special Tax Bonds, and Other Methods

Jurisdictions may decide to dedicate general bonds or similar financing to implement hazard mitigation projects. General obligation bonds are municipal bonds that can be paid back via a variety of revenue sources, including taxes,

and are used to fund a variety of projects. Revenue bonds are required to be paid back via revenues generated from the project they fund. Special tax bonds can be repaid via taxes that do not need to be linked directly to the project being financed.

Local programs which may provide additional financial support for mitigation actions include, but are not limited to:

- Development impact fees
- Gas / electric utility fees
- Partnering arrangements or intergovernmental agreements
- Special purpose taxes
- Stormwater utility fees

State and Federal Resources

The decision and capacity to implement mitigation-related activities is often strongly dependent on availability of local financial resources. While some mitigation actions are less costly than others, it is important that money is available locally to implement policies and projects. Financial resources are particularly important if communities are trying to leverage state or federal mitigation grant funding opportunities that require local-match contributions. State funding sources that may be available for hazard mitigation planning activities include but are not limited to the following.

- [Commonwealth Financing Authority \(CFA\)/DCED Abandoned Mine Drainage Abatement and Treatment Program.](#)
- [CFA/DCED Baseline Water Quality Data Program.](#)
- [CFA/DCED First Industries Fund.](#)
- [CFA/DCED Flood Mitigation Program.](#)
- [CFA/DCED H2O PA Flood Control Projects.](#)
- [CFA/DCED H2O PA High Hazard Unsafe Dam Projects.](#)
- [CFA/DCED H2O PA Water Supply, Sanitary Sewer and Storm Water Projects.](#)
- [CFA/DCED Orphan or Abandoned Well Plugging Program.](#)
- [CFA/DCED PA Small Water and Sewer.](#)
- [CFA/DCED Sewage Facilities Program.](#)
- [CFA/DCED Watershed Restoration Protection Program.](#)
- [DCED Business Financing Programs.](#)
- [DCED Local Government Capital Project Loan Program.](#)
- [DCED Municipal Assistance Program.](#)
- [DCED/DEP Coal Refuse Energy and Reclamation Tax Credit Program.](#)
- [DCED/DEP Private Dam Financial Assurance Program.](#)
- [DCNR Community Conservation Partnerships Program.](#)
- [DEP Growing Greener Plus Grants Program.](#)
- [PennDOT Pennsylvania Infrastructure Bank Loan.](#)
- [Pennsylvania Infrastructure Investment Authority \(also known as PENNVEST\).](#)
- [Pennsylvania Redevelopment Assistance Capital Program.](#)

Federal funding sources that may be available for hazard mitigation planning activities at the time the HMP update was prepared include but are not limited to the following.

- [Appalachian Regional Commission POWER Initiative Grant Program.](#)
 - [Department of Energy Weatherization Assistance Program.](#)
 - [Department of Homeland Security Grant Program.](#)
 - [Department of Transportation/Federal Highway Administration Emergency Relief Program.](#)
 - [Department of Commerce/Economic Development Administration Revolving Loan Fund \(ACEDC RLF recipient\).](#)
 - [FEMA Community Disaster Loan Program.](#)
 - [FEMA NFIP.](#)
 - [FEMA NFIP Community Rating System.](#)
 - [FEMA Environmental Planning and Historic Preservation Program.](#)
 - [FEMA Flood Mitigation Assistance Program.](#)
 - [FEMA Hazard Mitigation Grant Program \(HMGP\).](#)
 - [FEMA Individuals and Households Program.](#)
 - [FEMA National Dam Safety Program.](#)
 - [FEMA Public Assistance Program.](#)
 - [FEMA Regional Catastrophic Preparedness Grant Program.](#)
 - [Housing and Urban Development \(HUD\)/Federal Housing Administration \(FHA\) Title I Property Improvement Loans.](#)
 - [HUD/FHA Section 203\(k\) Rehabilitation Mortgage Insurance.](#)
 - [HUD Section 108 Loan Guarantee Programs.](#)
 - [Internal Revenue Service Casualty Loss-Special Disaster Provisions.](#)
 - [NOAA National Weather Service StormReady® Program.](#)
 - [Small Business Administration Disaster Loan Programs.](#)
 - [USDA Natural Resources Conservation Service \(NRCS\) Easement Programs.](#)
 - [USDA/Farm Service Agency \(FSA\) Emergency Conservation Program.](#)
 - [USDA/FSA Emergency Farm Loans.](#)
 - [USDA/Emergency Forest Restoration Program.](#)
 - [USDA Non-insured Crop Disaster Assistance Program.](#)
 - [USDA/NRCS Emergency Watershed Protection Program.](#)
 - [USDA/NRCS Watershed Protection and Flood Prevention Program.](#)
 - [USDA Home Renovation Loans.](#)
 - [USDA/Rural Housing Service \(RHS\) Community Facilities Loans and Grants.](#)
 - [USDA/RHS Rural Housing Assistance.](#)
 - [USDA/RHS Section 502 Single-Family Housing Direct and Guaranteed Loans.](#)
 - [USDA/RHS Single Family Housing Repair Loans & Grants.](#)
 - [USDA/RHS Mutual Self-Help Housing Technical Assistance Grants.](#)
 - [USDA/Risk Management Agency Federal Crop Insurance Program.](#)
- [USDA/Rural Development Business & Industry Loan Guarantees.](#)

Table 5.6-1 below shows the financial capabilities for municipalities, as reported in their Capability Assessment surveys.

Table 5.6-1 Financial Capabilities by Municipality, as Reported on Capability Assessment Surveys

Municipality	Capital Improvements Program	Funding Programs – Federal (Non-FEMA)	Utility Fees for Stormwater, Water, Sewer, Gas, or Electric Services	Community Development Block Grant	FEMA - Hazard Mitigation Assistance	FEMA – Public Assistance 406 Mitigation	Funding Programs – State	Funding Programs – Philanthropic	General obligation bonds and/or special tax bonds	Impact fees for new development	Tax levies for specific projects
Bedminster Township											
Bensalem Township	X										
Bridgeton Township											
Bristol Borough	X										
Bristol Township	X										
Buckingham Township	X		X	X			X		X		
Chalfont Borough											
Doylestown Borough	X										
Doylestown Township	X										
Dublin Borough											
Durham Township											
East Rockhill Township	X										
Falls Township											
Haycock Township				X	X		X		X	X	
Hilltown Township											
Hulmeville Borough											
Ivyland Borough	X										
Langhorne Borough	X	X	X	X	X		X	X		X	X
Langhorne Manor Borough											
Lower Makefield Township	X	X			X		X		X	X	
Lower Southampton Township			X						X		
Middletown Township	X										
Milford Township	X										
Morrisville Borough											
New Britain Borough					X		X		X		
New Britain Township											
New Hope Borough											
Newtown Borough											
Newtown Township	X									X	
Nockamixon Township	X										
Northampton Township	X										
Penndel Borough											
Perkasie Borough	X	X	X	X	X	X	X	X	X	X	
Plumstead Township	X										

Municipality	Capital Improvements Program	Funding Programs – Federal (Non-FEMA)	Utility Fees for Stormwater, Water, Sewer, Gas, or Electric Services	Community Development Block Grant	FEMA - Hazard Mitigation Assistance	FEMA – Public Assistance 406 Mitigation	Funding Programs – State	Funding Programs – Philanthropic	General obligation bonds and/or special tax bonds	Impact fees for new development	Tax levies for specific projects
Quakertown Borough											
Richland Township	X				X					X	
Richlandtown Borough											
Riegelsville Borough	X		X				X				
Sellersville Borough	X										
Silverdale Borough											
Solebury Township	X	X			X		X		X	X	
Springfield Township					X						
Telford Borough											
Tinicum Township				X	X	X	X				
Trumbauersville Borough	X										
Tullytown Borough							X				
Upper Makefield Township	X										
Upper Southampton Township	X										
Warminster Township	X		X	X	X	X	X			X	
Warrington Township	X										
Warwick Township	X	X			X		X				
West Rockhill Township	X										
Wrightstown Township											
Yardley Borough					X	X					

5.7 Education and Outreach

Education and outreach programs and methods are used to implement mitigation activities and communicate hazard-related information. Education and outreach programs are used to implement mitigation activities and communicate hazard-related information. Examples include fire safety programs that fire departments deliver to students at local schools; participation in community programs such as Firewise USA® or StormReady®; and activities conducted as part of hazard awareness campaigns, such as Tornado or Flood Awareness Month. In addition to these activities, the County has a communication tool called “Ready Bucks” used to alert residents about hazard and other important community news (Bucks County, 2021d). For example, the tool can be used to relay critical information about severe weather events, sudden road closures, missing persons, and evacuations. Residents can sign up for the free alerts online at: <http://www.buckscounty.org/readybucks>.

Some communities have their own public information or communications office to manage outreach initiatives. Overall, programs not relating to certification are not common within the county. Table 5.7-1 shows the Education and Outreach capabilities reported by municipalities.

Table 5.7-1 Available Education and Outreach Capabilities by Municipality, as Reported on Capability Assessment Surveys

Municipality	StormReady Certification	Seasonal Emergency Management and Mitigation Outreach	Firewise USA Certification	Local Citizen Groups or Non-Profit Organizations Focused on Environmental Protection, Emergency Preparedness, Access and Functional Needs Populations, etc.	Natural Disaster or Safety Related School Programs	Ongoing Public Education or Information Program (E.G., Environmental Education, Fire Safety, Household Preparedness, Responsible Water Use, Etc.)	Public-Private Partnership Initiatives Addressing Disaster-Related Issues
Bedminster Township							
Bensalem Township							
Bridgeton Township							
Bristol Borough			X				
Bristol Township							
Buckingham Township		X		X		X	
Chalfont Borough							
Doylestown Borough			X				
Doylestown Township						X	
Dublin Borough							
Durham Township							
East Rockhill Township							
Falls Township							
Haycock Township							
Hilltown Township							
Hulmeville Borough							
Ivyland Borough							
Langhorne Borough				X		X	

Municipality	StormReady Certification	Seasonal Emergency Management and Mitigation Outreach	Firewise USA Certification	Local Citizen Groups or Non-Profit Organizations Focused on Environmental Protection, Emergency Preparedness, Access and Functional Needs Populations, etc.	Natural Disaster or Safety Related School Programs	Ongoing Public Education or Information Program (E.G., Environmental Education, Fire Safety, Household Preparedness, Responsible Water Use, Etc.)	Public-Private Partnership Initiatives Addressing Disaster-Related Issues
Langhorne Manor Borough							
Lower Makefield Township				X		X	
Lower Southampton Township				X	X	X	
Middletown Township			X				
Milford Township							
Morrisville Borough							
New Britain Borough				X	X	X	
New Britain Township							
New Hope Borough							
Newtown Borough							
Newtown Township		X			X	X	
Nockamixon Township							
Northampton Township			X				
Penndel Borough							
Perkasie Borough		X				X	
Plumstead Township							
Quakertown Borough							
Richland Township			X				
Richlandtown Borough							
Riegelsville Borough		X					
Sellersville Borough			X				
Silverdale Borough							
Solebury Township	X	X	X	X	X	X	X
Springfield Township				X			
Telford Borough							
Tinicum Township		X	X	X	X	X	
Trumbauersville Borough			X				
Tullytown Borough						X	
Upper Makefield Township		X	X	X	X	X	X
Upper Southampton Township							
Warminster Township				X		X	
Warrington Township							
Warwick Township				X		X	
West Rockhill Township			X				

Municipality	StormReady Certification	Seasonal Emergency Management and Mitigation Outreach	Firewise USA Certification	Local Citizen Groups or Non-Profit Organizations Focused on Environmental Protection, Emergency Preparedness, Access and Functional Needs Populations, etc.	Natural Disaster or Safety Related School Programs	Ongoing Public Education or Information Program (E.G., Environmental Education, Fire Safety, Household Preparedness, Responsible Water Use, Etc.)	Public-Private Partnership Initiatives Addressing Disaster-Related Issues
Wrightstown Township						X	
Yardley Borough							

5.8 Plan Integration

Plan integration recognizes that hazard mitigation is most effective when it works in concert with other plans, regulations, and programs. Per FEMA, plan integration is described as the regular consideration and management of hazard risks in a community's existing planning framework. The planning framework is the collection of plans, policies, codes, and programs that guide land use and development, how those are maintained and implemented, and the roles of a range of partner agencies to evaluate and update them. Effective integration of hazard mitigation occurs when the planning framework fosters development that does not increase risks from known hazards or leads to redevelopment that reduces risk from known hazards (FEMA, 2013).

Ensuring that the goals and actions of hazard mitigation are applied to other planning efforts promotes safe and resilient growth, effective emergency management, and an overall reduction of risk. The most important planning and regulatory mechanisms that can be utilized for hazard mitigation – hazard mitigation plans, emergency operations plans, comprehensive plans, building codes, floodplain ordinances, and subdivision and zoning ordinances – have been discussed in more detail in Section 5.2. These local planning mechanisms provide a vehicle for the implementation of adopted mitigation strategies and ensure that growth is not steered towards high hazard areas. Table 5.8-1 includes a summary of planning frameworks that were identified in Bucks County.

Table 5.8-1 Planning Framework in Bucks County

Planning Level	Plan
State	2023 Commonwealth of Pennsylvania Standard All-Hazard Mitigation Plan
	Keystone Principles and Criteria for Growth, Investment, and Resource Conservation, 2005
Regional	Delaware Valley Regional Planning Commission: Connections 2045
	Lehigh Valley Comprehensive Plan
	Philadelphia 2035 Comprehensive Plan
County	Bucks County Waterfront Revitalization Plan, 2005
	Landmark Towns of Bucks County
	Bucks County Open Space and Greenway Plan, 2011
	Bucks County Natural Areas Inventory Update, 2011
	Bucks County Bicycle Plan, 2012
	Bucks County Hazard Vulnerability Analysis (HVA)
	Bucks County Comprehensive Plan Update, 2011
	Bucks County Flood Recovery and Mitigation Strategy
	Neshaminy Creek Supplemental Watershed Work Plan, 2017
	Bucks County Natural Areas Program, 2013
	Bucks County Emergency Operations Plan

Planning Level	Plan
	Bucks County Pedestrian Safety Study, ongoing
	Bucks County Debris Management Plan, 2017
	2018-2028 Municipal Waste Management Plan, 2019
	Bucks County Agricultural Preservation Program, 2019
	Bucks County Sustainability for County Operations Plan, 2024
Municipality	Local Emergency Operations Plans
	Municipality Local Land Use Regulations
	Act 167 Stormwater Management Plans
	Municipal Comprehensive Plans

Information from several of these documents has been incorporated into this plan and mitigation actions have been developed to further integrate these planning mechanisms into the hazard mitigation planning process. The County HVA provided direction for hazard identification as well as extensive information on past occurrences including anecdotal information. Floodplain management ordinance information was used to aid in the establishment of local capabilities in addition to participation in the NFIP. These plans share common philosophies and strategies that are embodied in the Commonwealth's Keystone Principles, which provides a strategy for interagency coordination in addressing the goals and objectives for the realization of economic development and resource conservation in the Commonwealth (PGDEC, 2005). More detailed information on integration from some of these plans is included below.

Bucks County Comprehensive Plan

The Bucks County Comprehensive Plan was adopted in 2011. The plan establishes a shared vision of how the County would like to guide future growth and conserve resources as well as the policy recommendations for attaining these goals.

In addition, the 2011 Bucks Comprehensive Plan outlines eight "Guiding Principles" that identify key priorities of the County, identified earlier in this section. The Guiding Principles serve to guide future decisions and actions by the County, local municipalities, and residents to ensure that the shared vision of the County is achieved in a cohesive manner. The comprehensive plan includes detailed strategies and actions for each of the identified principles. Principle 5: Mitigate Hazards to Life and Property provides the most specific relation to the goals and objectives of the Hazard Mitigation Plan; however, some of the other principles also are related to the goals and objectives of this plan. Table 5.8-2 includes a full list of the mitigation-related actions and their associated strategy and guiding principle.

Table 5.8-2 Hazard Mitigation Related Actions in Bucks County (BCPC, 2011a)

Strategy	Action
Principle 1: Protect Natural, Historic, and Scenic Properties	
Land/Water Interface Resources – Floodplain Strategy	Assist municipalities with updating floodplain requirements and ordinance language to comply with new FEMA floodplain maps.
	Encourage 100 percent protection of floodplains delineated by FEMA or detailed hydrological studies performed by registered engineers qualified to prepare such studies, where no FEMA mapping is available.
	Support municipal regulations and land use tools that prevent development in and remove existing structure from floodplains to reduce risks to life and property.
	Support the buy-out or elevation of flood prone properties and the return of these areas to a natural state.
Principle 4: Protect Water Resources and Reduce Waste	
Water Resources Strategy	Cooperate with state, county, and municipal government officials to help implement appropriate recommendations of the Pennsylvania State Water Plan (Act 220).
	Establish wellhead protection areas/overlay zones, source water protection areas, stream corridor protection areas, and conservation management districts.

Strategy	Action
	Monitor the progress of the State Water Plan and its implications regarding critical water planning areas in Bucks County.
	Prohibit incompatible uses near surface water and preserve and manage groundwater recharge areas to ensure a sustainable water supply.
	Protect water resources, natural resources, and riparian areas.
	Review and update, as necessary, municipal ordinance language related to water resource protection.
Water Service Strategy	Protect water resources to meet peak and emergency demands.
	Promote interconnection of water supply systems to foster emergency preparedness.
	Encourage the provision of water service that is consistent with growth management.
	Use municipal comprehensive plans, zoning, and well regulations to coordinate land use goals with water resource considerations.
Water Supply Planning	Assist municipalities on integrating water resource protection standards with land use regulations, wastewater facilities, stormwater management, natural resources, and open space planning.
	Coordinate with the Delaware River Basin Commission and PaDEP on water supply planning and drought emergency management.
	Encourage integrated water resources planning through use of land development, water supply, stormwater, and wastewater techniques that maintain natural functions of the hydrologic cycle.
	Encourage municipalities and water suppliers to coordinate efforts in developing source water protection and wellhead delineation plans to protect water sources from over-withdrawal and potential sources of contamination.
	Encourage the coordination of efforts of agencies (government, private and nonprofit) responsible for the planning and management of water resources quality and quantity.
	Participate in PaDEP's source water protection grant program.
	Use aquifer yield potential to help assure that development in groundwater-dependent areas does not exceed the capability of underlying aquifers. Plan development location and intensities with consideration of available water resources.
Principle 5: Mitigate Hazards to Life and Property	
Preparedness to Reduce Potential Damage Strategy	Identify by municipality and evaluate protection of existing critical facilities with the highest relative vulnerability in the 1 percent annual chance floodplain.
	Identify and evaluate strategies for repetitive-loss properties.
	Provide public outreach/education regarding strategies (e.g., flood proofing) for property owners in the 1 percent annual chance floodplain.
	Address identified data limitations regarding lack of detailed information about individual structures located in the 1 percent annual chance floodplain.
	Identify and evaluate protection for hazardous material storage in floodplain.
	Obtain detailed flood studies and FIRMs (including 0.2 percent annual chance flood) for areas with the greatest potential damage and threat to residents.
	Identify the most vulnerable and critical existing structures and infrastructure due to the effects of severe weather.
	Utilize available county level datasets with characteristics of individual structures for improved hazard planning and outreach.
	Identify and prioritize funding for transportation infrastructure projects that will reduce impact of hazards.
Disaster-Resistant Future Development Strategy	Encourage and facilitate the development or revision of zoning/land-use ordinances to limit development in high-hazard areas.
	Provide adequate and consistent enforcement of ordinances and codes within and between jurisdictions.
Hazard Mitigation as a Public Value Strategy	Provide public education to increase awareness of hazards and opportunities for mitigation.
	Promote partnerships between the municipalities and the county to continue to develop a countywide approach to identifying and implementing mitigation actions.
Response and Recovery Capabilities Strategy	Increase awareness by residents (i.e., through public outreach/education) of actions to take during an emergency.
	Enhance response capability of county and municipal fire, police, and emergency medical services personnel to special populations.
	Continue and increase coordination between critical facilities and emergency responders.

The Bucks2040 Vision Plan more recently identified the seven most important issues and priorities to the county, which are:

- Make Housing Affordable Again
- Promote Economic Opportunity
- Expand Travel Options
- Act on Climate Change
- Improve Our Infrastructure
- Enhance Our Parks and Trails
- Protect Our Farmland and Natural Resources

These issues all relate to hazard mitigation, either through the development of housing resources, the development of infrastructure, and protection of natural resources, or directly addressing the impacts of climate change on the county. Any goals, actions, and implementation strategies identified in additional plan documents for the Bucks2040 Plan should incorporate hazard mitigation principles to address both current and future risk.

Strategies and actions from the 2011 Comprehensive Plan have been incorporated into the Hazard Mitigation Plan Update, and information from both the 2011 plan and the 2040 Vision Plan are incorporated in Section 4.4.4 Future Development and Vulnerability. Hazard mitigation principles from the 2026 Hazard Mitigation Plan Update will be integrated into the full Bucks 2040 Comprehensive Plan update, which will guide development in Bucks County. The HMSC currently actively monitors high growth and high-risk areas for development projects in relation to hazard vulnerability.

Bucks County Watersheds ACT 167 Plans

There are nine Act 167 Plans for Bucks County that address stormwater management by providing prioritized recommendations to mitigate and reduce the impacts from development and improve condition of local water bodies. The ACT 167 Plans that pertain to Bucks County include:

- Delaware River (North)
- Delaware River (South)
- East Branch Perkiomen
- Neshaminy and Little Neshaminy Creeks
- Pennypack Creek
- Perkiomen Creek
- Poquessing Creek
- Saucon Creek
- Tohickon Creek

These plans include goals, objectives, and actions developed in relation to developing criteria and standards for future development and redevelopment in the watersheds that minimize hydrologic and water quality impacts. These actions are directly related to hazard mitigation planning because these criteria often involve mechanisms to control stormwater volume and recharge.

Bucks County Open Space and Greenway Plan

In 2011 Bucks County developed the Bucks County Open Space and Greenways Plan to provide a decision making, implementation, and management tool designed to protect and create linkages between the County's vast natural resources, open space and farmland, recreational facilities, and historic and cultural resources (BCPC, 2011b). The preservation of open space and greenways can be relevant to hazard mitigation goals as the space may be able to manage stormwater, mitigating the effects of flooding.

Emergency Debris Management Plan

In 2017, the County published their Emergency Debris Management Plan, which is focused on helping the county to respond to a natural or manmade debris-generating event (BCEMA, 2017). The plan helps identify agencies and activities that are involved in debris operations in order to help coordinate response in the case of an event. Initiatives in this plan help address debris that may be caused by hazard events, including tornadoes, floods, winter storms, earthquakes and civil disturbance. Elements that were incorporated from the previous hazard mitigation plan into the Debris Management Plan were the different types of disaster events that the County is vulnerable to, the likelihood of each disaster occurring, the different impacts each disaster can have on the County, and post-disaster debris management practices which intertwine with future mitigation projects.

Municipal Integration

Bucks County's municipalities carry out their daily operations and provide community services according to local needs and limitations. Some of these municipalities have formed cooperative agreements and work jointly with neighboring municipalities to provide such services as police protection, fire and emergency response, solid waste disposal, recreational opportunities, wastewater treatment, infrastructure maintenance, and water supply management. Other municipalities handle these services within their own jurisdictions. These municipalities vary in staff size, resource availability, fiscal status, service provision, municipal population, geography, and vulnerability to hazards profiled within this plan. As such, it is easy to see why the county's capacity to deal with hazards are a reflection of local municipalities and individual capabilities.

Generally speaking, the municipalities in Bucks County that tend to have fewer residents usually have less staff, and, by default, a more limited supply of available resources than those municipalities in the more urbanized parts of the County. This is not to say, however, that hazard mitigation is not an important factor in less populated areas of the County. It simply may require a more unified or coordinated approach and/or more efficient utilization of a limited supply of available resources (e.g., financial, technical, and human).

The self-assessment portion of the Capability Assessment survey provided each municipality an opportunity to conduct its own self-assessment of its capability to effectively implement hazard mitigation activities. Several municipalities noted on the Capability Assessment Surveys that they have limited to moderate financial capability resources which may limit the development of some planning tools. The Self-Assessment portion of the survey provided each municipality an opportunity to conduct its own self-assessment of its capability to effectively implement hazard mitigation activities. As part of this process, County and municipal officials were encouraged to consider the barriers to implementing proposed mitigation strategies in addition to the mechanisms that could enhance or further such strategies. In response to the survey questionnaire, local officials classified each of the capabilities as either "limited," "moderate," or "high." Table 5.8-3 summarizes the results of the self-assessment survey. With available resources being limited and stretched into the foreseeable future, plan integration is extremely relevant and will help leverage existing resources to the maximum extent possible.

Table 5.8-3 Summary of Self-Assessment Capability Responses

Capability Type	Limited	Moderate	High
Planning & Regulatory	14%	67%	19%
Administrative & Technical	24%	52%	24%
Fiscal	55%	30%	15%
Education & Outreach	33%	52%	14%

Table 5.8-4 Municipal Responses to Capability Questionnaire

Municipality	Planning & Regulatory	Administrative & Technical	Fiscal	Education & Outreach
Bedminster Township				
Bensalem Township				
Bridgeton Township				
Bristol Borough				
Bristol Township				
Buckingham Township	Moderate	Moderate	Moderate	Moderate
Chalfont Borough				
Doylestown Borough				
Doylestown Township	Moderate	Limited	Limited	Moderate
Dublin Borough				
Durham Township				
East Rockhill Township	Limited	Limited	Limited	Moderate
Falls Township				
Haycock Township	Moderate	Moderate	Limited	Limited
Hilltown Township				
Hulmeville Borough				
Ivyland Borough				
Langhorne Borough	Moderate	Moderate	Moderate	Moderate
Langhorne Manor Borough				
Lower Makefield Township	Moderate	Moderate	Limited	Limited
Lower Southampton Township	Moderate	Moderate	Moderate	Moderate
Middletown Township				
Milford Township				
Morrisville Borough				
New Britain Borough	Moderate	Moderate	Limited	Moderate
New Britain Township				
New Hope Borough	Limited	Limited	High	Limited
Newtown Borough				
Newtown Township	High	High	High	High
Nockamixon Township				
Northampton Township				
Penndel Borough				
Perkasie Borough	Moderate	Moderate	Moderate	High
Plumstead Township				
Quakertown Borough				

Municipality	Planning & Regulatory	Administrative & Technical	Fiscal	Education & Outreach
Richland Township	Limited	Limited	Limited	Limited
Richlandtown Borough				
Riegelsville Borough	Moderate	High	Limited	Moderate
Sellersville Borough				
Silverdale Borough				
Solebury Township	High	High	Moderate	High
Springfield Township	Moderate	Limited	Limited	Limited
Telford Borough				
Tinicum Township				
Trumbauersville Borough				
Tullytown Borough	Moderate	Moderate	Limited	Moderate
Upper Makefield Township	Moderate	Moderate	-	Moderate
Upper Southampton Township				
Warminster Township	Moderate	Moderate	Limited	Moderate
Warrington Township				
Warwick Township	Moderate	High	High	Moderate
West Rockhill Township				
Wrightstown Township	High	High	Moderate	Limited
Yardley Borough	High	Moderate	Limited	Limited