

# **Chapter 8**

## **Floodplains**

### **Part 1**

#### **General Provisions**

- §8-101. Intent
- §8-102. Applicability
- §8-103. Abrogation and Greater Restrictions
- §8-104. Severability
- §8-105. Warning and Disclaimer of Liability

### **Part 2**

#### **Administration**

- §8-201. Building Permits Required
- §8-202. Issuance of Building Permit
- §8-203. Application Procedure and Requirements
- §8-204. Review of Application by Others
- §8-205. Changes
- §8-206. Placards
- §8-207. Start of Construction
- §8-208. Inspection and Revocation
- §8-209. Fees
- §8-210. Enforcement
- §8-211. Appeals

### **Part 3**

#### **Identification of Floodplain Areas**

- §8-301. Identification
- §8-302. Determination of the 100-year Flood Elevation
- §8-303. Changes in Identification of Area
- §8-304. Boundary Disputes

### **Part 4**

#### **General Technical Requirements**

- §8-401. General
- §8-402. Design and Construction Standards
- §8-403. Development Which May Endanger Human Life
- §8-404. Special Requirements for Manufactured Homes

### **Part 5**

#### **Activities Requiring Special Permits**

- §8-501. General

- §8-502. Application for Review Procedure
- §8-503. Special Technical Requirements

**Part 6**  
**Existing Structures in Identified Floodplain Areas**

- §8-601. General

**Part 7**  
**Variances**

- §8-701. General
- §8-702. Variance Procedures and Conditions

**Part 8**  
**Definitions**

- §8-801. General
- §8-802. Specific Definitions

**Part 9**  
**Duties of Manufactured Home Park Owners**

- §8-901. General

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**Part 1****General Provisions****§8-101. Intent.**

The intent of this Chapter is to:

- A. Promote the general health, welfare and safety of the community.
- B. Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future.
- C. Minimize danger to public health by protecting water supply and natural drainage.
- D. Reduce financial burdens imposed on the community, its governmental units and its residents, by preventing excessive development in areas subject to flooding.

*(Ord. 96-1, 1/5/1996, §1.00)*

**§8-102. Applicability.**

1. It shall be unlawful for any person, partnership, business or corporation to undertake, or cause to be undertaken, any construction or development anywhere within the Borough unless a building permit has been obtained from the Building Permit Officer.

2. A building permit shall not be required for minor repairs to existing buildings or structures.

*(Ord. 96-1, 1/5/1996, §1.01)*

**§8-103. Abrogation and Greater Restrictions.**

This Chapter supersedes any other conflicting provisions which may be in effect in identified floodplain areas. However, any other ordinance provisions shall remain in full force and effect to the extent that those provisions are more restrictive.

*(Ord. 96-1, 1/5/1996, §1.02)*

**§8-104. Severability.**

If any Section, subsection, paragraph, sentence, clause or phrase of this Chapter shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Chapter, which shall remain in full force and effect, and for this purpose the provisions of this Chapter are hereby declared to be severable.

*(Ord. 96-1, 1/5/1996, §1.03)*

**§8-105. Warning and Disclaimer of Liability.**

1. The degree of flood protection sought by the provisions of this Chapter is considered reasonable for regulatory purposes and is based upon acceptable engineering methods of study. Larger floods may occur. Flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This

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Chapter does not imply that areas outside any identified floodplain area, or that land uses permitted within such areas, will be free from flooding or flood damages.

2. This Chapter shall not create liability on the part of the Borough or any officer or employee thereof for any flood damages that result from reliance on this Chapter or any administrative decision lawfully made thereunder.

*(Ord. 96-1, 1/5/1996, §1.04)*

**Part 2****Administration****§8-201. Building Permits Required.**

Building permits shall be required before any construction or development is undertaken within any area of the Borough.

(*Ord. 96-1, 1/5/1996, §2.00*)

**§8-202. Issuance of Building Permit.**

1. The Building Permit Officer shall issue a building permit only after it has been determined that the proposed work to be undertaken will be in conformance with the requirements of this and all other applicable codes and ordinances.

2. Prior to the issuance of any building permit, the Building Permit Officer shall review the application for permit to determine if all other necessary government permits required by State and Federal laws have been obtained, such as those required by the Pennsylvania Sewage Facilities Act, 35 P.S. §750.1 *et seq.*; the Pennsylvania Dam Safety and Encroachments Act, 32 P.S. §693.1 *et seq.*; the U.S. Clean Water Act, §404, 33 U.S.C. §1334; and the Pennsylvania Clean Streams Act, 35 P.S. §691.1 *et seq.* No permit shall be issued until this determination has been made.

3. No encroachment, alteration or improvement of any kind shall be made to any watercourse until all adjacent municipalities which may be affected by such action have been notified by the Borough, and until all required permits or approvals have been first obtained from the Department of Environmental Protection, Bureau of Dams and Waterway Management. In addition, the Federal Insurance Administrator and Pennsylvania Department of Community and Economic Development, Bureau of Community Planning, shall be notified by the Borough prior to any alteration or relocation of any watercourse. [A.O.]

(*Ord. 96-1, 1/5/1996, §2.01; as amended by A.O.*)

**§8-203. Application Procedures and Requirements.**

1. Application for such a building permit shall be made, in writing, to the Building Permit Officer on forms supplied by the Borough. Such application shall contain the following:

- A. Name and address of applicant.
- B. Name and address of owner of land on which proposed construction is to occur.
- C. Name and address of contractor.
- D. Site location.
- E. Listing of other permits required.
- F. Brief description of proposed work and estimated costs.
- G. A plan of the site, showing the exact size and location of the proposed construction as well as any existing buildings or structures.

H. If any proposed construction or development is located entirely or partially within any identified floodplain area, applicants for building permits shall provide all the necessary information in sufficient detail and clarity to enable the Building Permit Officer to determine that:

(1) All such proposals are consistent with the need to minimize flood damage and conform with the requirements of this and all other applicable codes and ordinances.

(2) All utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage.

(3) Adequate drainage is provided so as to reduce exposure to flood hazards.

2. Applicants shall file the following minimum information plus any other pertinent information (e.g., any or all of the technical information contained in subsection .3, below), as may be required by the Building Permit Officer to make the above determination:

A. A completed building permit application form.

B. A plan of the entire site, clearly and legibly drawn at a scale of 1 inch being equal to 100 feet or less, showing the following:

(1) North arrow, scale and date.

(2) Topographic contour lines, if available.

(3) All property and lot lines, including dimensions and the size of the site expressed in acres or square feet.

(4) The location of all existing and proposed buildings, structures and other improvements, including the location of any existing or proposed subdivision and land development.

(5) The location of all existing streets, drives and other accessways.

(6) The location of any existing bodies of water or watercourses, identified floodplain areas and, if available, information pertaining to the floodway and the flow of water, including direction and velocities.

C. Plans of all proposed buildings, structures and other improvements, drawn at suitable scale, showing the following:

(1) The proposed lowest floor elevations of any proposed building based upon National Geodetic Vertical Datum of 1929.

(2) The elevation of the 100-year flood.

(3) If available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a 100-year flood.

(4) Detailed information concerning any proposed floodproofing measures.

D. The following data and documentation:

(1) A document, certified by a registered professional engineer or architect, which states that the proposed construction or development has been adequately designed to withstand the 100-year flood elevations, pressures, velocities, impact and uplift forces associated with the 100-year flood. Such statement shall include a description of the type and extent of floodproofing

measures which have been incorporated into the design of the structure and the development.

(2) Detailed information needed to determine compliance with §8-402(F), “Storage,” and §8-403, “Development Which May Endanger Human Life,” including:

(a) The amount, location and purpose of any materials or substances referred to in §§8-402.F and 8-403 which are intended to be used, produced, stored or otherwise maintained onsite.

(b) A description of the safeguards incorporated into the design of the proposed structure to prevent leaks or spills of the dangerous materials or substances listed in §8-403 during a 100-year flood.

(3) The appropriate component of the Department of Environmental Protection's “Planning Module for Land Development.” [A.O.]

(4) Where any excavation or grading is proposed, a plan meeting the requirements of the Department of Environmental Protection, to implement and maintain erosion and sedimentation control. The Bradford County Conservation District, through a delegation agreement with the Department of Environmental Protection, has the authority to review erosion and sedimentation control plans (E&S) under 25 Pa.Code, Chapter 102. In addition earth disturbances over 5 acres (excluding agricultural tillage) require a National Pollution Discharge Elimination System Permit (NPDES) for controlling stormwater prior to construction and the issuance of a building permit. The Conservation District also reviews NPDES permits. [A.O.]

3. Applicants for special permits shall provide five copies of the following items:

A. A written request, including a completed building permit application form.

B. A small scale map showing the vicinity in which the proposed site is located.

C. A plan of the entire site, clearly and legibly drawn at a scale of 1 inch being equal to 100 feet or less, showing the following:

(1) North arrow, scale and date.

(2) Topography based upon the National Geodetic Vertical Datum of 1929, showing existing and proposed contours at intervals of 2 feet.

(3) All property and lot lines, including dimensions, and the size of the site expressed in acres or square feet.

(4) The location of all existing streets, drives, other accessways and parking areas, with information concerning widths, pavement types and construction and elevations.

(5) The location of any existing bodies of water or watercourses, buildings structures and other public or private facilities, including railroad tracks and facilities, and any other natural and man-made features affecting, or affected by, the proposed activity or development.

(6) The location of the floodplain boundary line, information and spot elevations concerning the 100-year flood elevations and information concerning the flow of water, including direction and velocities.

(7) The location of proposed buildings, structures, utilities and any other improvements.

(8) Any other information which the Borough considers necessary for adequate review of the application.

D. Plans of all proposed buildings, structures and other improvements, clearly and legibly drawn at suitable scale, showing the following:

(1) Sufficiently detailed architectural or engineering drawings, including floor plans, sections and exterior building elevations, as appropriate.

(2) For any proposed building, the elevations of the lowest floor (including basement) and, as required, the elevation of any other floor.

(3) Complete information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 100-year flood.

(4) Detailed information concerning any proposed floodproofing measures.

(5) Cross-section drawings for all proposed streets, drive, other accessways and parking areas, showing all rights-of-way and pavement widths.

(6) Profile drawings for all proposed streets, drives and vehicular accessways, including existing and proposed grades.

(7) Plans and profiles of all proposed sanitary and storm sewer systems, water supply systems and any other utilities and facilities.

E. The following data and documentation:

(1) Certification from the applicant that the site upon which the activity or development is proposed is an existing separate and single parcel, owned by the applicant or the client he represents.

(2) Certification from a registered professional engineer, architect or landscape architect, that the proposed construction has been adequately designed to protect against damage from the 100-year flood.

(3) A statement, certified by a registered professional engineer, architect, landscape architect or other qualified person, which contains a complete and accurate description of the nature and extent of pollution that might possibly occur from the development during the course of a 100-year flood, including a statement concerning the effects such pollution may have on human life.

(4) A statement certified by a registered professional engineer, architect or landscape architect, which contains a complete and accurate description of the effects of the proposed development will have on 100-year flood elevations and flows.

(5) A statement, certified by a registered professional engineer, architect or landscape architect, which contains a complete and accurate description of the kinds and amounts of any loose buoyant materials or debris that may possibly exist or be located on the site below the 100-year flood elevations and the effects such materials and debris may have on 100 flood elevations and flows.

(6) The appropriate component of the Department of Environmental Protection's "Planning Module for Land Development." [A.O.]

(7) Where any excavation or grading is proposed, a plan meeting the



requirements of the Department of Environmental Protection to implement and maintain erosion and sedimentation control. [A.O.]

(8) Any other applicable permits such as, but not limited to, a permit for any activity regulated by the Department of Environmental Protection under §302 of Act 1978-166, 32 P.S. §679.302. [A.O.]

(9) An evacuation plan which fully explains the manner in which the site will be safely evacuated before or during the course of a 100-year flood.

(*Ord. 96-1, 1/5/1996, §2.02; as amended by A.O.*)

#### **§8-204. Review of Application by Others.**

A copy of all plans and applications for any proposed construction or development in any identified floodplain area to be considered for approval may be submitted by the Building Permit Officer to any other appropriate agencies and/or individuals (e.g., Planning Commission, Borough Engineer, etc.) for review and comment.

(*Ord. 96-1, 1/5/1996, §2.03*)

#### **§8-205. Changes.**

After the issuance of a building permit by the Building Permit Officer, no changes of any kind shall be made to the application, permit or any of the plans, specifications or other documents submitted with the application without the written consent or approval of the Building Permit Officer. Requests for any such change shall be in writing and shall be submitted by the applicant to Building Permit Officer for consideration.

(*Ord. 96-1, 1/5/1996, §2.04*)

#### **§8-206. Placards.**

In addition to the building permit, the Building Permit Officer shall issue a placard which shall be displayed on the premises during the time construction is in progress. This placard shall show the number of the building permit, the date of its issuance and be signed by the Building Permit Officer.

(*Ord. 96-1, 1/5/1996, §2.05*)

#### **§8-207. Start of Construction.**

Work on the proposed construction and development shall begin within 6 months and shall be completed within 12 months after the date of issuance of the building permit or the permit shall expire unless a time extension is granted, in writing, by the Building Permit Officer. Construction and/or development shall be considered to have started with the preparation of the land, land clearing, grading, filling, excavation for basement, footings, piers or foundations, erection of temporary forms, the installation of piling under proposed subsurface footings or the installation of sewer, gas and water pipes or electrical or other service lines from the street. Time extensions shall be granted only if a written request is submitted by the applicant which sets forth sufficient and reasonable cause for the Building Permit Officer to approve such a request.

(*Ord. 96-1, 1/5/1996, §2.06*)

**§8-208. Inspection and Revocation.**

1. During the construction period, the Building Permit Officer or other authorized official shall inspect the premises to determine that the work is progressing in compliance with the information provided on the permit application and with all applicable Borough laws and ordinances. He shall make as many inspections during and upon completion of the work as are necessary.

2. In the discharge of his duties, the Building Permit Officer shall have the authority to enter any building, structure, premises or development in the identified flood prone area, upon presentation of proper credentials, at any reasonable hour, to enforce the provisions of this Chapter.

3. In the event the Building Permit Officer discovers that the work does not comply with the permit application or any applicable laws and ordinances, or that there has been a false statement or misrepresentation by any applicant, the Building Permit Officer shall revoke the building permit and report such fact to the Borough Council for whatever action it considers necessary. [A.O.]

4. A record of such inspections and violations of this Chapter shall be maintained. (*Ord. 96-1, 1/5/1996, §2.07; as amended by A.O.*)

**§8-209. Fees.**

Applications for a building permit shall be accompanied by a fee, payable to the Borough, based upon the estimated costs of the proposed construction as determined by the Building Permit Officer and in an amount established from time to time by Borough Council.

(*Ord. 96-1, 1/5/1996, §2.08; as amended by A.O.*)

**§8-210. Enforcement.**

1. *Notices.* Whenever the Building Permit Officer or other authorized Borough representative determines that there are reasonable grounds to believe that there has been a violation of any provision of this Chapter, or of any regulation adopted pursuant thereto, the Building Permit Officer shall give notice of such alleged violation as herein before provided. Such notice shall (A) be in writing; (B) include a statement of the reasons for its issuance; (C) allow a reasonable time not to exceed a period of 30 days for the performance of any act it requires; (D) be served upon the property owner or his agent as the case may be; provided however, that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been served with such notice by any other method authorized or required by the laws of this State; (E) contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Chapter.

2. *Penalties.* Any person who fails to comply with any or all of the requirements or provisions of this Chapter or who fails or refuses to comply with any notice, order or direction of the Building Permit Officer or any other authorized employee of the Borough shall be guilty of an offense and, upon conviction, shall pay a fine to Troy Borough of not less than \$25 nor more than \$1,000, plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation continues shall constitute a separate offense. In addition to the

above penalties, all other actions are hereby reserved, including an action in equity for the proper enforcement of this Chapter. The imposition of a fine or penalty for any violation of, or noncompliance with, this Chapter shall not excuse the violation or noncompliance or permit it to continue and all such persons shall be required to correct or remedy such violations and noncompliances within a reasonable time. Any development initiated or any structure or building constructed, reconstructed, enlarged, altered or relocated in noncompliance with this Chapter may be declared by the Borough Council to be a public nuisance and abatable as such. [A.O.]

(*Ord. 96-1, 1/5/1996, §2.09; as amended by A.O.*)

**§8-211. Appeals.**

1. Any person aggrieved by an action or decision of the Building Permit Officer, refusing to grant a modification to the provisions of this Chapter covering the development of land or the manner of construction or materials to be used in the erection, alteration, modification, etc., of a building or structure, may appeal to Borough Council. Such appeal must be filed, in writing, within 30 days after the decision or action of the Building Permit Officer.

2. Upon receipt of such appeal, Borough Council shall set a time and place, within not less than 10 nor more than 30 days, for the purpose of considering the appeal. Notice of the time and place at which the appeal will be considered shall be given to all parties.

3. Any person aggrieved by any decision of Borough Council may seek relief therefrom by appeal to court, as provided by the laws of this Commonwealth, including the Pennsylvania Floodplain Management Act, 32 P.S. §679.101 *et seq.*

(*Ord. 96-1, 1/5/1996, §2.10; as amended by A.O.*)



**Part 3****Identification of Floodplain Areas****§8-301. Identification.**

The identified floodplain area shall be any area of the Borough of Troy, subject to the 100-year flood, which is identified as a Special Flood Hazard Area (Zone A) on the Flood Hazard Boundary Map (FHBM) as issued by the Federal Insurance Administration dated May 5, 1975, or the most recent revision thereof.

*(Ord. 96-1, 1/5/1996, §3.00)*

**§8-302. Determination of the 100-Year Flood Elevation.**

1. For the purposes of this Chapter, the 100-year flood elevation shall be used as the basis for regulation. When available, information from other Federal, State and other acceptable sources shall be used to determine the 100-year flood elevation, as well as a floodway area, if possible. When no other information is available, the 100-year flood elevation shall be determined by using a point on the boundary of the identified floodplain area which is nearest the construction site in question.

2. In lieu of the above, the Borough may require the applicant to determine the elevation with hydrologic and hydraulic engineering techniques. Hydrologic and hydraulic analysis shall be undertaken only by professional engineers or others of demonstrated qualifications, who shall certify that the technical methods used correctly reflect currently accepted technical concepts. Studies, analysis, computations, etc., shall be submitted in sufficient detail to allow a thorough technical review by the Borough.

*(Ord. 96-1, 1/5/1996, §3.01)*

**§8-303. Changes in Identification of Area.**

The identified floodplain area may be revised or modified by Borough Council where studies or information provided by a qualified agency or person documents the need for such revision. However, prior to any such change, approval must be obtained from the Federal Insurance Administration (FIA).

*(Ord. 96-1, 1/5/1996, §3.02; as amended by A.O.)*

**§8-304. Boundary Disputes.**

Should a dispute concerning any identified floodplain boundary arise, an initial determination shall be made by the Borough Planning Commission and any party aggrieved by this decision may appeal to Borough Council. The burden of proof shall be on the appellant.

*(Ord. 96-1, 1/5/1996, §3.03; as amended by A.O.)*



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**Part 4****General Technical Requirements****§8-401. General.**

1. In the identified floodplain area, the development and use of any land shall be permitted, provided that the development and/or use adheres to the restrictions and requirements of this and all other applicable codes and ordinances in force in the Borough.

2. Within any identified floodplain area, no new construction or development shall be located within the area measured 50 feet landward from the top-of-bank of any watercourse, unless a permit is obtained from the Department of Environmental Protection, Bureau of Dams and Waterway Management. [A.O.]

3. *Residential Structures.* Within any identified floodplain area, the lowest floor (including basement) of any new construction or substantial improvement to an existing structure shall be at least 1½ feet above the 100-year flood elevation.

4. *Nonresidential Structures.*

A. Within any identified floodplain area, the lowest floor (including basement) of any new construction or substantial improvement to an existing structure shall be at least 1½ feet above the 100-year flood elevation or be designed and constructed so that the space enclosed by such structure shall remain either completely or essentially dry during any flood up to that height.

B. Any nonresidential structure, or part thereof, having a lowest floor which is not elevated to at least 1½ feet above the 100-year flood elevation, shall be flood-proofed in a completely or essentially dry manner in accordance with the W1 or W2 Space Classification Standards contained in the publication entitled "Flood-Proofing Regulations," published by the U.S. Army Corps of Engineers (June 1972, as amended March 1992, or the current revision thereof or replacement thereof) or with some other equivalent standard. All plans and specifications for such floodproofing shall be accompanied by a statement certified by a registered professional engineer or architect which states that the proposed design and methods of construction are in conformance with the above-referenced standards.

5. Within any floodway area, no new construction or development shall be permitted that would cause any increase in the 100-year flood elevation.

6. Within any floodway area, no new construction, development, use, activity or encroachment of any kind shall be allowed, unless a permit is obtained from the Department of Environmental Protection. [A.O.]

7. *Space Below the Lowest Floor.*

A. Fully enclosed space below the lowest floor (including basement) is prohibited.

B. Partially enclosed space below the lowest floor (including basement) which will be used solely for the parking of a vehicle, basement access or incidental storage in an area other than a basement, shall be designed and constructed to allow for the automatic entry and exit of floodwaters for the purpose of equalizing

hydrostatic forces on exterior walls. The term “partially enclosed space” also includes crawl spaces. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet or exceed the following minimum criteria:

- (1) A minimum of two openings having a net total area of not less than 1 square inch for every square foot of enclosed space.
- (2) The bottom of all openings shall be no higher than 1 foot above grade.
- (3) Openings may be equipped with screens, louvers, etc., or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(Ord. 96-1, 1/5/1996, §4.00; as amended by A.O.)

### **§8-402. Design and Construction Standards.**

The following minimum standards shall apply for all construction and development proposed to be undertaken within any identified floodplain area:

A. *Fill*. If fill is used, it shall:

- (1) Extend laterally at least 15 feet beyond the building line from all points.
- (2) Consist of soil or small rock materials only; sanitary landfills shall not be permitted.
- (3) Be compacted to provide the necessary permeability and resistance to erosion, scouring or settling.
- (4) Be no steeper than one vertical to two horizontal, unless substantiated data justifying the steeper slopes are submitted to, and approved by, the Building Permit Officer.
- (5) Be used to the extent to which it does not adversely affect adjacent properties.

B. *Drainage Facilities*. Storm drainage facilities shall be designed to convey the flow of stormwater runoff in a safe and efficient manner. The system shall insure proper drainage along streets and provide positive drainage away from buildings. The system shall also be designed to prevent the discharge of excess runoff onto adjacent properties.

C. *Water and Sanitary Sewer Facilities and Systems*.

- (1) All new or replacement water and sanitary sewer facilities and systems shall be located, designed and constructed to minimize or eliminate flood damages and the infiltration of flood waters.
- (2) Sanitary sewer facilities and systems shall be designed to prevent the discharge of untreated sewage into flood waters.
- (3) No part of any onsite sewage system shall be located within any identified floodplain area except in strict compliance with all State and local regulations for such systems. If any such system is permitted, it shall be located so as to avoid impairment to it or contamination from it during a flood.

D. *Other Utilities*. All other utilities, such as gas lines, electrical and telephone systems, shall be located, elevated (where possible) and constructed to



minimize the chance of impairment during a flood.

E. *Streets.* The finished elevation of all new streets shall be no more than 1 foot below the regulatory flood elevation.

F. *Storage.* All materials that are buoyant, flammable, explosive or in times of flooding could be injurious to human, animal or plant life, and not listed in §8-403, "Development Which May Endanger Human Life," shall be stored at or above the regulatory flood elevation and floodproofed to the maximum extent possible.

G. *Placement of Buildings and Structures.* All buildings and structures shall be designed, located and constructed so as to offer the minimum obstruction to the flow of water and shall be designed to have a minimum effect upon the flow and height of flood water.

H. *Anchoring.*

(1) All buildings and structures shall be firmly anchored in accordance with accepted engineering practices to prevent flotation, collapse or lateral movement.

(2) All air ducts, large pipes, storage tanks and other similar objects or components located below the regulatory flood elevation shall be securely anchored or affixed to prevent flotation.

I. *Floors, Walls and Ceilings.*

(1) Wood flooring used at or below the regulatory flood elevation shall be installed to accommodate a lateral expansion of the flooring, perpendicular to the flooring grain, without causing structural damage to the building.

(2) Plywood used at or below the regulatory flood elevation shall be of a marine or "water resistant" variety.

(3) Walls and ceilings at or below the regulatory flood elevation shall be designed and constructed of materials that are water resistant and will withstand inundation.

(4) Windows, doors and other components at or below the regulatory flood elevation shall be made of metal or other water resistant material.

J. *Paints and Adhesives.*

(1) Paints or other finishes used at, or below, the regulatory flood elevation shall be of "marine" or "water resistant" quality.

(2) Adhesives used at or below the regulatory flood elevation shall be of a "marine" or "water resistant" variety.

(3) All wooden components (doors, trim, cabinets, etc.) shall be finished with a "marine" or "water resistant" paint or other finishing material.

K. *Electrical Systems and Components.*

(1) Electrical distribution panels shall be at least 3 feet above the 100-year flood elevation.

(2) Separate electrical circuits shall serve lower levels and shall be dropped from above.

L. *Equipment.* Water heaters, furnaces, air conditioning and ventilating units and other mechanical or utility equipment or apparatus shall not be located below

the regulatory flood elevation.

M. *Fuel Supply Systems*. All gas and oil supply systems shall be designed to prevent the infiltration of floodwaters into the system and discharges from the system into floodwaters. Additional provisions shall be made for the drainage of these systems in the event that flood water infiltration occurs.

N. *Accessory Structures*. Structures accessory to a principal building need not be elevated or floodproofed to remain dry, but shall comply, at a minimum, with the following requirements:

(1) The structure shall not be designed or used for human habitation, but shall be limited to the parking of vehicles or to the storage of tools, material and equipment related to the principal use or activity.

(2) Floor area shall not exceed 600 square feet.

(3) The structure will have low damage potential.

(4) The structure will be located on the site so as to cause the least obstruction to the flow of floodwaters.

(5) Power lines, wiring and outlets will be at least 1½ feet above the 100-year flood elevation.

(6) Permanently affixed utility equipment and appliances, such as furnaces, heaters, washers, dryers, etc., are prohibited.

(7) Sanitary facilities are prohibited.

(8) The structure shall be adequately anchored to prevent flotation or movement and shall be designed to automatically provide for the entry and exit of floodwaters for the purpose of equalizing hydrostatic forces on the walls. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

(a) A minimum of two openings having a net total area of not less than 1 square inch for every square foot of enclosed space.

(b) The bottom of all openings shall be no higher than 1 foot above grade.

(c) Openings may be equipped with screens, louvers, etc., or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.

(Ord. 96-1, 1/5/1996, §4.01)

### **§8-403. Development Which May Endanger Human Life.**

1. In accordance with the Pennsylvania Floodplain Management Act, 32 P.S. §679.101 *et seq.*, and the regulations adopted by the Department of Community and Economic Development as required by the Act, any new or substantially improved structure which will be used for the production or storage of any of the following dangerous materials or substances, or which will be used for any activity requiring the maintenance of a supply (more than 550 gallons or other comparable volume or any amount of radioactive substances) of any of the following dangerous materials or substances on the premises, shall be subject to the provisions of this Section, in addition

to all other applicable provisions: [A.O.]

- A. Acetone.
- B. Ammonia.
- C. Benzene.
- D. Calcium carbide.
- E. Carbon disulfide.
- F. Celluloid.
- G. Chlorine.
- H. Hydrochloric acid.
- I. Hydrocyanic acid.
- J. Magnesium.
- K. Nitric acid and oxides of nitrogen.
- L. Petroleum products.
- M. Phosphorus.
- N. Potassium.
- O. Sodium.
- P. Sulphur and sulphur products.
- Q. Pesticides (including insecticides, fungicides, rodenticides).
- R. Radioactive substances, insofar as such substances are not otherwise regulated.

2. Within any identified floodplain area, any new or substantially improved structure of the kind described in subsection .1, above, shall be prohibited within the area measured 50 feet landward from the top-of-bank of any watercourse.

3. Where permitted within any identified floodplain area, any new or substantially improved structure of the kind described in section .1, above, shall be:

A. Elevated or designed and constructed to remain completely dry up to at least 1½ feet above the 100-year flood.

B. Designed to prevent pollution from the structure or activity during the course of a 100-year flood.

Any such structure, or part thereof, that will be built below the regulatory flood elevation shall be designed and constructed in accordance with the standards for completely dry floodproofing contained in the publication "Floodproofing Regulations," (U.S. Army Corps of Engineers, June 1972), or with some other equivalent watertight standard.

(Ord. 96-1, 1/5/1996, §4.02; as amended by A.O.)

#### **§8-404. Special Requirements for Manufactured Homes.**

1. Within any identified floodplain area, all manufactured homes and any improvements thereto shall be prohibited within the area measured 50 feet landward from the top-of-bank of any watercourse.

2. Where permitted within any identified floodplain area, all manufactured homes

and improvements thereto shall be:

- A. Placed on a permanent foundation.
  - B. Elevated so that the lowest floor is at least 1½ feet above the 100-year flood elevation.
  - C. Anchored to resist flotation, collapse or lateral movement.
3. An evacuation plan indicating alternate vehicular access and escape routes shall be filed with the appropriate Borough officials for manufactured home parks.  
(*Ord. 96-1, 1/5/1996, §4.03*)

**Part 5****Activities Requiring Special Permits****§8-501. General.**

In accordance with the administrative regulations promulgated by the Department of Community and Economic Development to implement the Pennsylvania Floodplain Management Act, 32 P.S. §679.101 *et seq.*, the following obstructions and activities are prohibited if located entirely or partially within an identified floodplain area unless a special permit is issued: [A.O.]

- A. Hospitals (public or private).
- B. Nursing homes (public or private).
- C. Jails or prisons.

D. New mobile home parks and mobile home subdivisions, and substantial improvements to existing mobile home parks.

(Ord. 96-1, 1/5/1996, §5.00; as amended by A.O.)

**§8-502. Application Review Procedures.**

Upon receipt of an application for special permit by the Borough, the following procedures shall apply, in addition to those of Part 2:

A. Within 3 working days following receipt of the application, a complete copy of the application and all accompanying documentation shall be forwarded to the County Planning Commission by registered or certified mail for its review and recommendations. Copies of the application shall also be forwarded to the Borough Planning Commission and Borough Engineer for review and comment.

B. If an application is received that is incomplete, the Borough shall notify the applicant, in writing, stating in what respects the application is deficient.

C. If the Borough decides to disapprove an application, it shall notify the applicant, in writing, of the reasons for the disapproval.

D. If the Borough approves an application, it shall file written notification, together with the application and all pertinent information, with the Department of Community and Economic Development by registered or certified mail within 5 working days after the date of approval. [A.O.]

E. Before issuing the special permit, the Borough shall allow the Department of Community and Economic Development 30 days after receipt of the notification by the Department, to review the application and decision made by the Borough. [A.O.]

F. If the Borough does not receive any communication from the Department of Community and Economic Development during the 30-day review period, it may issue a special permit to the applicant. [A.O.]

G. If the Department of Community and Economic Development should decide to disapprove an application, it shall notify the Borough and the applicant, in writing, of the reasons for the disapproval and the Borough shall not issue the

special permit. [A.O.]

(*Ord. 96-1, 1/5/1996, §5.01; as amended by A.O.*)

### **§8-503. Special Technical Requirements.**

1. In addition to the requirements of Part 4 of this Chapter, the following minimum requirements shall also apply to any proposed development requiring a special permit. If there is any conflict between any of the following requirements and those in Part 4 of this Chapter, or in any other Code, ordinance or regulation, the more restrictive provision shall apply.

2. No application for a special permit shall be approved unless it can be determined that the structure or activity will be located, constructed and maintained in a manner which will:

A. Fully protect the health and safety of the general public and any occupants of the structure. At a minimum, all new structures shall be designed, located and constructed so that:

(1) The structure will survive inundation by waters of the 100-year flood without any lateral movement or damage to either the structure itself, or to any of its equipment or contents below the 100-year flood elevation.

(2) The lowest floor elevation will be at least 1½ feet above the 100-year flood elevation.

(3) The occupants of the structure can remain inside for an indefinite period of time and be safely evacuated at any time during the 100-year flood.

B. Prevent any significant possibility of pollution, increased flood levels or flows or debris endangering life and property.

3. All hydrologic and hydraulic analyses shall be undertaken only by professional engineers or others of demonstrated qualifications, who shall certify that the technical methods used correctly reflect currently accepted technical concepts. Studies, analyses, computations, etc., shall be submitted in sufficient detail to allow a thorough technical review by the Borough and the Department of Community and Economic Development. [A.O.]

(*Ord. 96-1, 1/5/1996, §5.02; as amended by A.O.*)

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**Part 6****Existing Structures in Identified Floodplain Areas****§8-601. General.**

Structures existing in any identified floodplain area prior to the enactment of this Chapter may continue to remain; provided, that:

A. Any modification, alteration, reconstruction or improvement of any kind to an existing structure, to an extent or amount of 50 percent percent or more of its market value, shall constitute a substantial improvement and shall be undertaken only in full compliance with the provisions of this Chapter.

B. No expansion or enlargement of an existing structure shall be allowed within any floodway area that would cause any increase in the elevation of the 100-year flood.

*(Ord. 96-1, 1/5/1996, §6.00)*





**Part 7****Variances****§8-701. General.**

If compliance with any of the requirements of this Chapter would result in an exceptional hardship to a prospective builder, developer or landowner, the Borough may, upon request, grant relief from the strict application of the requirements.

(*Ord. 96-1, 1/5/1996, §7.00*)

**§8-702. Variance Procedures and Conditions.**

Requests for variances shall be considered by the Borough in accordance with the procedures contained in §8-210 and the following:

A. Except for a possible modification of the freeboard requirements involved, no variance shall be granted for any of the other requirements pertaining specifically to development regulated by special permit (Part 5) or to development which may endanger human life (§8-403).

B. If granted, a variance shall involve only the least modification necessary to provide relief.

C. In granting any variance, the Borough shall attach whatever reasonable conditions and safeguards it considers necessary in order to protect the public health, safety and welfare, and to achieve the objectives of this Chapter.

D. Whenever a variance is granted, the Borough shall notify the applicant, in writing, that:

(1) The granting of the variance may result in increased premium rates for flood insurance.

(2) Such variances may increase risks to life and property.

E. In reviewing any request for a variance, the Borough shall consider, at a minimum, the following:

(1) That there is good and sufficient cause.

(2) That failure to grant the variance would result in exceptional hardship to the applicant.

(3) That the granting of the variance will (a) neither result in an unacceptable or prohibited increase in flood heights, additional threats to public safety, or extraordinary public expense, (b) nor create nuisances, cause fraud on or victimize the public, or conflict with any other applicable State or local ordinances and regulations.

F. A complete record of all variance requests and related actions shall be maintained by the Borough. In addition, a report of all variances granted during the year shall be included in the annual report to the Federal Insurance Administration.

G. Notwithstanding any of the above, however, all structures shall be designed and constructed so as to have the capability of resisting the 100-year

flood.

H. No variance shall be granted for any construction, development, use or activity within any floodway area that would cause any increase in the 100-year flood elevation.

*(Ord. 96-1, 1/5/1996, §7.01)*

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**Part 8****Definitions****§8-801. General.**

Unless specifically defined below, words and phrases used in this Chapter shall be interpreted so as to give this Chapter its most reasonable application.

(Ord. 96-1, 1/5/1996, §8.00)

**§8-802. Specific Definitions.**

*Accessory use or structure*—a use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

*Basement*—any area of a building having its floor below ground level on all sides.

*Building*—a combination of materials to form a permanent structure having walls and a roof. Included shall be all manufactured homes to be used for human habitation.

*Construction*—the construction, reconstruction, renovation, repair, extension, expansion, alteration or relocation of a building or structure, including the placement or removal of manufactured homes.

*Development*—any man-made change to improved or unimproved real estate including, but not limited to, buildings or other structures, the placement or removal of manufactured homes, streets, and other paving, utilities, filling, grading, excavation, mining, dredging or drilling operations, the subdivision of land and the storage of equipment and materials.

*Flood*—a temporary inundation of normally dry land areas.

*Floodplain area*—a relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse; and/or any area subject to the unusual and rapid accumulation of surface waters from any source.

*Floodproofing*—any combination of structural and nonstructural additions, change or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

*Floodway*—the designated area of a floodplain required to carry and discharge floodwaters of a given magnitude. For the purposes of this Chapter, the floodway shall be capable of accommodating a flood of the 100-year magnitude.

*Historic structure*—any structure that is:

A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.

B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.

C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior.

D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

(1) By an approved state program as determined by the Secretary of the Interior.

(2) Directly by the Secretary of the Interior in states without approved programs.

*Lowest floor*—the lowest floor of the lowest fully enclosed area (including basement). An unfinished, flood resistant partially enclosed area used solely for parking of vehicles, building access and incidental storage, in an area other than a basement area is not considered the lowest floor of a building, provided that such space is not designed and built so that the structure is in violation of the applicable nonelevation design requirements of this Chapter.

*Manufactured home*—a transportable, single-family dwelling intended for permanent occupancy, office or place of assembly, contained in one or more sections, built on a permanent chassis which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used with or without a permanent foundation. The term includes parked trailers, travel trailers, recreational and other similar vehicles which are placed on a site for more than 180 consecutive days.

*Manufactured home park*— a parcel of land under single ownership, which has been planned and improved for the placement of two or more manufactured homes for nontransient use.

*Minor repair*—the replacement of existing work with equivalent materials for the purpose of its routine maintenance and upkeep, but not including the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the exit way requirements; nor shall minor repairs include addition to, alteration of, replacement or relocation of any stand pipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

*New construction*—structures for which the start of construction commenced on or after September 23, 1981, and includes any subsequent improvements thereto.

*Obstruction*—any wall, dam, wharf, embankment, levee, dike, pile abutment, projection, excavation, channel, rectification, culvert, building, fence, stockpile, refuse, fill, structure or matter in, along, across or projecting into any channel, watercourse or flood-prone area, which may impede, retard or change the direction of the flow of water either in itself or by catching or collecting debris carried by such water, or is placed where the flow of the water might carry the same downstream to the damage of life and property.

*One hundred year flood*—a flood that, on the average is likely to occur once every 100 years (i.e., that has 1 percent chance of occurring each year, although the flood may

occur in any year).

*Recreational vehicle*—a vehicle which is (A) built on a single chassis; (B) not more than 400 square feet, measured at the largest horizontal projections; (C) designed to be self-propelled or permanently towable by a light-duty truck; (D) not designed for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

*Regulatory flood elevation*—the 100-year flood elevation plus a freeboard safety factor of 1½ feet.

*Special permit*—a special approval which is required for hospitals, nursing homes, jails and new mobile home parks and substantial improvements to such existing parks, when such development is located in all, or a designated portion of, a floodplain.

*Structure*—anything constructed or erected on the ground or attached to the ground including, but not limited to, buildings, sheds, mobile homes and other similar items.

*Subdivision*—the division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer or ownership or building or lot development. The division of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access, shall be exempted.

*Substantial damage*—damage from any cause sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed 50 percent or more of the market value of the structure before the damage occurred.

*Substantial improvement*—any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage,” regardless of the actual repair work performed. The term does not, however, include either:

A. Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

B. Any alteration of a “historic structure,” provided that the alteration will not preclude the structure's continued designation as a “historic structure.”

(Ord. 96-1, 1/5/1996, §8.01)



**Part 9****Duties of Manufactured Home Park Owners****§8-901. General.**

No owner of a manufactured home park, nor any agent or assignor thereof or any person or party actually in possession and control of a manufactured home park, shall cause or permit any person or party to place or remove a manufactured home without first determining that a permit for that purpose has been obtained from the Building Permit Officer as required by this Chapter.

*(Ord. 96-1, 1/5/1996, §9.00)*

