

**DOCKET No. ROAD DK #7**

**No. 89-2-ROAD**

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**WESTOVER BORO**

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**ORDINANCE # 91**

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89-2-Road

BOROUGH OF WESTOVER

CLEARFIELD COUNTY

PENNSYLVANIA

ORDINANCE NO. 91

AN ORDINANCE REQUIRING ALL PERSONS, PARTNERSHIPS, BUSINESSES, AND CORPORATIONS TO OBTAIN A BUILDING PERMIT FOR ANY CONSTRUCTION OR DEVELOPMENT; PROVIDING FOR THE ISSUANCE OF SUCH BUILDING PERMITS; SETTING FORTH CERTAIN MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION AND DEVELOPMENT WITHIN AREAS OF THE BOROUGH WHICH ARE SUBJECT TO FLOODING; AND ESTABLISHING PENALTIES FOR ANY PERSONS WHO FAIL, OR REFUSE TO COMPLY WITH, THE REQUIREMENTS OR PROVISIONS OF THIS ORDINANCE.

BE IT ENACTED AND ORDAINED BY THE BOROUGH OF WESTOVER, CLEARFIELD COUNTY, PENNSYLVANIA, and it is hereby enacted and ordained by the authority of the same as follows:

MUNICIPAL FLOODPLAIN ORDINANCE  
TABLE OF CONTENTS

ARTICLE	I - GENERAL PROVISIONS
ARTICLE	II - ADMINISTRATION
ARTICLE	III - IDENTIFICATION OF FLOODPLAIN AREAS
ARTICLE	IV - GENERAL TECHNICAL REQUIREMENTS
ARTICLE	V - PROHIBITED ACTIVITIES
ARTICLE	VI - DEFINITIONS
ARTICLE	VII - EFFECTIVE DATE

ARTICLE I - GENERAL PROVISIONS

SECTION 1.00 - Intent

The intent of this ordinance 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.

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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.

E. Comply with federal and state floodplain management requirements.

#### SECTION 1.01 - Applicability

A. It shall be unlawful for any person, partnership, business or corporation to undertake or cause to be undertaken, the construction, reconstruction, enlargement, alteration, relocation of any building or structure or development as that term is defined herein unless an approved building permit has been obtained from the Municipal Building Permit Officer.

B. A building permit shall not be required for minor repairs or improvements to existing buildings or structures, provided that no structural changes or modifications are involved, nor is the capacity of any building or structure enlarged. Fences, silos, agricultural sheds and outbuildings are exempted from the requirements of this Ordinance provided they are not erected in areas designated flood prone.

#### SECTION 1.02 - Abrogation and Greater Restrictions

This Ordinance 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. If there is any conflict between any of the provisions of this Ordinance, the more restrictive shall apply.

#### SECTION 1.03 - Severability

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

#### SECTION 1.04 - Warning and Disclaimer of Liability

The degree of flood protection sought by the provisions of this Ordinance is considered reasonable for regulatory purposes and is based on 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 Ordinance 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.

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

#### ARTICLE II - ADMINISTRATION

##### SECTION 2.00 - Building Permits Required

A. Building permits shall be required before any person, partnership, business or corporation undertakes or causes to be undertaken the construction, reconstruction, enlargement, alteration, or relocation of any building or structures or development as that term is defined herein.

B. A building permit shall not be required for minor repairs or improvements to existing buildings or structures, provided that no structural changes or modifications are involved, nor is the capacity of any buildings or structure enlarged. Fences, silos, agricultural sheds and outbuildings are exempted from the requirements of this Ordinance provided they are not erected in areas designated as being flood prone.

##### SECTION 2.01 - Issuance of Building Permit

A. 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.

B. 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 (Act 1966-537, as amended); the Pennsylvania Dam Safety and Encroachment Act

(Act 1978-325, as amended); the Pennsylvania Clean Streams Act (Act 1937-394, as amended); the U.S. Clean Water Act, Section 404, 33, U.S.C. 1334, nor shall permit be granted unless applicant has complied with all lawful ordinances, codes, and regulations of the Borough. No permit shall be issued until these determinations have been made.

C. 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 Resources, Bureau of Dams and Waterway Management. In addition, the Federal Insurance Administrator and Pennsylvania Department of Community Affairs, Bureau of Community Planning, shall be notified by the Borough, prior to any alteration or relocation of any watercourse.

#### SECTION 2.02 - Application Procedures and Requirements

A. 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:

1. Name and address of applicant.
2. Name and address of owner of land on which proposed construction is to occur.
3. Name and address of contractor.
4. Site of location.
5. Listing of other permits required.
6. Brief description of proposed work and estimated cost.
7. A plan of the site showing the exact size and location of the proposed construction as well as any existing building or structures.

B. 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:

- (a) 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.
- (b) all utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and,
- (c) adequate drainage is provided so as to reduce exposure to flood hazards.

Applicants shall file the following minimum information plus any other pertinent information as may be required by the Building Permit Officer to make the above determination:

1. A completed Building Permit Application Form.
2. A plan of the entire site, clearly and legibly drawn at a scale of one (1) inch being equal to one hundred (100) feet or less, showing the following:
  - a. north arrow, scale, and date;
  - b. topographic contour lines, if available;
  - c. all property and lot lines including dimensions, and the size of the site expressed in acres or square feet;
  - d. the location of all existing and proposed buildings, structures, and other improvements, including the location of any existing or proposed subdivision and land development;
  - e. the location of all existing streets, drives, and other accessways; and
  - f. 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.
3. Plans of all proposed buildings, structures and other improvements, drawn at suitable scale showing the following:

- a. the proposed lowest floor elevation of any proposed building based upon National Geodetic Vertical Datum of 1929;
- b. the elevation of the one hundred (100) year flood;
- c. if available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a one hundred (100) year flood; and
- d. detailed information concerning any proposed flood-proofing measures.

4. The following data and documentation:

- a. 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 one hundred (100) year flood elevations, pressures, velocities, impact, and uplift forces associated with the one hundred (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/or the development.

- b. detailed information needed to determine compliance with Section 4.01 F, Storage, and Section 4.02, Development Which May Endanger Human Life, including:
  - (i) the amount, location, and purpose of any materials or substances referred to in Sections 4.01 F and 4.02 which are intended to be used, produced, stored, or otherwise maintained on site.
  - (ii) 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 Section 4.02 during a one hundred (100) year flood.

- c. the appropriate component of the Department of Environmental Resources "Planning Module for Land Development".
- d. where any excavation or grading is proposed, a plan meeting the requirements of the Department of Environmental Resources, to implement and maintain erosion and sedimentation control.

#### SECTION 2.03 - 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, municipal engineer, etc.) for review and comment.

#### SECTION 2.04 - 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.

#### SECTION 2.05 - 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.

#### SECTION 2.06 - Start of Construction

Work on the proposed construction and/or development shall begin within six (6) months and shall be completed within twelve (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

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 line from the street.

The Extensions shall be granted only if a written request is submitted by the applicant, who sets forth sufficient and reasonable cause for the Building Permit Officer to approve such a request.

#### SECTION 2.07 - Inspection and Revocation

- A. During the construction period, the Building Permit Officer or other authorized officer or individual 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 Federal and state laws and the Borough's Ordinances. He shall make as many inspections during and upon completion of the work as are necessary.
- B. In the discharge of his duties, the Building Permit Officer or any other authorized officer or individual, 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 Ordinance.
- C. In the event the Building Permit Officer, authorized official or individual 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 Board of Supervisors for whatever action it considers necessary.
- D. A record of all such inspections and violations of this Ordinance shall be maintained.

#### SECTION 2.08 - Fees

Application for a building permit shall be accompanied by a fee, payable to the Borough, based upon the estimated cost of the proposed construction as determined by the Building Permit Officer at the following rates:

<u>Estimated Cost</u>	<u>Fee</u>
\$0.00 to \$5,000.00	\$5.00
above \$5,000.00	\$10.00
Commercial/Industrial	\$20.00

#### SECTION 2.09 - Use of Streets

The use of streets for the storage of materials in the process of construction or alteration of a building may be granted when the same will not unduly interfere with traffic and will not reduce the usable width of the street to less than eighteen feet; no portion of a street other than that directly abutting on the premises on which work is being done shall be used except with the consent of the owner or occupant of the premises abutting on such portion. Any person seeking to make such use of the street shall file an application with the Secretary of the Borough or a designated agent, to indemnify the Borough for any loss or damage which may be incurred by reason of such use and occupation.

#### SECTION 2.10 - Night Operations

No construction or alteration operations shall be carried on at nighttime, if the same are accompanied by loud or annoying noises between the hours of 11:00 p.m. - 6:00 a.m.

#### SECTION 2.11 - Sidewalk

No sidewalks shall be obstructed in the course of building operations without a special permit from the Secretary; and whenever a removal of a sidewalk is required such work shall not be done until a special permit is secured from the Secretary.

#### SECTION 2.12 - Safeguards

It shall be the duty of a person or corporation doing any construction, altering or wrecking to do the same with proper care for the safety of persons and property. Warning barricades and lights shall be maintained whenever necessary for the protection of pedestrians or traffic; and temporary roofs over sidewalks shall be constructed whenever there is danger from falling articles or materials to pedestrians.

## SECTION 2.13 - Enforcement

### **A. Notices:**

Whenever the Building Permit Officer or other authorized municipal representative determines that there are reasonable grounds to believe that there has been a violation of any provisions of this Ordinance, or of any regulation adopted pursuant thereto, the Building Permit Officer shall give notice to such alleged violation as hereinafter 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 thirty (30) days for the performance of any act it requires, with exception if such statement contains reasons that require immediate cessation of activity, work, etc.; (d) be served upon the property owner or his agent or posted at any job site as the case may require; 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 Ordinance.

### **B. Penalties:**

Any person who fails to comply with any or all of the requirements or provisions of this Ordinance 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 municipality shall be guilty of an offense and, upon conviction, shall pay a fine to the Borough of not less than Twenty-five (\$25.00) Dollars nor more than Three Hundred (\$300.00) Dollars plus costs of prosecution. In default of such payment, such person shall be imprisoned in County prison for a period not to exceed ten (10) days. Each day during which any violation of this Ordinance 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 Ordinance. The imposition of a fine or penalty for any violation of, or non-compliance with, this Ordinance shall not excuse the violation or non-compliance or permit it to continue and all such persons shall be required to correct or remedy such violations and non-compliances.

within a reasonable time. Any development initiated or any structure or building constructed, reconstructed, enlarged, altered, or relocated, in non-compliance with this Ordinance may be declared by the Borough Council of Westover to be a public nuisance and abatable as such.

#### SECTION 2.14 - Appeals

- A. Any person aggrieved by an action or decision of the Building Permit Officer concerning the administration of the provisions of this Ordinance, may appeal to the Westover Borough Council. Such appeal must be filed, in writing, within thirty (30) days after the decision or action of the Building Permit Officer.
- B. Upon receipt of such appeal, the Westover Borough Council, shall set a time and place, within not less than ten (10) nor more than thirty (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.
- C. Any person aggrieved by any decision of the Westover Borough Council may seek relief therefrom by appeal to Court, as provided by the laws of this Commonwealth including the Pennsylvania Flood Plain Management Act.

### ARTICLE III - IDENTIFICATION OF FLOOD PLAN AREAS

#### SECTION 3.00 - Identification

The identified floodplain area shall be those areas of Westover Borough, which are subject to the one hundred (100) year flood, as shown on the Flood Insurance Rate Map (FIRM) which accompanies the Flood Insurance Study (FIS) prepared for the Borough by the Federal Emergency Management Agency dated December 6, 1974.

#### SECTION 3.01 - Description of Floodplain Areas/Districts

The identified floodplain area shall consist of the following two specific areas/districts:

- A. The AE Area/District shall be those areas identified as an AE Zone on the FIRM included in the FIS prepared by FEMA and for which one hundred (100) year flood elevations have been provided in the FIS.
- B. The A Area/District shall be those areas identified as an A Zone on the FIRM included in the FIS prepared by FEMA and for which no one hundred (100) year flood elevations have been provided. For these areas, elevation and floodway information from other Federal, State or other acceptable source shall be used when available, the elevation shall be determined by using the elevation of a point on the boundary of the identified floodplain area which is nearest the construction site.

In lieu of the above, the Borough may require the applicant to determine the elevation with hydrologic and hydraulic engineering techniques. Hydrologic and Hydraulic analyses shall be undertaken only by professional engineers or other 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.

#### SECTION 3.02 - Changes in Identification of Area

The identified flood plain area may be revised or modified by the 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).

#### SECTION 3.03 - Boundary Disputes

Should a dispute concerning any identified flood plain boundary arise, an initial determination shall be made by the Building Permit Officer, and any party aggrieved by this decision may appeal to the Westover Borough Council. The burden of proof shall be on the appellant.

### ARTICLE IV - GENERAL TECHNICAL REQUIREMENTS

#### SECTION 4.00 - General

- A. In the identified flood plain area, the development and/or use of any land shall be permitted provided that the development

and/or use complies with the restrictions and requirements of this and all other applicable codes and ordinances in force in the municipality.

- B. Within any floodway area, no new construction or development shall be permitted that would cause any increase in the one hundred (100) year flood elevation.
- C. Within any AE Area/District, no new construction or development shall be allowed unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the elevation of the one hundred (100) year flood more than one (1) foot at any point.
- D. Within any identified floodplain area, no new construction or development shall be located within the area measured fifty (50) feet landward from the top-of-bank of any watercourse, unless a permit is obtained from the Department of Environmental Resources, Bureau of Dams and Waterway Management.
- E. Within any identified floodplain area, the elevation of the lowest floor (including basement) of any new or substantially improved residential structure shall be one and one half (1-1/2) feet or more above the one hundred (100) year flood elevation.
- F. Within any identified floodplain area, the elevation of the lowest floor (including basement) of any new or substantially improved nonresidential structure shall be one and one half (1-1/2) feet or more above the one hundred (100) year flood elevation or be floodproofed up to that height.

Any non-residential structure, or part thereof, having a lowest floor (including basement) of any new or substantially improved nonresidential structure shall be one and one half (1-1/2) feet above the one hundred (100) year flood elevation, shall be floodproofed 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), 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.

G. Enclosed areas below the lowest floor (including basement) are prohibited.

#### SECTION 4.01 - Special Requirement for the AE Area/District

Within any AE Area/District, no new construction or development shall be allowed unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the elevation of the one hundred (100) year flood more than one (1) foot at any point.

#### SECTION 4.02 - Design and Construction Standards

The following minimum standards shall apply for all construction and development proposed within any identified flood plain area;

##### A. Fill:

If fill is used, it shall:

1. extend laterally at least fifteen (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 (1) vertical to two (2) horizontal, unless substantiated data, justifying 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 storm water 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 in flood waters.
3. No part of any on-site sewage system shall be located within any identified flood plain 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 the 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 one (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 Section 4.02, Development Which May Endanger Human Life, shall be stored at or above the Regulatory Flood Elevation, and/or 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 finishing material.

K. Electrical Components:

1. Electrical distribution panels shall be at least three (3) feet above the one hundred (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 flood waters into the system and discharges from the system into flood waters. Additional provisions shall be made for the drainage of these systems in the event that flood water infiltration occurs.

SECTION 4.03 - Development Which May Endanger Human Life

A. Of any of the following dangerous materials or substances on the premises; the production of and storage of the same is hereby prohibited in the identified flood plain areas of the Borough of Westover.

1. Acetone
2. Ammonia
3. Benzene
4. Calcium carbide
5. Carbon disulfide
6. Celluloid
7. Chlorine
8. Hydrochloric acid
9. Hydrocyanic acid
10. Magnesium
11. Nitric acid and oxides of nitrogen
12. Petroleum products (gasoline, fuel oil, etc.)
13. Phosphorus
14. Potassium
15. Sodium

16. Sulphur and sulphur products
17. Pesticides (including insecticides, fungicides, and rodenticides)
18. Radioactive substances, insofar as such substances are not otherwise regulated.

#### SECTION 4.04 - Special Requirements for Manufactured Homes

- A. Within any identified flood plain area, all manufactured homes and any additions thereto shall be prohibited within the area measured fifty (50) feet landward from the top-of-bank of any watercourse.
- B. Where permitted within any identified flood plain area, all manufactured homes and additions thereto shall be:
  1. placed on a permanent foundation.
  2. elevated so that the lowest floor of the manufactured home is one and one half (1-1/2) feet or more above the elevation of the one hundred year flood,
  3. anchored to resist flotation, collapse, or lateral movement.

#### SECTION 4.05 - Existing Structures

The provisions of this Ordinance do not require any changes or improvements to be made by lawfully existing structures. However, when an improvement is made to any existing structure, the provisions of Section 4.06 shall apply.

#### SECTION 4.06 - Improvements

The following provisions shall apply whenever any improvement is made to an existing structure located within any identified floodplain area:

- A. 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 one hundred (100) year flood.
- B. No expansion or enlargement of an existing structure shall be allowed within any AE area that would, together with all other

existing and anticipated development, increase the one hundred (100) year flood elevation more than one (1) foot at any point.

C. Any modification, alteration, reconstruction, or improvement, of any kind to an existing structure, to an extent or amount of fifty (50) 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 Ordinance.

## ARTICLE V - PROHIBITED ACTIVITIES

### SECTION 5.00 - General

A. The following obstructions and activities are prohibited if located entirely or partially within an identified flood plain area.

1. hospitals (public or private)
2. nursing homes (public or private)
3. jails or prisons
4. new manufactured home parks and manufactured home subdivisions and substantial improvements to existing manufactured home parks.

## ARTICLE VI - DEFINITIONS

### SECTION 6.00 - General

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

### SECTION 6.01 - Specific Definitions

A. 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.

B. Building - a combination of materials to form a permanent structure having walls and a roof. Included shall be all mobile homes and trailers to be used for human habitation.

C. Construction - the construction, reconstruction, renovation, repair, extension, expansion, alteration or relocation of a

building or structure, including the placement of mobile homes.

- D. Development - any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, the placement of mobile homes, streets, and other paving, utilities, filling, grading, excavation, mining, dredging, or drilling operations and the subdivision of land, when the subdivision involves land wholly or partially within the identified flood plain area of the Borough.
- E. Flood - a temporary inundation of normally dry land areas.
- F. Flood plain 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.
- G. Flood-proofing - means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate to improved real property, water, and sanitary facilities, structures and their contents.
- H. 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 exitway requirements; nor shall minor repairs include addition to, alteration of, replacement, or relocation of any standpipe, 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.
- I. Manufactured Home - means 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 does not include recreational vehicles or travel trailers.

- J. Manufactured home park - a parcel of land under single ownership which has been planned and improved for the placement of two (2) or more mobile homes for nontransient use.
- K. Obstruction - any wall, dam, wharf, embankment, levee, dike, pile abutment, projection, excavation, channel, rectification, culvert, building, bence, stockpile, refuse, fill, structure or matter in, along, across, or projection 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.
- L. One hundred (100) year flood - a flood that, on the average, is likely to occur once every one hundred (100) years (i.e. that has one (1) percent chance of occurring each year, although the flood may occur in any year).
- M. Person - any person, persons, partnership, business or corporation.
- N. Regulatory flood elevation - the one hundred (100) year flood elevation plus a freeboard safety factor of one and one-half (1-1/2) feet.
- O. Structure - a combination of materials to form anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, mobile homes, carports, porches, driveways, swimming pools, and other similar items.
- P. Subdivision - the division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership or building or lot development. The division of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access, shall be exempted.
- Q. Substantial Improvement - any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either, (a) before the improvement or repair is started, or (b) if the structure has been damaged, and is being restored, before the damage occurred.

R. Basement - Any area of the building having its floor subgrade (below ground level) on all sides.

S. Floodway - the designated area of a floodplain required to carry and discharge flood waters of a given magnitude. For the purposes of this Ordinance, the floodway shall be capable or accommodating a flood of the one hundred (100) year magnitude.

T. Lowest floor - the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; Provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.

ARTICLE VII - EFFECTIVE DATE

ADOPTED BY THE WESTOVER BOROUGH COUNCIL this 1<sup>st</sup> day of March, 1989.

This Ordinance shall become effective March 1, 1989.

BOROUGH OF WESTOVER

By: Pat Oldham Lee  
President of Council

ATTEST:

Mr. Lee Long  
Secretary Seal-Treas.

Approved this 1<sup>st</sup> day of March, 1989.

James H. Syrett, Jr.  
Mayor

FILED

as

MAR 14 1980 2:00

AM 3:30 PM

RAY WITHEROW B. 1/10  
Prothonotary

Boke