

AN ORDINANCE AMENDING ORDINANCE NO. 58 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 TOWNSHIP OF SOUTH HUNTINGDON WHICH ARE SUBJECT TO FLOODING; AND ESTABLISHING PENALTIES FOR ANY PERSONS WHO FAIL, OR REFUSE TO COMPLY WITH, THE REQUIREMENTS OR PROVISIONS OF SAID ORDINANCE

WHEREAS, the Pennsylvania Flood Plain Management Act (Act 166) requires all flood-prone municipalities to participate in the National Flood Insurance Program (NFIP) and to enact flood plain management regulations that meet or exceed minimum Federal and State standards; and,

WHEREAS, the Supervisors of South Huntingdon Township, Westmoreland County, Pennsylvania, desire to protect the property, health, safety and welfare of the residents of South Huntingdon Township and desire also to comply with the Federal and State requirements as aforesaid, and

WHEREAS, on the 26th day of July, 1985, the Township of South Huntingdon enacted Ordinance No. 58 whereby flood plain Management regulations were enacted to protect the property, health and welfare of South Huntingdon Township and to comply with Federal and State requirements as aforesaid and

WHEREAS, on August 25, 1986, the Federal Emergency Management Agency (FEMA) published a final rule in the Federal Register revising National Flood Insurance Program management criteria, and

WHEREAS, the Supervisors of South Huntingdon Township desire to make appropriate amendments to Ordinance no. 58 in accordance with the revisions of FEMA.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of South Huntingdon, Westmoreland County, Pennsylvania, that the following Amendments to Ordinance No. 58 be hereby enacted and ordained by the authority of the same:

(1) Section 3.01 is replaced with the following:

For the purposes of this Ordinance, the one hundred (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 one hundred (100) year elevation, as well as a floodway area, if possible. When no other information is available, the one hundred (100) year elevation shall be determined by using a point on the boundary of the identified floodplain area which is nearest the construction site in question.

In lieu of the above, the municipality 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 others of demonstrated qualifications, who shall certify that the technical methods used correctly reflect currently accepted technical concepts. Studies, analyses, computation, etc., shall be submitted in sufficient detail to allow a thorough technical review by the Township.

(2) The following subsection is added, and the remaining subsections re-lettered accordingly:

4.00 B. Within any floodway area, no new construction or development shall be permitted that would cause any increase in the the one hundred (100) year flood elevation.

(3) The second paragraph in Section 4.00 E. (previously Section 4.00D in Ordinance No. 58) is replaced with the following:

Any non-residential structure, or part thereof, having a lowest floor which is not elevated to at least one and one half (1½) 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.

(4) Section 4.03 A. 2(a) is replaced with the following:

a. manufactured homes shall be elevated on a permanent foundation form so that the lowest floor of a manufactured home will be one and one-half feet or more above the elevation of the 100 year flood.

(5) The following subsection is added to section 7.01 and the remaining existing subsections re-lettered accordingly:

B. No variance shall be granted for any construction, development, use, or activity within any floodway area that would cause any increase in the one hundred (100) year elevation.

(6) In Section 8.01 the definition of "mobilehome" is replaced with the following definition of "manufactured home":

Manufactured home - a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term includes park trailers, travel trailers, recreational, and other similar vehicles placed on a site for more than 180 consecutive days.

(7) In Section 8.01 the definition of "mobilehome park" is replaced with the following definition of "manufactured home park":

Manufactured home park - a parcel (or contiguous parcels) of land which has been planned and improved for the placement of two or more manufactured homes.

(8) The term mobilehome is replaced with the term "manufactured home" throughout the provisions of Ordinance No. 58.

(9) The terms "mobilehome park" and "mobilehome subdivision" are replaced with the terms "manufactured home park" and "manufactured home subdivision" respectively, throughout the provisions of Ordinance No. 58.

ORDAINED AND ENACTED into law this 24th day of November, 1987.

TOWNSHIP OF SOUTH HUNTINGDON

ATTEST: Cindy Thorne
Secretary

By: Thomas Troup
Chairman