

AN ORDINANCE AMENDING ORDINANCE NO. 58 AS AMENDED BY ORDINANCE NO. 62, 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, as amended by Ordinance No. 62 on November 24, 1987, whereby flood plain Management regulations were enacted to protect the property, health, safety and welfare of South Huntingdon Township and to comply with Federal and State requirements as aforesaid, and

WHEREAS, the Federal Emergency Management Agency (FEMA) the Township is required as a condition of continued eligibility in the National Flood Insurance Program (NFIP) to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Section 60.3 (d) of the NFIP regulations (44CFR 59, etc.) by the effective date of the Flood Insurance Rate Map (FIRM), August 15, 1990;

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 as amended by Ordinance No. 62, be hereby enacted and ordained by the authority of the same:

(1) Section 3.00 Identification is replaced with the following:

The identified floodplain area shall be those areas of South Huntingdon Township, 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 Township by the Federal Emergency Management Agency (FEMA), dated August, 1990 or the most recent revision thereof.

(2) Section 3.01 is replaced with following:

Section 3.01 Description of Floodplain Areas

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

A. FW (Floodway Area) - the areas identified as "Floodway" in the AE Zone in the Flood Insurance Study prepared by the FEMA. The term shall also include floodway areas which have been identified in other available studies or sources of information for those floodplain areas where no floodway has been identified in the Flood Insurance Study.

For the purpose of this Ordinance, the floodway is based on the criteria that a certain area within the floodplain would be capable of carrying the waters of the one hundred (100) year flood without increasing the water surface elevation of that flood more than one (1) foot at any point.

B. FF (Flood-Fringe Area) - the remaining portions of the one hundred (100) year floodplain in those areas identified as an Ae Zone in the Flood Insurance Study, where a floodway has been delineated.

The basis for the outermost boundry of this area shall be the one hundred (100) year flood elevation as shown in the flood profiles contained in the Flood Insurance Study.

C. FE (Special Floodplain Area) - the areas identified as Zone AE in the Flood Insurance Study, where one hundred (100) year flood elevations have been provided, but no floodway has been delineated.



D. FA (General Floodplain Area) - The areas identified as Zone A in the FIS for which no one hundred (100) year flood elevations have been provided. 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 boundry 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, computations, etc., shall be submitted in sufficient detail to allow a thorough technical review by the Township.

(3) Two new subsections should be added to Section 4.00 to read:

F. Enclosures below the lowest floor (including basement) are prohibited.

G. Within any FE (Special Floodplain Area), 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.

(4) A new subsection should be added to Section 7.01 to read:

H. No variance shall be granted for any construction, development, use, or activity within any FE (Special Floodplain 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.

ORDAINED AND ENACTED into law this 28th day of June, 1990.

TOWNSHIP OF SOUTH HUNTINGDON

Attest: Cindy Thorne  
Secretary

By: Thomas Troup  
Chairman