

Ordinance 87-3

Floodplain Zoning

ORDINANCE NO. 87-3

AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY AMENDING ORDINANCES 81-5 THE FLOODPLAIN ZONING ORDINANCE AND 81-7 THE FLOODPLAIN BUILDING ORDINANCE; SETTING FORTH MINIMUM REQUIREMENTS IN COMPLIANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM.

BE IT ENACTED and ORDAINED by the Township of Hopewell, Beaver County, Pennsylvania and it is hereby enacted and ordained by the authority of the same as follows:

I. Ordinance 81-5 shall be rewritten to read:

- A. Under Article II, SS 2.1 A "Basis of Districts," replace paragraph 1. With the following:

The Floodway District (FW) is delineated for purposes of this Ordinance as those areas identified as "Floodway" in the Flood Insurance Study (FIS) prepared by the Federal Emergency Management Agency (FEMA). This district 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 FIS prepared by the FEMA.

- B. Under Article II, SS 2.1 A "Basis of Districts," replace paragraph 3. with the following:

The General Floodplain District (FA) shall be that floodplain area for which no detailed flood elevations or floodway information is provided. Such areas are shown as Zone A on the maps accompanying the Flood Insurance Study prepared by the Federal Emergency Management Agency. For these areas, elevation and floodway information from Federal, State, or other acceptable sources, shall be used when available. When other acceptable information is not available, the applicant for the proposed use, development, or activity shall determine the 100 year elevation in accordance 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, ect. shall be submitted in sufficient detail to allow a thorough technical review by the Township.

11. Ordinance 81-7 shall be rewritten to read:

A. Section 2.07 start of construction

Replace the existing section with the following:

Work on the proposed construction shall begin within six (6) 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 shall be considered to have started on the date the Building Permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footing, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

B. Section 4.01 Elevation and Floodproofing Requirements

Replace the second paragraph of subsection B. with the following:

Where a non-residential structure is intended to be made watertight below the 100 year flood elevation, a registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice described in the publication entitled "Flood-proofing Regulations" (U.S. Army Corps of Engineers, June 1972), or some other equivalent standard for that type of construction.

C. Section 4.02 Design and Construction Standards

Add subsection N. as follows:

N. Equalization of Hydrostatic Forces

For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one (1) foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

D. Section 4.04 Special Requirements for Mobile Homes

Change wording in title and text from "Mobile Home" to "Manufactured Home."

E. Section 8.01 Specific Definitions

Add the following definitions:

"Lowest Floor" means 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.

F. Section 8.01 Specific Definitions

"Manufactured Home" means a structure, transportable in one (1) 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. For floodplain management purposes

the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days.

"Manufactured Home Park or Subdivision" means a parcel or contiguous parcels of land divided into two (2) or more manufactured home lots for rent or sale.

Delete the following definitions:

"Mobile Home"

"Mobile Home Park"

In the definition of "Structure," replace the words "Mobile Homes" with "Manufactured Homes."

ORDAINED and ENACTED into law this 14th day of April, 1987.

HOPEWELL TOWNSHIP
BOARD OF COMMISSIONERS

Attest:

J. McLaughlin

James Albert

NOTICE OF INTENT TO ADOPT AN ORDINANCE

Notice is hereby given that the Hopewell Township Board of Commissioners will consider the adoption of the following Ordinance at the regular monthly meeting of the Board of Commissioners on Tuesday, April 14, 1987 at 8:00 PM at the Hopewell Township Municipal Building, Clark Boulevard, Aliquippa, PA 15001

The following is a brief summary.

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY AMENDING ORDINANCE 81-5 THE FLOODPLAIN ZONING ORDINANCE AND 81-7 THE FLOODPLAIN BUILDING ORDINANCE; SETTING FORTH MINIMUM REQUIREMENTS IN COMPLIANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM.

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1. Ordinance 81-5 shall be rewritten to read:

A. Under Article II, SS 2.1 A "Basis of Districts," replace paragraph 1.

The Floodway District FW.

B. Under Article II, SS 2.1 A "Basis of Districts," replace paragraph 3,

The General Floodplain District FA.

11. Ordinance 81-7 shall be rewritten to read:

A. Section 2.07 start of construction

Replacing the existing section.

B. Section 4.01 Elevation and Floodproofing Requirements.

Replace the second paragraph of subsection B.

C. Section 4.02 Design and Construction Standards

Add subsection N. as follows:

N. Equalization of Hydrostatic Forces

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D. Section 4.04 Special Requirements for Mobile Homes

Change wording in title and text from "Mobile Home" to "Manufactured Home."

E. Section 8.01 Specific Definitions

Add the following definitions:

"Lowest Floor" means 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.

F. Section 8.01 Specific Definitions

"Manufactured Home" means a structure, transportable in one (1) 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. For floodplain management purposes the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days.

"Manufactured Home Park or Subdivision" means a parcel or contiguous parcels of land divided into two (2) or more manufactured home lots for rent or sale.

Delete the following definitions:

"Mobile Home"
Mobile Home Park"

In the definition of "Structure," replace the word "Mobile Homes" with "Manufactured Homes."

A copy of this Ordinance is available for inspection during regular business hours at the Beaver County Times, Beaver, Pennsylvania; the Beaver County Law Library, Beaver County Courthouse, Beaver, Pennsylvania; and the Hopewell Township Municipal Building, Aliquippa, Pennsylvania.

HOPEWELL TOWNSHIP BOARD
OF COMMISSIONERS

A handwritten signature in black ink, appearing to read 'J. Eichenlaub', is written over the printed name.

JAMES EICHENLAUB
MANAGER-SECRETARY