

ORANGE TOWNSHIP

COLUMBIA COUNTY, PENNSYLVANIA

ORDINANCE NO. 1986-1

AN ORDINANCE AMENDING ORDINANCE NO. 1979-1  
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 CON-  
STRUCTION AND DEVELOPMENT WITHIN THE AREAS OF  
THE TOWNSHIP 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 Township of Orange, Columbia County,  
Pennsylvania, and it is hereby enacted and ordained by the authority of the  
same to amend Ordinance No. 1979-1 as follows:

SECTION 1

Article IV shall be amended to include the following provisions:

Section 5. Development Which May Endanger Human Life

- A. In accordance with the Pennsylvania Flood Plain Management Act, and  
the regulations adopted by the Department of Community Affairs as re-  
quired 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,
  - will be used for any activity requiring the maintenance of a supply  
of more than 550 gallons, or other comparable volume, of any of the  
following dangerous materials or substances on the premises; or,
  - will involve the production, storage, or use of any amount of  
radioactive substances;

shall be subject to the provisions of this section, in addition to all  
other applicable provisions. The following list of materials and sub-  
stances are considered dangerous to human life:

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.
- B. Within any FW (Floodway Area), any structure of the kind described in Subsection A., above, shall be prohibited.
- C. Within any FA (General Floodplain Area), any structure of the kind described in Subsection A., above, shall be prohibited within the area measured fifty (50) feet landward from the top-of-bank of any watercourse.
- D. Where permitted within any FF (Flood-Fringe Area) or FA (General Floodplain Area), any structure of the kind described in Subsection A., above, shall be:
1. elevated or designed and constructed to remain completely dry up to at least one and one-half (1½) feet above the one hundred (100) year flood and
  2. designed to prevent pollution from the structure or activity during the course of a one hundred (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 flood-proofing contained in the publication "Flood-Proofing Regulations" (U.S. Army Corps of Engineers, June 1972), or with some other equivalent watertight standard.

## Section 2

Article IV shall be further amended to include the following provisions:

### Section 6. Prohibited Activities and Special Permits

- A. Hospitals, jails, mobile home parks and substantial improvements to existing mobile home parks shall be prohibited from locating within any identified floodplain area.

- B. New nursing homes and enlargements and expansion to existing nursing homes are allowed within any identified floodplain area, provided the Township, in consultation with the Pennsylvania Department of Community Affairs, issues a Special Permit for such activity. A Special Permit shall not be issued unless all the requirements of Section 38.6 of DCA's FLOODPLAIN MANAGEMENT REGULATIONS adopted pursuant to the Flood Plain Management Act (Act 166 of 1978) are met.

Section 3

Article V shall be amended to include the following provisions:

7. No variance shall be granted to allow any of the activities of Section 6.A. to be located in the identified floodplain.
8. Except for a possible modification of the freeboard, no variance shall be granted to any of the other requirements of Section 5.

This Ordinance shall be effective on Feb. 3, 1986, and shall remain in force until modified, amended or rescinded, by the Township of Orange, Columbia County, Pennsylvania.

Adopted by the Orange Township Board of Supervisors on Feb. 3,  
1986.

John L. Bank

John Bank

May Robbins

Suzanne Moore