

ORANGE TOWNSHIP
COLUMBIA COUNTY, PENNSYLVANIA

ORDINANCE NO. 1990-1

AN ORDINANCE EFFECTING CERTAIN AMENDMENTS TO ORANGE TOWNSHIP ORDINANCE NO. 1979-1 (HEREINAFTER REFERRED TO AS THE "BUILDING AND FLOODPLAIN ORDINANCE").

BE IT ENACTED, and it is hereby enacted by the Board of Supervisors of Orange Township as follows:

1. Article I, Section 2, Subsection A of the Building and Floodplain Ordinance is amended so that it shall read as follows:

It shall be unlawful for any person, partnership, business or corporation to undertake, or cause to be undertaken, any construction or development within any identified flood-prone area in Orange Township, unless first approved by the Board of Supervisors and unless an approved Building Permit has been obtained from the Building Permit Officer.

2. Article III, Section 1, Subsection A of the Building and Floodplain Ordinance is amended so that it shall read as follows:

FW (Floodway Area) - the areas identified as "Floodway" in the Flood Insurance Study prepared by the FIA and any floodway areas identified in other studies for the FA (General Floodplain Area).

3. The original language of Article III, Section 1, Subsection C of the Building and Floodplain Ordinance is deleted.

4. Article III, Section 1, Subsection C of the Building and Floodplain Ordinance is amended so that it shall read as follows:

FA (General Floodplain Area) - the areas identified as "Approximate 100 Year Floodplain" in the Flood Insurance Study prepared by the FIA.

5. The original language of Article III, Section 1, Subsections D and E of the Building and Floodplain Ordinance is deleted.

6. The title of Article III, Section 2 of the Building and Floodplain Ordinance is amended so that it shall read as follows:

Determination of the 100 Year Flood Elevation in FA (General Floodplain Areas).

7. The first paragraph of Article III, Section 2, Subsection A of the Building and Floodplain Ordinance is amended so that it shall read as follows:

Method of Determination - to determine the "100 year flood" elevation for these areas, the elevation at a given point on the boundary of the identified flood prone area(s) which is nearest the construction site in question will be used. In helping to make this necessary elevation determination, as well as to determine a Floodway Area, other sources of data where available shall be used such as:

8. The original language of Article III, Section 2, Subsection B of the Building and Floodplain Ordinance is deleted.

9. Article IV, Section 1, Subsection B, Part 1 of the Building and Floodplain Ordinance is amended so that it shall read as follows:

Within any designated floodway (FW) area, no new construction, development, use, activity, or encroachment of any kind shall be allowed, except where the effect of such proposed activity on flood heights is fully offset by accompanying improvements. No new construction or development shall be allowed unless a permit is obtained from the Department of Environmental Resources, Bureau of Dams and Waterway Management.

10. The original language of Article IV, Section 1, Subsection C of the Building and Floodplain Ordinance is deleted.

11. Article IV, Section 1, Subsection B, Part 3 of the Building and Floodplain Ordinance shall read as follows:

Within any designated "FA" area, new construction, and other development, uses and activities shall be allowed, provided that they are undertaken in strict compliance with the provisions contained in this Ordinance, as well as any other applicable codes, ordinances, and regulations.

12. Article IV, Section 2, Subsection A, Part 1 of the Building and Floodplain Ordinance is amended so that it shall read as follows:

Within any FW, FF, or FA area, the lowest floor (including basement) of any new residential structure shall be at least one and one-half (1-1/2) feet above the one hundred (100) year flood elevation.

13. The original language of Article IV, Section 2, Subsection A, Part 2 of the Building and Floodplain Ordinance is deleted.

14. Article IV, Section 2, Subsection A, Part 2 of the Building and Floodplain Ordinance shall read as follows:

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

15. The title of Article IV, Section 2, Subsection B of the Building and Floodplain Ordinance is amended so that it shall read as follows:

Non-residential Structures Other Than Detached Garages and Limited Storage Structures

16. Article IV, Section 2, Subsection B, Part 1 of the Building and Floodplain Ordinance is amended so that it shall read as follows:

Within any FW, FF, or FA area, the lowest floor (including basement) of any new non-residential structure, except for detached garages or limited storage structures as provided hereafter, shall be at least one and one-half (1-1/2) feet above the one hundred (100) year flood elevation or shall be designed and constructed to be completely or essentially dry in accordance with the standards contained in the publication entitled "Floodproofing Regulations" (U.S. Army Corps of Engineers, June 1972), or some other equivalent standard, for that type of construction. All plans and specifications for such floodproofing shall be accompanied by a statement certified by a registered professional engineer or architect stating that the proposed design and methods of construction are in conformance with the above-referenced standards.

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17. The original language of Article IV, Section 2, Subsection B, Part 2 of the Building and Floodplain Ordinance is deleted.

18. Article IV, Section 2, Subsection B, Part 2 of the Building and Floodplain Ordinance shall read as follows:

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

19. Article IV, Section 2, Subsection C of the Building and Floodplain Ordinance shall read as follows:

C. Detached Garages and Limited Storage Structures

A detached garage or other accessory structure which constitutes a minimal investment and which is used exclusively for parking or limited storage, which shall not include a basement, may have its lowest floor below the one hundred (100) year flood elevation subject to the following terms and conditions:

1. The usage of the structure shall be restricted to parking or limited storage;
2. The structure shall be built using unfinished and flood damage-resistant materials;
3. The structure shall be constructed and placed on the site so as to offer the minimum resistance to the flow of flood waters;
4. All mechanical and utility equipment must be elevated above the one hundred (100) year flood elevation or must be flood proofed;
5. The structure must be anchored to prevent flotation, collapse and lateral movement and must meet the openings requirement of

Section 60.3(c)(5) of the National Flood Insurance Program Regulations;

6. The structure must comply with the floodway encroachment standards set forth in Article IV, Section 1, Subsection B, Part 1 hereof.

20. Article IV, Section 3, Subsection C of the Building and Floodplain Ordinance is amended so that it shall read as follows:

All new or replacement sanitary sewer facilities, and private package sewage treatment plants (including all pumping stations and collector systems) shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into the flood waters. No part of any on-site sewage system shall be located within any identified floodplain 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 a flood.

21. The title of Article IV, Section 4 of the Building and Floodplain Ordinance is amended so that it shall read as follows:

Special Requirements for Manufactured Homes

22. The original language of Article IV, Section 4, Subsection A of the Building and Floodplain Ordinance is deleted.

23. Article IV, Section 4, Subsection A of the Building and Floodplain Ordinance is amended so that it shall read as follows:

All manufactured homes and any 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 above the one hundred (100) year flood elevation;
3. Anchored to resist flotation, collapse and lateral movement.

24. The original language of Article IV, Section 4, Subsection B of the Building and Floodplain Ordinance is deleted.

25. Article IV, Section 4, Subsection B of the Building and Floodplain Ordinance is amended so that it shall read as follows:

An evacuation plan indicating alternate vehicular access and escape routes shall be filed with the appropriate Township officials for manufactured home parks and manufactured home subdivisions where appropriate.

26. The original language of Article IV, Section 4, Subsection C of the Building and Floodplain Ordinance is deleted.

27. Article IV, Section 4, Subsection C of the Building and Floodplain Ordinance is amended so that it shall read as follows:

No manufactured homes shall be placed in any designated Floodway area.

28. The original language of Article IV, Section 4, Subsection D of the Building and Floodplain Ordinance is deleted.

29. Article VII, Section 2, Subsection B of the Building and Floodplain Ordinance is amended so that it shall read as follows:

Building - a combination of materials to form a permanent structure having walls and a roof, including manufactured homes and trailers to be used for human habitation.

30. Article VII, Section 2, Subsection D of the Building and Floodplain Ordinance is amended so that it shall read as follows:

Construction - the construction, reconstruction, renovation, repair, extension, expansion, alteration, or relocation of a building or structure, including the placement of manufactured homes.

31. Article VII, Section 2, Subsection E of the Building and Floodplain Ordinance is amended so that it shall read as follows:

Development - any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, the placement of manufactured homes, streets, and other paving, utilities, filling, grading, excavation, mining, dredging, or drilling operations.

32. Article VII, Section 2, Subsection O of the Building and Floodplain Ordinance is amended so that it shall read as follows:

Manufactured Home - 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 includes recreational vehicles, travel trailers, park trailers, and other similar vehicles which are placed on a site for more than one hundred eighty (180) consecutive days.

33. Article VII, Section 2, Subsection P of the Building and Floodplain Ordinance is amended so that it shall read as follows:

Manufactured Home Park - a parcel of land under single ownership which has been planned and improved for the placement of two or more manufactured homes for non-transient use.

34. Article VII, Section 2, Subsection T of the Building and Floodplain Ordinance is amended so that it shall read as follows:

Structure - anything constructed or erected on the ground or attached to the ground including, but not limited to, buildings, sheds, manufactured homes, and other similar items.

ENACTED this 6th day of September, 1990.

ATTEST:

ORANGE TOWNSHIP:

Suzanne Moore
Secretary

John J. Burt
Chairman, Board of Supervisors

Herbert Oesler
Supervisor

Max Robbins
Supervisor