

ORDINANCE NO. 89-1

AN ORDINANCE AMENDING ARTICLE IV, GENERAL TECHNICAL REQUIREMENTS; ARTICLE VI, EXISTING STRUCTURES IN IDENTIFIED FLOODPLAIN AREAS; ARTICLE VII, VARIANCES; AND ARTICLE VIII, DEFINITIONS OF ORDINANCE 81-10 (FLOODPLAIN ORDINANCE), ADOPTED DECEMBER 21, 1981, AND AS AMENDED BY ORDINANCE 82-1, ADOPTED MARCH 22, 1982.

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

The Hilltown Township Floodplain Ordinance of 1981 (#81-10) is amended as follows:

1. Article IV, General Technical Requirements, is amended as follows:

- a. The following subsection is added, and the remaining subsections re-lettered accordingly:

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

- b. The second paragraph in Section 4.00 E. 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 (1 1/2) 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 continued 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.

- c. The following subsection is added: Section 4.00 G.

Fully enclosed areas below the lowest floor that are subject to flooding shall be designated 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 meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one

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 foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

- d. Section 4.03, Special Requirements for Mobile Homes, is replaced with the following:

Where permitted within any identified floodplain area, all manufactured homes and 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 or more above the elevation of the one hundred year flood,
3. anchored to resist flotation, collapse, or lateral movement.

2. Article VI, Existing Structures in Identified Floodplain Areas, is amended as follows:

a. Wherever "structures" is used in the text, same shall be revised to "structures and uses".

- b. Add the following Subsection C to Article VI:

Any modification, alteration, reconstruction, or improvement of any kind to an existing structure or use within the floodway, regardless of its cost, shall comply with the requirements of Section 4.00 B".

3. Article VII, Variances, is amended as follows:

The following subsection "B" is added to Article VII 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 flood elevation.

4. Article VIII, Definitions, is amended as follows:

- a. The following definitions shall be added:

1. 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.

2. 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.
 3. "Floodway -- the channel of a river or other watercourse and the adjacent land area that must be reserved to discharge the 100 year flood without increasing its water surface elevation more than one foot at any point."
 4. "Basement" means any area of the building having its floor subgrade (below ground level) on all sides.
 5. "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.
- b. The term "mobile home" is replaced with the term "manufactured home" throughout the provisions.
- c. The terms "mobile home park" and "mobile home subdivision" are replaced with the terms "manufactured home park" and "manufactured home subdivision" respectively, throughout the provisions.

This Ordinance shall take effect and be enforced five (5) days after it is adopted by the Board of Supervisors of Hilltown Township.

ORDAINED AND ENACTED this 10th day of April
A.D., 1989.

BOARD OF SUPERVISORS

HILLTOWN TOWNSHIP


Robert H. Grunmeier, Chairman


Betty J. Kelly, Vice Chairman


William H. Bennett, Supervisor