

ORDINANCE NO. 377

EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE CODE OF EAST NORRITON TOWNSHIP, SPECIFICALLY CHAPTER 105 ENTITLED FLOOD DAMAGE PREVENTION IN ORDER TO COMPLY WITH THE UPDATED 1989 NATIONAL FLOOD INSURANCE PROGRAM (NFIP) REGULATIONS AND ALSO AMENDING CHAPTER 205 OF THE CODE OF EAST NORRITON TOWNSHIP TO SET FORTH REQUIREMENTS REGARDING INFORMATION TO BE PROVIDED RELATED TO APPROXIMATED FLOOD PLAIN AREAS.

THE BOARD OF SUPERVISORS OF EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA UNDER AND BY VIRTUE OF AUTHORITY GRANTED BY THE SECOND CLASS TOWNSHIP CODE DOES HEREBY ENACT AND ORDAIN :

SECTION 1.

The Code of East Norriton Township, Chapter 105, being the East Norriton Township Flood Damage Prevention Ordinance is hereby amended as follows:

Section 105-2 is amended by adding new subparagraph D as follows:

Section 105-2D. For all new construction and substantial improvements those fully enclosed areas below the lowest floor that are a useable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces and exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

1. A minimum of two (2) 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.
2. The bottom of all openings shall be no higher than one foot above grade.
3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of flood waters.

Section 105-3 is amended by adding new subparagraph D as follows:

Section 105-3D. For all new construction and substantial improvements those fully enclosed areas below the lowest floor that are useable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces and exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

1. A minimum of two (2) 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.

2. The bottom of all openings shall be no higher than one foot above grade.

3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of flood waters.

Section 105-13 is hereby amended by changing the title to Manufactured Homes and Manufactured Home Parks and by replacing the phrase "mobil home" with "manufactured home" throughout Section 105-13.

Section 105-13A shall be revised to have the introductory paragraph read as follows:

"All manufactured homes, including those substantially damaged, and any improvements thereto shall be anchored to resist floatation, collapse or lateral movement by providing over-the-top and frame ties to ground anchors in accordance with the following:"

Section 105-13B shall be amended to revise the introductory paragraph as follows: "All manufactured homes, including those substantially damaged, and any improvements thereto shall also be elevated on a permanent foundation in accordance with the following requirements:"

Section 105-15 is hereby amended by replacing the last sentence thereof with the following:

"The source of this information shall be the flood insurance study for East Norriton Township as prepared by the Federal Emergency Management Agency (FEMA), in the flood insurance study and on the accompanying maps, dated December 19, 1996 or the most recent revision thereof."

Section 105-20 shall be amended by deleting the current definition of "Development" and substituting the following therefore:

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, mining, dredging, filling, grading, excavation or drilling operations, storage of equipment or materials, and the subdivision of land.

Section 105-20 shall further be amended by adding the following definitions:

Basement - Any area of the building having its floor subgrade (below ground level) on all sides.

Historic Structure - Any structure that is:

a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

1. by an approved state program as determined by the Secretary of the Interior; or

2. directly by the Secretary of the Interior in states without approved programs.

Lowest Floor - The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, useable solely for parking of vehicles, building access or storage in an area is not considered a building's lowest floor; provided, that such enclosure is not built as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.

Recreational Vehicle - A vehicle which is (a) built on a single chassis; (b) four hundred square feet or less when measured at the largest horizontal projection; (c) designed to be self propelled or permanently towable by a light-duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Substantial Damage - Damage of any origin sustained by a structure whereby the costs of restoring the structure to its before damaged condition would equal or exceed fifty percent of the market value of the structure before the damage occurred.

SECTION 2.

Chapter 105 is hereby amended by replacing any reference to "United States Department of Housing and Urban Development" with "Federal Emergency Management Agency" throughout Chapter 105.

Chapter 105 is hereby further amended by deleting reference to "Flood Hazard Boundary Map" and substituting it with "Flood Insurance Rate Map" throughout Chapter 105.

SECTION 3.

Chapter 205 of the East Norriton Township Code, specifically being the East Norriton Township Zoning Ordinance is hereby amended by adding the following paragraph to subparagraph A(1)(c):

"For Approximated Flood Plain (F3) areas, elevation and floodway information from other Federal, State or other acceptable source shall be used when available. Where other acceptable information is not available, the elevation shall be determined by using the elevation of a point on the boundary of the identified flood plain area which is nearest the construction site. The Township may require the applicant to determine the elevation with hydrologic and hydraulic engineering techniques. Hydrologic and hydraulic analysis 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, analysis, computations, etc., shall be submitted in sufficient detail to allow a thorough technical review by the Township.

SECTION 4. Severability.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be separate, distinct and independent, and such holdings shall not effect the validity of the remaining portions of this ordinance.

SECTION 5. Ratification.

This ordinance shall in no other way affect, amend or modify the Code of East Norriton Township.

ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania this 19th day of DECEMBER, 1996.



BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

ATTEST:

Helmut J. Barwald
Secretary

By: Joseph C. Roush
Chairman