

CHAPTER 8

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PART 1
GENERAL PROVISIONS

§101. INTENT.

The intent of this Chapter is to:

- A. Promote the general health, welfare and safety of the community.
- B. Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future.
- C. Minimize danger to public health by protecting water supply and natural drainage.
- D. Reduce financial burdens imposed on the community, its governmental units and its residents by preventing excessive development in areas subject to flooding.
- E. Comply with Federal and State floodplain management requirements.

(Ord. 108-88, 7/12/1988, §1.00)

§102. APPLICABILITY.

- 1. It shall be unlawful for any person, partnership, business or corporation to undertake, or cause to be undertaken, any construction or development anywhere within the Borough unless a building permit has been obtained from the Building Permit Officer.
- 2. A building permit shall not be required for minor repairs to existing buildings or structures.

(Ord. 108-88, 7/12/1988, §1.01)

§103. ABROGATION AND GREATER RESTRICTIONS.

This Chapter supersedes any other conflicting provisions which may be in effect in identified floodplain areas. However, any other ordinance provisions shall remain in full force and effect to the extent that those provisions are more restrictive. If there is any conflict between any of the provisions of this Chapter, the more restrictive shall apply.

(Ord. 108-88, 7/12/1988, §1.02)

§104. SEVERABILITY.

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If any Section, subsection, paragraph, sentence, clause or phrase of this Chapter shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Chapter, which shall remain in full force and effect, and for this purpose the provisions of this Chapter are hereby declared to be severable.

(Ord. 108-88, 7/12/1988, §1.03)

§105. WARNING AND DISCLAIMER OF LIABILITY.

1. The degree of flood protection sought by the provisions of this Chapter is considered reasonable for regulatory purposes and is based on acceptable engineering methods of study. Larger floods may occur. Flood heights may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. This Chapter does not imply that areas outside any identified floodplain area, or that land uses permitted within such areas, will be free from flooding or flood damages.
2. This Chapter shall not create liability on the part of the Borough or any officer or employee thereof for any flood damages that result from reliance on this Chapter or any administrative decision lawfully made thereunder.

(Ord. 108-88, 7/12/1988, §1.04)

PART 2
ADMINISTRATION

§201. BUILDING PERMITS REQUIRED.

Building permits shall be required before any construction or development is undertaken within any area of the Borough.

(Ord. 108-88, 7/12/1988, §2.00)

§202. ISSUANCE OF BUILDING PERMIT.

1. The Building Permit Officer shall issue a building permit only after it has been determined that the proposed work to be undertaken will be in conformance with the requirements of this and all other applicable codes and ordinances.
2. Prior to the issuance of any building permit the Building Permit Officer shall review the application for permit to determine if all other necessary government permits required by State and Federal laws have been obtained, such as those required by the Pennsylvania Sewage Facilities Act (Act 1966-537, as amended); the Pennsylvania Dam Safety and Encroachments Act (Act 1978-325, as amended); the Pennsylvania Clean Streams Act (Act 1937-394, as amended); the U.S. Clean Water Act, §404, 33 U.S.C. §1334. No permit shall be issued until this determination has been made.
3. No encroachment, alteration or improvement of any kind shall be made to any watercourse until all adjacent municipalities which may be affected by such action have been notified by the Borough, and until all required permits or approvals have been first obtained from the Department of Environmental Protection, Bureau of Dams and Waterway Management. In addition, the Federal Insurance Administrator and Pennsylvania Department of Community Affairs, Bureau of Community Planning, shall be notified by the Borough prior to any alteration or relocation of any watercourse. [A.O.]

(Ord. 108-88, 7/12/1988, §2.01; as amended by A.O.)

§203. APPLICATION PROCEDURES AND REQUIREMENTS.

1. Application for such a building permit shall be made in writing to the Building Permit Officer on forms supplied by the Borough. Such application shall contain the following:
 - A. Name and address of applicant.
 - B. Name and address of owner of land on which proposed construction is to occur.
 - C. Name and address of contractor.

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- D. Site location.
 - E. Listing of other permits required.
 - F. A plan of the site showing the exact size and location of the proposed construction as well as any existing buildings or structures.
2. If any proposed construction or development is located entirely or partially within any identified floodplain area, applicants for building permits shall provide all the necessary information in sufficient detail and clarity to enable the Building Permit Officer to determine that:
- A. All such proposals are consistent with the need to minimize flood damage and conform with the requirements of this and all other applicable codes and ordinances.
 - B. All utilities and facilities, such as sewer, gas, electrical and water systems, are located and constructed to minimize or eliminate flood damage.
 - C. Adequate drainage is provided so as to reduce exposure to flood hazards.
3. Applicants shall file the following minimum information plus any other pertinent information (e.g., any or all of the technical information contained in §502) as may be required by the Building Permit Officer to make the above determination:
- A. A complete building permit application form.
 - B. A plan of the entire site, clearly and legibly drawn at a scale of 1 inch being equal to 100 feet or less, showing the following:
 - (1) North arrow, scale and date.
 - (2) Topographic contour lines, if available:
 - (3) All property and lot lines including dimensions, and the size of the site expressed in acres or square feet.
 - (4) The location of all existing and proposed buildings, structures and other improvements, including the location of any existing or proposed subdivision and land development.
 - (5) The location of all existing streets, drives and other accessways.
 - (6) The location of any existing bodies of water or watercourses, identified floodplain areas, and, if available, information pertaining to the floodway, and the flow of water including direction and velocities.
 - C. Plans of all proposed buildings, structures and other improvements, drawn at suitable scale, showing the following:

- (1) The proposed lowest floor elevation of any proposed building based upon National Geodetic Vertical Datum of 1929.
- (2) The elevation of the 100 year flood.
- (3) If available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a 100 year flood.
- (4) Detailed information concerning any proposed floodproofing measures.

E. The following data and documentation:

- (1) A document, certified by a registered professional engineer or architect, which states that the proposed construction or development has been adequately designed to withstand the 100 year flood elevations, pressures, velocities, impact and uplift forces associated with the 100 year flood. Documentation, certified by a registered professional engineer or architect, to show that the cumulative effect of any proposed development within an AE Area/District, when combined with all other existing and anticipated development, will not increase the elevation of the 100 year flood more than 1 foot at any point. [Ord. 101-89]
- (2) Detailed information needed to determine compliance with §402(F), "Storage," and §403, "Development Which May Endanger Human Life," including:
 - (a) The amount, location and purpose of any dangerous materials or substances which are intended to be used, produced, stored or otherwise maintained on site.
 - (b) A description of the safeguards incorporated into the design of the proposed structures to prevent leaks or spills of the dangerous materials or substances listed in §403 during a 100 year flood.
 - (c) The appropriate component of the Department of Environmental Protection's "Planning Module for Land Development." [A.O.]
 - (d) Where any excavation or grounding is proposed, a plan meeting the requirements of the Department of Environmental Resources, to implement and maintain erosion and sedimentation control.

(Ord. 108-88, 7/12/1988, §2.02; as amended by Ord. 101-89, 5/9/1989; and by A.O.

§204. REVIEW BY COUNTY CONSERVATION DISTRICT.

A copy of all applications and plans for any proposed construction or development in any identified floodplain area to be considered for approval shall be submitted by the Building Permit Officer to the County Conservation District for review and comment prior to the

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issuance of a building permit. The recommendations of the Conservation District shall be considered by the Building Permit Officer for possible incorporation into the proposed plan.

(Ord. 108-88, 7/12/1988, §2.03)

§205. REVIEW OF APPLICATION BY OTHERS.

A copy of all plans and applications for any proposed construction or development in any identified floodplain area to be considered for approval may be submitted by the Building Permit Officer to any other appropriate agencies and/or individuals (Cambria County Planning Commission) for review and comment.

(Ord. 108-88, 7/12/1988, §2.04)

§206. CHANGES.

After the issuance of a building permit by the Building Permit Officer, no changes of any kind shall be made to the application, permit or any of the plans, specifications or other documents submitted with the application without the written consent or approval of the Building Permit Officer. Requests for any such change shall be in writing, and shall be submitted by the applicant to Building Permit Officer for consideration.

(Ord. 108-88, 7/12/1988, §2.05)

§207. PLACARDS.

In addition to the building permit, the Building Permit Officer shall issue a placard which shall be displayed on the premises during the time construction is in progress. This placard shall show the number of the building permit, the date of its issuance and be signed by the Building Permit Officer.

(Ord. 108-88, 7/12/1988, §2.06)

§208. START OF CONSTRUCTION.

1. Work on the proposed construction and/or development shall begin within 6 months and shall be completed within 12 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 and/or development shall be considered to have started with the preparation of land, land clearing, grading, filling, excavation for basement, footings, piers or foundations, erection of temporary forms, the installation of piling under proposed subsurface footings or the installation of sewer, gas and water pipes or electrical or other service lines from the street.
2. Time extensions shall be granted only if a written request is submitted by the applicant

which sets forth sufficient and reasonable cause for the Building Permit Officer to approve such a request.

(Ord. 108-88, 7/12/1988, §2.07)

§209. INSPECTION AND REVOCATION.

1. During the construction period, the Building Permit Officer or other authorized official shall inspect the premises to determine that the work is progressing in compliance with the information provided on the permit application and with all applicable Borough laws and ordinances. He shall make as many inspections during and upon completion of the work as are necessary.
2. In the discharge of his duties, the Building Permit Officer shall have the authority to enter any building, structure, premises or development in the identified flood-prone area, upon presentation of proper credentials, at any reasonable hour to enforce the provisions of this Chapter.
3. In the event the Building Permit Officer discovers that the work does not comply with the permit application or any applicable laws and ordinances, or that there has been a false statement or misrepresentation by any applicant, the Building Permit Officer shall revoke the building permit and report such fact to the Council for whatever action it considers necessary.
4. A record of all such inspections and violations of this Chapter shall be maintained.

(Ord. 108-88, 7/12/1988, §2.08)

§210. FEES.

Applications for a building permit shall be accompanied by a fee, payable to the Borough, based upon the estimated cost of the proposed construction and in an amount as established, from time to time, by resolution of Borough Council.

(Ord. 108-88, 7/12/1988, §2.09; as amended by A.O.)

§211. ENFORCEMENT.

1. Notices. Whenever the Building Permit Officer or other authorized municipal representative determines that there are reasonable grounds to believe that there has been a violation of any provision of this Chapter, or of any regulation adopted pursuant thereto, the Building Permit Officer shall give notice of such alleged violation as hereinafter provided. Such notice shall (a) be in writing; (b) include a statement of the reasons for its issuance; (c) allow a reasonable time not to exceed a period of 30 days for the performance of any act it requires; (d) be served upon the property owner or his agent as the case may require; provided, however, that such notice or order shall

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be deemed to have been properly served upon such owner or agent when a copy thereof has been served with such notice by any other method authorized or required by the laws of this State; (e) contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Chapter.

2. Penalties. Any person who fails to comply with any or all of the requirements or provisions of this Chapter or who fails or refuses to comply with any notice, order or direction of the Building Permit Officer or any other authorized employee of the Borough shall be guilty of an offense and, upon conviction thereof, shall pay a fine to the Borough of not less than \$25 nor more than \$1000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day on which any violation of this Chapter continues shall constitute a separate offense. In addition to the above penalties all other actions are hereby reserved, including an action in equity for the proper enforcement of this Chapter. The imposition of a fine or penalty for any violation of, or noncompliance with, this Chapter shall not excuse the violation or noncompliance or permit it to continue and all such persons shall be required to correct or remedy such violations and noncompliances within a reasonable time. Any development initiated or any structure or building constructed, reconstructed, enlarged, altered or relocated in noncompliance with this Chapter may be declared by the Council to be a public nuisance and abatable as such. [A.O.]

(Ord. 108-88, 7/12/1988, §2.10; as amended by A.O.)

§212. APPEALS.

1. Any person aggrieved by an action or decision of the Building Permit Officer concerning the administration of the provisions of this Chapter may appeal to the Council. Such appeal must be filed, in writing, within 30 days after the decision or action of the Building Permit Officer.
2. Upon receipt of such appeal the Council shall set a time and place, within not less than 10 days nor more than 30 days, for the purpose of considering the appeal. Notice of the time and place at which the appeal will be considered shall be given to all parties.
3. Any person aggrieved by any decision of the Council may seek relief therefrom by appeal to court as provided by the laws of this Commonwealth, including the Pennsylvania Floodplain Management Act.

(Ord. 108-88, 7/12/1988, §2.11)

PART 3

IDENTIFICATION OF FLOODPLAIN AREAS

§301. IDENTIFICATION.

The identified floodplain area shall be those areas of the Borough which are subject to the 100 year flood, as shown on the Flood Insurance Rate Map (FIRM) which accompanies the Flood Insurance Study (FIS) prepared for the Borough by the Federal Management Agency (FEMA), dated September 26, 1988, or the most recent revision thereof.

(Ord. 108-88, 7/12/1988, §3.00; as amended by Ord. 101-89, 5/9/1989)

§302. DESCRIPTION OF FLOODPLAIN AREAS/DISTRICTS.

The identified floodplain area shall consist of the following two specific areas/districts:

- A. The AE Area/District shall be those areas identified as an AE Zone on the FIRM included in the FIS prepared by FEMA and for which 100 year flood elevations have been provided in the FIS.

(Ord. 108-88, 7/12/1988, §3.01; as amended by Ord. 101-89, 5/9/1989)

§303. CHANGES IN IDENTIFICATION OF AREA.

The identified floodplain area may be revised or modified by the Council where studies or information provided by a qualified agency or person documents the need for such revision. However, prior to any such change, approval must be obtained from the Federal Insurance Administration (FIA).

(Ord. 108-88, 7/12/1988, §3.02)

§304. BOUNDARY DISPUTES.

Should a dispute concerning any identified floodplain boundary arise, an initial determination shall be made by the Borough Planning Commission and any party aggrieved by this decision may appeal to the Council. The burden of proof shall be on the appellant.

(Ord. 108-88, 7/12/1988, §3.04)

PART 4

GENERAL TECHNICAL REQUIREMENTS

§401. GENERAL.

1. In the identified floodplain area, the development and/or use of any land shall be permitted provided that the development and/or use complies with the restrictions and requirements of this and all other applicable codes and ordinances in force in the Borough.
2. Within any identified floodplain area, no new construction or development shall be located within the area measured 50 feet landward from the top-of-bank of any watercourse, unless a permit is obtained from the Department of Environmental Protection, Bureau of Dams and Waterway Management. [A.O.]
3. Within any identified floodplain area, the elevation of the lowest floor (including basement) of any new or substantially improved residential structure shall be 1 1/2 feet or more above the 100 year flood elevation. [Ord. 101-89]
4. Within any identified floodplain area, the elevation of the lowest floor (including basement) of any new or substantially improved nonresidential structure shall be 1 1/2 feet or more above the 100 year flood elevation or be floodproofed up to that height. Any nonresidential structure, or part thereof, having a lowest floor (including basement) which is not elevated to at least 1 1/2 feet above the 100 year flood elevation shall be floodproofed in a completely or essentially dry manner in accordance with the W1 or W2 space classification standards contained 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 reference standards. [Ord. 101-89]
5. For all new construction and substantial improvements in any identified floodplain area, 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 or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than 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 1 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. [Ord. 101-89]
6. Within any floodway area, no new construction or development shall be permitted that would cause any increase in the 100 year flood elevation. [Ord. 101-89]

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7. Within any AE Area/District, no new construction or development shall be allowed unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the elevation of the 100 year flood more than 1 foot at any point. [Ord. 101-89]

(Ord. 108-88, 7/12/1988, §4.00; as amended by Ord. 101-89, 5/9/1989; and by A.O.

§402. DESIGN AND CONSTRUCTION STANDARDS.

The following minimum standards shall apply for all construction and development proposed within any identified floodplain area:

- A. Fill. If fill is used, it shall:
 - (1) Extend laterally at least 15 feet beyond the building line from all points.
 - (2) Consist of soil or small rock materials only. Sanitary landfills shall not be permitted.
 - (3) Be compacted to provide the necessary permeability and resistance to erosion, scouring or settling.
 - (4) Be no steeper than one vertical to two horizontal, unless substantiated data, justifying steeper slopes are submitted to, and approved by the Building Permit Officer.
 - (5) Be used to the extent to which it does not adversely affect adjacent properties.
- B. Drainage Facilities. Storm drainage facilities shall be designed to convey the flow of stormwater runoff in a safe and efficient manner. The system shall insure proper drainage along streets, and provide positive drainage away from buildings. The system shall also be designed to prevent the discharge of excess runoff onto adjacent properties.
- C. Water and Sanitary Sewer Facilities and Systems.
 - (1) All new or replacement water and sanitary sewer facilities and systems shall be located, designed and constructed to minimize or eliminate flood damages and the infiltration of flood waters.
 - (2) Sanitary sewer facilities and systems shall be designed to prevent the discharge of untreated sewage into flood waters.
 - (3) No part of any onsite 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.

- D. Other Utilities. All other utilities, such as gas lines, electrical and telephone systems, shall be located, elevated (where possible) and constructed to minimize the chance of impairment during a flood.
- E. Streets. The finished elevation of all new streets shall be no more than 1 foot below the regulatory flood elevation.
- F. Storage. All materials that are buoyant, flammable, explosive or in times of flooding could be injurious to human, animal or plant life, and not listed in §403, "Development Which May Endanger Human Life," shall be stored at or above the regulatory flood elevation and/or floodproofed to the maximum extent possible.
- G. Placement of Buildings and Structures. All buildings and structures shall be designed, located and constructed so as to offer the minimum obstruction to the flow of water and shall be designed to have a minimum effect upon the flow and height of flood water.
- H. Anchoring.
 - (1) All buildings and structures shall be firmly anchored in accordance with accepted engineering practices to prevent flotation, collapse or lateral movement.
 - (2) All air ducts, large pipes, storage tanks and other similar objects or components located below the regulatory flood elevation shall be securely anchored or affixed to prevent flotation.
- I. Floors, Walls and Ceilings.
 - (1) Wood flooring used at or below the regulatory flood elevation shall be installed to accommodate a lateral expansion of the flooring, perpendicular to the flooring grain, without causing structural damage to the building.
 - (2) Plywood used at or below the regulatory flood elevation shall be of a "marine" or "water-resistant" variety.
 - (3) Walls and ceilings at or below the regulatory flood elevation shall be designed and constructed of materials that are water-resistant and will withstand inundation.
 - (4) Windows, doors and other components at or below the regulatory flood elevation shall be made of metal or other water-resistant material.
- J. Paints and Adhesives.

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- (1) Paints or other finishes used at or below the regulatory flood elevation shall be of "marine" or water-resistant quality.
- (2) Adhesives used at or below the regulatory flood elevation shall be of a "marine" or water-resistant variety.
- (3) All wooden components (doors, trim, cabinets, etc.) shall be finished with a "marine" or water-resistant paint or other finishing material.

K. Electrical Components.

- (1) Electrical distribution panels shall be at least 3 feet above the 100 year flood elevation.
- (2) Separate electrical circuits shall serve lower levels and shall be dropped from above.

L. Equipment. Water heaters, furnaces, air conditioning and ventilation units, and other mechanical or utility equipment or apparatus shall not be located below the regulatory flood elevation.

M. Fuel Supply Systems. All gas and oil supply systems shall be designed to prevent the infiltration of flood waters into the system and discharges from the system into flood waters. Additional provisions shall be made for the drainage of these systems in the event that flood water infiltration occurs.

(Ord. 108-88, 7/12/1988, §4.01)

§403. DEVELOPMENT WHICH MAY ENDANGER HUMAN LIFE.

1. In accordance with the Pennsylvania Floodplain Management Act, and the regulations adopted by the Department of Community Affairs as required by the Act, any new or substantially improved structure which:
 - A. Will be used for the production or storage of any of the following dangerous materials or substances;
 - B. 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,
 - C. 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 substances are considered dangerous to human life:

- A. Acetone

- B. Ammonia.
 - C. Benzene.
 - D. Calcium carbide.
 - E. Carbon disulfide.
 - F. Celluloid.
 - G. Chlorine.
 - H. Hydrochloric acid.
 - I. Hydrocyanic acid.
 - J. Magnesium.
 - K. Nitric acid and oxides of nitrogen.
 - L. Petroleum products (gasoline, fuel oil, etc.).
 - M. Phosphorus.
 - N. Potassium.
 - O. Sodium.
 - P. Sulphur and sulphur products.
 - Q. Pesticides (including insecticides, fungicides and rodenticides).
 - R. Radioactive substances, insofar as such substances are not otherwise regulated.
2. Within any identified floodplain area, any new or substantially improved structure of the kind described in subsection (1), above, shall be prohibited within the area measured 50 feet landward from the top-of-bank of any watercourse.
3. Where permitted within any identified floodplain area, any new or substantially improved structure of the kind described in subsection (1), above, shall be:
- A. Elevated or designed and constructed to remain completely dry up to at least 1 1/2 feet above the 100 year flood.
 - B. Designed to prevent pollution from the structure or activity during the course of a 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

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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.

(Ord. 108-88, 7/12/1988, §4.02)

§404. SPECIAL REQUIREMENTS FOR MANUFACTURED HOMES.

Where permitted within any identified floodplain area, all manufactured homes and additions thereto shall be:

- A. Placed on a permanent foundation.
- B. Elevated so that the lowest floor of the manufactured home is 1 1/2 feet or more above the elevation of the 100 year flood.
- C. Anchored to resist flotation, collapse or lateral movement.
- D. Within any identified floodway area, all manufactured homes and any additions thereto shall be prohibited.

(Ord. 108-88, 7/12/1988, §4.03; as amended by Ord. 101-89, 5/9/1989)

PART 5

ACTIVITIES REQUIRING SPECIAL PERMITS

§501. GENERAL.

In accordance with the administrative regulations promulgated by the Department of Community Affairs to implement the Pennsylvania Floodplain Management Act, the following activities shall be prohibited within any identified floodplain area:

- A. The commencement of any of the following activities; or the construction, enlargement or expansion of any structure used, or intended to be used, for any of the following activities:
 - (1) Hospitals.
 - (2) Nursing homes.
 - (3) Jails or prisons.
- B. The commencement of, or any construction of, a new manufactured home park or manufactured home subdivision, or substantial improvement to an existing manufactured home park or manufactured home subdivision. [Ord. 101-89]

(Ord. 108-88, 7/12/1988, §5.00; as amended by Ord. 101-89, 5/9/1989)

PART 6

EXISTING STRUCTURES IN IDENTIFIED FLOODPLAIN AREAS

§601. GENERAL.

1. Structures existing in any identified floodplain area prior to the enactment of this Chapter may continue to remain.
2. The following provisions shall apply whenever any improvement is made to an existing structure located within any identified floodplain area:
 - A. Any modification, alteration, reconstruction or improvement of any kind to an existing structure, to an extent or amount 50% or more of its market value, shall constitute a substantial improvement and shall be undertaken only in full compliance with the provisions of this Chapter.
 - B. No expansion or enlargement of an existing structure shall be allowed within any floodway area that would cause any increase in the elevation of the 100 year flood.
 - C. No expansion or enlargement of an existing structure shall be allowed within any AE area that would, together with all other existing and anticipated development, increase the 100 year flood elevation more than 1 foot at any point.

(Ord. 108-88, 7/12/1988, §6.00; as amended by Ord. 101-89, 5/9/1989)

PART 7
VARIANCES

§701. GENERAL.

If compliance with any of the requirements of this Chapter would result in an exceptional hardship to a prospective builder, developer or landowner, the Borough may, upon request, grant relief from the strict application of the requirements.

(Ord. 108-88, 7/12/1988, §7.00)

§702. VARIANCE PROCEDURES AND CONDITIONS.

Requests for variances shall be considered by the Borough, in accordance with the procedures contained in §212 and the following:

- A. Except for a possible modification of the freeboard requirements involved, no variance shall be granted for any of the other requirements pertaining specifically to development regulated by special permit (Part 5) or to "Development Which May Endanger Human Life" (§403).
- B. If granted, a variance shall involve only the least modification necessary to provide relief.
- C. In granting any variance, the Borough shall attach whatever reasonable conditions and safeguards it considers necessary in order to protect the public health, safety and welfare and to achieve the objectives of this Chapter.
- D. Whenever a variance is granted, the Borough shall notify the applicant in writing that:
 - (1) The granting of the variance may result in increased premium rates for flood insurance.
 - (2) Such variances may increase the risks of life and property.
- E. In reviewing any request for a variance the Borough shall consider, at a minimum, the following:
 - (1) That there is good and sufficient cause.
 - (2) That failure to grant the variance would result in exceptional hardship to the applicant.
 - (3) That the granting of the variance will (i) neither result in an unacceptable or prohibited increase in flood heights, additional threats to public safety,

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or extraordinary public expense, (ii) nor create nuisances, cause fraud on or victimize the public, or conflict with any other applicable State or local ordinances and regulations.

- F. A complete record of all variance requests and related actions shall be maintained by the Borough. In addition, a report of all variances granted during the year shall be included in the annual report to the Federal Insurance Administration.
- G. No variance shall be granted for any construction, development, use or activity within any floodway area that would cause any increase in the 100 year flood elevation. [Ord. 101-89]
- H. No variance shall be granted for any construction, development, use or activity within any AE area that would, together with all other existing and anticipated development, increase the 100 year flood elevation more than 1 foot at any point. [Ord. 101-89]

Notwithstanding any of the above, however, all structures shall be designed and constructed so as to have the capability of resisting the 100 year flood.

(Ord. 108-88, 7/12/1988, §7.01; as amended by Ord. 101-89, 5/9/1989)

PART 8

DEFINITIONS

§801. GENERAL.

Unless specifically defined below, words and phrases used in this Chapter shall be interpreted so as to give this Chapter its most reasonable application.

ACCESSORY USE OR STRUCTURE - a use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

BASEMENT - any area of the building having its floor subgrade (below ground level) on all sides. [Ord. 101-89]

BUILDING - a combination of materials to form a permanent structure having walls and a roof. Included shall be all manufactured homes and trailers to be used for human habitation. [Ord. 101-89]

CONSTRUCTION - the construction, reconstruction, renovation, repair, extension, expansion, alteration or relocation of a building or structure, including the placement of manufactured homes. [Ord. 101-89]

DEVELOPMENT - any manmade change to improve 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. [Ord. 101-89]

FLOOD - a temporary inundation of normally dry land areas.

FLOODPLAIN AREA - a relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse; and/or, any area subject to the unusual and rapid accumulation of surface waters from an source.

FLOOD-PROOFING - any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FLOODWAY - the designated area of a floodplain required to carry and discharge flood waters of a given magnitude. For the purpose of this Chapter, the floodway shall be capable of accommodating a flood of the 100 year magnitude. [Ord. 101-89]

LOWEST FLOOR - 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 nonelevation design requirements of this Chapter. [Ord. 101-89]

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 park trailers, travel trailers and other similar vehicles which are placed on a site for more than 180 consecutive days. [Ord. 101-89]

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 nontransient use. [Ord. 101-89]

MINOR REPAIR - the replacement of existing work with equivalent materials for the purpose of its routine maintenance and upkeep, but not including the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or bearing support, or the removal or change of any required means of egress, or rearrangement of parts or a structure affecting the exitway requirements nor shall minor repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

OBSTRUCTION - any wall, dam, wharf, embankment, levee, dike, pile abutment, projection, excavation, channel, rectification, culvert, building, fence, stockpile, refuse, fill, structure or matter in, along, across or projecting into any channel, watercourse, or floodprone area, which may impede, retard or change the direction of the flow of water either in itself or by catching or collecting debris carried by such water or is placed where the flow of the water might carry the same downstream to the damage of life and property.

ONE HUNDRED YEAR FLOOD - a flood that, on the average is likely to occur once every 100 years (i.e., that has 1% chance of occurring each year, although the flood may occur in any year).

REGULATORY FLOOD ELEVATION - the 100 year flood elevation plus a freeboard safety factor of 1 1/2 feet.

SPECIAL PERMIT - a special approval which is required for hospitals, nursing homes, jails, and new manufactured home parks and substantial improvements to such existing parks, when such development is located in all, or a designated portion, of a floodplain. [Ord. 101-89]

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. [Ord. 101-89]

SUBDIVISION - the division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or residential dwellings, shall be exempted.

SUBSTANTIAL IMPROVEMENT - any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either, (a) before the improvement or repair is started, or (b) if the structure has been damaged and is being restored, before the damage occurred.

(Ord. 108-88, 7/12/1988, §8.00; as amended by Ord. 101-89, 5/9/1989)