

BOROUGH OF NORTHUMBERLAND
Northumberland County, Pennsylvania

ORDINANCE NO. 2001-__

AN ORDINANCE OF THE BOROUGH OF NORTHUMBERLAND,
NORTHUMBERLAND COUNTY, PENNSYLVANIA WHICH AMENDS CHAPTER 28 OF
THE BOROUGH CODE, FLOOD HAZARD AREAS, TO ADDRESS TECHNICAL
CHANGES WHICH IMPROVE THE FLOOD READINESS AND SAFETY OF THE
BOROUGH

NOW THEREFORE BE IT ORDAINED AND ENACTED by the
Council of the Borough of Northumberland, Northumberland County, Pennsylvania, and it is
hereby ordained and enacted by the authority of same as follows:

SECTION 1. Name. This Ordinance shall be named the “ Flood Hazard Ordinance of
2001.”

SECTION 2. There is created a new subsection identified as ~28-8 E:

“A copy of all applications and plans for any proposed construction or development in any
identified flood plain area to be considered for approval shall be submitted by the Building Permit
officer to the Northumberland County Soil Conservation District for review and comment prior to
the 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.”

SECTION 3. The following language is stricken from ~28-17 E: “..up to amounts as high
as twenty five dollars for one hundred dollars of insurance coverage...”

SECTION 4. The last word of ~28-19B is “appellant.”

SECTION 5. Each reference to “one hundred year flood level” contained within
~28-22 shall be amended to “one hundred year flood level plus a free board safety margin of 1 ½
feet.”

SECTION 6. There is created a new subsection identified as ~28-22T & U:

T. Space below the lowest level:

1. 1. Fully enclosed space below the lowest floor (including basement) is

prohibited;

2. Partially enclosed space below the lowest floor (including basement) which will be used solely for the parking of a vehicle, building access, or incidental storage in an area other than a basement, shall be designed and constructed to allow for the automatic entry and exit of flood waters for the purpose of equalizing hydrostatic forces on exterior walls. The term "partially enclosed space" also includes crawl spaces.

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. a minimum of two openings having a net total area of not less than one (1) square inch for every square foot of enclosed space; and
- b. the bottom of all openings shall be no higher than one (1) foot above grade.
- c. openings may be equipped with screens, louvers, etc. or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

U. Accessory Structures

Structures accessory to a principal building need not be elevated or flood-proofed to remain dry, but shall comply, at a minimum, with the following requirements:

1. the structure shall not be designed or used for human habitation, but shall be limited to the parking of vehicles, or to the storage of tools, material, and equipment related to the principal use or activity;
2. floor area shall not exceed 600 square feet.
3. the structure will have a low damage potential.
4. the structure will be located on the site so as to cause the least obstruction to the flow of flood waters.
5. power lines, wiring, and outlets will be at least one and one-half (1 ½) feet above the 100 year flood elevation.

6. permanently affixed utility equipment and appliances such as furnaces, heaters, washers, dryers, etc. are prohibited.
7. sanitary facilities are prohibited.
8. the structure shall be adequately anchored to prevent flotation or movement and shall be designed to automatically provide for the entry and exit of floodwater for the purpose of equalizing hydrostatic forces on the walls. 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. a minimum of two openings having a net total area of not less than one (1) square inch for every square foot of enclosed space; and
 - b. the bottom of all openings shall be no higher than one (1) foot above grade.
 - c. openings may be equipped with screens, louvers, etc. or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

SECTION 7. The following definitions are established for this Chapter:

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 - means any area of the building having its floor below ground level on all sides.

COMPLETELY DRY SPACE - a space which will remain total]y dry during flooding; the structure is designed and constructed to prevent the passage of water and water vapor.

ESSENTIALLY DRY SPACE - a space which will remain dry during flooding, except for the passage of some water vapor or minor seepage; the structure is substantially impermeable to the passage of water.

FLOOD - a temporary inundation of normally dry land areas.

FLOOD-LAIN 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 any source.

FLOOD-ROOFING - means 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.

FLOOD-WAY - the designated area of a flood-lain required to carry and discharge flood waters of a given magnitude. For the purposes of this Ordinance, the flood-way shall be capable of accommodating a flood of the one hundred (100) year magnitude

HISTORIC STRUCTURE - any structure that is:

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

(ii) 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;

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

(iv) 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 fully enclosed area (including basement). An unfinished, flood resistant partially enclosed area, used solely for parking of vehicles, building access, and incidental storage, in an area other than a basement area is not considered the lowest floor of a building, provided that such space is not designed and built so that the structure is in violation of the applicable non-elevation design requirements of this ordinance.

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 attached to the required utilities. The term includes park trailers, travel trailers, recreational and other similar vehicles which are placed on a site for more than 180 consecutive days.

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.

RECREATIONAL VEHICLE - a vehicle which is (i) built on a single chassis; (ii) not more than 400 square feet, measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light-duty truck; (iv) not designed for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

REGULATORY FLOOD ELEVATION - the one hundred (100) year flood elevation plus a freeboard safety factor of one and one-half (1 1/2) feet

SUBSTANTIAL DAMAGE - damage from any cause sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty (50) percent or more of the market value of the structure before the damage occurred.

SECTION 8. Effective Date. This Ordinance shall be effective immediately.

ENACTED AND ORDAINED as an Ordinance of the Borough of Northumberland, Northumberland County, PA this ____ day of _____, 2001.

BOROUGH OF NORTHUMBERLAND

Secretary

President

Approved this _____ day of _____, 2001.

MAYOR

(OFFICIAL SEAL)

