

ARTICLE 1713  
Flood Plain Management

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CROSS REFERENCES  
FP Flood Plain Overlay District - see P. & Z. 1303.21

1713.01 GENERAL PROVISIONS.

(a) Intent. The intent of this article is to:

- (1) Promote the general health, welfare, and safety of the community.
- (2) Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future.
- (3) Minimize danger to public health by protecting water supply and natural drainage.
- (4) Reduce financial burdens imposed on the community, its governmental units, and its residents, by preventing excessive development in areas subject to flooding.
- (5) Comply with federal and state floodplain management requirements.

(b) 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 City of York unless a Building Permit has been obtained from the Zoning Officer.
- (2) A Building Permit shall not be required for minor repairs to existing buildings or structures.

(c) Abrogation and Greater Restrictions. This article 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 article, the more restrictive shall apply.

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

(e) Warning and Disclaimer of Liability.

- (1) The degree of flood protection sought by the provisions of this article 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 man-made or natural causes, such as ice jams and bridge openings restricted by debris. This article does not imply that areas outside any identified floodplain areas, or that land uses permitted within such areas will be free from flooding or flood damages.
- (2) The granting of a zoning permit or approval of a subdivision plan in the Floodplain District shall not constitute a representation, guarantee or warranty of any kind by the City, or by an official or employee thereof, as to the practicability or safety of the proposed use and/or structure and shall create no liability on the City, its officials or employees.
- (3) This article shall not create liability on the part of the City of York or any officer or employee thereof for any flood damages that result from reliance on this article or any administrative decision lawfully made thereunder. (Ord. 23-2009. Passed 8-18-09.)

1713.02 ADMINISTRATION.

(a) Building Permits Required. Building Permits shall be required before any construction or development is undertaken within any area of the City of York.

(b) Issuance of Building Permit.

- (1) The Zoning 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 permit, the Zoning Officer shall review the application for the 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); and the U.S. Clean Water Act, Section 404, 33, U.S.C. 1344. No permit shall be issued until this determination has been made.
- (3) In the case of existing structures, prior to the issuance of any permit, the Zoning Officer shall review the history of repairs to the subject building, so that any repetitive loss issues can be addressed before the permit is issued.
- (4) 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 Applicant and until all required permits or approvals have been first obtained from the Department of Environmental Protection Regional Office. A copy of all such notifications, permit applications, recommendations and approvals shall be submitted to the City.

In addition, the Federal Emergency Management Agency and Pennsylvania Department of Community and Economic Development, shall be notified by the Applicant prior to any alteration or relocation of any watercourse.

(c) Application Procedures and Requirements.

- (1) Application for such a Building permit shall be made, in writing, to the Zoning Officer on forms supplied by the City of York. 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.
  - D. Site location including address.
  - E. Listing of other permits required.
  - F. Brief description of proposed work and estimated cost, including a breakout of the flood-related cost and the market value of the building before the flood damage occurred.
  - G. 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 Zoning 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; and
  - 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 as may be required by the Zoning Officer to make the above determination:
  - A. A completed Building Permit Application Form.
  - B. A plan of the entire site, clearly and legibly drawn at a scale of one (1) inch being equal to one hundred (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 access ways; and
  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 North American Vertical Datum of 1988;
  2. The elevation of the one hundred (100) year flood;
  3. If available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a one hundred (100) year flood; and
  4. Detailed information concerning any proposed floodproofing measures.
  5. Supplemental information as may be necessary under 34 PA Code, Chapter 401-405 as amended, and Secs.1612.5.1 and 106.2 of the 2006 IBC and Section R106.1.3 and R104.7 of the 2006 IRC.
- D. The following data and documentation:
1. Documentation, certified by a registered professional engineer or architect, to show that the cumulative effect of any proposed development within an FE (Special Floodplain Area), when combined with all other existing and anticipated development, will not increase the elevation of the one hundred (100) year flood more than one (1) foot at any point.
  2. 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 pressures, velocities, impact and uplift forces associated with the one hundred (100) year flood.  
Such statement shall include a description of the type and extent of flood proofing measures which have been incorporated into the design of the structure and/or the development.
  3. Detailed information needed to determine compliance with Section 1713.04(d)(6), Storage, and Section 1713.04(e), Development Which May Endanger Human Life, including:
    - a. The amount, location and purpose of any materials or substances referred to in Sections 1713.04(d)(6) and 1713.04(e) 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 structure to prevent leaks or spills of the dangerous materials or substances listed in Section 1713.04(e) during a one hundred (100) year flood.

4. The appropriate component of the Department of Environmental Protection's "Planning Module for Land Development."

5. Where any excavation or grading is proposed, a plan meeting the requirements of the Department of Environmental Protection, to implement and maintain erosion and sedimentation control.

(d) Review by the York 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 Applicant to the York County Conservation District for review and comment prior to the issuance of a building permit. A copy of all applications, plans, recommendations by the York County Conservation District, and approvals shall be submitted to the City. The recommendations of the York County Conservation District shall be considered by the Zoning Officer for possible incorporation into the proposed plan.

(e) 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 Zoning Officer to any other appropriate agencies and/or individuals (e.g. Planning Commission, City Engineer, etc.) for review and comment.

(f) Changes. After the issuance of a building permit by the Zoning 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 Zoning Officer. Requests for any such change shall be in writing, and shall be submitted by the applicant to Zoning Officer for consideration.

(g) Placards. In addition to the building permit, the Zoning 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 Zoning Officer.

(h) Start of Construction. Work on the proposed construction and/or development shall begin within six (6) months and shall be completed within twelve (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 Zoning Officer. Construction and/or development shall be considered to have started with the preparation of land, land clearing, grading, filling, excavation of 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.

Time extensions shall be granted only if a written request is submitted by the applicant, which sets forth sufficient and reasonable cause for the Zoning Officer to approve such a request.

(i) Inspection and Revocation.

- (1) During the construction period, the Zoning 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 municipal 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 Zoning Officer shall have the authority to enter any building, structure, premises or development in the identified floodplain area, upon presentation of proper credentials, at any reasonable hour to enforce the provisions of this ordinance.
- (3) In the event the Zoning 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 Zoning Officer shall revoke the building permit and immediately report such fact to the City Council for whatever action it considers necessary.
- (4) A record of all such inspections and violations of this ordinance shall be maintained.
- (5) The requirements of the 34 PA Code Chapter 401-405 and the 2006 IBC (Sections 109.3.3, 1612.5.1 and 104.7) and the 2006 IRC (R106.1.3, 109.1.3 and R104.7) or latest revisions thereof pertaining to elevation certificates and record retention shall be considered.

(j) Fees. Before a permit may be issued by the Zoning Officer, the appropriate fee for the same must be paid in full. The fee for permits shall be established by resolution from time to time as deemed appropriate by the Council.

(k) Enforcement.

- (1) Notices. Whenever the Zoning Officer or other authorized municipal representative determines that there are reasonable grounds to believe that there has been a violation of any provisions of this article, or of any regulations adopted pursuant thereto, the Zoning 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 thirty (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 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 article.

- (2) Penalties. Any person who fails to comply with any or all of the requirements or provisions of this article or who fails or refuses to comply with any notice, order of direction of the Zoning Officer or any other authorized employee of the municipality shall be guilty of an offense and, upon conviction, shall pay a fine to City of York of not less than twenty-five dollars (\$25.00) nor more than six hundred dollars (\$600.00) plus costs of prosecution. In default of such payment, such person shall be imprisoned in county prison for a period not to exceed ten (10) days. Each day during which any violation of this article 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 article. The imposition of a fine or penalty for any violation of, or noncompliance with, this article 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 article may be declared by the Council to be a public nuisance and abatable as such.
- (1) Appeals.
  - (1) Any person aggrieved by any action or decision of the Zoning Officer concerning the administration of the provisions of this article, may appeal to the Zoning Hearing Board. Such appeal must be filed, in writing, within thirty (30) days after the decision, determination or action of the Zoning Officer.
  - (2) Upon receipt of such appeal the Zoning Hearing Board shall set a time and place, within not less than ten (10) nor more than thirty (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 Zoning Hearing Board may seek relief therefrom by appeal to court, as provided by the laws of this Commonwealth including the Pennsylvania Flood Plain Management Act. (Ord. 23-2009. Passed 8-18-09.)

#### 1713.03 IDENTIFICATION OF FLOODPLAIN AREAS.

(a) Identification. The identified floodplain area shall be any areas of City of York, subject to the one hundred (100) year flood, which is identified as Zone A (Area of Special Flood Hazard) in the Flood Insurance Study (FIS) dated September 25, 2009 and the accompanying maps or the most recent revision thereof as issued by the Federal Emergency Management Agency. Including all digital data developed as part of the Flood Insurance Study.

(b) Description of Floodplain Areas. The identified floodplain area shall consist of the following specific areas:

- (1) FW (Floodway Area) - the areas identified as "Floodway" in the AE Zone in the Flood Insurance Study prepared by the FEMA. The term shall also include floodway areas which have been identified in other available studies or sources of information for those floodplain areas where no floodway has been identified in the Flood Insurance Study.

- (2) FF (Flood-Fringe Area) - the remaining portions of the one hundred (100) year floodplain in those areas identified as an AE Zone in the Flood Insurance study, where a floodway has been delineated.  
The basis for the outermost boundary of this area shall be the one hundred (100) year flood elevations as shown in the flood profiles contained in the Flood Insurance Study.
- (3) FE (Special Floodplain Area) - the areas identified as Zone AE in the Flood Insurance Study, where one hundred (100) year flood elevations have been provided, but no floodway has been delineated.
- (4) A. FA (General Floodplain Area) - the areas identified as Zone A in the FIS for which no one hundred (100) year flood elevations have been provided. When available, information from other Federal, State, and other acceptable sources shall be used to determine the one hundred (100) year elevation, as well as a floodway area, if possible. When no other information is available, the one hundred (100) year elevation shall be determined by using a point on the boundary of the identified floodplain area which is nearest the construction site in question.  
B. In lieu of the above, the municipality may require the applicant to determine the elevation with hydrologic and hydraulic engineering techniques. Hydrologic and hydraulic analyses 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, analyses, computations, etc., shall be submitted in sufficient detail to allow a thorough technical review by the City of York.

(c) 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 Emergency Management Agency (FEMA).

(d) Boundary Disputes. Should a dispute concerning any identified floodplain boundary arise, an initial determination shall be made by the Zoning Officer and any party aggrieved by this decision or determination may appeal to the Zoning Hearing Board. The burden of proof shall be on the Applicant.  
(Ord. 23-2009. Passed 8-18-09.)

#### 1713.04 TECHNICAL PROVISIONS.

- (a) General.
  - (1) A. 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 Applicant, and until all required permits or approvals have been first obtained from the Department of Environmental Protection Regional Office. A copy of all such notifications, permit applications, recommendations and approvals shall be submitted to the City.



- B. In addition, the Federal Emergency Management Agency and Pennsylvania Department of Community and Economic Development, shall be notified by the Applicant prior to any alteration or relocation of any watercourse.
- (2) Any new construction, development, uses or activities allowed within any identified floodplain area, shall be undertaken in strict compliance with the provisions contained in this article and any other applicable regulations, city codes, and ordinances.
- (b) Special Requirements for FW, FE and FA Areas.
- (1) With any FW (Floodway Area), the following provisions apply:
- A. Any new construction, development, use, activity, or encroachment that would cause any increase in flood heights shall be prohibited. If it can be shown that the new construction, development, use, activity, or encroachment will not increase the flood heights, a permit shall be obtained from the Department of Environmental Protection Regional Office prior to beginning work.
- (2) Within any FE (Special Floodplain Area), 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 one hundred (100) year flood more than one (1) foot at any point.
- (3) Within any FE (Special Floodplain Area) or FA (General Floodplain Area), the following provisions apply:
- A. No new construction or development shall be located within the area measured fifty (50) feet landward from the top-of-bank of any watercourse, unless a permit is obtained from the Department of Environmental Protection Regional Office.
- B. Any new construction or development, which would cause any increase in flood heights shall be prohibited within any floodway area.
- (c) Elevation and Floodproofing Requirements.
- (1) Residential Structures. Within any identified floodplain area, any new construction or substantial improvement of a residential structure shall have the lowest floor (including basement) elevated up to, or above, the regulatory flood elevation. The design and construction standards and specifications contained in the 2006 IBC (Sec. 1612.4, 1603.1.6 and 3403.1) and in the 2006 IRC (Sec. R324.1.4, R324.2.1, and R324.2.2) and ASCE 24-05 (Sec. 2.4 and 2.5, Chap. 5) and 34 PA Code (Chapters 401-405 as amended) shall be utilized.
- (2) Non-residential Structures.
- A. Within any identified floodplain area, any new construction or substantial improvement of a non-residential structure shall have the lowest floor (including basement) elevated up to, or above, the regulatory flood elevation, or be designed and constructed so that the space enclosed by such structure shall remain either completely or essentially dry during any flood up to that height.

B. Any non-residential structure, or part thereof, having a lowest floor which is not elevated to at least one and one half (1 ½) feet above the one hundred (100) year flood elevation, shall be floodproofed in a completely or essentially dry manner in accordance with the WI or W2 space classification standards contained in the publication entitled "Flood-Proofing Regulations" published by the U.S. Army Corps of Engineers (June 1972, as amended March 1992) 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 design and construction standards and specifications contained in the 2006 IBC (Sec. 1603.1.2, 1603.1.6, 1605.2.2, 1612.5.1 and 3403.1.1) and ASCE 24-05 (Secs. 2.4 and Chap. 7) and 34 PA Code (Chapters 401-405 as amended) shall be utilized.

(3) Space below the lowest floor.

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

B. 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:

1. 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.

2. The bottom of all openings shall be no higher than one (1) foot above grade.

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

C. Consideration may be given to the requirements of 34 PA Code (Chapters 401-405 as amended) and the 2006 IRC (Secs. R324.2.2 and R324.1.4) and the 2006 IBC (Secs. 1612.4, 1612.5, and 1203.3.3).

(4) Accessory structures. Structures accessory to a principal building need not be elevated or floodproofed to remain dry, but shall comply, at a minimum, with the following requirements:

A. 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.

- B. Floor area shall not exceed 600 square feet.
- C. The structure will have a low damage potential.
- D. The structure will be located on the site so as to cause the least obstruction to the flow of flood waters.
- E. Power lines, wiring, and outlets will be at least one and one-half (1 ½) feet above the 100 year flood elevation.
- F. Permanently affixed utility equipment and appliances such as furnaces, heaters, washers, dryers, etc. are prohibited.
- G. Sanitary facilities are prohibited.
- H. 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:
  - 1. 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.
  - 2. The bottom of all openings shall be no higher than one (1) foot above grade.
  - 3. Openings may be equipped with screens, louvers, etc. or other coverings or devices provided that they permit the automatic entry and exit of flood waters.

(d) Design and Construction Standards. The following minimum standards shall apply for all construction and development proposed within any identified floodplain area:

- (1) Fill. If fill is used, it shall:
  - A. Extend laterally at least fifteen (15) feet beyond the building line from all points;
  - B. Consist of soil or small rock materials only - Sanitary Landfills shall not be permitted;
  - C. Be compacted to provide the necessary permeability and resistance to erosion, scouring, or settling;
  - D. Be no steeper than one (1) vertical to two (2) horizontal, feet unless substantiated data, justifying steeper slopes are submitted to, and approved by the Zoning Officer; and,
  - E. Be used to the extent to which it does not adversely affect adjacent properties. The provisions contained in the 2006 IBC (Sec. 1801.1 and 1803.4) shall be utilized.
- (2) Drainage Facilities. Storm drainage facilities shall be designed to convey the flow of storm water 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. The provisions contained in the 2006 IBC (Appendix G401.5) shall be utilized.

- (3) Water and Sanitary Sewer Facilities and Systems.
- A. 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.
  - B. Sanitary sewer facilities and systems shall be designed to prevent the discharge of untreated sewage into flood waters.
  - C. 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.
  - D. The design and construction provisions of the UCC and 34 PA Code (Chapters 401-405 as amended) and contained in the 2006 IBC (Appendix G. Secs. 401.3 and 401.4), the 2006 IRC (Sec. 324.1.6), the ASCE 24-05 (Sec. 8.3), FEMA #348, Protecting Building Utilities From Flood Damages and The International Private Sewage Disposal Code (Chapter 3) shall be utilized.
- (4) 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.
- (5) Streets. The finished elevation of all new streets shall be no more than one (1) foot below the Regulatory Flood Elevation.
- (6) 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 Section 1713.04(e), Development Which May Endanger Human Life, shall be stored at or above the Regulatory Flood Elevation and/or flood proofed to the maximum extent possible.
- (7) 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.
- (8) Anchoring.
- A. All buildings and structures shall be firmly anchored in accordance with accepted engineering practices to prevent flotation, collapse, or lateral movement.
  - B. 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.
  - C. The design and construction requirements of the UCC pertaining to this subsection as referred to in 34 PA Code (Chapters 401-405 as amended) and contained in the 2006 IBC (Secs. 1605.2.2, 1605.3.1.2, 1612.4 and Appendix G501.3), the 2006 IRC (Secs. R301.1 & R324.1.1) and ASCE 24-05 (Sec. 5.6) shall be utilized
- (9) Floors, Walls and Ceilings.
- A. 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.

- B. Plywood used at or below the Regulatory Flood Elevation shall be of a "marine" or "water-resistant" variety.
- C. 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.
- D. Windows, doors, and other components at or below the Regulatory Flood Elevation shall be made of metal or other "water-resistant" material.
- E. The provisions of the UCC pertaining to this subsection and referenced in the 34 PA Code (Chapters 401-405 as amended) and contained in the 2006 IBC (Secs. 801.1.3, 1403.2, 1403.3, 1403.5 and 1404.2), the 2006 IRC (Secs. R324.1.7 & R502.2) and ASCE 24-05 (Chapter 6).
- (10) Paints and Adhesives.
- A. Paints and other finishes used at or below the Regulatory Flood Elevation shall be of "marine" or "water-resistant" quality.
- B. Adhesives used at or below the Regulatory Flood Elevation shall be of a "marine" or "water-resistant" variety.
- C. All wooden components (doors, trim, cabinets, etc.) shall be finished with a "marine" or "water-resistant" paint or other finishing material.
- D. The standards and specifications contained in 34 PA Code (Chapters 401-405, as amended) the 2006 IBC (Secs. 801.1.3, 1405.2 and Appendix G) and the 2006 IRC (Secs. R324.1.7).
- (11) Electrical Components.
- A. Electrical distribution panels shall be at least three (3) feet above the one hundred (100) year flood elevation.
- B. Separate electrical circuits shall serve lower levels and shall be dropped from above.
- C. The provisions pertaining to the above provisions and referenced in the UCC and 34 PA Code (Chapters 401-405) as amended and contained in the 2006 IBC (Sec. 1612.4), the 2006 IRC (Sec. M1601.3.8, R324.1.5), the 2006 IFGC (Secs. R301.11) and ASCE 24-05 (Chapter 8) shall be utilized.
- (12) Equipment.
- A. Water heaters, furnaces, air conditioning and ventilating units, and other electrical, mechanical or utility equipment or apparatus shall not be located below the Regulatory Flood Elevation.
- B. The provisions pertaining to the above provision and referenced in the UCC and 34 PA Code (Chapters 401-405), as amended and contained in the 2006 IBC (Sec. 1612.4), the 2006 IRC (Secs. M1601.3.8 and R324.1.5) the 2006 IFGC (Secs. R301.11) and ASCE 24-05 (Chapter 8) shall be utilized.
- (13) 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.

- (14) Uniform Construction Code Coordination. The Standards and Specifications contained 34 PA Code (Chapters 401-405), as amended and not limited to the following provisions shall apply to the above and other sections and sub-sections of this ordinance, to the extent that they are more restrictive and/or supplement the requirements of this article.

A. International Building Code (IBC) 2006 or the latest edition thereof:

Secs. 801, 1201, 1403, 1603, 1605, 1612, 3402, and Appendix G.

B. International Residential Building Code (IRC) 2006 or the latest edition thereof:

Secs. M1601, R104, R105, R109, R324, Appendix AE101, Appendix E and Appendix J.

- (e) Development Which May Endanger Human Life.

- (1) In accordance with the Pennsylvania Flood Plain Management Act, and the regulations adopted by the Department of Community and Economic Development 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; or,

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:

1. Acetone
2. Ammonia
3. Benzene
4. Calcium carbide
5. Carbon disulfide
6. Celluloid
7. Chlorine
8. Hydrochloric acid
9. Hydrocyanic acid
10. Magnesium
11. Nitric acid and oxides of nitrogen
12. Petroleum products (gasoline, fuel oil, etc.)
13. Phosphorus
14. Potassium
15. Sodium
16. Sulphur and sulphur products
17. Pesticides (including insecticides, fungicides, and rodenticides)

18. Radioactive substances, insofar as such substances are not otherwise regulated.

19. Materials specifically listed in 29 CFR Part 1910, Subpart 2, toxic and hazardous substances.

20. Materials or substances assigned a threshold limit value (TLV) by the American Conference of Governmental Industrial Hygienists, Inc. (ACGIH).

21. Materials or substances determined by ACGIH to be cancer causing, corrosive, toxic, an irritant or a sensitizer, or have damaging effects on specific body organs.

- (2) Within any FW (Floodway Area), any structure of the kind described in subsection (a) hereof, shall be prohibited.
- (3) Where permitted within any floodplain area, any new or substantially improved structure of the kind described in subsection (a) hereof, shall be:
  - A. Elevated or designed and constructed to remain completely dry up to at least one and one half (1 ½) feet above the one hundred (100) year flood and,
  - B. Designed to prevent pollution from the structure or activity during the course of a one hundred (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 completely dry floodproofing contained in the publication "Flood-Proofing Regulations (U.S. Army Corps of Engineers, June 1972 as amended March 1992), or with some other equivalent watertight standard.

(f) Special Requirements for Manufactured Homes.

- (1) Within any FW (Floodway Area), manufactured homes shall be prohibited.
- (2) Where permitted within any floodplain area, all manufactured homes, and any improvements thereto, shall be:
  - A. Placed on a permanent foundation.
  - B. Elevated so that the lowest floor of the manufactured home is one and one half (1 ½) feet or more above the elevation of the one hundred (100) year flood.
  - C. Anchored to resist flotation, collapse, or lateral movement.
  - D. Installation of manufactured homes shall be done in accordance with the manufacturers' installation instructions as provided by the manufacturer. Where the applicant cannot provide the above information, the requirements of Appendix E of the 2006 International Residential Building Code or the U.S. Department of Housing and Urban Development's Permanent Foundations for Manufactured Housing, 1984 Edition, draft or latest revision thereto shall apply and 34 PA Code Chapter 401-405.

E. Consideration shall be given to the installation requirements of the 2006 IBC (Appendix G, Sec. 501.1-2) and the 2006 IRC (Sec. R324.2, R324.3, R102.7.1, and Appendix AE101, 604 and 605) or the most recent revisions thereto and 34 PA Code Chapter 401-405, as amended where appropriate and/or applicable to units where the manufacturers' standards for anchoring cannot be provided or were not established for the units(s) proposed installation. (Ord. 23-2009. Passed 8-18-09.)

#### 1713.05 ACTIVITIES REQUIRING SPECIAL PERMITS.

(a) General. In accordance with the administrative regulations promulgated by the Department of Community and Economic Development to implement the Pennsylvania Flood Plain Management Act, the following activities shall be prohibited within any identified floodplain area unless a Special Permit has been issued by the City of York Zoning Officer:

- (1) 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:
  - A. Hospitals
  - B. Nursing homes
  - C. Jails or prisons
- (2) 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.

(b) Application Requirements for Special Permits. Applicants for Special Permits shall provide five copies of the following items:

- (1) A written request including a completed Building Permit Application Form.
- (2) A small scale map showing the vicinity in which the proposed site is located.
- (3) A plan of the entire site, clearly and legibly drawn at a scale of one (1) inch being equal to one hundred (100) feet or less, showing the following:
  - A. North arrow, scale and date;
  - B. Topography based upon the North American Vertical Datum of 1988, showing existing and proposed contours at intervals of two (2) feet;
  - C. All property and lot lines including dimensions, and the size of the site expressed in acres or square feet;
  - D. The location of all existing streets, drives, other access ways, and parking areas, with information concerning widths, pavement types and construction, and elevations;
  - E. The location of any existing bodies of water or watercourses, buildings, structures and other public or private facilities, including railroad tracks and facilities, and any other natural and man made features affecting, or affected by, the proposed activity or development;



- F. The location of the floodplain boundary line, information and spot elevations concerning the one hundred (100) year flood elevations, and information concerning the flow of water including direction and velocities;
  - G. The location of all proposed buildings, structures, utilities, and any other improvements; and
  - H. Any other information which the municipality considers necessary for adequate review of the application.
- (4) Plans of all proposed buildings, structures and other improvements, clearly and legibly drawn at suitable scale showing the following:
- A. Sufficiently detailed architectural or engineering drawings, including floor plans, sections, and exterior building elevations, as appropriate;
  - B. For any proposed building, the elevation of the lowest floor (including basement) and, as required, the elevation of any other floor;
  - C. Complete information concerning flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the one hundred (100) year flood;
  - D. Detailed information concerning any proposed floodproofing measures;
  - E. Cross section drawings for all proposed streets, drives, other accessways, and parking areas, showing all rights-of-way and pavement widths;
  - F. Profile drawings for all proposed streets, drives, and vehicular accessways including existing and proposed grades; and
  - G. Plans and profiles of all proposed sanitary and storm sewer systems, water supply systems, and any other utilities and facilities.
- (5) The following data and documentation:
- A. Certification from the applicant that the site upon which the activity or development is proposed is an existing separate and single parcel, owned by the applicant or the client he represents;
  - B. Certification from a registered professional engineer, architect, or landscape architect that the proposed construction has been adequately designed to protect against damage from the one hundred (100) year flood;
  - C. A statement, certified by a registered professional engineer, architect, landscape architect, or other qualified person which contains a complete and accurate description of the nature and extent of pollution that might possibly occur from the development during the course of a one hundred (100) year flood, including a statement concerning the effects such pollution may have on human life;
  - D. A statement certified by a registered professional engineer, architect, or landscape architect, which contains a complete and accurate description of the effects the proposed development will have on one hundred (100) year flood elevations and flows;

E. A statement, certified by a registered professional engineer, architect, or landscape architect, which contains a complete and accurate description of the kinds and amounts of any loose buoyant materials or debris that may possibly exist or be located on the site below the one hundred (100) year flood elevation and the effects such materials and debris may have on one hundred (100) year flood elevations and flows;

F. The appropriate component of the Department of Environmental Protection's "Planning Module for Land Development;"

G. Where any excavation or grading is proposed, a plan meeting the requirements of the Department of Environmental Protection to implement and maintain erosion and sedimentation control;

H. Any other applicable permits such as, but not limited to, a permit for any activity regulated by the Department of Environmental Protection under Section 302 of Act 1978-166; and

I. An evacuation plan which fully explains the manner in which the site will be safely evacuated before or during the course of a one hundred (100) year flood.

(c) Application Review Procedures. Upon receipt of an application for a Special Permit by the City of York the following procedures shall apply in addition to those of Section 1713.02:

- (1) The Applicant shall submit a complete copy of the application and all accompanying documentation to the York County Planning Commission by registered or certified mail for its review and recommendations. A copy of such application as well as the York County Planning Commission's recommendations and approvals should be submitted to the City. Copies of the application shall also be forwarded to the City Planning Commission and City Engineer for review and comment.
- (2) If an application is received that is incomplete, the City of York shall immediately notify the applicant in writing, stating in what respect the application is deficient.
- (3) If the City of York decides to disapprove an application, it shall notify the applicant within seven (7) business days, in writing, of the reasons for the disapproval.
- (4) If the City of York approves an application, it shall file written notification, together with the application and all pertinent information, with the Department of Community and Economic Development, by registered or certified mail, within five (5) working days after the date of approval.
- (5) Before issuing the Special Permit, the City of York shall allow the Department of Community and Economic Development thirty (30) days, after receipt of the notification by the Department, to review the application and decision made by the City of York.
- (6) If the City of York does not receive any communication from the Department of Community and Economic Development during the thirty (30) day review period, it may issue a Special Permit to the applicant.

- (7) If the Department of Community and Economic Development should decide to disapprove an application, it shall notify the City of York and the applicant, in writing, of the reasons for the disapproval, and the City of York shall not issue the Special Permit.
- (d) Special Technical Requirements.
- (1) In addition to the requirements of Section 1713.04, the following minimum requirements shall also apply to any proposed development requiring a Special Permit. If there is any conflict between any of the following requirements and those in Section 1713.04 or in any other code, ordinance, or regulation, the more restrictive provision shall apply.
- (2) No application for a Special Permit shall be approved unless it can be determined that the structure or activity will be located, constructed and maintained in a manner which will:
- A. Fully protect the health and safety of the general public and any occupants of the structure. At a minimum, all new structures shall be designed, located, and constructed so that:
1. The structure will survive inundation by waters of the one hundred (100) year flood without any lateral movement or damage to either the structure itself, or to any of its equipment or contents below the one hundred (100) year flood elevation.
  2. The lowest floor (including basement) elevation will be at least one and one half (1 ½) feet above the one hundred (100) year flood elevation.
  3. The occupants of the structure can remain inside for an indefinite period of time and be safely evacuated at any time during the one hundred (100) year flood.
- B. Prevent any significant possibility of pollution, increased flood levels or flows, or debris endangering life and property.

All hydrologic and hydraulic analyses 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, analyses, computations, etc. shall be submitted in sufficient detail to allow a thorough technical review by the City of York and the Department of Community and Economic Development.  
(Ord. 23-2009. Passed 8-18-09.)

#### 1713.06 EXISTING STRUCTURES IN IDENTIFIED FLOODPLAIN AREAS.

(a) Existing Structures. The provisions of this article do not require any changes or improvements to be made to lawfully existing structures. However, when an improvement is made to any existing structure, the provisions of subsection (b) hereof shall apply.

(b) Improvements.

- (1) The following provisions shall apply whenever any improvement is made to an existing structure located within any identified floodplain area:
- A. 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 one hundred (100) year flood.

- B. No expansion or enlargement of an existing structure shall be allowed within any FE area that would, together with all other existing and anticipated development, increase the one hundred (100) year flood elevation more than one (1) foot at any point.
- C. Any modification, alteration, reconstruction, or improvement, of any kind to an existing structure, to an extent or amount of fifty (50) percent or more of its market value, shall constitute a substantial improvement and shall be undertaken only in full compliance with the provisions of this article.
- (2) The above activity shall also address the requirements of the 34 PA Code Chapters 401-405, as amended and the 2006 IBC (Sec. 3403.1.1 and 1612.4) and the 2006 IRC (Sec. 324.1.4).
- D. Any modification, alteration, reconstruction, or improvement of any kind to an existing structure, to an extent or amount of less than fifty (50) percent of its market value, shall be elevated and/or floodproofed to the greatest extent possible.
- E. Any modification, alteration, reconstruction, or improvement of any kind that meets the definition of "repetitive loss" shall be undertaken only in full compliance with the provisions of this article.
- F. The requirements of 34 PA Code Chapter 401-405, as amended and the 2006 IRC (Secs. R102.7.1, R105.3.1 and Appendices E and J) or the latest revision thereof and the 2006 IBC (Secs. 101.3, 3403.1 and Appendix G) or the latest revision thereof shall also be utilized in conjunction with the provisions of this section.
- G. Building modification, alteration, reconstruction or improvement costs to an existing structure will be cumulative over 5 years such that if the total cost of such improvements over 5 years equals or exceed fifty percent (50%) of the original market value of the original structure, improvements shall be undertaken only in full compliance with provisions of this article, including elevated construction.  
(Ord. 23-2009. Passed 8-18-09.)

#### 1713.07 VARIANCES.

- (a) General. If compliance with any of the requirements of this article would result in an exceptional hardship to a prospective builder, developer or landowner, the Zoning Hearing Board may, upon request, grant relief from the strict application of the requirements.
- (b) Variance Procedures and Conditions. Requests for variances shall be considered by the Zoning Hearing Board in accordance with the procedures contained in Section 1713.02(1) and the following:
- (1) 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.

- (2) No variance shall be granted for any construction, development, use, or activity within any FE area that would, together with all other existing and anticipated development, increase the one hundred (100) year flood elevation more than one (1) foot at any point.
- (3) Except for a possible modification of the one and one half (1 ½) foot freeboard requirement involved, no variance shall be granted for any of the other requirements pertaining specifically to development regulated by Special Permit or to Development Which May Endanger Human Life.
- (4) If granted, a variance shall involve only the least modification necessary to provide relief.
- (5) In granting any variance, the Zoning Hearing Board 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 article.
- (6) Whenever a variance is granted, the Zoning Hearing Board shall notify the applicant in writing at the time of granting such variance that:
  - A. The granting of the variance may result in increased premium rates for flood insurance.
  - B. Such variances may increase the risks to life and property.
- (7) In reviewing any request for a variance, the Zoning Hearing Board shall consider, at a minimum, the following:
  - A. That there is good and sufficient cause.
  - B. That failure to grant the variance would result in exceptional hardship to the applicant.
  - C. That the granting of the variance will (i) neither result in an unacceptable or prohibited increase in flood heights, additional threats to public safety, 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.
- (8) A complete record of all variance requests and related actions shall be maintained by the City of York. In addition, a report of all variances granted during the year shall be included in the annual report to the Federal Emergency Management Agency.

Notwithstanding any of the above, however, all structures shall be designed and constructed so as to have the capability of resisting the one hundred (100) year flood.  
(Ord. 23-2009. Passed 8-18-09.)

#### 1713.08 DEFINITIONS.

- (a) General. Unless specifically defined below, words and phrases used in this article shall be interpreted so as to give this article its most reasonable application.
- (b) Specific Definitions.
  - (1) 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.
  - (2) Basement - means any area of the building having its floor below ground level on all sides.

- (3) 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.
- (4) Completely dry space - a space which will remain totally dry during flooding; the structure is designed and constructed to prevent the passage of water and water vapor.
- (5) Development - any man-made change to improved or unimproved real estate, including but not limited to the construction, reconstruction, renovation, repair, expansion, or alteration of buildings or other structures; the placement of manufactured homes; streets, and other paving; utilities; filling, grading and excavation; mining; dredging; drilling operations; storage of equipment or materials; and the subdivision of land.
- (6) 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.
- (7) Flood - a temporary inundation of normally dry land areas.
- (8) 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 any source.
- (9) Floodproofing - 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.
- (10) Floodway - the designated area of a floodplain required to carry and discharge flood waters of a given magnitude. For the purposes of this article, the floodway shall be capable of accommodating a flood of the one hundred (100) year magnitude.
- (11) Historic structure - any structure that is:
  - A. 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;
  - 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 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.

- (12) Identified floodplain area - the floodplain area specifically identified in this article as being inundated by the one hundred (100) year flood.
- (13) Land development - Any of the following activities:
- A. The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
    - 1. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
    - 2. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
  - B. A subdivision of land.
- (14) 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 article.
- (15) 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.
- (16) 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.
- (17) 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 of 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, oil, waste, vent, or similar piping, electric wiring or mechanical or other work affecting public health or general safety.
- (18) New construction - structures for which the start of construction commenced on or after July 6, 1977, and includes any subsequent improvements thereto.
- (19) One hundred year flood - a flood that, on the average, is likely to occur once every one hundred (100) years (i.e. that has one (1) percent chance of occurring each year, although the flood may occur in any year).

- (20) Person - an individual, partnership, public or private association or corporation, firm, trust, estate, municipality, governmental unit, public utility or any other legal entity whatsoever, which is recognized by law as the subject of rights and duties.
- (21) 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.
- (22) Regulatory flood elevation - the one hundred (100) year flood elevation plus a freeboard safety factor of one and one-half (1 ½) feet.
- (23) Repetitive loss - flood related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of the market value of the structure before the damages occurred.
- (24) Special permit - a special approval which is required for hospitals, nursing homes, jails, and new manufactured home parks and subdivisions and substantial improvements to such existing parks, when such development is located in all, or a designated portion of a floodplain.
- (25) 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. This term includes any man-made object having an ascertainable stationary location on or in land or water whether or not affixed to land.
- (26) 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, partition by the court for distribution to heirs, or devisees, 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 ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.
- (27) Substantial additions to manufactured home parks - Any repair, reconstruction, or improvement of an existing manufactured home park or manufactured home subdivision, where such repair, reconstruction, or improvement of the streets, utilities, and pads will equal or exceed 50% of the value of the streets, utilities, and pads before the repair, reconstruction, or improvement is started.
- (28) 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.



- (29) Substantial improvement - Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage" or "repetitive loss" regardless of the actual repair work performed. The term does not, however include either:
- A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or;
  - B. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."
- (30) Uniform Construction Code (UCC) - The statewide building code adopted by The Pennsylvania General Assembly in 1999 applicable to new construction in all municipalities whether administered by the municipality, a third party or the Department of Labor and Industry. Applicable to residential and commercial buildings, The Code adopted The International Residential Code (IRC) and the International Building Code (IBC), by reference, as the construction standard applicable with the Commonwealth floodplain construction. For coordination purposes, references to the above are made specifically to various sections of the IRC and the IBC.  
(Ord. 23-2009. Passed 8-18-09.)