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AN ORDINANCE TO AMEND THE QUAKERTOWN AREA ZONING ORDINANCE AS AMENDED TO PROVIDE FOR COMPLIANCE WITH ACT 166, THE PENNSYLVANIA FLOOD PLAIN MANAGEMENT ACT OF 1978, AND TO AMEND SECTION 1102(3)(i) REGARDING NOTICE OF HEARINGS FOR REZONING; AND SECTION 1125(c) REGARDING TRAFFIC FLOW ESTIMATES

BE IT HEREBY ORDAINED by the Board of Supervisors of Haycock Township that the Quakertown Area Zoning Ordinance be amended as follows:

Section 220 B Floodway

The following section is added to the Ordinance:

Section 200 B Floodway

That portion of the Flood Plain as identified in Section 220 including the watercourse channel and adjacent land areas which must be reserved to carry the 100-year-recurrence-interval flood without cumulative increasing that flood elevation more than one (1) foot.

Section 518 (b) Building Elevation

This subsection is amended as follows:

(b) Building Elevation -

- (1) No building or any portion thereof shall be erected unless the finished surface of the ground is higher than, or is raised by filling to, an elevation of at least one and one-half (1-1/2) feet above the 100-year-floor-elevation except as provided in subsection (f) below.
- (2) No first floor, basement floor, or cellar floor of any building shall be constructed at an elevation of less than one and one-half (1-1/2) feet above the elevation of the 100-year-flood.
- (3) The Zoning Officer shall require the applicant to submit an elevation certified by a registered engineer, architect or surveyor where necessary to determine compliance with building elevation requirements.

Section 518 (e) Storage of Materials

This subsection is amended as follows:

- (e) Storage of Materials - No materials that can float, that are explosive, or that are toxic to humans,

animals or vegetation shall be stored in the Flood Plain. In accordance with the Pennsylvania Flood Plain Management Act, and the regulations adopted by the Department of Community Affairs as required by the Act, any new or substantially improved structure which will be used for the production of storage of any of the following dangerous materials or substances or which will be used for any activity requiring the maintenance of a supply (more than 550 gallons or other comparable volume or any amount of radioactive substances) of any of the dangerous materials or substances, including but not limited to the following, on the premises, shall not be permitted in the Flood Plain:

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.

Section 518 (h) (3)

This subsection is amended as follows:

- (3) No hospitals (public or private), nursing home (public or private), jails or prisons shall be placed in the Flood Plain. No mobile homes, whether on an individual lot or in an existing or proposed mobile home park, shall be placed in the Flood Plain.

Section 518 (h) (6) c.

This subsection is amended as follows:

- c. If a variance is granted to the elevation of Section 518(b)(2), any portion of the building built below one and one-half (1-1/2) foot above

the 100-year-flood elevation shall be foolproofed to that level according to the classification W1---W2 of the Floodproofing Regulations, U.S. Army Corps of Engineers, pamphlet EP 1165 2 314.

Section 1102 (3) (i)

This subsection is amended as follows:

- (i) That the municipality had resolved to consider a particular scheme of rezoning by publication of notice of hearings, proposed comprehensive plan, proposed zoning ordinance or otherwise,

Section 1125 (c)

This subsection is amended as follows:

Apartment	6.9 trips/DU
Mobile Home	6.1 trips/DU

EFFECTIVE DATE

This Ordinance shall become effective five days after its adoption by the Supervisors of Haycock Township.

Enacted this 15th day of December, 1982.

ss:

Deen M. Babb  
Deen M. Babb, Secretary

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