

**UPPER MAKEFIELD TOWNSHIP  
ORDINANCE NO. 305**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF  
UPPER MAKEFIELD TOWNSHIP REQUIRING ALL  
PERSONS, PARTNERSHIPS, BUSINESSES, AND  
CORPORATIONS TO OBTAIN A PERMIT FOR ANY  
CONSTRUCTION OR DEVELOPMENT; PROVIDING FOR  
THE ISSUANCE OF SUCH PERMITS; SETTING FORTH  
CERTAIN MINIMUM REQUIREMENTS FOR NEW  
CONSTRUCTION AND DEVELOPMENT WITHIN AREAS  
OF UPPER MAKEFIELD TOWNSHIP WHICH ARE  
SUBJECT TO FLOODING; AND ESTABLISHING  
PENALTIES FOR ANY PERSONS WHO FAIL, OR REFUSE  
TO COMPLY WITH, THE REQUIREMENTS OR  
PROVISIONS OF THIS ORDINANCE.**

**ARTICLE I. STATUTORY AUTHORIZATION**

The Legislature of the Commonwealth of Pennsylvania has, by the passage of the Pennsylvania Flood Plain Management Act of 1978, delegated the responsibility to local governmental units to adopt floodplain management regulations to promote public health, safety, and the general welfare of its citizenry. Therefore, the Board of Supervisors of Upper Makefield Township does hereby enact as follows.

**ARTICLE II. GENERAL PROVISIONS**

**Section 2.01 Intent**

The intent of this Ordinance is to:

- A. Promote the general health, welfare, and safety of the Township.
- 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 Township, its governmental units, and its residents, by preventing excessive development in areas subject to flooding.
- E. Comply with federal and state floodplain management requirements.

**Section 2.02 Applicability**

- A. 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 Identified

- B. Prior to the issuance of any Floodplain Permit, the Floodplain Administrator shall require the applicant to certify that 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 Floodplain Permit shall be issued until this certification has been made.
- C. During the construction period, the Floodplain Administrator 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/she shall make as many inspections during and upon completion of the work as are deemed necessary.
- D. In the discharge of his/her duties, the Floodplain Administrator 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.
- E. In the event the Floodplain Administrator discovers that the work does not comply with the Floodplain Permit application or any applicable laws and ordinances, or that there has been a false statement or misrepresentation by any applicant, the Floodplain Administrator shall revoke the Floodplain Permit and report such fact to the Board of Supervisors of Upper Makefield Township for whatever action it considers necessary.
- F. The Floodplain Administrator shall maintain in perpetuity all records associated with the requirements of this ordinance including, but not limited to, finished construction elevation data, permitting, inspection and enforcement.
- G. The Floodplain Administrator is the official responsible for submitting a biennial report to FEMA concerning Township participation in the National Flood Insurance Program.
- H. The responsibility, authority and means to implement the commitments of the Floodplain Administrator can be delegated from the person identified. However, the ultimate responsibility lies with the person identified in this Ordinance as the Floodplain Administrator.
- I. The Floodplain Administrator shall consider the requirements of the 34 PA Code and the 2009 IBC and the 2009 IRC or latest revisions thereof.

Section 3.04 Application Procedures and Requirements

- A. Application for a Floodplain Permit shall be made, in writing, to the Floodplain Administrator on forms supplied by Upper Makefield Township. Such application shall contain, at a minimum, the following:
  - 1. Name and address of applicant.

- b. topographic contour lines, if available;
  - 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 and proposed buildings, structures, and other improvements, including the location of any existing or proposed subdivision and land development;
  - e. the location of all existing streets, drives, and other access ways; and
  - f. 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.
3. Plans of all proposed buildings, structures and other improvements, drawn at suitable scale showing the following:
- a. the proposed lowest floor elevation of any proposed building based upon North American Vertical Datum of 1988;
  - b. the elevation of the base flood;
  - c. supplemental information as may be necessary under 34 PA Code, the 2009 IBC or the 2009 IRC.
4. The following data and documentation:
- a. detailed information concerning any proposed floodproofing measures and corresponding elevations.
  - b. if available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a base flood; and Floodway Area (See section 4.02 A) when combined with all other existing and anticipated development, will not increase the base flood elevation at any point.
  - c. documentation, certified by a registered professional engineer or architect, to show that the cumulative effect of any proposed development within an AE District without floodway (See Section 4.02 B) when combined with all other existing and anticipated development, will not increase the base flood elevation at any point within the Township.
  - d. 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 base flood.

after the date of issuance of the permit or the permit shall expire unless a time extension is granted, in writing, by the Floodplain Administrator. The issuance of a development permit does not refer to the zoning approval.

The actual start of construction means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufacture home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first, alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Time extensions shall be granted only if a written request is submitted by the applicant, who sets forth sufficient and reasonable cause for the Floodplain Administrator to approve such a request and the original permit is compliant with the Ordinance, Flood Insurance Rate Map, and Flood Insurance Study in effect at the time the extension is granted.

#### Section 3.09 Fees

Applicants for a Floodplain Permit shall, at the time of making application, pay to Upper Makefield Township, a fee in accordance with a Fee Schedule adopted by Resolution of the Board of Supervisors upon enactment of this Ordinance or as such schedule may be amended by Resolution of the Board of Supervisors.

#### Section 3.10 Enforcement

##### A. Notices

Whenever the Floodplain Administrator or other authorized municipal representative determines that there are reasonable grounds to believe that there has been a violation of any provisions of this Ordinance, or of any regulations adopted pursuant thereto, the Floodplain Administrator shall give notice of such alleged violation as hereinafter provided. Such notice shall:

1. be in writing;
2. include a statement of the reasons for its issuance;
3. allow a reasonable time not to exceed a period of thirty (30) days for the performance of any act it requires;
4. 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

- B. For areas abutting streams and watercourses where the one hundred year floodplain (one percent [1%] annual chance flood) has not been delineated by a Flood Insurance Study, the applicant shall submit a floodplain identification study. The study prepared by a registered professional engineer expert in the preparation of hydrologic and hydraulic studies shall be used to delineate the one hundred year floodplain. The floodplain study shall be subject to the review and approval of Upper Makefield Township. All areas inundated by the one hundred year flood shall be included in the Floodplain Area.

The above referenced FIS and FIRMs, and any subsequent revisions and amendments are hereby adopted by Upper Makefield Township and declared to be a part of this Ordinance.

Section 4.02 Description and Special Requirements of Identified Floodplain Areas

The Identified Floodplain Area shall consist of the following specific areas:

- A. The Floodway District identified as floodway in the FIS and the FIRM which represents the channel of a watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without any increase in the water surface elevation at any point. This term shall also include floodway areas which have been identified in other available studies or sources of information for those special floodplain areas where no floodway has been identified in the FIS and FIRM.
  - 1. Within any floodway area, no encroachments, including fill, new construction, substantial improvements, or other development shall be permitted unless it has been demonstrated through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the Township during the occurrence of the base flood discharge.
  - 2. No new construction or development shall be allowed, unless the appropriate permit is obtained from the Department of Environmental Protection Regional Office.
- B. The AE District shall be those areas adjacent to the floodway and identified as an AE Zone on the FIRM included in the FIS prepared by FEMA for which base flood elevations have been provided.
  - 1. The AE District adjacent to the floodway shall be those areas identified as an AE Zone on the FIRM included in the FIS prepared by FEMA for which base flood elevations have been provided and a floodway has been delineated.
  - 2. AE District without floodway shall be those areas identified as an AE zone on the FIRM included in the FIS prepared by FEMA for which base flood elevations have been provided but no floodway has been determined.
    - i. No permit shall be granted for any construction, development, use, or

Section 4.05 Jurisdictional Boundary Changes

Prior to development occurring in areas where annexation or other corporate boundary changes are proposed or have occurred, the Township shall review flood hazard data affecting the lands subject to boundary changes. The Township shall adopt and enforce floodplain regulations in areas subject to annexation or corporate boundary changes which meet or exceed those in CFR 44 60.3.

ARTICLE V. TECHNICAL PROVISIONS

Section 5.01 General

A. Alteration or Relocation of Watercourse

1. 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 municipality, and until all required permits or approvals have first been obtained from the Department of Environmental Protection Regional Office.
2. No encroachment, alteration, or improvement of any kind shall be made to any watercourse unless it can be shown that the activity will not reduce or impede the flood carrying capacity of the watercourse in any way.
3. In addition, FEMA and the Pennsylvania Department of Community and Economic Development, shall be notified prior to any alteration or relocation of any watercourse.

B. When the Township proposes to permit the following encroachments:

- any development that causes a rise in the base flood elevations within the floodway; or
- alteration or relocation of a stream including but not limited to installing culverts and bridges within Identified Floodplain A or AE Districts (Refer Section 4.02.B and C);

the applicant shall (as per 44 CFR Part 65.12):

1. apply to FEMA for conditional approval of such action prior to permitting the encroachments to occur.
2. Upon receipt of the Administrator's conditional approval of map change and prior to approving the proposed encroachments, the Township shall provide evidence to FEMA of the adoption of floodplain management ordinances incorporating the increased base flood elevations and / or revised floodway reflecting the post-project condition.
3. Upon completion of the proposed encroachments, the Township shall provide as-

- a. is floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water; and
  - b. has structural components with the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
  - c. is certified by a registered professional/architect that the design and methods of construction meet requirements of Title 44, Section 603, Subpart A, Requirements for Floodplain Management Regulations.
2. In the A District, where no base flood elevations are specified on the FIRM, any new construction or substantial improvement shall have the lowest floor (including basement) elevated or completely floodproofed to, or above, the regulatory flood elevation determined in accordance with Section 4.02 of this Ordinance.
3. Any non-residential structure, including any non-residential accessory structure, or part thereof, made watertight below the regulatory flood elevation shall be floodproofed 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, 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.
4. The design and construction standards and specifications contained in the 2009 International Building Code (IBC) and in the 2009 International Residential Code (IRC) or the most recent revisions thereof and ASCE 24 and 34 PA Code (Chapters 401-405 as amended) shall be utilized, where they are more restrictive.

C. Space below the lowest floor

1. Fully enclosed space below the lowest floor (excluding basements) 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 "fully enclosed space" also includes crawl spaces but does not include basements.
2. 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.
  - b. the bottom of all openings shall be no higher than one (1) foot above

- 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.
- 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 flood waters.

### Section 5.03 Design and Construction Standards

The following minimum standards shall apply for all construction and development proposed within any Identified Floodplain Area:

A. Within any Identified Floodplain Area the use of fill shall be prohibited.

B. 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 ensure 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 supply 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 on-site waste disposal 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.
4. The design and construction provisions of the UCC and FEMA #348, "Protecting Building Utilities From Flood Damages" and "The International Private Sewage Disposal Code" shall be utilized.

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



3. All wooden components (doors, trim, cabinets, etc.) used at or below the regulatory flood elevation 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 three (3) feet above the base flood elevation.
2. Separate electrical circuits shall serve lower levels and shall be dropped from above.

#### L. Equipment

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.

#### 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.

#### N. 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 supplement the requirements of this ordinance.

International Building Code (IBC) 2009 or the latest edition thereof:  
Secs. 801, 1202, 1403, 1603, 1605, 1612, 3402, and Appendix G.

International Residential Building Code (IRC) 2009 or the latest edition thereof:  
Secs. R104, R105, R109, R322, Appendix E, and Appendix J.

#### Section 5.04 Development Which May Endanger Human Life

- A. 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:
  1. will be used for the production or storage of any of the following dangerous materials or substances listed below on the premises; or,
  2. will be used for any activity requiring the maintenance of a supply of more than 300 gallons, or other comparable volume, of any of the following dangerous

2. designed to prevent pollution from the structure or activity during the course of a base 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.

#### Section 5.05 Special Requirements for Subdivisions and Development

All subdivision proposals and development proposals in Identified Floodplain A District and Township Identified Flood Hazard Areas (Refer Section 4.02.C and 4.02.D) where base flood elevation data are not available, shall be supported by hydrologic and hydraulic engineering analyses that determine base flood elevations and floodway information. The analyses shall be prepared by a licensed professional engineer in a format required by FEMA for a Conditional Letter of Map Revision and Letter of Map Revision. Submittal requirements and processing fees shall be the responsibility of the applicant.

#### Section 5.06 Special Requirements for Manufactured Homes

- A. Within any Identified Floodplain Area manufactured homes shall be prohibited unless permitted pursuant to a variance granted by the Zoning Hearing Board in accordance with the criteria set forth in Article VIII of this Ordinance.
- B. Where permitted within any Identified Floodplain Area pursuant to a variance granted by the Zoning Hearing Board, all manufactured homes, and any improvements thereto, shall be:
  1. placed on a permanent foundation;
  2. elevated so that the lowest floor of the manufactured home is at least one and one half (1 ½) feet above base flood elevation;
  3. anchored to resist flotation, collapse, or lateral movement; and
  4. have all ductwork and utilities including HVAC/heat pump elevated to the Regulatory Flood Elevation.
- C. 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 2009 "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 and 34 PA Code Chapter 401-405 shall apply.
- D. Consideration shall be given to the installation requirements of the 2009 IBC, and the 2009 IRC or the most recent revisions thereto and 34 PA Code, as amended where appropriate and/or applicable to units where the manufacturers' standards for anchoring

- D. The above activity shall also address the requirements of the 34 PA Code, as amended and the 2009 IBC and the 2009 IRC.
- E. Within any Floodway District (See Section 4.02 A), no new construction or development shall be allowed, unless the appropriate permit is obtained from the Department of Environmental Protection Regional Office
- F. Within any AE District without Floodway (See Section 4.02 B), 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 the appropriate permit is obtained from the Department of Environmental Protection Regional Office.
- G. Any modification, alteration, reconstruction, or improvement of any kind to an existing structure, to an extent or amount of less than twenty-five (25) percent of its market value, shall be elevated and/or floodproofed to the greatest extent possible.

## ARTICLE VIII VARIANCES

### Section 8.01 General

The Zoning Hearing Board shall hear requests for variances where it is alleged that the provisions of this Ordinance inflict unnecessary hardship upon the applicant. The Zoning Hearing Board may grant a variance from the provisions of this Ordinance provided that all of the findings set forth in Section 8.02(E) are made where relevant in a given case.

### Section 8.02 Variance Procedures and Conditions

The Zoning Hearing Board shall consider requests for variances from the provisions of this Ordinance in accordance with the requirements contained in the National Flood Insurance Program Requirements for Flood Plain Management Regulations, 44 C.F.R. §60.6, the Pennsylvania Municipalities Planning Code, 53 P.S. §10910.2, and the express requirements set forth below:

- A. No variance shall be granted for any construction, development, use, or activity within any Floodway Area that would cause any increase in the base flood elevations.
- B. No variance shall be granted for any construction, development, use, or activity within any AE District without floodway that would, together with all other existing and anticipated development, increase the base flood elevation at any point.
- C. No variance shall be granted for any of the requirements pertaining specifically to Prohibited Uses/Activities (Article VI) or to Development Which May Endanger Human Life (Section 5.04).
- D. In granting any variance, the Zoning Hearing Board may 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 Ordinance.
- E. Whenever a variance is granted, Upper Makefield Township shall notify the applicant in

## ARTICLE IX. DEFINITIONS

### Section 9.01 General

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

### Section 9.02 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. BASE FLOOD - a flood which has a one percent chance of being equaled or exceeded in any given year (also called the "100-year flood" or one-percent (1%) annual chance flood).
3. BASE FLOOD DISCHARGE - the volume of water resulting from a Base Flood as it passes a given location within a given time, usually expressed in cubic feet per second (cfs).
4. BASE FLOOD ELEVATION (BFE) - the elevation shown on the Flood Insurance Rate Map (FIRM) for Zones AE, AH, AI-30 that indicates the water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year.
5. BASEMENT - any area of the building having its floor below ground level on all sides.
6. BOARD - the Board of Supervisors of Upper Makefield Township
7. 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.
8. CONSTRUCTION (NEW) - Structures for which the start of construction commenced on or after March 16, 2015, the effective date of the floodplain regulation adopted by Upper Makefield Township and includes any subsequent improvements to such structures. Any construction started after October 17, 1978 and before March 16, 2015 is subject to the ordinance in effect at the time the permit was issued, provided that start of construction was within 180 days of permit issuance.
9. 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.
10. EXISTING MANUFACTURED HOME PARK OR SUBDIVISION – a manufactured home park or subdivision for which the construction of facilities for servicing the lots on

21. HISTORIC STRUCTURES – 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 which have been approved by the Secretary of the Interior; or
- d. Individually listed on a local inventory of historic places in communities with historic preservation that have been certified either:
  - i. By an approved state program as determined by the Secretary of the Interior or
  - ii. Directly by the Secretary of the Interior in states without approved programs.

22. IDENTIFIED FLOODPLAIN AREA- this term is an umbrella term that includes all of the areas within which the Township has selected to enforce floodplain regulations. It will always include the area identified as the Special Flood Hazard Area on the Flood Insurance Rate Maps and Flood Insurance Study, but may include additional areas identified by the Township. See Sections 4.01 and 4.02 for the specifics on what areas the Township has included in the Identified Floodplain Area.

23. 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.

24. MANUFACTURED (MOBILE) 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.

25. MANUFACTURED (MOBILE) HOME PARK OR SUBDIVISION (NEW) – A manufactured (mobile) home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured (mobile) homes are to be affixed (including, at minimum, the installation of the utilities, the construction of streets, and

and one-half (1 ½) feet.

33. SPECIAL FLOOD HAZARD AREA (SFHA) - means an area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. It is shown on the FIRM as Zone A, AO, A1-A30, AE, A99, or, AH.
34. START OF CONSTRUCTION - includes substantial improvement and other proposed new development and means the date the Permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days after the date of the permit and shall be completed within twelve (12) months after the date of issuance of the permit unless a time extension is granted, in writing, by the Floodplain Administrator. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufacture home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.
35. STRUCTURE – a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.
36. SUBDIVISION - the division or re-division 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.
37. 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 twenty-five (25) percent or more of the market value of the structure before the damage occurred.
38. SUBSTANTIAL IMPROVEMENT - any reconstruction, rehabilitation, addition, or other improvement of a structure, of which the cost equals or exceeds twenty-five (25) 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" regardless of the actual repair work performed. The term does not, however, include 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

ARTICLE X. ENACTMENT

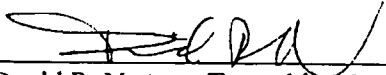
Section 10.01 Effective Date

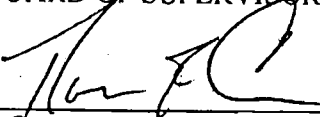
This Ordinance shall become effective on March 16, 2015 and shall remain in force until modified, amended or rescinded by Upper Makefield Township, Bucks County, Pennsylvania.

ENACTED AND ADOPTED by the Board of Supervisors of Upper Makefield Township this 17<sup>th</sup> day of February, 2015.

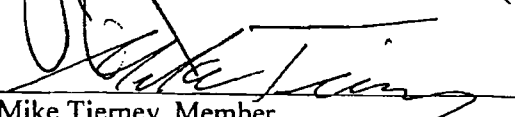
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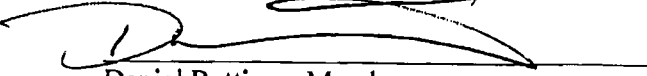
UPPER MAKEFIELD TOWNSHIP  
BOARD OF SUPERVISORS


  
\_\_\_\_\_  
David R. Nyman, Township Manager

  
\_\_\_\_\_  
Thomas F. Cino, Chairman

  
\_\_\_\_\_  
Larry S. Breeden, Vice Chairman

  
\_\_\_\_\_  
Mike Tierney, Member

  
\_\_\_\_\_  
Daniel Rattigan, Member

  
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Mary Ryan, Member