

ORDINANCE NO. 10-1

AN ORDINANCE OF THE TOWNSHIP OF UNION, UNION COUNTY, PENNSYLVANIA, AMENDING SECTION 4.01 OF ORDINANCE NO. 07-01, ENACTED SEPTEMBER 4, 2007, BEING THE FLOODPLAIN ORDINANCE OF THE TOWNSHIP OF UNION, BY ADDING SUBSECTION D THERETO WITH RESPECT TO ACCESSORY STRUCTURES.

Be it enacted and ordained by the Board of Supervisors of the Township of Union, Union County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same as follows:

Section 1. Section 4.01 of Ordinance No. 07-01, enacted September 4, 2007, is hereby amended by the addition thereto of Subsection D with respect to accessory structures to read in its entirety as follows:

"D. 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:

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

8. the structure shall be adequately anchored to prevent flotation or movement and shall be designed to automatically provide for the entry and exit of floodwater for the purpose of equalizing hydrostatic forces on the walls. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet or exceed the following minimum criteria:

a. a minimum of two (2) 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; and

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."

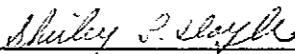
Section 2. Except as amended by this Ordinance, Ordinance No. 07-01, enacted September 4, 2007, shall remain in full force and effect.

Section 3. This Ordinance shall become effective five (5) days after enactment.


ENACTED AND ORDAINED as an Ordinance of the Township of Union, Union County, Pennsylvania, this 5th day of January, 2010.

ATTEST:

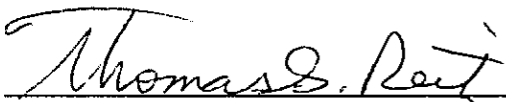
TOWNSHIP OF UNION:



Shirley L. Doyle, Township Secretary


By: 

R. Nelson Poe, Chairman



Thomas R. Reitz, Supervisor

(SEAL)



William R. Allred, Jr., Supervisor