WOLF TOWNSHIP
LYCOMING COUNTY, PENNSYLVANIA

ORDINANCE NO. 2014-03

ORDINANCE AUTHORIZING THE PARTICIPATION OF WOLF TOWNSHIP IN THE PSATS UNEMPLOYMENT COMPENSATION GROUP TRUST PURSUANT TO THE PENNSYLVANIA INTERGOVERNMENTAL COOPERATION LAW

WHEREAS, the PSATS Unemployment Compensation Group Trust, originally established in 1980, exists as an intergovernmental cooperative arrangement of municipalities to provide townships and certain other permitted governmental employers of Pennsylvania with a vehicle to pool resources and jointly leverage buying power to develop and maintain unemployment compensation insurance coverage; and

WHEREAS, the governing Declaration and Agreement of Trust for the Trust has been comprehensively updated, amended and restated effective July 16, 2014 (hereinafter “Restated Trust Agreement”); and

WHEREAS, pursuant to the Restated Trust Agreement any municipality wishing to commence participation in the Trust, or continue participation in the Trust after July 16, 2014, is required to take formal action in the form of an enacted ordinance in which the municipality agrees to participate in the Trust in accordance with the amended and updated terms of the Restated Trust Agreement; and

WHEREAS, Wolf Township ("the Township") has determined that it is in the best interest of the Township to participate in the Trust in accordance with the terms of the Restated Trust Agreement and to agree to and join in such Restated Trust Agreement; and

WHEREAS, pursuant to the Pennsylvania Intergovernmental Cooperation Law, 52 Pa. C.S.A. § 2301 et seq., a municipality may enter into an intergovernmental cooperative agreement upon the passage of an ordinance by its governing body.

The Board of Supervisors of Wolf Township, Lycoming County, Pennsylvania does hereby ENACT and ORDAIN:

Section 1. That the Chairman of the Board of Supervisors and Secretary of the Township are hereby authorized to adopt the Restated Trust Agreement and any other agreements necessary for the Township's participation in the Trust.

The Restated Trust Agreement is on file for inspection and review at the Township's offices at 695 Rte. 405 Hwy., Hughesville, PA 17777. The Restated Trust Agreement may be subsequently modified or amended in accordance with its terms, but in no event shall such modifications or amendments divert any of the trust funds from the purposes of the Trust. The
Township may withdraw from the Trust in accordance with the Restated Trust Agreement,
including if the Board of Supervisors determines the modifications or amendments are not in the
best interests of the Township.

Section 2. That the participation of the Township in the Trust is authorized for the
purpose of pooling resources for the purpose of providing unemployment compensation
insurance for Participating Employers at reasonable cost.

Section 3. That, as set forth in greater detail in the Restated Trust Agreement and as
otherwise stated herein, the following conditions apply to the participation of the Township in
the Trust:

1. That each Participating Employer must meet the admission and eligibility
   requirements set forth therein;

2. That each Participating Employer agrees to pay all contributions when due
   as provided in the Restated Trust Agreement or as otherwise established by the Board of
   Trustees; and

3. That each Participating Employer complies with all other conditions of the
   Restated Trust Agreement.

Section 4. That the Township agrees to participate in the Trust and may withdraw for
any reason and in accordance with the Restated Trust Agreement provided that it has fulfilled all
its financial obligations to the Trust upon withdrawal.

Section 5. That the effective date of the Township’s agreement to and joinder in the
Restated Trust Agreement and the participation of the Township in the Trust pursuant to the
terms of the Restated Trust Agreement will be December 8, 2014.

Section 6. That each Participating Employer delegates to the Board of Trustees the
powers enumerated in the Restated Trust Agreement.

Section 7. That the organizational structure of the Trust shall consist of a Board of
Trustees. Under the Restated Trust Agreement, the Board of Trustees is authorized to, among
other things, enter into contracts with third parties to perform various services necessary for the
administration of the Trust.

Section 8. That the funds required for the operation of the Trust shall be provided by
the Participating Employers through scheduled appropriations as determined by the Board of
Trustees.

Section 9. That the Trust is empowered to enter into contracts for policies of group
insurance and employee benefits, including Social Security, for employees of the Trust, if any.
Section 10. That as a condition of participating in the Trust, the Township agrees to comply with all of the terms and conditions in the Restated Trust Agreement.

Section 11. That the Secretary of the Township shall provide a certified copy of this Ordinance upon its enactment to the Board of Trustees of the Trust.

Section 12. The Board of Supervisors of the Township is hereby authorized to take any and all such other actions as may be necessary or appropriate to carry out the purposes of this Ordinance and comply with the requirements of the attached Restated Trust Agreement and any duly adopted amendments thereto.

Section 13. The duration of the term of the Township’s participation in the Trust and obligations under the Restated Trust Agreement shall continue until withdrawal from the Trust by the Township in accordance with the terms of the Restated Trust Agreement.

Section 14. The Board of Supervisors hereby specifically finds and determines as follows:

1. The conditions of the intergovernmental cooperative agreement are set forth in the Restated Trust Agreement incorporated by reference herein.

2. The Township shall participate in the Trust in accordance with the Restated Trust Agreement until it withdraws by giving notice to the Board of Trustees in accordance with the terms of the Restated Trust Agreement.

3. The purpose and objectives of the intergovernmental cooperative arrangement, including powers and scope of authority delegated to the Board of Trustees, are set forth in the incorporated Restated Trust Agreement.

4. The manner and extent of financing of the agreement are that (i) funds to implement the Township’s obligations under the agreement shall come from the normal and usual budgeted amounts for Township employee compensation and employee benefits and (ii) no borrowing is anticipated to be required.

5. The Trust shall be managed by the Board of Trustees pursuant to the terms of the Restated Trust Agreement.

6. All assets and property, real or personal, of the Trust shall be titled to, acquired, managed, licensed or disposed of by the Trust, and its Board of Trustees, in accordance with the terms of the Restated Trust Agreement.

6. The Trust in accordance with the Restated Trust Agreement shall be empowered to enter into contracts for policies of group insurance and employee welfare benefits to be offered to Participating Employers for their eligible employee and dependents.
Section 15. The provisions of this Ordinance are severable and in the event that any provision is held invalid, void, illegal, or unconstitutional by any court, it is the intent of the Governing Body that such determination by the Court shall not affect or render void the remaining provisions of this Ordinance. It is the declared intent of the Governing Body that this Ordinance would have been enacted if any provision subsequently declared to be void, invalid, illegal or unconstitutional had not been included at the time of enactment.

Section 16. Nothing in this Ordinance shall be interpreted to affect any rights or liabilities of the Township, or to affect any cause of action, existing prior to the enactment of this Ordinance.

Section 17. This Ordinance shall become effective immediately upon its enactment.

This Ordinance is being enacted pursuant to the provisions of the Pennsylvania Intergovernmental Cooperation Law, Act of July 12, 1972, No. 180, as amended, 53 Pa.C.S. §§ 2301, et seq.

ENACTED and ORDAINED this 8th day of December, 2014.

BOARD OF SUPERVISORS OF WOLF TOWNSHIP

William A. Delphi
Chairman

Diane Albert
Vice Chairman

Charles E. Wolf
Supervisor

ATTEST:

[Signatures]
TOWNSHIP OF WOLF
LYCOMING COUNTY, PENNSYLVANIA

ORDINANCE NO. 2015-03

AN ORDINANCE AMENDING THE WOLF TOWNSHIP
ZONING ORDINANCE OF 1995, AS AMENDED

BE IT ORDAINED AND RESOLVED, following proper public notice and public
hearing, it is hereby ordained and resolved by the Board of Supervisors of the Township of Wolf,
County of Lycoming, Commonwealth of Pennsylvania, as follows:

SHORT TITLE

This Ordinance shall be known as the 2015 Amendment to the Wolf Zoning Ordinance of
1995, as amended, and shall be incorporated into the Wolf Township Ordinance of 1995, as
amended.

ORDINANCE AMENDMENTS

1. Delete: Section 27-402 – Prohibited Uses:

Section 27-402 of the Ordinance, titled “Prohibited Uses” is hereby deleted in its entirety
and replaced with the following new Section 27-402, titled “Uses Not Provided For”.

2. Add: Section 27-402 – Uses Not Provided For:

Whenever, under this Ordinance, a use is neither specifically permitted nor denied, and
an application is made to the Zoning Officer for such a use, the Zoning Officer shall refer the
application to the Board of Supervisors to hear and decide such a request as a conditional use.
Subject to the requirements of this Section, the Board of Supervisors shall have the authority to
permit the proposed use or deny the use in accordance with the standards governing conditional
use applications set forth in Section 27-1402 of this Ordinance. Applicant's proposed use may
only be permitted by the Board of Supervisors if:

A. It is not allowed as a permitted use, a conditional use, or
otherwise in any zoning district under the terms of this Ordinance;

B. It is similar to and compatible with the other uses permitted in the
zoning district where applicant's proposed use is located; and,

C. It is in no way in conflict with the general purposes of this
Ordinance.
The burden of proof shall be upon the applicant to demonstrate that the proposed use meets the foregoing criteria and would not be detrimental to the public health, safety and welfare of the neighborhood where it is to be located.

EFFECTIVE DATE

This Ordinance shall become effective five (5) days after enactment or as otherwise established by operation of law.

REPEALER

All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed insofar as they may be inconsistent herewith.

ENACTED AND ORDAINED this 15th day of June, 2015:

[Signatures of officers]
TOWNSHIP OF WOLF
LYCOMING COUNTY, PENNSYLVANIA

ORDINANCE NO. 2016-01

AN ORDINANCE AMENDING THE ZONING MAP OF WOLF TOWNSHIP

BE IT ORDAINED AND RESOLVED, following proper public notice and public hearing, it is hereby ordained and resolved by the Board of Supervisors of the Township of Wolf, County of Lycoming, Commonwealth of Pennsylvania, as follows:

SHORT TITLE

This Ordinance shall be known as the 2016 Amendment to the Wolf Township Zoning Map and shall be incorporated into the Wolf Township Ordinance of 1995, as amended, with corresponding Zoning Map revisions.

MAP AMENDMENTS

The amendments to the Zoning Map are as follows: Consistent with the Comprehensive Plan, the zoning map revision reclassifies the following tax parcels from C-General Commercial District to R-S Residential-Suburban District: Tax Parcel No. 59-334-124.L and Tax Parcel No. 59-334-124.E.

EFFECTIVE DATE

This Ordinance shall become effective five (5) days after enactment or as otherwise established by operation of law.

REPEALER

All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed insofar as they may be inconsistent herewith.

[Remainder Of This Page Left Intentionally Blank – Signature Page To Follow]
ENACTED AND ORDAINED this 8th day of January, 2016:

BOARD OF SUPERVISORS OF WOLF TOWNSHIP,

William A. DeWire, Chairman

Charles L. Hall, Vice-Chairman

Dean L. Barto, Supervisor

ATTEST:

Melanie N. McCoy, Secretary
ORDINANCE NO. 2016-02

AN ORDINANCE OF THE TOWNSHIP OF WOLF, LYCOMING COUNTY, PENNSYLVANIA; AMENDING THE TOWNSHIP OF WOLF CODE OF ORDINANCES; ENACTING CERTAIN NEW PROVISIONS; REPEALING CERTAIN PROVISIONS OF THE CODE; PROVIDING FOR THE SAVING OF CERTAIN PROVISIONS; PROVIDING FOR SEVERABILITY OF PROVISIONS; PROVIDING FOR THE EFFECTIVE DATE THEREOF; AND, PROVIDING FOR THE REPEAL OF INCONSISTENT PROVISIONS.

The Township of Wolf, Lycoming County, Pennsylvania, hereby enacts and ordains:

Section 1. The following provisions of the Township of Wolf Code of Ordinances are hereby amended, the text of which is attached hereto and made part hereof by reference hereto as if fully set out at length herein, with deletions shown by strike through, all of which is briefly summarized hereinafter:

A. Zoning Ordinances

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Section 2. Saving Clause. The provisions of the Township of Wolf Code of Ordinances, so far as they are the same as those provisions in force immediately prior to the adoption of this Ordinance, are intended as a continuation of such provisions and not as a new enactment. The provisions of this Ordinance shall not affect any suit or prosecution pending or to be instituted to enforce any of the prior provisions. Except as specifically stated in this Ordinance, it is the intention of the Board of Supervisors that no ordinance or regulation of the Township or the Township of Wolf Code of Ordinances be amended, revised or repealed by implication.

Section 3. Severability. The provisions of this Ordinance are severable and if any provision, sentence, clause, section or part hereof is held illegal, invalid or unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity, unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of the Ordinance or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this Ordinance would have been adopted if such legal, invalid or unconstitutional provision, sentence, clause, section or part had not been included herein, and if the person or circumstances to which the Ordinance, or any part hereof, is inapplicable had been specifically exempt herefrom.

Section 4. Effective Date. This Ordinance shall take effect five days from the date of adoption hereof in accordance with the provisions of the Second Class Township Code, 53 P.S. §65101 et seq.

Section 5. Repealer. All ordinances or parts of ordinance in conflict herewith be and the same are hereby repealed.

ENACTED AND ORDAINED this 9th day of May, 2016.

ATTEST:

WOLF TOWNSHIP BOARD OF SUPERVISORS

By: William A. DeWire, Chairman

Dean L. Barto, Vice-Chairman

Charles L. Hall, Supervisor
Part 9
Supplementary Floodplain Management Regulations

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 the Township of Wolf does hereby order as follows.


1. Intent. The intent of this provision is to:
   A. Promote the general health, welfare, and safety of the community.
   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 community, its governmental units, and its residents, by preventing excessive development in areas subject to flooding.
   E. Comply with Federal and State floodplain management requirements.

2. 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 Township unless a permit has been obtained from the Zoning Officer.
   B. A zoning permit application, with additional data and documentation, identified in §27-1503.12 shall be submitted to the Zoning Officer for any activity in a floodplain. [Ord. 2013-01]

3. Abrogation and Greater Restrictions. This Part 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 Part, the more restrictive shall apply.

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

5. Warning and Disclaimer of Liability.
   A. The degree of flood protection sought by the provisions of this Part is considered reasonable for regulatory purposes and is based on acceptable engineering methods of study. Larger floods may occur or flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This Part 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.

   B. This Part shall not create liability on the part of the Township or any officer or employee thereof for any flood damages that result from reliance on this Part or any administrative decision lawfully made thereunder.

(Ord. 3/13/1995, Article 6; as amended by Ord. 2004-1, 3/8/2004; and by Ord. 2013-
§27-902. Identification of Floodplain Areas.

1. Identification. The identified floodplain area shall be any areas of the Township of Wolf, classified as Special Flood Hazard Areas (SFHAs) in the Flood Insurance Study (FIS) and the accompanying Flood Insurance Rate Maps (FIRMs) dated June 2, 2016 and issued by the Federal Emergency Management Agency (FEMA), or the most recent revision thereof, including all digital data developed as part of the Flood Insurance Study.

The FIS and FIRMs referenced above, and any subsequent revisions and amendments are hereby adopted by the Township of Wolf and declared to be included in this Part.

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

A. The Floodway Area shall be those areas identified in the FIS and the FIRM as floodway and represent the channel of a watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without increasing the water surface elevation by more than one (1) foot 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 Flood Hazard Areas where no floodway has been identified in the FIS and FIRM.

B. The AE Area/Flood Fringe District 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.
   1. The AE Area 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.

C. The A Area/District shall be those areas identified as an A Zone on the FIRM included in the FIS prepared by FEMA and for which no base flood elevations have been provided. For these areas, elevation and floodway information from other Federal, State, or other acceptable sources shall be used when available.

In lieu of the above, the Township 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 Township.

3. Changes in Identification of Area. The identified floodplain area may be revised or modified by the Board of Supervisors where studies or information provided by a qualified agency or person documents the need for such revision. However, prior to any such change to the Special Flood Hazard Area, approval must be obtained FEMA. Additionally, as soon as practicable, but not later than six (6) months after the date such information becomes available, a community shall notify FEMA of the changes to the Special Flood Hazard Area by submitting technical or scientific data. See §27-903.D for situations where FEMA notification is required.

[Ord. 2013-01]
4. **Boundary Disputes.** Should a dispute concerning any identified floodplain boundary arise, an initial determination shall be made by the Zoning Officer. Any party aggrieved by this decision or determination may appeal to the Zoning Hearing Board. The burden of proof shall be on the appellant.

5. **Jurisdictional Boundary Changes.** Prior to development occurring in areas where annexation or other corporate boundary changes are proposed or have occurred, the community shall review flood hazard data affecting the lands subject to boundary changes. The community 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.


1. **Alteration or Relocation of Watercourse**

   A. No encroachment, alteration or improvement of any kind shall be made to any watercourse until all adjacent municipalities that may be affected by such action have been notified by the Township, and until all required permits or approvals have been first obtained from the Department of Environmental Protection’s Regional Office.

   B. 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.

   C. In addition, FEMA and Pennsylvania Department of Community and Economic Development, shall be notified prior to any alteration or relocation of any watercourse.

   D. 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 Part and any other applicable codes, ordinances and regulations.

2. **Submission of Technical or Scientific Data**

Technical or scientific data is a community responsibility that requires processing Letters of Map Change in the following instances:

   A. Any development occurring in Zone AE without a designated floodway, which will cause a rise of more than one foot in the base flood elevation; or

   B. Alteration or relocation of a stream (including but not limited to installing culverts and bridges)

   C. The applicant shall:

      (1) Apply to FEMA for conditional approval of such action prior to permitting the encroachments to occur

      (2) Upon receipt of conditional approval of map change and prior to approving the proposed encroachments, an applicant 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, an applicant shall provide as-built certifications. FEMA will initiate a final map revision upon receipt of such certifications in accordance with 44CFR Part 67.

3. Special Requirements for FW, FE, and FA Areas.

A. With any FW (Floodway Area), the following provisions apply:

   (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 community during the occurrence of the base flood discharge.

   (2) No new construction or development shall be allowed unless a permit is obtained from the Department of Environmental Protection’s Regional Office.

B. Within any AE (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 100-year flood more than 1 foot at any point.

C. Within any AE (Special Floodplain Area) or A (General Floodplain Area), the following provisions apply:

   (1) No new construction or development shall be located within the area measured 50 feet landward from the top-of-bank of any watercourse unless a permit is obtained from the Department of Environmental Protection’s Regional Office.

   (2) No new construction, development, use, activity or encroachment shall be allowed that would cause any increase in flood heights.

4. Elevation and Floodproofing Requirements.

A. Residential Structures.

   (1) In AE Zone, any new construction or substantial improvement shall have the lowest floor (including basement) elevated up to, or above, the regulatory flood elevation.

   (2) In A Zones, where there are no Base Flood Elevations specified on the FIRM, any new construction or substantial improvement shall have the lowest floor (including basement) elevated up to, or above, the regulatory flood elevation determined in accordance with Section §27-902.C of this part.

   (3) 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.

B. Non-residential Structures.

   (1) In AE Zones, 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 below the regulatory flood elevation:

   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.

(2) In A Zones, 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 up to, or above, the regulatory flood elevation determined in accordance with Section§27-902.C of this ordinance.

(3) Any non-residential structure, or part thereof, made watertight below the regulatory flood elevation shall be floodproofed 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.

(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.

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 1 square inch for every square foot of enclosed space.
(b) The bottom of all openings shall be no higher than 1 foot above grade.
(c) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

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 200 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 elevated to the regulatory flood elevation.

(6) Permanently affixed utility equipment and appliances, such as furnaces, heaters, washers, dryers, etc., are prohibited.

(7) Sanitary facilities are prohibited.

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

(a) A minimum of two openings having a net total area of not less than one (1) square inch for every square foot of enclosed space.

(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.

E. Historic Structures. Historic structures undergoing repair or rehabilitation that would constitute a substantial improvement as defined in this part, must comply with all ordinance requirements that do not preclude the structure’s continued designation as a historic structure. Documentation that a specific ordinance requirement will cause removal of the structure from the National Register of Historic Places or the State Inventory of Historic places must be obtained from the Secretary of the Interior or the State Historic Preservation Officer. Any exemption from ordinance requirements will be the minimum necessary to preserve the historic character and design of the structure.

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

A. Fill. If fill is used, it shall:

(1) Extend laterally at least 15 feet beyond the building line from all points.

(2) Consist of soil or small rock materials only. Sanitary landfills shall not be permitted.

(3) Be compacted to provide the necessary permeability and resistance to erosion, scouring, or settling.

(4) 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.

(5) Be used to the extent to which it does not adversely affect adjacent properties.
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 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.

C. Water and Sanitary Sewer Facilities and Systems.

   (1) 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.

   (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. The finished elevation of all new streets shall be no more than one (1) foot below the regulatory flood elevation.

F. 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 §27-903.5, “Development Which May Endanger Human Life,” shall be stored at or above the regulatory flood elevation or flood proofed to the maximum extent possible.

G. Placement of Buildings and Structures. Review permits to ensure all buildings and structures are 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.

H. Anchoring.

   (1) All buildings and structures shall be firmly anchored in accordance with accepted engineering practices to prevent flotation, collapse, or lateral movement.

   (2) 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.

I. Floors, Walls and Ceilings.
(1) 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.

(2) Plywood used at or below the regulatory flood elevation shall be of a “marine” or “water-resistant” variety.

(3) 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.

(4) Windows, doors, and other components at or below the regulatory flood elevation shall be made of metal or other “water-resistant” material.

J. Paints and Adhesives.

(1) Paints and other finishes used at or below the regulatory flood elevation shall be of “marine” or “water-resistant” quality.

(2) Adhesives used at or below the regulatory flood elevation shall be of a “marine” or “water-resistant” variety.

(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 in the 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 part.

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.

O. If any proposed construction or development is located entirely or partially within any identified floodplain area, applicants for Permits shall provide all the necessary information in sufficient detail and clarity to enable the Floodplain Administrator to determine that:

(1) 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;

(2) all utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage;
(3) adequate drainage is provided so as to reduce exposure to flood hazards;

(4) structures will be anchored to prevent floatation, collapse, or lateral movement;

(5) building materials are flood-resistant;

(6) appropriate practices that minimize flood damage have been used; and

(7) electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities have been designed and located to prevent water entry or accumulation.

(8) the proposed lowest floor elevation of any proposed building based upon North American Vertical Datum or 1988; the elevation of the base flood; and detailed information concerning any proposed floodproofing measures and corresponding elevations.


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; or,

(2) 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,

(3) Will involve the production, storage, or use of any amount of radioactive substances; or,

(4) 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:

   (a) Acetone
   (b) Ammonia
   (c) Benzene
   (d) Calcium carbide
   (e) Carbon disulfide
   (f) Celluloid
   (g) Chlorine
   (h) Hydrochloric acid
   (i) Hydrocyanic acid
   (j) Magnesium
   (k) Nitric acid and oxides of nitrogen
   (l) Petroleum products (gasoline, fuel oil, etc.)
   (m) Phosphorus
   (n) Potassium
   (o) Sodium
   (p) Sulphur and sulphur products
   (q) Pesticides (including insecticides, fungicides, and rodenticides)
   (r) Radioactive substances, insofar as such substances are not otherwise regulated.
B. Within any Identified Floodplain Area, any new or substantially improved structure of the kind described in Subsection A., above, shall be prohibited within the area measured fifty (50) feet landward from the top-of-bank of any watercourse.

C. Within any Floodway Area, any structure of the kind described in Subsection A., above shall be prohibited. Where permitted within any Identified Floodplain Area, any new or substantially improved residential structure of the kind described in Section §27.903.6.A above, shall be elevated to remain completely dry up to at least one and one half (1½) feet above base flood elevation and built in accordance with Sections§27.903.1, 27.903.4 and 27.903.5

D. Where permitted within any Identified Floodplain Area, any new or substantially improved non-residential structure of the kind described in subsection .5.A., above, shall be built in accordance with Sections§27.903.1, 27.903.4 and 27.903.5 including:
   (1) Elevated or designed and constructed to remain completely dry up to at least 1½ feet above base flood elevation.
   (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 “Floodproofing Regulations” (U.S. Army Corps of Engineers, June 1972 as amended March 1992) or with some other equivalent watertight standard.

7. Special Requirements for Manufactured Homes. Where permitted within any Identified Floodplain Area, all manufactured homes, and any improvements thereto, shall be:
   A. Placed on a permanent foundation.
   B. Elevated so that the bottom of the lowest floor of the manufactured home is at least one and one half (1½) feet above the base flood elevation.
   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 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.
   E. 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 cannot be provided or were not established for the proposed unit(s) installation.

8. Special Requirements for Subdivisions and Development. All subdivision proposals and development proposals containing at least 50 lots or at least 5 acres, whichever is the lesser, in and Identified Floodplain Areas 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.

9. Special Requirements for Recreational Vehicles. Recreational vehicles in Zones A and AE must either:
   A. Be on the site for fewer than 180 consecutive days, and
   B. Be fully licensed and ready for highway use,
C. Meet the permit requirements for manufactured homes in Section §27.903.7.


§27-904. Existing Structures in Identified Floodplain Areas.
1. Existing Structures. The provisions of this Part 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 .2 shall apply.
2. Improvements. 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 BFE.
   B. No expansion or enlargement of an existing structure shall be allowed within AE Area/District without floodway that would, together with all other existing and anticipated development, increase the BFE more than 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 50% or more of its market value, shall constitute a substantial improvement and shall be undertaken only in full compliance with the provisions of this Part.
   D. The above activity shall also address the requirements of the 34 PA Code, as amended and the 2009 IBC and the 2009 IRC or the most recent version of the codes.
   E. Within any Floodway Area/District (See Section §27-903), 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 Area/District without Floodway (See Section §27-903), 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 50% of its market value, shall be elevated and/or floodproofed to the greatest extent possible.


§27-905. Variances.
1. General. If compliance with any of the requirements of this Part would result in an exceptional hardship to a prospective builder, developer or landowner, the Township may, upon request, grant relief from the strict application of the requirements.
2. Variance Procedures and Conditions. Requests for variances shall be considered by the Township in accordance with the procedures contained in §27-1303 and the following:
   A. No variance shall be granted for any construction, development, use or activity within any floodway area that would cause any increase in the 100-year flood elevation.
   B. 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 100-year flood elevation more than 1 foot at any point.
   C. Except for a possible modification of the 1 ¼ foot freeboard requirement, no variance shall be granted for any of the other requirements pertaining specifically to development regulated by special permit (Section §27-1503.12 or to development which may endanger human life (§27-903.5)).
D. If granted, a variance shall involve only the least modification necessary to provide relief.

E. In granting any variance, the Township 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 Part.

F. Whenever a variance is granted, the Township shall notify the applicant in writing that:

(1) The granting of the variance may result in increased premium rates for flood insurance.

(2) Such variances may increase the risks to life and property.

G. In reviewing any request for a variance, the Township shall consider, at a minimum, the following:

(1) That there is good and sufficient cause.

(2) That failure to grant the variance would result in exceptional hardship to the applicant.

(3) 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.

H. A complete record of all variance requests and related actions shall be maintained by the Township. In addition, a report of all variances granted during the year shall be included in the annual report to the FEMA.

Notwithstanding any of the above, however, all structures shall be designed and constructed so as to have the capability of resisting the one-percent (1%) annual chance flood.


§27-1006. Signs in the FF Flood Fringe and FP General Floodplain Districts.

Same as the underlying district, except that no sign may impede natural drainage or the flow of water. Where approval is needed from PennDOT, the requirements of that agency shall be met prior to the issuance of a zoning permit.

(Ord. 3/13/1995, Article 7, §705; as amended by Ord. 2011-01, 1/3/2011, §1)

§27-1007. Signs in the FW Floodway District.

No signs, except “no trespassing” signs with a maximum size of 2 square feet, shall be permitted in either the FW District except as might be necessary by Federal, State or local governments to protect the health, safety and welfare of the people. If such signs are necessary, they shall be designed and placed so as not to impede the natural drainage or flow of water. Where approval is needed from PennDOT, the requirements of that agency shall be met prior to the issuance of a zoning permit.

Part 15

Administration and Enforcement

§27-1501. Duties of the Zoning Officer.

The provisions of this Chapter shall be administered and enforced by the Zoning Officer, who shall be appointed by the Board of Supervisors and who shall hold no elective office in the Township. Said officer shall be able to demonstrate to the satisfaction of the Supervisors a working knowledge of municipal zoning, and shall meet such other qualifications as the Supervisors may, from time to time, deem necessary for the effective implementation of the provisions of this Chapter. The Zoning Officer may be compensated for his work and shall have the following duties:
A. To receive and process applications for permits, certificates, variances, conditional uses, appeals and other applications required under the terms of this Chapter.

B. To prescribe the form of all applications, permits and certificates required under the terms of this Chapter.

C. To issue permits for the construction, alteration or erection of all buildings or structures which are in accordance with the requirements of this Chapter, within 30 days after receipt of an application for such a permit. In cases of applications for a conditional use or a variance, permits shall be issued only upon written order of the appropriate approving agency. It shall be the responsibility of the Zoning Officer to process requests for hearings before the Zoning Hearing Board and in certain instances (i.e., conditional uses and amendment requests), hearings before the Township Supervisors.

D. To refuse applications for permits which do not meet the requirements of this Chapter within 30 days following receipt of such application. Said refusal shall be in writing and shall state the reasons for such action.

E. To examine land, buildings and structures to determine their consistency with this Chapter at the time of application filing, during the work and upon completion of the work.

F. To issue or refuse requests for certificates of occupancy within 10 days after final inspection of the activity. Refusals shall be in writing and shall state the reasons for such action.

G. To issue or refuse driveway permits as specified in §27-1504 of this Chapter.

H. To issue written enforcement notices as specified in §27-1505.A of this Chapter where it appears that there has been a violation, and to institute civil enforcement proceedings with the appropriate District Justice on behalf of the Township as a means of enforcing the zoning regulations. Duplicate copies of such notices shall be referred to the Zoning Hearing Board and to the Board of Supervisors.

I. To maintain and update the Official Zoning Map.

J. To maintain a log of all applications, permits or certificates issued, variances granted, inspections made, reports rendered and notices or orders issued.

K. To issue preliminary opinions (in accordance with the procedure established in §916.2 of the Pennsylvania Municipalities Planning Code, 53 P.S. §10916.2, regarding whether a landowner’s proposed use or development complies with applicable ordinances and maps based on plans and other materials submitted by the landowner, and if such opinion is favorable, to publish notice thereof once each week for 2 successive weeks in a newspaper of general, local circulation. Such notice shall include a general description of the proposed use or development, its location, and the places and times where the plans and other materials may be examined.

L. To perform such other duties as may be made necessary by the terms of this Chapter.

M. To perform the duties of administration and enforcement of the most recent revision of the floodplain regulations issued by the Federal Emergency Management Agency (FEMA). The Zoning Officer will act as the Township Floodplain Administrator.

(1) Administer the floodplain regulations set forth in this Part.

(2) Delegate duties and responsibilities set forth in the floodplain regulations to qualified technical personnel, plan examiners, inspectors, and other employees.

(3) Enter into a written agreement or written contract with another agency or private sector entity to administer specific provisions of these regulations.

(4) Prior to the issuance of any permit, 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.

(5) Maintain in perpetuity, or for the lifetime of the structure, all records associated with the requirements of this ordinance including, but not limited to, finished construction elevation data, permitting, inspection and enforcement.
All persons desiring to undertake any new construction, structural alteration, or change in the use of a building or land shall apply to the Zoning Officer for a zoning permit by completing the appropriate application form and by submitting the required fee. (In addition to meeting the requirements of this Chapter, the applicant shall meet all other regulations or codes in effect in Wolf Township or as may be hereafter adopted. Nothing in this Chapter shall exempt the applicant from obtaining any permits which may be required by such regulations.) The Zoning Officer shall then either issue or deny the zoning permit or refer the application to the Zoning Hearing Board or Township Supervisors for their consideration, as may be appropriate. After the applicant has received his zoning permit, he may proceed with his proposal as approved. (The specifics of each step in this process are discussed in §27-1503 below.)

(Ord. 3/13/1995, Article 12, §1200; as amended by Ord. 2011-01, 1/3/2011, §1)


1. Requirements for Zoning Permits.

   A. A zoning permit shall be required prior to the erection, construction, addition, or alteration of any building or structure or portion thereof; prior to the use or change in use of a building, structure or land; prior to the erection or alteration of signs, prior to the change or extension of a nonconforming use; or prior to development in any Floodplain District. It shall be unlawful for any person to commence work for the erection or alteration of any building or structure, or for a change in land use, until a zoning permit has been duly issued therefor. (In some instances, additional permits may also need to be obtained prior to beginning construction or alterations.) [Ord. 2011-01]

   B. Exemptions. Zoning permits shall not be required for the following activities outside of Identified Floodplain areas: [Ord. 2011-01]

   (1) Interior alterations when there is no increase in ground floor exterior dimension and no change in use.
   (2) General exterior maintenance and repair to existing buildings or structures; including siding, roofing, painting, the addition or replacement of storm windows, and similar activities.
   (3) Agricultural activities, including crop or tree farming.
   (4) Landscaping.
   (5) Construction or erection of land terraces, steps or other similar features.
   (6) Placement or location of utility distribution lines.
   (7) Razing of buildings or structures.

2. Application for Zoning Permits. Each request for a zoning permit shall be made by completing the appropriate application form and submitting it to the Township. Application for a permit shall be made by the owner or lessee of any building or structure, or the agent of either; provided however, that if the application is made by a person other than the owner, it shall be accompanied by a written authorization from the owner. The full names and addresses of the owner, lessee, applicant or other responsible parties shall be stated in the application. [Ord. 2011-01]
3. Description of Work and Plan Requirements. All applications for zoning permits shall be accompanied by plans, drawn to scale, showing the actual shape and dimensions of the lot, the exact size and location of any buildings existing on the lot, the lines within which the proposed building or structure shall be erected or altered, the existing and intended use of each building or part of a building, the number of families or dwelling units the building is designed to accommodate and such other information as may be necessary to determine compliance with this Chapter and all other pertinent regulations. No application shall be considered complete until all necessary documents have been filed and all fees have been paid to the Township. All applications and accompanying plans and documents shall become a matter of public record once a permit has been either issued or denied. [Ord. 2011-01]

4. Proof of Compliance. It shall be the responsibility of the applicant in all cases to furnish adequate information and to certify that the proposed use will comply with all requirements of this Chapter and all other applicable Federal, State or local regulations. Included in the information shall be a copy of a sewage permit when one is necessary or a letter from the Sewage Enforcement Officer stating no permit is required. Also, if the Pennsylvania Department of Labor and Industry, the Department of Transportation, or other regulatory agency requirements apply, the applicant shall supply evidence which shows that these regulations have been met. [Ord. 2011-01]

5. Changes. After the issuance of a zoning 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 approval of the Zoning Officer. Requests for any such change shall be made in writing and shall be submitted to the Zoning Officer for consideration. [Ord. 2011-01]

6. Display of Permit Placard. In addition to the zoning permit, the Zoning Officer shall issue a permit placard which shall be displayed or posted on the premises during the time construction is in progress. The permit placard shall remain posted until completion of the project and final inspection has been made by the Zoning Officer. Said placard shall bear the number of the zoning permit, the date of its issuance, and the signature of the Zoning Officer. [Ord. 2011-01]

7. Time Limitations. Work on the proposed construction or development shall begin within 180 days after the date of issuance of the zoning permit. Work shall also be completed within twelve (12) months after the date of issuance of the permit, or the permit shall expire, unless a time extension is granted in writing by the Zoning Officer. Time extensions may be granted only if a written request is submitted by the applicant; who sets forth sufficient and reasonable cause for the Zoning Officer to approve such a request and the original permit is compliant with the ordinance and FIRM/FIS in effect at the time the extension is granted. Where such cause is determined, extensions may not exceed 6 months. For the purposes of this Chapter, Start of Construction refer to Part 16 – Definitions. [Ord. 2011-01]

8. Inspections. During the construction period, the Zoning Officer shall inspect the premises to determine that the work is progressing in compliance with the information provided on the permit application and with all other applicable Township laws. He shall make as many inspections as necessary to determine this compliance. In the discharge of his duties, the Zoning Officer shall have the authority to enter any building, structure, premises, or development located in any zoning district, including any identified floodplain district, upon presentation of proper credentials, at any reasonable hour, to enforce the provisions of this Chapter.
9. Revocation of Permits. The Zoning Officer may revoke a zoning permit at any time if it appears that the application or accompanying plan is in any material respect false or misleading or that work being done upon the premises differs materially from that called for in the application. In such case, the person holding the permit shall immediately surrender it to the Zoning Officer. A report of such revocation shall also be submitted to the Township Supervisors for whatever action they may deem necessary. [Ord. 2011-01]

10. Temporary Permit. A temporary zoning permit may be authorized by the Zoning Officer for a non­permanent structure or use not generally permitted where it is deemed beneficial to the public health or general welfare, necessary to promote the proper development of the community, or for temporary accessory uses, provided that such structure or use shall be completely removed upon expiration of the permit without cost to the Township. Such permits shall be issued for a period of time not to exceed 1 year, and may be renewed for no more than two additional 90 day periods, except as may be provided otherwise in §27-429 of this Chapter for specific uses. [Ord. 2011-01]

11. Township Road Occupancy Permits. A Township road occupancy permit must be issued by the Codes Enforcement Officer prior to any construction in a Township road or shoulder occurs. The cost of the permit is based on the schedule of fees for highway occupancy permits from the PA Department of Transportation. An additional refundable charge will be assessed for the estimated value of repairs if it becomes necessary for the Township to return the road to its original condition. Upon final inspection and complete satisfaction of the Codes Enforcement Officer this deposit will be returned to the applicant. [Ord. 2011-01]

12. Activities Requiring Special Permits in Floodplain Districts and Application Requirements. 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 Township:

A. 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:

(1) Hospitals
(2) Nursing homes
(3) Jails or prisons

B. 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.

Applicants for Special Permits shall provide five (5) copies of the following items:

A. A written request including a completed Permit Application Form.
B. A small scale map showing the vicinity in which the proposed site is located.
C. 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) topography based upon the North American Vertical Datum (NAVD) of 1988, showing existing and proposed contours at intervals of two (2) feet;

(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 streets, drives, other access ways, and parking areas, with information concerning widths, pavement types and construction, and elevations;

(5) 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;

(6) the location of the floodplain boundary line, information and spot elevations concerning the base flood elevation, and information concerning the flow of water including direction and velocities;

(7) the location of all proposed buildings, structures, utilities, and any other improvements; and

(8) any other information which the municipality considers necessary for adequate review of the application.

D. Plans of all proposed buildings, structures and other improvements, clearly and legibly drawn at suitable scale showing the following:

(1) sufficiently detailed architectural or engineering drawings, including floor plans, sections, and exterior building elevations, as appropriate;

(2) for any proposed building, the elevation of the lowest floor (including basement) and, as required, the elevation of any other floor;

(3) complete information concerning flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the base flood;

(4) detailed information concerning any proposed floodproofing measures;

(5) cross section drawings for all proposed streets, drives, other access ways, and parking areas, showing all rights-of-way and pavement widths;

(6) profile drawings for all proposed streets, drives, and vehicular access ways including existing and proposed grades; and

(7) plans and profiles of all proposed sanitary and storm sewer systems, water supply systems, and any other utilities and facilities.

E. The following data and documentation:

(1) 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;

(2) certification from a registered professional engineer, architect, or landscape architect that the proposed construction has been adequately designed to protect against damage from the base flood;

(3) 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 base flood, including a statement concerning the effects such pollution may have on human life;

(4) 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 base flood elevation and flows;

(5) 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 base flood elevation and the effects such materials and debris may have on base flood elevation and flows;

(6) the appropriate component of the Department of Environmental Protection's "Planning Module for Land Development;"

(7) 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;

(8) 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

(9) an evacuation plan which fully explains the manner in which the site will be safely evacuated before or during the course of a base flood.

§27-1504. Driveway Permits.
A driveway permit shall be required prior to the initiation of construction or alteration of a new or existing driveway or access drive, for all drives created or existing which intersect Township or private roads. The individual, owner or agent creating the drive shall be responsible for supplying the Township with sufficient information regarding the proposed intersection, its sight distance, and its impact on drainage patterns along the Township or private road. A permit shall be issued by the Zoning Officer or Township staff after it has been determined that the application complies with all provisions of §27-1103 of this Chapter, regarding driveways and access drives. In the case of a change of surface, the permit shall be issued and inspected by Township personnel.
(Ord. 3/13/1995, Article 12, §1204; as amended by Ord. 2011-01, 1/3/2011, §1)

§27-1505. Violations and Enforcement.
Failure to secure a zoning permit when required hereunder; failure to secure a certificate of occupancy; failure to secure a driveway permit; or failure to carry out the provisions of this Chapter, shall be considered a violation of this Chapter. [Ord. 2011-01]
A. Enforcement Notice. Whenever it appears to the Zoning Officer that there has been a violation of any provision of this Chapter, the Zoning Officer, on behalf of the Township, shall give notice of such alleged violation as hereinafter provided. Such enforcement notice shall:

(1) Be in writing.
(2) Be served upon the owner of record of the parcel upon which the violation has occurred or be sent to him by certified mail (return receipt requested), and be sent to any person who has filed a written request to receive enforcement notices regarding the parcel, and to any other person requested in writing by the owner of record.
(3) State the name of the owner of record and any other person against whom the Township intends to take action.
(4) Indicate the location of the property in violation.
(5) Identify the specific violation(s) with a description of the requirements which have not been met, citing in each instance the applicable provision(s) of this Chapter.
(6) Contain an outline of remedial action which, if taken, will effect compliance.
(7) Specify the date before which the steps for compliance must be commenced and the date before which the steps must be completed.
(8) Notify the recipient of his right to appeal to the Township Zoning Hearing Board prior to the expiration of the time period provided in the enforcement notice.
(9) Indicate that failure to comply with the notice within the time specified, unless extended by appeal to the Zoning Hearing Board, shall constitute a violation and will be prosecuted or remedied as provided in this Section.

B. Causes of Action. In case any building, structure, landscaping or land is, or is proposed to be, erected, constructed, reconstructed, altered, converted, maintained or used in violation of this Chapter, the Township Zoning Officer may institute in the name of the Township, any appropriate action or proceeding to prevent, restrain, correct, or abate such building, structure, landscaping or land, or to prevent any action, conduct, business, or use in or about such premises constituting a violation. Any aggrieved owner or tenant of real property who shows that his property or person will be substantially affected by the alleged violation may also institute an appropriate corrective action or proceeding. Such action must be preceded however by serving a copy of the complaint on the Township Supervisors at least 30 days prior to being instituted. No such action may be maintained until such notice has been given.

C. Enforcement Remedies. Any person, partnership or corporation who or which has violated or permitted the violation of the provisions of this Chapter, whether enacted under current law or prior law, shall, upon being found liable therefore in a civil enforcement proceeding commenced by Wolf Township, pay a judgment of not more than $500 plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied or be payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, Wolf Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating this Chapter to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation. All judgments, costs and reasonable attorney fees collected for the violation of this Chapter shall be paid over to Wolf Township. The Court of Common Pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem fine pending a final adjudication of the violation and judgment. Nothing contained in this Section shall be construed or interpreted to grant to any person or entity other than Wolf Township the right to commence any action for enforcement pursuant to this Section.
(Ord. 3/13/1995, Article 12, §1205; as amended by Ord. 2011-01, 1/3/2011, §1)

Part 16

Definitions

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).

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).

Base flood elevation (BFE) - the elevation shown on the Flood Insurance Rate Map (FIRM) for Zones AE, AH, Al-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.

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

Building - a permanent structure having walls and a roof which is used for the shelter, housing or enclosure of persons, animals, or property. The word “building” shall include any part thereof. Included shall be all manufactured homes and trailers to be used for human habitation.

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.

Existing manufactured home park or subdivision - a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or subdivision - the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood Fringe - that portion of the 100-year floodplain outside of the floodway, excluding areas shown as approximate 100-year flood zones on the Township’s Flood Boundary and Floodway Maps.

Flood - One Hundred Year - a flood that on the average is likely to occur once every 100 years (i.e., that has a 1% chance of occurring each year, although the flood may occur in any year).

Flood Insurance Rate Map (FIRM) - the official map on which the Federal Emergency Management
Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

**Flood Insurance Study (FIS)** - the official report provided by the Federal Emergency Management Agency that includes flood profiles, the Flood Insurance Rate Map, the Flood Boundary and Floodway Map, and the water surface elevation of the base flood.

**Floodplain Area**—
A. A relatively flat or low land area adjoining a river, stream or other watercourse which is subject to partial or complete inundation.
B. An area subject to the unusual and rapid accumulation of runoff of surface waters from any source.

**Floodproofing**—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 or their contents. (See §27-903 for flood damage control provisions.)

**Floodway** - the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

**Highest Adjacent Grade**: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

**Identified Floodplain Area**— This term is an umbrella term that includes all of the areas within which the community 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 community. See Sections 4.01 and 4.02 for the specifics on what areas the community has included in the Identified Floodplain Area.

**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 nonelevation design requirements of this ordinance.

**Manufactured Home** — trailer or mobile homes. These are built entirely in factories and must comply with the Manufactured Home Construction and Safety Standards Act of 1976, otherwise known as the “HUD Code” called single- or doublewide, depending on their size, these homes are usually “mobile” only when moved to the lot. New manufactured homes, defined as those owned by the first purchaser,

**Manufactured home** - a structure, transportable in one or more sections, which is built on a permanent chassis, and is designed for use with or without a permanent foundation when attached to the required utilities. The term includes park trailers, travel trailers, recreational and other similar vehicles which are placed on a site for more than 180 consecutive days.

**Manufactured home park or subdivision** — a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**New Construction** — structures for which the start of construction commenced on or after [effective start date of this floodplain management ordinance] and includes any subsequent improvements to such structures. Any construction started after December 2, 1980 and before [effective start date of this
floodplain management ordinance] is subject to the ordinance in effect at the time the permit was issued, provided the start of construction was within 180 days of permit issuance.

New manufactured home park or subdivision - a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

Post-FIRM Structure - is a structure for which construction or substantial improvement occurred after December 31, 1974 or on or after the community’s initial Flood Insurance Rate Map (FIRM) dated 12/02/1980, whichever is later, and, as such, would be required to be compliant with the regulations of the National Flood Insurance Program.

Pre-FIRM Structure - is a structure for which construction or substantial improvement occurred on or before December 31, 1974 or before the community’s initial Flood Insurance Rate Map (FIRM) dated 12/02/1980, whichever is later, and, as such, would not be required to be compliant with the regulations of the National Flood Insurance Program.

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

Regulatory Flood Elevation - the base flood elevation (BFE) or estimated flood height as determined using simplified methods plus a freeboard safety factor of one and one-half (1 ½) feet.

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.

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.

Substantial Damage - damage of any cause sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

Substantial Improvement - any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% 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 official and which are the minimum necessary to assure safe living conditions.

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 State floodplain construction. For coordination purposes, references to the above are made specifically to various sections of the IRC and the IBC.

Variance – a modification of the provisions of this Chapter which the Zoning Hearing Board is permitted to grant when strict enforcement would cause undue hardship owing to circumstances unique to the individual property on which the variance is sought. It also can be a grant of relief by a community from the terms of a floodplain management regulation. (See §27-1302.C for additional details and criteria to be utilized when a variance is requested.)

Violation – means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR §60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.
TOWNSHIP OF WOLF
LYCOMING COUNTY, PENNSYLVANIA

ORDINANCE NO.: 2016—03

AN ORDINANCE OF THE TOWNSHIP OF WOLF, LYCOMING COUNTY, PENNSYLVANIA, APPROVING AND AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE BOROUGH OF HUGHESVILLE AND THE TOWNSHIP OF WOLF FOR THE PROVISION OF SPECIFIED POLICE SERVICES AS RELATED TO THE EAST LYCOMING SCHOOL DISTRICT ELEMENTARY SCHOOL LOCATED WITHIN THE TOWNSHIP UPON THE TERMS STATED HEREIN

WHEREAS, the Ashkar Elementary School (the "School") is located partially within the Borough and partially within the Township at 350 S Broad St, Hughesville, PA 17737; and

WHEREAS, the Borough and the Township wish to enhance the safety and security of students, teachers and other persons at or near the School; and

WHEREAS, the Borough has a municipal police department, and the Township does not; and

WHEREAS, the Borough currently provides a School Resource Officer ("SRO") to the East Lycoming School District that includes Ashkar Elementary School; and

WHEREAS, the Borough and Township have determined that it would be in the best interests of the residents of the Borough and the Township, as well as the students, teachers and other persons at the School, to vest in the Hughesville Police Department authority to enforce applicable laws on the property of the School and the streets that abut the School; and

WHEREAS, the Borough and Township have agreed to terms in a written Intergovernmental Agreement in order to accomplish the same.

NOW, THEREFORE, the Township of Wolf adopts the following terms for the Intergovernmental Agreement:

1. Conditions and Terms. The Borough shall provide police protection services to the Township upon the terms and conditions stated in the Agreement attached hereto as Exhibit “A”.

2. Term of Agreement. The Borough shall provide these services on the ongoing basis which may be terminated by either party with thirty (30) days prior notice.

3. Purposes and Objectives. The purposes of the Intergovernmental Agreement is for the Township to delegate its police power authorities to the Borough for the purposes of
providing police protection services at the East Lycoming School District Elementary School located within the Township. The Township retains the authority to enforce its own police powers in this area.

4. **Financing.** There is no individualized financing required for the Intergovernmental Agreement. The Borough shall remain responsible for all costs of the services provided under the Intergovernmental Agreement.

5. **Organization of Structure.** No specialized organizational structure shall be needed for the Intergovernmental Agreement. The Borough shall provide the services through its existing police department.

6. **Real Property.** No real personal property shall be required under the Intergovernmental Agreement.

7. **No Separate Entity.** No separate legal entity shall be created as part of this Intergovernmental Agreement. All services shall be provided by the Borough through its existing police department.

**Duly Enacted and Ordained** this 13th day of June, 2016, by Board of Supervisors of the Township of Wolf, Lycoming County, Pennsylvania, in lawful session duly assembled.

**ATTEST:**

By: [Signature]

Melanie N. McCoy, Secretary

By: [Signature]

William A. DeWire, Chairman

By: [Signature]

Dean L. Barto, Vice-Chairman

Charlie L. Hall, Supervisor