

Municipal Floodplain Ordinances Summary Table

Municipality	Regulation of Development in the Floodplain?	Ordinance details	Percentage of the 100-year floodplain is protected?	Limitations to development within the 100-year floodplain fringe?
Abington Township	Yes, with a floodplain conservation district.	Floodplain areas shall not be subdivided or developed except in strict compliance with the zoning code, the standards and requirements of § 146-42 of this chapter and, where applicable, with the permission of the Federal Emergency Management Agency (FEMA). And additional regulations which are intended to conform to the requirements of Section 60.3d of the National Flood Insurance Program.	100%	Yes
Bryn Athyn Borough	Yes, with a floodplain conservation district.	<p>Following uses are prohibited in the Flood Plain Conservation District :</p> <ul style="list-style-type: none"> ▪ All structures and buildings with the exception of flood retention dams, culverts and bridges as approved by the Commonwealth of Pennsylvania, Department of Forests and Waters. ▪ The location of any building shall not be closer to the limits of the Flood Plain Conservation District than the rear yard dimensions of the zoning district in which the building is located. ▪ The filling of marshlands, removal of topsoil or relocation of any watercourse except with the approval of the Borough Planning Commission and the Commonwealth of Pennsylvania Department of Forests and Waters. ▪ Sanitary landfill, dump, junkyard, outdoor storage of vehicles and/or materials. ▪ On-site sewage disposal systems. 	100%	Yes

<p>Hatboro Borough</p>	<p>Yes, with a floodplain conservation district</p>	<p>The following uses shall not be permitted in the Flood Plain Conservation District:</p> <ul style="list-style-type: none"> ▪ All freestanding structures and buildings and retaining walls, with exception of flood retention dams, culverts and bridges as approved by the PA DEP. ▪ Filling of or removal of topsoil from all flood plain lands as defined in Section 501 herein. ▪ Relocation of any watercourse without approval by the Borough Council of the Borough of Hatboro, which shall first have received recommendation of Borough Planning commission and Soil Conservation service, US Department of Agriculture; and relocation of any watercourse without approval of the PA DEP. ▪ No encroachment, alteration, or improvement of any-kind shall be made to any watercourse until all adjacent municipalities which may be affected by such action have been notified by municipality and until all required permits or approvals have been first obtained from the PA DEP Bureau of Dams and Waterway Management. ▪ In addition, the Federal Emergency Management Agency and Pennsylvania Department of Community Affairs, Bureau of Community Planning, shall be notified by the municipality prior to any alteration or relocation of any watercourse. ▪ Sanitary landfills, dumps, junkyards, outdoor storage of vehicles and materials. ▪ Onsite sewage disposal systems. ▪ Private water supply wells. ▪ No storage or production of materials or encroachment of any kind within a flood way (FI) which would cause any increase in flood heights. 	<p>100%</p>	<p>Yes</p>
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Horsham Township	Yes, with a floodplain conservation district.	Easements shall be required along natural watercourses to a minimum width of 50 feet. Where conditions warrant, such as in floodplains, additional width shall be required in such cases where runoff treatment requires a wider easement. Runoff studies must prove such requirements beyond the floodplain.	100%	Yes
Jenkintown Borough	Yes, with a floodplain conservation district as an overlay district.	No new construction is allowed unless it is demonstrated that the cumulative effect of the proposed development will not increase the elevation of the 100-year flood plain by more than one foot at any point.	100%	Yes
Lower Moreland Township	Yes, with a floodplain conservation district.	Regulations governing the design, construction, alteration, enlargement, equipment, repair, demolition, removal, conversion, use or maintenance of all buildings and structures in the floodplain conservation district in regard to floodproofing, that certain set of regulations entitled "Floodproofing Regulations," published by the United States Army Corps of Engineers (June 1972, as amended March 1992).	100%	Yes
Rockledge Borough	Yes, with a floodplain conservation district.	Within floodplains, all subdivisions and land development plans shall be drawn to assure that: (1) Proposals are consistent with the need to minimize flood damage. (2) Public utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage. The developer shall provide proof that adequate precautions against flood damage have been taken with respect to the design of any buildings or structures located wholly or partially within a floodplain area.	100%	Yes
Upper Dublin Township	Yes, with a floodplain conservation district.	Residential structures: <ul style="list-style-type: none"> ▪ All new construction and substantial improvements of residential structures shall have the lowest floor (including basement) elevated to at least one and one-half feet above the base flood elevation. ▪ Any modification, alteration, reconstruction or improvement of any kind to an existing residential structure to an extent or amount of 	100%	Yes

		<p>less than 50% of its market value shall be elevated or floodproofed to the base flood elevation.</p> <ul style="list-style-type: none"> Existing residential structures located in a designated floodway shall not be expanded or enlarged unless the effect of the proposed expansion or enlargement on flood heights is fully offset by accompanying stream improvements. <p>Nonresidential structures:</p> <ul style="list-style-type: none"> All new construction and substantial improvements of nonresidential structures shall have the lowest floor (including basement) elevated or floodproofed to at least one and one-half feet above the base flood elevation. Any modification, alteration, reconstruction or improvement of any kind to an existing nonresidential structure to an extent or amount of less than 50% of its market value shall be elevated or floodproofed to the base flood elevation. Existing nonresidential structures located in a designated floodway shall not be expanded or enlarged unless the effect of the proposed expansion or enlargement on flood heights is fully offset by accompanying stream improvements. 		
Upper Moreland Township	Yes, with a floodplain conservation district.	<p>Design Requirements</p> <ul style="list-style-type: none"> The finished elevation of proposed streets within flood plain areas shall be a minimum of two feet above the Base Flood Elevation. Drainage openings shall be sufficient to discharge flood flows without increasing flood heights onto lands of other property owners. Storm drainage facilities shall be designed to convey the flow from the 100-year flood without risk to persons or property. The drainage system shall ensure drainage at all points along streets and ensure drainage away from buildings. Underground storm drainage facilities shall be designed to convey the flow from the 100-year flood and where 	100%	Yes

		considered necessary by the Township Engineer a secondary surface system may be required to accommodate the flows from larger less frequent floods.		
Upper Southampton Township	Yes	Upper Southampton Zoning Ordinance does not permit encroachment coverage in streams, rivers, watercourses, ponds, flood hazard areas, or floodplain soils.	100%	Yes
Warminster Township	Yes, with a floodplain conservation district.	<p>The following uses shall not be permitted in the Flood Conservation District:</p> <ul style="list-style-type: none"> ▪ All freestanding structures, mobile homes and trailers (whether residential or non- residential), buildings and retaining walls, with the exception of flood retention dams, culverts, and bridges as approved by the PA DEP. ▪ Filling of or removal of topsoil from all flood plain lands as defined in Section 1402A. ▪ Alteration and relocation of any water-course without approval by the PA DEP and the Board of Supervisors of Warminster Township which shall first have received the comments of the township planning commission and the Soil Conservation Service, U.S. Department of Agriculture, thereon. If approved, the Township shall notify adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse and submit copies of such notifications to the Federal Insurance Administrator. The developer shall assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained. ▪ Sanitary landfills, dumps, junkyards, outdoor storage of vehicles and materials. ▪ On-site sewage disposal systems. ▪ Private water supply wells. ▪ Any other use not expressly permitted in either Section 1405A or by Special Exception in section 1407A of this Ordinance. 	100%	Yes

		<ul style="list-style-type: none"> ▪ The commencement of any of the following activities; or the construction, enlargement, or expansion of any structure use, or intended to be used, for any of the following activities: <ul style="list-style-type: none"> ○ hospitals ○ nursing homes ○ jails or prisons 		
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Note: The data is from "The General Code Advantage, E-Codes: Municipal Codes on the Internet" Website <http://www.generalcode.com/webcode2.html> and individual municipal websites (the case for Upper Southampton, Rockledge, and Jenkintown)