

MUNICIPALITY OF MONROEVILLE
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO. 1988

AN ORDINANCE OF THE COUNCIL OF THE MUNICIPALITY OF MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING THE MONROEVILLE ZONING ORDINANCE, 1443, AS AMENDED, INCLUDING ARTICLE SIX, DEFINITIONS, AMENDING AND PROVIDING ADDITIONAL DEFINITIONS FOR THE REGULATION OF DEVELOPMENT IN A FLOOD PLAIN; AND ARTICLE TWO, SECTION 212 FLOOD PLAIN PROVISIONS, ADDING SUPPLEMENTARY PROVISIONS FOR THE LOCATION OF STRUCTURES IN A FLOOD PLAN.

WHEREAS, the Council of the Municipality of Monroeville is desirous of promoting the general health, welfare and safety of the community through the utilization of appropriate construction practices in flood plains in order to minimize flood damage in the future; and

WHEREAS, it is the intention of the Council of the Municipality of Monroeville to be in compliance with federal and state flood plain management requirements.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Council of Municipality of Monroeville, and it is hereby ordained and enacted as follows:

SECTION 1: Ordinance 1443, as amended, Article Six, DEFINITIONS, is hereby amended by adding the following definitions:

FLOODWAY: The designated area of a floodplain required to carry and discharge flood waters of a given magnitude. For the purposes of this Ordinance, the floodway shall be capable of accommodating a flood of the one-hundred (100) year magnitude.

LOWEST FLOOR: The lowest floor of the lowest fully enclosed area. An unfinished, flood resistant partially enclosed area, used solely for parking of vehicles, building access, and incidental storage, in an area other than basement area is not considered the lowest floor of a building, provided that such space is not designed and built so that the structure is in violation of the applicable non-elevation design requirements of this Ordinance.

NEW CONSTRUCTION: Structures for which the start of construction commenced on or after July 10, 1979, with the adoption of Ordinance 1192 by Monroeville Council, and includes any subsequent improvements thereto.

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

SUBSTANTIAL DAMAGE: Damage from any cause sustained by a structure whereby the cost of restoring the structure to its before-damaged conditions would equal or exceed fifty (50) percent or more 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 fifty (50) percent of the market value of the structure before the "start or 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 either:

(1) 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; or

(2) Any alterations of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

Ordinance 1443, as amended, Article Six, DEFINITIONS, is hereby amended by revising the following definitions:

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.

FLOOD INSURANCE STUDY: A study prepared by the Federal Emergency Management Agency for the National Flood Insurance Program dated October 4, 1995, which includes Flood Insurance Rate Maps.

SECTION 2: Ordinance 1443, as amended, Section 212, FLOOD PLAIN PROVISIONS, is hereby amended by adding the following:

212.10: Fully enclosed space below the lowest floor is prohibited.

212.11: Partially enclosed space below the lowest floor which will be used solely for the parking of a vehicle, building access, or incidental storage in an area other than a basement, and shall include crawlspace area, shall be designed and constructed to allow for the automatic entry and exit of floodwaters for the purpose of equalizing hydrostatic forces on exterior walls.

212.12: Designs for meeting this requirement must either be certified by a registered engineer or architect, and meet the following minimum criteria:

212.12(a): A minimum of two (2) openings having a net total area of not less than one (1) square inch for every square foot of enclosed space.

212.12(b): The bottom of all openings shall be no higher than one (1) foot above grade.

212.12(c): Openings may be equipped with screens, louvers, etc., or other coverings or devices provided that permit the automatic entry and exit of floodwaters.

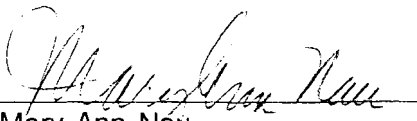
SECTION 3: These pages of this Ordinance shall be inserted as an addendum to the Planning and Construction Code and the amendments set forth in Section 1 through 3 shall be inserted in Section 202 of the Planning and Construction Code as set forth in Sections 1 through 3.

SECTION 4: Any Ordinance, or part of any Ordinance, in conflict with any of the provisions of this ordinance is hereby appealed to the extent of such conflict.

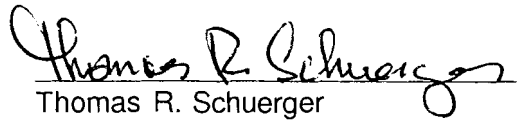
ORDAINED AND ENACTED this 9th day of July, 1996

ATTEST:

MUNICIPALITY OF MONROEVILLE



Mary Ann Nau
Municipal Manager



Thomas R. Schuerger
Mayor

ENTERED INTO LEGAL BOOK ON: July 19, 1996