

**TOWNSHIP OF WEST BRADFORD
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE 2007-03

**AN ORDINANCE TO AMEND THE TOWNSHIP OF WEST BRADFORD
ZONING ORDINANCE, SPECIFICALLY AMENDING CERTAIN SECTIONS
OF ARTICLE 700- FLOOD HAZARD OVERLAY DISTRICT**

NOW THEREFORE, be it enacted and ordained by the Board of Supervisors of the Township of West Bradford, Chester County, Pennsylvania, as follows:

SECTION 1- Replace Section 703D with the following new section D:

D. The identified floodplain area shall be those areas of West Bradford Township, Chester County, which are subject to the one hundred (100) year flood, as identified in the Chester County Flood Insurance Study (FIS) dated September 29, 2006 and the accompanying maps (digital and paper) as prepared for by the Federal Emergency Management Agency (FEMA), or the most recent revision thereof. All areas regulated by Subsection D shall be comprised of the following sub-districts.

1. Floodway (F-1): That portion of the Flood Hazard District that utilizes the FEMA delineated floodway as demonstrated in the above Flood Insurance Study and accompanying digital and paper flood insurance rate maps. A floodway is required to carry and discharge the waters of the 100 year flood.
2. Flood Fringe (F-2): Those portions of the Flood Hazard District subject to inundation by the 100 year flood lying beyond the floodway areas in areas where detailed study data and profiles are made available by the Flood Insurance Study referenced above.
3. Approximated Floodplain (F-3): Those portions of land within the Flood Hazard District subject to inundation of the 100 year flood, where a detailed study has not been performed, but where a 100 year floodplain boundary has been approximated by the Flood Insurance Study referenced above.

Replace Section 707 C (4) (k) with the following new section (k); subsections (1) and (2) shall remain the same:

- (k) All new construction and substantial improvements of residential structures shall have the lowest floor (including basement) elevated to or one and one-half feet (1 ½') above the 100 year flood elevation. All non-residential structure, or part thereof, having a lowest floor which is not elevated to at least one and one half feet (1 ½') above the one-hundred (100) year flood elevation, shall be

flood proofed in a completely or essentially dry manner in accordance with the W1 or W2 space classification standards contained in the publication entitled "Flood-Proofing Regulations" published by the U.S. Army Corps of Engineers (June 1972, as amended March 1992) or with some other equivalent standard. All plans and specifications for such flood proofing 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.

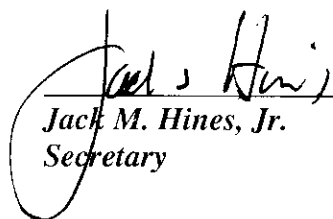
The design and construction standards and specifications contained in the IBC (Sec. 1603.1.2, 1603.1.6, 1605.2.2, 1606.5, 1612.5.1 and 3403.1. and ASCE 24 (Secs. 2.4 and Chap. 7) and 34 PA Code (Chapters 401-405 as amended) shall be utilized.

SECTION 2- If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, section or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

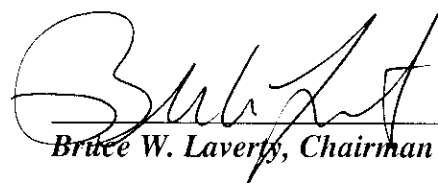
*Enacted this 27th day of March 2007 by the Board of Supervisors
of the Township of West Bradford.*

ATTEST:

**TOWNSHIP OF WEST BRADFORD
BOARD OF SUPERVISORS**



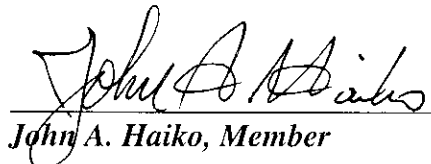
Jack M. Hines, Jr.
Secretary



Bruce W. Laverty, Chairman



Mark J. Blair, Vice-Chairman



John A. Haiko, Member