

ORDINANCE NO. 82-2

AN ORDINANCE OF THE TOWNSHIP OF LOWHILL, LEHIGH COUNTY, PENNSYLVANIA, REQUIRING ALL PERSONS, PARTNERSHIPS, BUSINESSES AND CORPORATIONS TO OBTAIN A BUILDING PERMIT FOR ANY CONSTRUCTION OR DEVELOPMENT WITHIN THE TOWNSHIP OF LOWHILL, INCLUDING REQUIRING A PERMIT FOR CONSTRUCTION OR DEVELOPMENT IN AREAS OF THE TOWNSHIP OF LOWHILL WHICH ARE SUBJECT TO FLOODING; SETTING FORTH CERTAIN MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION AND DEVELOPMENT WITHIN FLOOD-PRONE AREAS OF THE TOWNSHIP AND ESTABLISHING PENALTIES FOR THE VIOLATION OF THIS ORDINANCE.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Lowhill, Lehigh County, Pennsylvania, in lawful session, and duly assembled as follows:

Section 1 - SHORT TITLE. This Ordinance shall be known as the "Building Permit Ordinance of the Township of Lowhill".

Section 2 - STATEMENT OF INTENT. The intent of this Ordinance is to:

- A. Promote the general health, welfare and safety of the community.
- B. Encourage the utilization of appropriate construction practice 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.

Section 3 - APPLICABILITY. 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 an approved building permit has been obtained from the Building Permit Officer.

Section 4 - BUILDING PERMITS REQUIRED.

- A. Building permits shall be required before any construction or development is undertaken within any area of the Township of Lowhill. A building permit shall not be required for repairs to existing buildings or structures, provided that no structural changes or modifications are involved. Building permits shall also be required for any reconstruction, enlargement, alteration, raising or relocation of any building or structure. Certificates of Occupancy shall be required as set forth in the Township Zoning Ordinance.
- B. All and every person, persons or corporation who shall propose to erect or enlarge any dwelling, house, store, office or other building shall, before the commencement of such an undertaking, be required to obtain from the Township Zoning Officer (Building Permit Officer) a building permit.
- C. A permit shall be required for the construction, location, enlargement or establishment of any "building" as the term is used in the Township Zoning Ordinance unless one of the exclusions of this Ordinance applies.

- D. This section (Section 4) shall not apply to new constructions or enlargements of existing structures which will not exceed an area of 144 square feet.
- E. A sequence of constructions or alterations which individually would lie within the exclusionary provision of Section 4(D) above shall be construed in their entirety and, if it is deemed in the sound and reasonable opinion of the Township Zoning Officer (Building Permit Officer) that the person, persons or corporation responsible for such sequential constructions or alterations intended or intends to avoid the application of this Ordinance and, specifically Section 4 hereof, a permit shall be required. In such case, Section 4(D) of this Ordinance shall be devoid at any operative effect.
- F. Portable structures used for animal husbandry purposes which are on skids, such as hog shelters or poultry or calf hutches shall not require the issuance of a permit.
- G. Notwithstanding any potential exemption to the contrary, a building permit shall be required for every structure, dwelling or improvement for which the Board of Supervisors shall have specially required same in a recorded plan notation, recorded covenant, or condition of final plan approval for any subdivision plan, land development plan, or lot line adjustment plan.

Section 5 - ISSUANCE OF BUILDING PERMIT.

- A. Unless waived by the Board of Supervisors, the Building Permit Officer shall issue a building permit only after it has been determined that the proposed work to be undertaken will conform to the requirements of this and all other applicable codes and ordinances, including, but not limited to the Township Zoning Ordinance and the Township Subdivision and Land Development Ordinance, and every recorded plan notation, every recorded covenant, and every condition of final plan approval imposed by the Board of Supervisors in the context of approving any subdivision plan, land development plan, or lot line adjustment plan.
- B. Prior to the issuance of any building permit the Building Permit Officer shall review the application for permit to determine if all other necessary governmental permits such as those required by State and Federal laws have been obtained, including, but not limited to those required by Act 537 of 1966, as amended, the Pennsylvania Sewage Facilities Act, the Dam Safety and Encroachments Act, Act 1978-325, as amended, the U.S. Clean Water Act, Section 404, 33 U.S.C. 1334, and the Pennsylvania Clean Streams Act, Act 394 of 1937, as amended. No permit shall be issued until this determination has been made.
- C. No encroachment, alteration or improvement of any kind shall be made to any watercourse and/or floodplain until all adjacent municipalities which 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. In addition, the Federal Emergency Management Administration and Pennsylvania Department of Community and Economic Development shall be notified by the Township prior to any alteration or relocation of any watercourse.

Section 6 - APPLICATION PROCEDURES AND REQUIREMENTS.

- A. Application for a building permit shall be made in writing to the Building Permit Officer on forms supplied by the Township. Such application shall contain at least the following:
 1. Name and address of applicant.
 2. Name and address of owner of land on which proposed construction is to occur.
 3. Name and address of contractor.

4. Site location.
 5. Listing of other permits required.
 6. Brief description of proposed work and estimated cost.
 7. A plan of the site showing the exact size and location of the proposed construction as well as any existing buildings or structures.
 8. The Zoning Officer (Building Permit Officer) will act on such application only following the signature thereon by the property owner(s) or a person holding a valid Power of Attorney signed by such owner(s).
- B. If any proposed construction or development is located within, or partially within, any identified floodplain area, applicants for building permits shall provide all the necessary information in sufficient detail and clarity to enable the Building Permit Officer 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; and
 3. Adequate drainage is provided so as to reduce exposure to flood hazards.
- C. Applicants shall file the following minimum information plus any other pertinent information (e.g. any or all of the technical information contained in Subsection 6D) as may be required by the Building Permit Officer to make the above determination:
1. A completed building permit application form.
 2. 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:
 - a) North arrow, scale and date;
 - b) Topographic contour lines, if available;
 - c) All property and lot lines including dimensions and the size of the site expressed in acres or square feet;
 - d) The location of all existing and proposed buildings, structures, and other improvements, including the location of any existing or proposed subdivision and land development;
 - e) The location of all existing streets, drives and other accessways; and
 - f) The location of any existing bodies of water or watercourses, identified floodplain areas, and, if available, information pertaining to the floodway, and the flow of water including direction and velocities.
 3. Plans of all proposed buildings, structures and other improvements, drawn at suitable scale showing the following:
 - a) The proposed lowest floor elevation of any proposed building based upon National Geodetic Vertical Datum of 1929;
 - b) The elevation of the one hundred (100) year flood;
 - c) If available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a one hundred (100) year flood; and
 - d) Detailed information concerning any proposed flood-proofing measures.
 4. The following data and documentation:
 - a) A document, certified by a registered professional engineer or architect, which states that the proposed construction has been adequately designed to withstand the one hundred (100) year flood elevations, pressures, velocities, impact and uplift forces associated with the one hundred (100) year flood. Such statement shall

- include a description of the type and extent of flood-proofing measures which have been incorporated into the design of the structure and/or the development.
- b) The appropriate component of the Department of Environmental Protection's "Planning Module for Land Development".
 - c) 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.
 - d) Said document and statement shall contain appropriate language when necessary to determine compliance with storage requirements (all materials that are buoyant, flammable, explosive or, in times of flooding, could be injurious to human, animal or plant life should be stored at or above the regulatory flood elevation and/or flood-proofed to the maximum extent possible in compliance with Section 23 - Development Which May Endanger Human Life - Hazardous Materials and Substances) including:
 - (i) The amount, location and purposes of any dangerous materials or substances which are intended to be used, produced, stored or otherwise maintained on site.
 - (ii) A description of the following safeguards incorporated into the design of the proposed structure to prevent leaks or spills of the following dangerous materials or substances listed in Section 23 during a one hundred (100) year flood.
5. An individual lot grading plan where, in the context of approving any subdivision plan, land development plan, or lot line adjustment plan, the Board of Supervisors has, by plan notation, covenant, or condition of final plan approval, required the developer to submit to the Building Permit Officer in order to obtain a building permit. Every individual lot grading plan shall contain and relate the following information accurately:
- a) A scale of drawing of one inch for every twenty feet (1"=20');
 - b) Property lines with bearings and distances;
 - c) Streets, curbs and sidewalks along frontage, including road r/w width;
 - d) Utility and/or storm drainage easements, along with any underground utilities;
 - e) Building setback restriction lines;
 - f) Building(s) footprint with first floor and basement elevations (if applicable);
 - g) Driveway location and width, with spot elevation at street entrance;
 - h) Environmentally sensitive areas; floodplain, wetlands and/or steep slope boundaries (if applicable);
 - i) Existing and proposed ground elevations at intervals of two (2) feet and an on-site bench mark (using the same datum and bench mark as shown on the approved subdivision grading plan(s));
 - j) Positive drainage away from the dwelling provided in all cases (if applicable);
 - k) Primary on-lot sewage disposal system area (where applicable);
 - l) On-lot storm water management facility location and design computations (where applicable);
 - m) Property owner's name(s) and address, lot number and the name of the subdivision;
 - n) Plan Certification, signed and sealed by a Professional Engineer and Surveyor registered in the Commonwealth of Pennsylvania.

6. Such other information which the Board of Supervisors has reasonably articulated in a recorded plan notation, recorded covenant, or condition of final plan approval at the time the Board of Supervisors shall have given final approval of any subdivision plan, land development plan, or lot line adjustment plan where same states that submission to the Building Permit Officer is required in order to obtain a building permit.

D. Applicants for special permits shall provide five copies of the following items:

1. A written request including a completed building permit application form.
2. A small scale map showing the vicinity in which the proposed site is located.
3. 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:
 - a) North arrow, scale and date;
 - b) Topography based upon the National Geodetic Vertical Datum of 1929; showing existing and proposed contours at intervals of two (2) feet;
 - c) All property and lot lines including dimensions and the size of the site expressed in acres or square feet;
 - d) The location of all existing streets, drives, other accessways and parking areas, with information concerning widths, pavement types and construction, and elevations;
 - e) 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;
 - f) The location of the floodplain boundary line, information and spot elevations concerning the one hundred (100) year flood elevations and information concerning the flow of water including the direction and velocities;
 - g) The location of all proposed buildings, structures, utilities and any other improvements; and
 - h) Any other information which the municipality considers necessary for adequate review of the application.
4. Plans of all proposed buildings, structures and other improvements, clearly and legibly drawn at suitable scale showing the following:
 - a) Sufficiently detailed architectural or engineering drawings including floor plans, sections, and exterior building elevations, as appropriate;
 - b) For any proposed building, the elevation of the lowest floor (including basement) and, as required, the elevation of any other floor;
 - c) Complete information concerning flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the one hundred (100) year flood;
 - d) Detailed information concerning any proposed flood-proofing measures;
 - e) Cross-section drawings for all proposed streets, drives, other accessways, and parking areas, showing all rights-of-way and pavement widths;
 - f) Profile drawings for all proposed streets, drives, and vehicular accessways including existing and proposed grades; and
 - g) Plans and profiles of all proposed sanitary and storm sewer systems, water supply systems, and any other utilities and facilities.
5. The following data and documentation;
 - a) 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;

- b) Certification from a registered professional engineer, architect, or landscape architect that the proposed construction has been adequately designed to protect against damage from the one hundred (100) year flood;
- c) 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 one hundred (100) year flood, including a statement concerning the effects such pollution may have on human life;
- d) 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 one hundred (100) year flood elevations and flows;
- e) 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 one hundred (100) year flood elevation and the effects such materials and debris may have on one hundred (100) year flood elevations and flows;
- f) The appropriate component of the Department of Environmental Protection's "Planning Module for Land Development".
- g) 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;
- h) 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
- i) An evacuation plan which fully explains the manner in which the site will be safely evacuated before or during the course of a one hundred (100) year flood.

Section 7 - REVIEW OF APPLICATION BY OTHERS. A copy of all plans and applications for any proposed construction or development in any identified floodplain area to be considered for approval may be submitted by the Building Permit Officer to any other appropriate agencies and/or individuals including the municipal planning commission, if any, the Lehigh Valley Planning Commission, the Township Engineer, and the Lehigh County Conservation District for further review and comment.

Section 8 - CHANGES. After the issuance of a building permit by the Building Permit 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 consent or approval of the Building Permit Officer. Requests for any such change shall be in writing, and shall be submitted by the applicant to the Building Permit Officer for consideration.

Section 9 - PLACARDS. In addition to the building permit, the Building Permit Officer shall issue a placard which shall be displayed on the premises during the time construction is in progress. This placard shall show the number of the building permit, the date of its issuance and be signed by the Building Permit Officer.

Section 10 - START OF CONSTRUCTION- EXPIRATION OF PERMIT. Work on any proposed project for which a permit or certificate of occupancy is required (hereinafter "permit") shall begin within six (6) months after the date of issuance of the building permit or the permit

shall expire unless a time extension is granted, in writing, by the Building Permit Officer. Construction and/or development shall be considered to have started with the preparation of land, land clearing, grading, filling, excavation for basement, footings, piers, or foundations, erection of temporary forms, the installation of piling under proposed subsurface footings, or the installation of sewer, gas and water pipes, or electrical or other service lines from the street. To the extent the structure or building for which the permit was issued has not been fully completed within one (1) year from the date of the issuance of the permit, the permit shall expire at such time and, the applicant shall be required to apply for an additional and/or renewal of the permit as is appropriate pursuant to the provisions of this Ordinance.

Permits which have been issued prior to the effective date of this Ordinance shall expire one (1) year from the effective date hereof. Whenever the Zoning Officer is authorized or directed by the Zoning Hearing Board to issue a permit, the Zoning Officer shall do so which permit shall be effective as of the date of the entry of the decision or the order of the Zoning Hearing Board.

Section 11 - INSPECTION AND REVOCATION.

- A. During the construction period, the Building Permit Officer or other authorized official shall inspect the premises to determine that the work is progressing in compliance with the information provided on the permit application and with all applicable Township laws and ordinances. He shall make as many inspections during and upon completion of the work as are necessary.
- B. In the discharge of his duties, the Building Permit Officer shall have the authority to enter any building, structure, premises or development in the identified flood-prone area, or otherwise, upon presentation of proper credentials, at any reasonable hour to enforce the provisions of this Ordinance.
- C. In the event the Building Permit Officer discovers that the work does not comply with the permit application or any applicable laws and ordinances, or that there has been a false statement or misrepresentation by any applicant, the Building Permit Officer shall revoke the building permit and report such fact to the Board of Supervisors for whatever action it considers necessary.
- D. A record of all such inspections and violations of this Ordinance shall be maintained.

Section 12 - PERMIT FEES.

- A. Applications for a building permit shall be accompanied by a fee, payable to the Township in accordance with a schedule of fees adopted by the Board of Supervisors.
- B. The applicant for a building permit shall pay the initial building permit application fees customarily charged by the Township according to the Township's fee schedule which schedule shall be set from time to time by Resolution by the Board of Supervisors; and
- C. Unless specifically established otherwise by a duly adopted fee schedule, the applicant shall also reimburse, in addition to the standard building permit application fee, the Township for all fees and costs for all engineering, legal, consultant and professional services, or fees for other professionals and/or consultants, incurred in the processing of the building permit application as well as any other related expenses reasonably incurred by the Township respecting the application. Prior to or during the course of reviewing the application, the Township may require the applicant to place a sufficient sum in escrow (said

sum to be determined solely by the Township) to cover the costs and fees which the Township estimates it will reasonably incur during the processing and review of the application.

Section 13 - ENFORCEMENT.

- A. Notices. Whenever the Building Permit Officer or other authorized municipal representative determines that there are reasonable grounds to believe that there has been a violation of any provisions of this Ordinance, or of any regulation adopted pursuant thereto, such authority shall give notice of such alleged violation as hereinafter provided. Such notice shall (a) be in writing; (b) include a statement of the reasons for its issuance; (c) allow a reasonable time not to exceed a period of thirty (30) days for the performance of any act it requires; (d) be served upon the property owner or his agent as the case may require; provided, however, that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been served with such notice by any other method authorized or required by the laws of this State; (e) contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Ordinance, or any part thereof, and with the regulations adopted pursuant thereto.
- B. Penalties. Any person, partnership, entity or corporation who or which has violated or permitted the violation of the provisions of this Ordinance shall be liable upon conviction by a magisterial district judge to pay a fine of not less than two hundred (\$200.00) dollars and not more than one thousand (\$1,000.00) dollars for each offense, together with the costs of prosecution. The enforcement of this Ordinance shall be by action brought before the magisterial district judge in the same manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure. The municipal solicitor may assume charge of the prosecution without the consent of the District Attorney. Each day or portion thereof in which a violation exists shall be considered a separate violation of this Ordinance, and each section of this Ordinance which is violated shall be considered a separate violation. In default of payment of such fine, such person shall be liable to imprisonment for a period not exceeding thirty (30) days. This Ordinance may be enforced by the Township through an action in equity brought in the Court of Common Pleas in and for Lehigh County. In addition or in lieu of the penalties provided in this Ordinance, the Township Administrator may revoke any permit issued under this Ordinance when the permit holder has violated the provisions of the Ordinance. The penalty section is enacted pursuant to the Second Class Township Code 53 P.S. Section 66601 et.seq. for regulation of building, housing, property maintenance, public safety, health, fire, and water pollution purposes.

Section 14 - APPEALS.

- A. Any person aggrieved by an action or decision of the Building Permit Officer concerning the administration of the provisions of this Ordinance may appeal to the Board of Supervisors. Such appeal must be filed, in writing, within thirty (30) days after the decision or action of the Building Permit Officer.
- B. Upon receipt of such appeal the Board of Supervisors shall set a time and place, within not less than ten (10) nor more than thirty (30) days, for the purpose of considering the appeal. Notice of the time and place at which the appeal will be considered shall be given to all parties.

- C. Any person aggrieved by any decision of the Board of Supervisors may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of this Commonwealth including Act 166 of 1978 as amended, the Pennsylvania Floodplain Management Act and/or the Pennsylvania Municipalities Planning.
- D. Should the reason for the denial of the permit be by reason of failure to comply with other existing ordinances, including the Township Zoning Ordinance and, should there be an existing appeal procedure in such other ordinance, such as the Zoning Ordinance, then in such event, appeals from the permit denial for reason of noncompliance with other ordinances such as the Township Zoning Ordinance shall to that extent be governed by the appeal procedures of such other ordinances, including the Township Zoning Ordinance.

Section 15 - IDENTIFICATION OF FLOODPLAIN AREAS. The identified floodplain area shall be those areas of Lowhill Township which are subject to the one hundred (100) year flood as identified in the Flood Insurance Study (FIS), most recent version, and accompanying Flood Insurance Rate Maps (FIRM) prepared for Lowhill Township by the Federal Emergency Management Agency (FEMA) or other sources and studies found acceptable by Lowhill Township.

Section 16 - DETERMINATION OF THE 100 YEAR FLOOD ELEVATION. For the purpose of this Ordinance, the one hundred (100) year flood elevation shall be used as the basis for regulation. To determine the one hundred (100) year flood elevation, the elevation at a given point on the boundary of the identified floodplain area which is nearest the construction site in question will be used. In helping to make this necessary elevation determination other sources of data where available shall be used such as:

- A. Corps of Engineers - Floodplain information reports.
- B. U.S. Geological Survey - Flood-prone quadrangles.
- C. U.S.D.A., Soil Conservation Service - County soil surveys (alluvial soils) or P.L. 566 flood information.
- D. Pennsylvania Department of Environmental Protection - Flood control investigations.
- E. Known high-water marks from past floods.
- F. Other sources.

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.

Section 17 - 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 or possibility for such revision. However, prior to any such change, approval must be obtained from the Federal Insurance Administration (FIA).

Section 18 - DISPUTES. Should a dispute arise concerning any identified floodplain boundary, an initial determination shall be made by the Building Permit Officer and any person aggrieved by such decision may appeal to the Board of Supervisors. The burden of proof shall be on the appellant.

Section 19 - TECHNICAL PROVISIONS.

- A. In the identified floodplain area, the development and/or use of any land shall be permitted provided that the development and/or use complies with the restrictions and requirements of this and all other applicable codes and ordinances in force in the municipality.
- B. Within any identified floodplain area, 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 a permit is obtained from the Department of Environmental Protection and Bureau of Dams, Waterways and Wetlands.
- C. Within any floodway area, no new construction or development shall be permitted that would cause any increase in the one hundred (100) year flood elevation.

Section 20 - ELEVATION AND FLOOD-PROOFING REQUIREMENTS.

A. Residential Structures

Within any identified floodplain area, the elevation of the lowest floor (including basement) of any new or substantially improved residential structure shall be one and one-half (1 ½) feet or more above the one hundred (100) year flood elevation.

B. Nonresidential Structures

- 1. Within any identified floodplain area, the elevation of the lowest floor (including basement) of any new or substantially improved nonresidential structure shall be one and one-half (1 ½) feet or more above the one hundred (100) year flood elevation or be designed and constructed so that the space enclosed by such structure shall remain either completely or essentially dry during any flood up to that height.
- 2. Any structure, or part thereof, which will not be completely or adequately elevated, shall be designed and constructed to be completely or essentially dry in accordance with the applicable Technical Bulletins from the US Army Corps of Engineers.

C. A fully enclosed space below the lower floor (including basement) is prohibited.

D. A partially enclosed space below the lower floor (including basement) 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 "partially 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:

- 1. 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.
- 2. The bottom of all openings shall be no higher than one (1) foot above grade.
- 3. Openings may be equipped with screens, louvers, etc. or other coverings or devices provided that they permit the automatic entry and exit of flood waters.

Section 21 - DESIGN AND CONSTRUCTION STANDARDS. The following minimum standards shall apply for all construction proposed to be undertaken within any identified floodplain area:

A. Fill

If fill is used, it shall:

1. Extend laterally at least fifteen (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 three (3) horizontal, unless substantiated data, justifying steeper slopes are submitted to, and approved by the Building Permit Officer; and
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 on to 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 sewage 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.

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 Section 23, shall be stored at or above the Regulatory Flood Elevation and/or flood-proofed to the maximum extent possible.

G. Placement of Buildings and Structures

All buildings and structures shall be 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 or other finishes used at or below the Regulatory Flood Elevation shall be of a "marine" or water-resistant quality.
2. Adhesives used at or below the Regulatory Flood Elevation shall be of a "marine" or water-resistant quality.
3. All wooden components (doors, trim cabinets, etc.) 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 one hundred (100) year 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 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.

Section 22 - SPECIAL REQUIREMENTS FOR MANUFACTURED HOMES IN IDENTIFIED FLOODPLAIN AREAS.

- A. Within any identified floodplain area, all manufactured homes and any additions thereto shall be prohibited within the area measured fifty (50) feet landward from the top-of-bank of any watercourse.
- B. Where permitted within any identified floodplain area, all manufactured homes and additions thereto shall be:
 1. Anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors in accordance with the American National Standards

as specified in the Standard for the Installation of Manufactured Homes Including Manufactured Home Park Requirements (NFPA No. 501A-1974 (ANSI A119.3-1975)) as amended for Manufactured Homes in Hurricane Zones or other appropriate standards such as the following:

- a) Over-the-top ties shall be provided at each of the four (4) corners of the manufactured home, with two (2) additional ties per side at intermediate locations for units fifty (50) feet or more in length, and one (1) additional tie per side for units less than fifty (50) feet in length.
 - b) Frame ties shall be provided at each corner of the manufactured home, with five (5) additional ties per side at intermediate locations for units fifty (50) feet or more in length, and four (4) additional ties per side for units less than fifty (50) feet in length.
 - c) All components of the anchoring system shall be capable of carrying a force of four thousand, eight hundred (4,800) pounds.
2. Elevated in accordance with the following requirements:
- a) The stands or lots shall be elevated on compacted fill, or on pilings so that the lowest floor of the manufactured home will be one and one-half (1 ½) feet or more above the elevation of the one hundred (100) year flood.
 - b) Adequate surface drainage is provided.
 - c) Adequate access for a hauler is provided.
 - d) Where pilings are used for elevation, the lots shall be large enough to permit steps; piling foundations shall be placed in stable soil no more than ten (10) feet apart; reinforcement shall be provided for pilings that will extend for six (6) feet or more above the ground level.
3. Manufactured homes shall be placed on a permanent foundation.
- C. An evacuation plan indicating alternate vehicular access and escape routes shall be filed with the appropriate Township Administrator for manufactured home parks and manufactured home subdivisions.

Section 23 - DEVELOPMENT WHICH MAY ENDANGER HUMAN LIFE - HAZARDOUS MATERIALS AND SUBSTANCES.

- A. In accordance with the Pennsylvania Floodplain Management Act, and the regulations adopted by the Pennsylvania Department of Community and Economic Development as required by the Act, any new or substantially improved structure which will be used for the production or storage of any of the following dangerous materials or substances or which will be used for any activity requiring the maintenance of a supply (more than 550 gallons or other comparable volume or any amount of radioactive substances) of any of the following dangerous materials or substances on the premises, shall be subject to the provisions of this section, in addition to all other applicable provisions:
1. Acetone
 2. Ammonia
 3. Benzene
 4. Calcium carbide
 5. Carbon disulfide
 6. Celluloid
 7. Chlorine
 8. Hydrochloric acid
 9. Hydrocyanic acid

10. Magnesium
11. Nitric acid and oxides of nitrogen
12. Petroleum products (gasoline, fuel oil, etc.)
13. Phosphorus
14. Potassium
15. Sodium
16. Sulfur and sulfur products
17. Pesticides (including insecticides, fungicides, and rodenticides)
18. 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. Where permitted within any identified floodplain area, any new or substantially improved structure of the kind described in Subsection A above, shall be:
1. Elevated or designed and constructed to remain completely dry up to at least one and one-half (1 ½) feet above the one hundred (100 year) flood and,
 2. Designed to prevent pollution from the structure or activity during the course of a one hundred (100) year 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 flood-proofing contained in the publication "Flood-proofing Regulations" (U.S. Army Corps of Engineers, June 1972 as amended March 1992), or with some other equivalent watertight standard.

- D. In addition, the Township may attach whatever additional conditions and safeguards it may deem necessary and reasonable in order to implement the purposes of this Ordinance and to protect the general health, safety and welfare of the public.

Section 24 - EXISTING STRUCTURES IN FLOODPLAIN AREAS. Structures existing in any identified flood-prone area prior to the enactment of this Ordinance, but which are not in compliance with these provisions, may continue to remain subject to the following:

1. Existing structures located in any identified floodway area shall not be expanded or enlarged, unless the effect of the proposed expansion or enlargement on flood heights is fully offset by accompanying improvements.
2. Notwithstanding any provision of this Ordinance to the contrary, any modification, alteration, reconstruction or improvement of any kind to an existing structure, to an extent or amount of (fifty) 50 percent or more of its market value, shall constitute a substantial improvement and shall be undertaken only in full compliance with the provisions of this Ordinance.

Section 24.5 - ACCESSORY STRUCTURES.

- A. Structures accessory to a principal building need not be elevated or flood-proofed to remain dry, but shall comply, at a minimum with the following requirements:
1. The structure shall not be designed or used for human habitation, but shall be limited to the parking of vehicles, or to the storage of tools, material and equipment related to the principal use or activity.
 2. Floor area shall not exceed six hundred (600) square feet.
 3. The structure will have a low damage potential.

4. The structure will be located on the site so as to cause the least obstruction to the flow of flood waters.
5. Power lines, wiring and outlets will be at least one and one half (1 ½) feet above the one hundred (100) year flood elevation.
6. Permanently affixed utility equipment and appliances such as furnaces, heaters, washers, dryers, etc. are prohibited.
7. Sanitary facilities are prohibited.
8. The structure shall be adequately anchored to prevent flotation movement and shall be designed to automatically provide for the entry and exit of flood waters 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) Minimum of two (2) openings having a net total area of not less than one (1) square inch for every square foot of the 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.

Section 25 - ACTIVITIES REQUIRING SPECIAL PERMITS. In accordance with the Pennsylvania Department of Community and Economic Development's administrative regulations implementing Act 166 of 1978, the Pennsylvania Floodplain Management Act, the following obstructions and activities are prohibited if located entirely or partially within an identified floodplain area unless a special permit is issued:

- A. Hospitals (public or private)
- B. Nursing homes (public or private)
- C. Jails or prisons
- D. New manufactured home parks and manufactured home subdivisions, and substantial improvements to them or existing manufactured home parks

Section 26 - APPLICATION REVIEW PROCEDURES. Upon receipt of an application for a special permit by the Township the following procedures shall apply in addition to those of Sections 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15:

- A. Within three (3) working days following receipt of the application, a complete copy of the application and all accompanying documentation shall be forwarded to the Lehigh Valley Planning Commission by registered or certified mail for its review and recommendations, copies of the application shall also be forwarded to the Township Planning Commission, if there be any, and the Township Engineer for review and comment.
- B. If an application is received that is incomplete, the Township shall notify the applicant, in writing, stating in what respects the application is deficient.
- C. If the Township decides to disapprove an application, it shall notify the applicant, in writing, of the reasons for the disapproval.
- D. If the Township approves an application, it shall file written notification, together with the application and all pertinent information, with the Pennsylvania Department of Community and Economic Development, by registered or certified mail, within five (5) working days after the date of approval.

- E. Before issuing the special permit, the Township shall allow the Pennsylvania Department of Community and Economic Development thirty (30) days, after receipt of the notification by the Department, to review the application and the decision made by the Township.
- F. If the Township does not receive any communication from the Pennsylvania Department of Community and Economic Development during the thirty (30) day review period, it may issue a special permit to the applicant.
- G. If the Pennsylvania Department of Community and Economic Development should decide to disapprove an application, it shall notify the Township and the applicant, in writing, of the reasons for the disapproval, and the Township shall not issue the special permit.

Section 27 - SPECIAL TECHNICAL REQUIREMENTS.

- A. In addition to the requirements of Sections 19-23 of this Ordinance, the following minimum requirements shall also apply. If there is any conflict between any of the following requirements and those in Sections 19-23 of this Ordinance or in any other code, ordinance or regulation, the more restrictive provision shall apply.
- B. No application for a special permit shall be approved unless it can be determined that the structure or activity will be located, constructed and maintained in a manner which will:
 - 1. Fully protect the health and safety of the general public and any occupants of the structure. At a minimum, all new structures shall be designed, located and constructed so that:
 - a) The structure will survive inundation by waters of the one hundred (100) year flood without any lateral movement or damage to either the structure itself, or to any of its equipment or contents below the one hundred (100) year flood elevation.
 - b) The elevation of the lowest floor (including basement) will be at least one and one half (1 ½) feet above the one hundred (100) year flood elevation.
 - c) The occupants of the structure can remain inside for an indefinite period of time and be safely evacuated at any time during the one hundred (100) year flood.
 - 2. Prevent any significant possibility of pollution, increased flood levels or flows, or debris endangering life and property.

All 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 and the Pennsylvania Department of Community and Economic Development.

- C. In approving any application for a special permit, the Township may attach whatever additional conditions and safeguards it may deem necessary and reasonable in order to implement the purposes of this Ordinance and to protect the general health, safety and welfare of the public.

Section 28 - VARIANCES. If compliance with any of the requirements of this Ordinance would result in an exceptional hardship for a prospective builder, developer or landowner, the Township may, upon request, grant relief from the strict application of the requirements.

Requests for variances shall be considered by the Township in accordance with the procedures contained in Section 14 and the following:

1. No variance shall be granted for any construction, development, use or activity within any floodplain area that would cause any increase in the one hundred (100) year flood elevation.
2. Except for a possible modification of the freeboard requirements involved, no variance shall be granted for any of the other requirements pertaining specifically to development regulated by Special Permit (Section 25 et.seq.) or to Development Which May Endanger Human Life (Section 23).
3. If granted, a variance shall involve only the least modification necessary to provide relief.
4. 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 Ordinance.
5. Whenever a variance is granted, the Township shall notify the applicant in writing that:
 - a) The granting of the variance may result in increased premium rates for flood insurance.
 - b) Such variances may increase the risks to life and property.
6. In reviewing any request for a variance, the Township shall consider, but not be limited to, the following:
 - a) That there is good and sufficient cause.
 - b) That failure to grant the variance would result in exceptional hardship to the applicant.
 - c) That the granting of the variance will not result in an unacceptable or prohibited increase in flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on, or victimization of the public, or conflict with any other applicable local or State ordinance and regulations.
7. 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 Federal Insurance Administration.
8. For purposes of this section, when the "Township" is referred to, it shall mean the Zoning Hearing Board of the Township of Lowhill, if there be any, and if not, the Board of Supervisors of Lowhill.
9. Notwithstanding any of the above, however, all structures shall be designed and constructed so as to have the capability of resisting the one hundred (100) year flood.

Section 29 - DEFINITIONS. Unless specifically defined below, words and phrases used in this Ordinance shall be interpreted so as to give this Ordinance its most reasonable application.

- A. Accessory use or structure. A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.
- B. Basement. Any area of the building having its floor below ground level on all sides.
- C. Building. A combination of materials to form a permanent structure having walls and a roof. Included shall be all manufactured homes and trailers to be used for human habitation.
- D. Completely dry space. A space which will remain totally dry during flooding; the structure is designed and constructed to prevent the passage of water and water vapor.

- E. Construction. The construction, reconstruction, renovation, repair, extension, expansion, alteration or relocation of a building or structure including the placement of manufactured homes.
- F. Development. Any man-made changes to improved or unimproved real estate, and 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.
- G. Essentially dry space. A space which will remain dry during flooding, except for the passage of some water vapor or minor seepage; the structure is substantially impermeable to the passage of water.
- H. Flood. A temporary inundation of normally dry land areas.
- I. Floodplain area. A relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse; and/or any area subject to the unusual and rapid accumulation of surface waters from any source.
- J. Flood-proofing. Means 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 and their contents.
- K. Floodway. The designated area of a floodplain required to carry and discharge flood waters of a given magnitude. For the purpose of this Ordinance, the floodway shall be capable of accommodating a flood of the one hundred (100) year magnitude.
- L. Historic structure. Any structure that is:
 - 1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily be determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
 - 2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - 3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
 - 4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (i) By an approved state program as determined by the Secretary of the Interior; or
 - (ii) Directly by the Secretary of the Interior in states without approved programs.
- M. Identified floodplain area. The floodplain area specifically identified in this Ordinance as being inundated by the one hundred (100) year flood.
- N. Land development. Any of the following activities:
 - 1. The improvement of one (1) lot or two (2) or more contiguous lots, tracts, or parcels of land for any purpose involving;
 - (i) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or

- (ii) The division or allocation of land or space, whether initially or cumulatively, or between or among two (2) or more existing or prospective occupants by means of, or for the purpose of streets, common areas, lease holds, condominiums, building groups or other features.

2. A subdivision of land.

- O. Lowest floor. The lowest floor of the lowest fully enclosed area (including basement). An unfurnished, 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 a violation of the applicable non-elevation design requirement of this Ordinance.
- P. Manufactured home. A structure, transportable in one (1) 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 parts trailers, travel trailers, recreational and other similar vehicles which are placed on a site for more than one hundred and eighty (180) consecutive days.
- Q. Manufactured home park. A parcel of land under single ownership, which has been planned and improved for the placement of two (2) or more manufactured homes for non-transient use.
- R. Minor repair. The replacement of existing work with equivalent materials for the purpose of its routine maintenance and upkeep, but not including the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the exitway requirements; nor shall minor repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, oil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.
- S. New construction. Structures for which the start of construction commenced on or March 10, 1982, and includes any subsequent improvements thereto.
- T. Obstruction. Any wall, dam, wharf, embankment, levee, dike, pile abutment, projection, excavation, channel, rectification, culvert, building, fence, stockpile, refuse, fill, structure or matter in, along, across or projecting into any channel, watercourse or flood-prone area, which may impede, retard or change the direction of the flow of water either in itself or by catching or collecting debris carried by such water or is placed where the flow of the water might carry the same downstream to the damage of life and property.
- U. One hundred year flood. A flood that, on the average, is likely to occur once every one hundred (100) years (i.e. that has one (1) percent chance of occurring each year, although the flood may occur in any year).
- V. Person. An individual, partnership, public or private association or corporation, firm, trust, estate, municipality, governmental unit, public utility, limited liability company, or any other legal entity whatsoever, which is recognized by law as the subject of rights and duties.

- W. Recreational vehicle. A vehicle which is:
1. Built on a single chassis;
 2. Not more than four hundred (400) square feet, measured at the largest horizontal projection;
 3. Designed to be self-propelled or permanently towable by a light-duty truck;
 4. Not designed for use as a permanent dwelling but as temporary living quarters for recreation, camping, travel or seasonal use.
- X. Regulatory flood elevation. The one hundred (100) year flood elevation plus a freeboard safety factor of one and one-half (1 ½) feet.
- Y. Special permit. A special approval which is required for hospitals, nursing homes, jails and new manufactured home parks and substantial improvements to such existing parks, when such development is located in all, or a designated portion of a floodplain.
- Z. Structure. Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to land.
- AA. Subdivision. The division or re-division of a lot, tract or parcel of land by any means into two (2) or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.
- BB. Substantial damage. Damage from any costs sustained by a structure or whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty (50) percent or more of the market value of the structure before the damage occurred.
- CC. Substantial improvement. Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceed fifty (50) percent 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 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 alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure".

Section 30 - ABROGATION AND GREATER RESTRICTIONS. This Ordinance supersedes any other conflicting provisions which may be in effect in identified floodplain areas. If there is a conflict between any of the provisions of this Ordinance, the more restrictive shall apply. However, any other Ordinance provisions shall remain in full force and effect to the extent that those provisions are more restrictive.

Section 31 - SEVERABILITY. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and for this purpose the provisions of this Ordinance are hereby declared to be severable.

Section 32 - WARNING AND DISCLAIMER OF LIABILITY. The degree of flood protection sought by the provisions of this Ordinance is considered reasonable for regulatory purposes and is based on acceptable engineering methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This Ordinance does not imply that areas outside any identified floodplain area, or that land uses permitted within such areas will be free from flooding or flood damages.

This Ordinance 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 Ordinance or any administrative decision lawfully made thereunder.

Section 33 - EFFECTIVE DATE

The provisions of this Ordinance shall become effective five (5) day following enactment of this Ordinance.

DULY ENACTED AND ORDAINED this 3rd day of March, 1982, by the Board of Supervisors of the Township of Lowhill, Lehigh County, Pennsylvania, in lawful session and duly assembled.

TOWNSHIP OF LOWHILL

[Signature]

[Signature]

[Signature]

ATTEST:

[Signature]
Barbara Kressley, Secretary

Ordinance #2-82 dated 3/3/82
Amended #2-84 dated 1/4/84
Amended #97-3 dated 8/6/97
Amended #2001-1 dated 11/15/01
Amended #2010-4 dated 10/7/10