

STORMWATER MANAGEMENT

Facilities	(A) All stormwater management needs are accommodated utilizing underground retention/subsurface system(s)	10
	(B) A minimum of 50% of stormwater management needs are accommodated utilizing underground retention/subsurface systems(s)	5
	(C) More than 50% of stormwater management needs are accommodated on the surface of the lot	0

LANDSCAPING

	The caliper of trees specified and installed at the time of development are at least 1" greater in diameter at breast height than the minimum caliper as required by the Township	5
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D. General Characteristics of Compatibility.

1. Exterior Walls:

- a. Buildings shall be designed to avoid simple "boxlike" structures. Horizontal or vertical wall articulation shall be expressed through the use of full roofs, projecting wing walls, wall offsets, recessed entries, awnings, roof overhangs, second floor setbacks or covered arcades.
- b. Freestanding buildings with walls at or less than 100 feet from a curb line should not have continuous, visually unbroken walls. Articulation could be established through the use of varying front wall setbacks, multi-planed roofs, second floor setbacks, porches, arcades, awnings, recessed entries, batten siding, wing walls, or roof overhangs.

2. Parking and Circulation:

- a. General Design Principles: All commercial parking areas shall be designed in accordance with Part XVII, Parking Requirements, of this Zoning Ordinance unless otherwise stated.
- b. To the greatest extent possible, parking shall be located within 200 feet of the building's principal entrance and shall be positioned so that vehicle headlights are oriented toward a right-of-way.

- c. Parking lot plans shall incorporate the following where applicable:
 - i. Dimensions for internal spacing, vehicle circulation and other landscaped areas.
 - ii. Curbing, stall marking, signing, pedestrian crossings, and other vehicular devices.
 - iii. Location of lighting fixtures and illumination levels at grade.
 - iv. Location of trash enclosures.
 - v. Location of drainage inlets.
 - vi. Location of fire hydrants.
 - vii. Location of landscaped areas.
 - viii. Material design of perimeter walls.
 - ix. Utility cabinets and transformers.
 - x. Bike racks.
 - xi. Spot elevations.
 - xii. If future expansion is expected, space shall be reserved for future parking.
 - xiii. Whenever a driveway is abandoned, the owner shall remove all driveway pavements, replace the curb, and landscape the area to match the adjacent landscaping.
 - xiv. Parking areas shall be separated from buildings by either a raised concrete walkway or landscaped strip with a six-inch curb. Situations where parking spaces directly abut the buildings shall be avoided.

Review Process: The above considerations shall be made as part of any application associated with the provisions of Chapter 22, Subdivision and Land Development Ordinance, Part 4, Procedure for Submission of Land Development Plans.

Where subdivision approval is also sought by the developer/applicant, that approval shall be considered simultaneously with the formal application for land development approval. Submittal material and review procedures shall be consistent with Chapter 22, Subdivision and Land Development, Part 3, Procedure for Submission of Subdivision Plats, Section 22-304, Final Subdivision Plan Procedures.

PART XVII

PARKING REQUIREMENTS

SECTION 1700 GENERAL REQUIREMENTS

- A. Off-street parking, loading and unloading facilities shall be provided to lessen congestion in the streets. The facilities required herein shall be available throughout the hours of operation of the particular business or use for which such facilities are provided. As used herein, the term "parking space" includes either covered garage space or uncovered parking lot space located off or beyond the public right-of-way.
- B. Off-lot parking may be permitted with the conditional approval of the Township Board of Supervisors provided the same shall be within a maximum distance of four hundred (400) lineal feet from the use for which the parking is being provided.
- C. All off-street parking or loading/unloading area(s) shall be so arranged or located as to provide for orderly and safe parking, loading, unloading, and storage of vehicles. No application for a building permit for a new, enlarged, or altered structure or improvement of use shall be accepted unless there is included a plot plan drawn to scale, showing the location, layout, and other necessary details of the off-street parking, loading/unloading facilities required.
1. All parking spaces shall be independently accessible such that a vehicle may enter or exit any space without the necessity of moving another vehicle.
 2. No off-street parking, loading, or unloading space shall be located or arranged so as to permit or cause any vehicle to be backed out onto any collector, minor arterial, or principal arterial road.
 3. In parking areas of one (1) to six (6) parking spaces an additional ninety (90) square feet per parking space shall be required for turning access.
 4. In parking areas containing more than six (6) parking spaces, a parking aisle shall be required.
 - (a) The width of the aisle between lanes of parking stalls which provides access to individual parking spaces shall be sized in accordance to the degree of parking angle provided in such parking spaces as follows:

Parking Angle	Minimum Aisle Width	
	One-way traffic	Two-way traffic
30 degrees	10 feet	20 feet

Parking Angle	Minimum Aisle Width	
	One-way traffic	Two-way traffic
45 degrees	12 feet	*
60 degrees	18 feet	*
70 degrees	19 feet	24 feet
90 degrees	23 feet	24 feet

NOTE: Additional aisle width shall be required where the aisle serves as a principal means of access (access drive) to on- site buildings or structures.

* Where parking angles of 45 degrees to 60 degrees are planned, one-way traffic on aisle shall be provided.

(b) One-way aisle shall not be "dead-ended". A functional exit shall be provided.

- D. Adequate standby/stacking lane(s) to serve as reservoir capacity into parking areas or to drive-in service areas shall be provided adjacent to but separate from the parking aisle and access drives.

Facility/Use	Reservoir Capacity of Stand-by/Stacking Lane(s)*
(1) Drive-in Banks, Financial, similar uses.	4 spaces/auto teller station
(2) Drive-in Theater or similar uses.	15% of theater parking space
(3) Drive-in Retail Trade or Services	6 spaces attendant station.
(4) Mechanical Car Washes or similar uses	15 spaces.
(5) Gasoline Service Stations or uses	2 spaces/gasoline pump.

"Space" as used above shall be defined as being the minimum parking space specified by the terms of this *Chapter*.

- E. There shall be adequate provision for ingress and egress to all parking and loading spaces designed for use by employees, customers, delivery services, sales people and/or the general public. There shall be provided an access drive of not less than twelve (12) feet in width per lane of traffic; and not less than eighteen (18) feet in width in all cases where the access is to storage areas or loading and unloading spaces required hereunder. One (1) lane shall be used for ingress and one (1) for egress. A single-family detached residential dwelling use is excluded from this requirement.
- F. Fire Lanes shall be provided for, of sufficient width and approved by the Chippewa Township Fire Department.
- G. All parking spaces, parking areas, parking aisles, standby/stacking lanes, loading, and unloading spaces and areas plus fire lanes, access drives and driveways shall be designed in accordance with the Township's Subdivision

and Development Ordinance. All parking spaces, parking areas, parking aisles, standby/stacking lanes, loading, and unloading spaces and areas plus access drives and driveways shall be graded, drained and surfaced in such a manner that there will be no free flow of water onto either adjacent property, sidewalks, or public streets. All grading and storm water drainage design must meet the Township's Subdivision and Land Development Ordinance requirements. All areas and lanes shall be separated from the right-of-way lanes of a public street or adjoining property line by a planting strip at least ten (10) feet in depth. (Revised by Ord. 187, 6/8/1998)

- H. Lighting to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises and public right-of-way.
- I. All parking and traffic movements shall be controlled by signs and/or curbing approved by the Township Board of Supervisors.
- J. Sight Triangle must be maintained.
- K. Yards and Setbacks for off-street and unloading facilities shall be maintained.
- L. An area or structure used as an off-site parking and/or loading/unloading facility may be constructed under a side yard or rear yard. The space above the underground/subsurface garage may be regarded as part of the required yard space (open space) of the lot on which it is located provided that a minimum of three (3) sides of the underground garage are below the level of the exterior grade of the surrounding yard.

SECTION 1701 SPECIFIC PARKING REQUIREMENTS

Any structure or building hereafter erected, converted, or enlarged for any of the following uses or combination of uses or any open areas hereafter used for one or several uses shall be provided with not less than the minimum off-street parking spaces as set forth below. Said parking spaces shall be developed in accordance with applicable General Requirement within this Part. Fractional numbers or parking spaces shall be increased to the next whole number. In the PC Planned Commerce Zoning District no parking on streets is permitted. All parking where possible is to be located to the side or rear of the building except for limited visitor parking which may occur in the area fronting upon the street. All areas used for driveway, loading, service, parking or vehicular storage shall be surfaced with an approved pavement. All paved areas must be properly drained so that erosion will not be created on the property or adjacent properties. Uses listed herein are defined under Part III of this Chapter.

A. Residential Uses:

- 1. Residential conversion dwelling, single-family detached dwelling, single-family semi-detached dwelling, and two-family detached dwelling shall be provided with two (2) off-street parking spaces per dwelling unit.

2. Two-family semi-detached dwelling and multi-family dwelling shall be provided with off-street parking spaces per dwelling unit based on the following schedule:
 - (a) Studio apartment unit - one (1) parking space per unit.
 - (b) One (1) bedroom unit - 1.5 parking spaces per unit.
 - (c) Two (2) or more bedroom unit - two (2) parking spaces per unit.
 - (d) In addition, guest parking in the amount of one (1) space shall be provided for each five (5) dwelling units.
3. All mobile homes and mobile home parks shall provide two (2) off-street parking spaces per berth intended for a mobile home installation.
4. Community buildings being part of a planned residential development area, a single or multi-family residential development or a mobile home park development shall provide one (1) parking space per ten (10) dwelling units within the development.
5. Home occupations shall provide one (1) parking space for each non resident employee and two (2) parking spaces for patron use in addition to the required residential parking.

B. Other Uses

USES	PARKING REQUIREMENTS
Agricultural production of crops and livestock	One (1) parking space per employee plus one (1) parking space for every two hundred (200) square feet of gross floor space open to public plus off-street parking adequate for all equipment used in the listed activities. If animals are boarded one (1) additional parking space for every six (6) boarding units is required.
Forestry and fishing, hunting and trapping	One (1) parking space per employee plus off-street for all equipment used in the listed above activities.
Mining, Manufacturing, Transportation, Communications, Electric, Gas and Sanitary Services, Services, Wholesale Trade, Construction,	One (1) parking space for every employee on the two (2) largest shifts combined plus one (1) parking space for every two hundred (200) square feet of gross floor space open to the general public plus adequate off-street parking for all equipment used in the listed activities.
Eating and Drinking Place and Uses,	One (1) parking space per four (4) seats plus one (1) parking space per employee.
Quick food, prepared food, and Drive-in eating places.	Three (3) parking spaces per one hundred (100) square feet of gross floor area with a

USES	PARKING REQUIREMENTS
	minimum of twenty-five (25) parking spaces plus one (1) parking space per employee.
Retail Nurseries, Lawn and Garden Supply stores and uses,	One (1) parking space per one thousand five hundred (1,500) square feet of gross lot area available for public use for sale and display of merchandise plus one (1) parking space per employee.
Food stores, Integrated commercial malls.	One and one-half (1 1/2) parking spaces per three hundred (300) square feet of gross floor space plus one (1) parking space per employee.
Hotels, motels, and Tourists Courts	One (1) parking space per guest room plus one (1) parking space per employee.
Sporting, Educational, Religious, and Recreational Industry	One (1) parking space per four (4) beds provided for campers and staff personnel.
Trailer Parkings and Camp Sites for transients	One (1) parking space per trailer berth or camp/tent plus one (1) parking space per employee.
Agricultural related residential dwellings for transient workers. Services to dwelling and other buildings	One (1) parking space per two hundred (200) square feet of gross floor space.
Automotive Rental and Leasing, without drivers,	One (1) parking space per two hundred (200) square feet of gross floor space in addition to the parking required for motorized vehicles and equipment which are part of the business.
Automobile parking,	One (1) parking space per employee in addition to the parking required as part of this business.
Automobile Repair Shops, Gasoline Service Stations, and Other Service Stations	One (1) parking space per two hundred (200) square feet of gross floor space devoted to repair or service facilities and one (1) parking space per each employee in addition to space allocated to the normal storage of motor vehicles required as part of this business.
Motion Picture Theaters except drive-ins	One (1) parking space per each three (3) seats plus one (1) parking space per employee.
Drive-in Motion Picture Theaters.	One (1) parking space per each employee in addition to the parking required as part of the business.

USES	PARKING REQUIREMENTS
Bowling Alleys	Four (4) spaces per alley, plus one (1) parking space per employee.
Billiard and Pool Establishments	Four (4) spaces per pool or billiard table plus one (1) parking space per employee.
Commercial Sports Uses, and Similar Large Assembly, Commercial or Noncommercial Activities. Fixed seating for public assembly.	One (1) parking space for each three (3) seats.
Nursing and Personal Care Facilities, Hospitals	One (1) and one-half (1/2) parking spaces for every bed plus one (1) parking space per employee.
Elementary and Junior High/Middle Schools	One (1) parking space per teacher or other staff members plus a minimum of twenty (20) parking spaces for general use.
Senior High and Secondary Schools	One (1) parking space per every four (4) students plus one (1) parking space for each teacher or other staff member and a minimum of twenty (20) parking spaces for visitors or the general public.
Colleges, Universities, Professional School, Junior Colleges, and Vocational Schools	One (1) parking space per every two (2) students plus one (1) parking space for each employee on the two (2) largest shifts combined.
Stadium, Theaters, auditoriums, and similar places of public assembly available for general public use within school facility. Fixed seating Interior places without fixed seating	 One (1) parking space for each three (3) seats. One (1) parking space for every one hundred (100) square feet of gross floor area.
Child Day Care Services	One (1) parking space for each employee plus one (1) parking space for every two (2) children enrolled.
Residential Care,	One (1) parking space for every three (3) beds plus one (1) parking space per employee.
Museums, Art Galleries, Botanical and Zoological Garden Uses	One (1) parking space for every five hundred (500) square feet of gross floor area plus one (1) parking space for every two thousand five hundred (2,500) square feet of gross lot area devoted to or used in

USES	PARKING REQUIREMENTS
	relationship to or with the use plus one (1) parking space per employee.
Professional Offices, Legal, Medical, Engineer, Financial Consultant	One (1) parking space per employee plus one (1) parking space for every two (2) waiting room seats provided.
Office Building, Printing and Copying Centers.	One (1) parking space per employee plus at least one (1) visitor parking space for each one thousand (1,000) square feet of floor area or fraction thereof.
Dance Halls, Roller Rinks, Club Lodges and other similar places.	One (1) parking space per employee plus one (1) parking space per two hundred (200) square feet of floor area.
Swimming Pools.	One (1) parking space for every three (3) persons according to pool capacity.
Outdoor Recreation, Golf, Miniature and Driving Range.	Parking space per tee. Other: One (1) parking space per two thousand five hundred (2,500) square feet of area or fraction thereof.
Mortuaries, Funeral Home and Undertaking Establishments.	One (1) parking space per employee plus one (1) parking space per one hundred (100) square feet for public use plus adequate off-street parking for all equipment used in the activity.
Tailor Shops, Shoe Repair Shops, Beauty and Barber Shops, Photographic Studios Specializing in Portrait Photography and Other Similar Services.	One (1) parking space per employee plus one (1) parking space per two hundred (200) square feet of floor area.
General Retail Stores, i.e. pharmacy, shoe stores, dress shops, etc.	One (1) parking space per employee plus one parking space per three hundred (300) square feet of floor space.

- C. Where a new structure or uses are developed that are not classified in the above specific parking requirements, the required parking facilities shall be based on the most appropriate or closely associated use of activity.
- D. Where two or more uses are combined the parking spaces required shall be the sum of the individual requirements for each use.

SECTION 1702 LOADING/UNLOADING SPACE REQUIREMENTS

In additions to the off-street parking facilities required and in accordance with the applicable General Requirements in Section 1700, any structure or building hereafter

erected, converted, or enlarged for any of the following uses or combination of uses shall be provided as set forth below.

- A. All commercial, business, and industrial establishments shall provide loading/unloading and vehicle storage spaces adequate for their needs in addition to the established requirements for patron and employee parking.

- 1. Public right-of-way shall not be used for loading/unloading requirement.

SECTION 1703 ACCESS TO OFF-STREET PARKING AND LOADING AREAS

Access to and from all off-street parking, loading and vehicle service area along private right-of-ways shall consist of well defined separate or common entrances and exits and shall comply with the following provisions:

- A. Access drives shall not open upon any public right-of-way within eighty (80) feet of the nearest right-of-way line of any intersecting public through fare.
- B. Access drives on state highways, shall not be allowed until a Pennsylvania Department of Transportation Highway Occupancy permit is issued, and a copy submitted to the Township.

SECTION 1704 PARKING REDUCTION BENEFIT (Ord. 258, 10/18/17)

Where a developer/applicant for land development approval under §1626 incorporates passive storm water management techniques (rain gardens, pervious pavement, underground retention systems and/or comparable techniques) into the overall parking lot design, the Township may grant a reduction of up to fifteen percent (15%) of the total minimum number of spaces required for the development. If such reduction is granted as a development benefit, the following shall apply:

- A. Parking spaces proposed to be eliminated shall be located at the farthest point from the primary entrance to the building occupied by the land use generating the need for such parking.
- B. Exterior lighting and landscaping in identified parking areas shall not be reduced or eliminated.

**PART XVIII
SIGNS**

SECTION 1800 GENERAL REQUIREMENTS

The following regulations and restrictions shall apply to all signs created in all Zoning Districts of this Township.

A. Signs within Public Rights-of-Ways

1. No sign shall be constructed, erected, or so located that any portion of the sign structure projects over or is placed within the right-of-way lines of any public highway or street except for official traffic signs or for street or road signs as required and erected by local, state and/or federal government agencies or authorities.
2. Street or road signs as required and erected by local, state and/or federal governmental agencies or authorities are permitted at a height of not less than seven(7) feet above the top level of established or proposed curb. Such signs may have a reflective surface. Signs guiding or controlling traffic movement may be permitted at a height to exceed seven (7) feet above adjacent grade level and may be illuminated if such is judged to be appropriate and necessary by the governmental agency or authority responsible for the erection and maintenance of said signs.
3. Any sign which does not comply with the provisions of this Chapter shall constitute a public nuisance in addition to being in and of itself a violation of this Chapter.

B. Sign Location and Construction

1. All signs shall be a minimum of ten (10) feet from the right-of-way or four (4) feet inside public sidewalk and the clear sight triangle must be maintained.
2. No permanent sign shall be erected, placed or constructed in any Zoning District on a movable base, sled, trailer vehicle, or any other portable device. Temporary signs shall be erected and maintained in accordance with the appropriate provisions of this Chapter.

C. Sign Lighting

1. Signs that flash, rotate, oscillate or move shall not be permitted. Digital signs are not included in this reference
 - (a) Digital signs shall not be constructed within 150 feet from any residential dwelling except in the PC, IC and SG Zoning Districts. (Ord. 246, 5/15/13)
2. Any sign other than official governmental traffic control signs using the words "Stop", "Look", "Listen", "Slow", "Danger", or any other words,

phrase symbol, or character in such a manner as to interfere with, mislead, or confuse traffic shall be prohibited.

3. A sign may be illuminated, according to the provisions of this Chapter. The illumination is confined to or directed to the surface of the sign.
 4. All illumination shall be by diffuse or indirect light.
 5. All lighting shall be so arranged as to reflect the light away from adjoining premises and public right-of-way.
 6. No artificial light or reflecting device shall be used where such will interfere with, compete for attention with, or may be mistaken for a traffic signal.
 7. No illumination utilizing red, green, or yellow lights, or a combination thereof, shall be utilized if such sign interferes with the effective visibility of any adjacent traffic signal or if such sign is located adjacent to a roadway where such illumination might give the appearance or impression of a traffic signal.
- D. Digital and Electronic Changeable Messages: (Ord. 258, 10/18/17)
1. Digital display and electronic changeable copy signs, except as otherwise provided for in this Part, are permitted in the C-1, PC, SG, IC and RCO Zoning Districts. Permanently mounted changeable signs manually activated are permitted for nonresidential uses in all zoning districts. Permanently mounted changeable signs electronically activated are permitted in all nonresidential zoning districts.
 2. Digital display and electronic changeable copy signs shall come equipped with automatic dimming technology which automatically adjusts brightness of display to changing ambient light conditions. Said dimming function shall be enabled and operational at all times.
 3. Digital display and electronic changeable copy signs shall be only used to advertise activities or goods or services available on the property on which the sign or message center is located, or to present messages of a public service nature.

CHAPTER 27
November 2002

4. Digital display and electronic changeable copy signs shall compromise no more than 40% of the total allowable square footage of signage for any given site.
 5. Within any given multi-tenant building or complex, only one (1) digital display or electronic changeable copy sign shall be allowed. Said sign or message center shall comprise no more than 50% of the total allowable square footage of signature for any given site.
 6. Each message displayed on any of the above listed electronic media must be static or depicted for a minimum of ten (10) seconds. Duration time for fade out and fade in effects or scrolling of a message shall be included as display time. The continuous scrolling of a message is prohibited
 7. Digital and electronic signage shall not exceed a luminance of one thousand five hundred (1,500) nits during daylight hours between sunrise and sunset, shall not exceed a luminance of one hundred fifty (150) nits at all other times, shall permit electronic illumination with no motion or animation, and shall be subject to design review and approval by the Township. All applications shall include certification that the sign will comply with luminance level standards at the time of application and must certify again that the sign is operating in compliance with the standards prior to issuance of an occupancy permit.
- E. Sign Removal (Ord. 258, 10/18/17)
1. Any sign which is in violation of this Chapter or which creates a public nuisance or hazard shall be removed by the Owner(s) following receipt of a notice of violation.
 2. In the case of a nonconforming sign determined to be a public nuisance or hazard which has not been removed by the Owner(s) within ten (10) days of receipt of a formal notice of violation issued at the direction of the Township Board of Supervisors, then the Township, in order to prevent such sign from becoming injurious to public health and welfare, may enter upon the premises upon which such sign is erected and remove said sign along with its supporting structure or hanging devices. All costs and expenses of removal shall be the obligation of the Owner(s) of said signs and the Township may proceed to collect said costs and expenses by any legal procedure that said Township deems advisable, including, without limitation, the filing of a municipal lien.
 3. A public nuisance or hazard shall be defined as any condition that is created as a result of sign disrepair which in the opinion of the Township Board of Supervisors will likely cause injury or damage to persons or property or any sign because of its content would violate the intent of Chapter 6, Part 6 of the Chippewa Township Code of Ordinances.

SECTION 1801 SIGNS ADVERTISING THE SALE, RENTAL OR DEVELOPMENT OF REAL ESTATE

- A. Off-premises signs indicating the location and direction of premises available for or in the process of development within the Township, may be, erected and maintained in any Zoning District of this Township provided:
1. The gross surface area of such sign shall not be in excess of four (4) square feet.
 2. No more than two (2) such signs shall be erected for each property available for, or in the process of development.
 3. Such signs shall not be reflective or illuminated.
 4. No signs shall be permitted on public lands, as defined.
 5. At no time will such signs be placed on any utility pole.
 6. Banners may be permitted as a Conditional Use upon the approval of the Township Board of Supervisors through the procedure established in Part XXI.
- B. On-premises signs indicating the location and direction of premises available or in the process of development, erected upon such premises, and having inscribed thereon the name of the Owner, Developer, Builder, or Agent may be erected and maintained provided:
1. The gross surface area of such sign shall not be in excess of twenty (20) square feet in all districts.
 2. The total height of such sign shall not exceed six (6) feet above adjacent ground grade.
 3. Such sign shall be located not less than ten (10) feet from the right-of-way line of any public street or highway and not less than twenty (20) feet from any interior (side) property line.
 4. Not more than one (1) such sign shall be erected on each one thousand (1,000) linear feet of street frontage.
 5. Such sign shall not be reflective or illuminated.
 6. Such sign shall be removed within thirty (30) days from the date of issuance of the occupancy permit for the use requiring the sign.
- C. Temporary on-premises signs advertising the sale or rental of the premises when erected by the Owner or Broker or any other person interested in the sale or rental of such premises, shall adhere to the following:
1. The gross surface area of such sign shall not be in excess of four (4) square feet.
 2. Not more than one (1) such sign shall be placed upon each property except when:

- (a) A property fronts upon more than one (1) public street, in which event one (1) such sign may be erected on each frontage.
 - (b) A property is in a tract of land in excess of seventy-five (75) acres, then such signs shall be placed at a maximum rate of one (1) for every five hundred (500) feet of street frontage.
- 3. Such signs shall not be reflective or illuminated.
- D. Signs bearing the word "sold" or the word "rented" with the name of the persons or corporate entity effecting the sale or rental may be erected and maintained when erected upon the premises effected provided that the conditions in this Part hereof are complied with and such signs are removed within thirty (30) days of the date of the final sale or rental.

SECTION 1802 TEMPORARY SIGNS

- A. Temporary off-premises signs may be erected on real estate located in any Zoning District by the Owner or Owners of that property provided:
 - 1. The gross surface area of such sign shall not exceed twenty (20) square feet in all districts.
 - 2. The total height of such sign shall not exceed six (6) feet above adjacent ground grade.
 - 3. Only one (1) such sign shall be erected and maintained on each property unless such property fronts on more than one (1) public street, in which event one (1) such sign may be erected on each frontage.
 - 4. Such signs shall only be erected and maintained during the time period beginning four (4) weeks before an event and terminating one (1) week following that event or use.
 - 5. The owner of the property upon which such sign is erected or placed shall be responsible for its proper placement, maintenance and removal of such sign in accordance with the terms of this Part. Any sign not properly permitted or remaining beyond the permitted period shall either be removed and disposed of by the Code Enforcement Officer and/or prosecuted in accordance with Part XXV of the Zoning Ordinance. (Ord. 246, 5/15/13)
 - 6. No sign shall be reflective or illuminated.
 - 7. All such signs shall be self-supporting or wall mounted. Overhead signs, arched signs, banners and portable signs are prohibited. (Ord. 246, 5/15/13)

8. The sign is utilized to advertise notice of non-profit, community, public organizations, charitable or fundraising events, or any similar temporary activity of the general public interest. (Ord. 246, 5/15/13)
9. Signage may not be placed on any utility pole or in any public right-of-way. (Ord. 246, 5/15/13)
10. Temporary use sign permit is required. (Ord. 246, 5/15/13)

B. Temporary on premises signs may be erected on real estate located in the C-1, PC,SG and IC Zoning District(s) by Owner or Owners of that property provided (Ord. 246, 5/15/13):

1. The gross surface area shall not exceed twenty (20) square feet in all districts. (Ord. 246, 5/15/13)
2. The total height of such sign shall not exceed six (6) feet above adjacent ground level. (Ord. 246, 5/15/13)
3. Only one such sign shall be erected and maintained on each property unless such property fronts on more than one (1) public street, in which event one (1) such sign may be erected on each frontage. (Ord. 246, 5/15/13)
4. Such signs shall only be erected and maintained during the time period beginning four (4) weeks before an event and terminating one (1) week following the event or use. (Ord. 246, 5/15/13)
5. The owner of the property upon which such sign is erected or placed shall be responsible for its proper placement, maintenance and removal of such sign in accordance with the terms of this Part. Any sign not properly permitted or remaining beyond the permitted period shall either be removed and disposed of by the Code Enforcement Officer and/or prosecuted in accordance with Part XXV of the Zoning Ordinance. (Ord. 246, 5/15/13)
6. No sign shall be reflective or illuminated. (Ord. 246, 5/15/13)
7. All such signs shall be self-supporting or wall mounted. Overhead signs, arched signs, banners and portable signs are prohibited. (Ord. 246, 5/15/13)
8. All such signs will be for business or commercial use(s) for temporary advertising of such events that are considered to be

necessary for the conduct of business beyond the normal day to day operations, such as grand openings, special sales or special events.

(Ord. 246, 5/15/13)

9. Signage may not be placed on any utility pole or in any public right-of-way. (Ord. 246, 5/15/13)
 10. Temporary use sign permit is required. (Ord. 246, 5/15/13)
- C. Temporary signs advertising the sale of farm products, when said sale is not the primary use of the premises and where such sale is permitted under the terms of the district of this Chapter, may be erected provided:
1. The gross surface area of such sign shall not be in excess of six (6) square feet.
 2. No more than two (2) such signs shall be erected on each property.
 3. The signs shall be displayed only when such products are on sale.
 4. The signs shall not be illuminated or reflective.

SECTION 1803 NO TRESPASSING SIGNS

- A. Trespassing sign, or sign indicating the private nature of a driveway or property, or restricting the use of a driveway or property, may be erected and maintained provided that the gross surface area of any such sign shall not exceed two (2) square feet. Only one (1) such sign is permitted for every one hundred (100) feet of public street frontage. Such sign shall not be an overhead or be illuminated.
- B. For any nonresidential property, a trespassing sign, or sign indicating the private nature of a driveway or property, or restricting the use of a driveway or property, may be erected and maintained provided that the gross surface area of any such sign shall not exceed four (4) square feet. Only two (2) such signs are permitted per property unless such property fronts on more than (1) street in which event two (2) such signs may be erected on each frontage. Such signs shall not be overhead signs or illuminated, but may be reflective.

SECTION 1804 RESIDENTIAL SIGNS

- A. Nameplate signs that indicate the name of the Owner or occupant of a residential use and the street number may be erected and maintained provided:

1. Nonilluminated nameplate signs shall not exceed a gross surface area of six (6) square feet.
 2. Illuminated nameplate signs shall not exceed two (2) square feet in gross surface area and shall not be larger than twelve (12) inches by twenty-four (24) inches.
 3. Nameplate signs shall be wall-mounted or self-supporting.
 4. Only one (1) such sign shall be permitted per dwelling unit.
- B. If a home occupation is permitted under the terms of the district and this Chapter, a sign designating the name, address, and occupation of the Occupant of the premises and including the logotype or trademark, if appropriate, of the practitioner may be erected and maintained provided:
1. The gross surface area of such sign shall not exceed six (6) square feet and shall not be larger than twenty-four (24) by thirty-six (36) inches.
 2. Only one (1) such sign shall be erected on each property.
 3. Such sign shall not be illuminated or reflective.
 4. Such sign shall not be an overhead sign. Only a wall-mounted or self-supporting sign is permitted and all wall-mounted signs shall be affixed to or displayed on the face of a building. Such signs shall not project or extend above or beyond the roof or eave line.
- C. Residential Development Designation (Ord. 182, 9/8/1997)
1. Two (2) such signs may be erected at the entrance/exit of roads which service a particular residential development.
 2. Such a sign may be erected on a wall or a pillar but the sign shall not be more than five (5) feet in height. The pillar or wall that the sign is attached to shall be not more than eight (8) feet in height.
 3. Such a sign shall be set back a minimum of five (5) feet from the public right-of-way unless approval is given by the Board of Supervisors.
 4. Such a sign shall not exceed twenty (20) square feet in area, exclusive of supporting pillars.
 5. Such a sign shall not be flashing, contain moving parts, be changeable or constructed of reflective or fluorescent materials.
 6. The placement of such a sign shall not obstruct the sight triangle.

SECTION 1805 IDENTIFICATION SIGNS FOR NONCOMMERCIAL PUBLIC AND SEMI-PUBLIC FACILITIES

- A. Identification signs located on the premises or building in all districts, which serve only to tell the name or use of a public or semi-public facility such as

churches, schools, camps, hospitals, recreational place, municipal facility, or other institutions of similar nature when permitted under the terms of the District and this Chapter may be erected and maintained provided:

1. The gross surface area of any such sign shall not be in excess of thirty-six (36) square feet. The gross surface area of any such arched sign shall not be in excess of one hundred and twenty-five (125) square feet.
2. Any self-supporting identification sign may be allowed up to one-third additional sign area over that allowed for such sign under the provisions of this Chapter to be used for ornamentation of the upright or structural portion of the sign; provided that such ornamentation is designed in such a manner as to form an integral background element to the remainder of the sign and the design otherwise enhances the appearance of the sign.
3. No more than two (2) such signs shall be placed on each property unless such property fronts upon more than one (1) public street in which event two (2) such signs may be erected on each frontage.
4. Such signs shall not be overhead signs. Only wall-mounted or self-supporting signs are permitted. Arched signs shall be permitted as a Conditional Use subject to approval by the Township Board of Supervisors.
5. Self-supporting or wall-mounted signs may be reflective and may be illuminated in accordance with the provisions of the Chapter. Arched signs may not be illuminated or reflective.

SECTION 1806 BUSINESS IDENTIFICATION SIGNS

- A. Business identification signs bearing the name of the occupant and the service offered or products sold or displayed may be erected and maintained on a tract or parcel when said tract or parcel contains only one (1) business enterprise provided:
 1. No more than two (2) such signs may be placed on each property unless such property fronts on more than one (1) public street, in which event two (2) signs may be erected on each frontage.
 - (a) A combination of self-supporting, wall-mounted, or overhead signs are permitted provided that the total number shall not exceed two (2) signs except as provided in item 1. above.
 - (b) The gross surface area of an overhead sign shall not exceed twenty (20) square feet and shall not project beyond the building line.

- (c) The gross surface area of a wall-mounted sign shall not exceed one and one-half (1.5) square feet of gross sign surface area per one (1) linear foot of building frontage.
 - (d) The gross surface area of a self-supporting sign shall be as follows:
 - (1) The gross surface area of such self-supporting sign located ten (10) feet to fifty (50) feet from a public street or road right-of-way shall not exceed fifty (50) square feet.
 - (2) The gross surface area of such self-supporting sign located more than fifty (50) feet from a public street or road right-of-way shall not exceed seventy-five (75) square feet.
 2. Such signs may be illuminated in accordance with the provisions of this Chapter.
 3. Each business may erect signs directing and guiding traffic and parking on private property, but bearing no advertising matter. Such signs shall be limited to such information or instructions as necessary for the convenience of vehicular traffic in reaching such business.
 - (a) Such signs shall not exceed a gross surface area of three (3) square feet.
 - (b) Such signs may be illuminated in accordance with the provisions of this Chapter.
 4. No sign shall exceed the height of thirty-five (35) feet above adjacent ground level and subject to this Part.
 5. All wall-mounted signs shall be affixed to or displayed on the face of a building. Such signs shall not project or extend above or beyond the roof or eave line.
 6. Overhead signs shall be at least nine (9) feet high measured from the adjacent ground grade.
 7. No wall-mounted sign shall project over a sidewalk area available for public use more than twelve (12) inches.

B. Business identification signs bearing the name of the integrated commercial development, the commercial occupants, and the services offered or products sold or displayed may be erected and maintained on a parcel when:

 1. Only one (1) self-supporting sign identifying only the name of the integrated commercial development may be erected and maintained per land parcel unless such property fronts on more than one (1) street, in which event one (1) such sign may be erected on each frontage.
 - (a) There shall be only one (1) sign of any nature on any standard erected to hold a self-supporting sign.

- (b) The gross surface area of such identification sign shall not exceed two (2) square feet of gross sign surface area per one (1) linear foot of street frontage not to exceed three hundred (300) square feet in gross surface area.
- 2. Each business enterprise shall be permitted one (1) wall-mounted business identification sign not to exceed two (2) square feet of gross sign surface area per one (1) linear foot of frontage of the building or portion of the building occupied by said business enterprise.
- 3. As applicable, each business enterprise shall be permitted one (1) additional wall-mounted business identification sign for each auxiliary or accessory use. Such sign shall not exceed forty (40) square feet of gross surface area.
- 4. Overhead signs shall not be permitted.
- 5. No combination of business enterprises may combine their interest to permit larger signs or increase the number of signs.
- 6. Such signs may be illuminated in accordance with the provisions of this Chapter.
- 7. Each business may erect signs directing and guiding traffic and parking on private property, but bearing no advertising matter. Such signs shall be limited to such information or instructions as necessary for the convenience of vehicular traffic in reaching such business.
 - (a) Such signs shall not exceed a gross surface area of three (3) square feet.
 - (b) Such signs may be illuminated in accordance with the provisions of this Part.
- 8. No sign shall exceed the height of thirty-five (35) feet above adjacent ground level and subject to this Part.
- 9. All wall-mounted signs shall be affixed to or displayed on the face of a building. Such signs shall not project or extend above or beyond the roof or eave line.
- 10. Overhead signs shall be at least nine (9) feet high measured from the adjacent ground grade.
- 11. No wall-mounted sign shall project over a sidewalk area available for public use more than twelve (12) inches.
- C. Business sponsorship signs bearing the name, logo, general service offered, location and/or telephone number shall be permitted on off-premises recreation locations where the sign is posted as part of a fund raising program for the recreational activity. Such signs shall be subject to the following requirements:

1. Signs hung from or applied to baseball or football fences, soccer field fences and tennis courts shall not exceed a total gross sign area or more than sixteen (16) square feet.
 2. Signs hung from fences shall not interfere with the line of sight for motor vehicle traffic along the public roads and streets.
 3. The sign may only be displayed during the playing season and must be removed at the end of the playing season.
 4. No permit fee shall be required.
- D. Collective Off-Premises Directional Signs bearing the names, logos, and location of groups of businesses shall be permitted at no more than six (6) locations in the Township. (Ord. 258, 10/18/17)
1. Such signs shall be owned and maintained by the businesses advertising on the sign.
 2. Signs shall be located within one thousand (1,000) linear feet of the centerlines of intersecting collector or arterial roadways.
 3. No minimum lot area is required, but the closest point of any sign or structure supporting such sign shall be a minimum of ten feet (10') from any recorded right-of-way line.
 4. Maximum height of the collective free-standing sign shall be twelve feet (12') from finished grade and maximum sign area shall be forty-eight (48) square feet, excluding any supporting structure.
 5. The Chippewa Township Planning Commission shall review all applications for collective off-premises directional signs prior to issuance of a sign permit.
 6. Digital or electronic display areas may be included consistent with the applicable provisions of Section 1800, Subsection D.

SECTION 1807 POLITICAL SIGNS

Political signs designed and intended to influence the vote of the electorate on a law, statute, ordinance, amendment, rule, regulation or other measure, or on the nomination or election of a candidate for any public office, shall be stationary, temporary, and unlighted except as otherwise permitted.

- A. Political signs are permitted in all zoning districts if stationary and non-illuminated. This section does not apply to political signs which are also billboards.
- B. Non-illuminated temporary political signs erected during a political campaign shall be permitted provided that the surface area of such signs shall not exceed thirty-two (32) square feet. The signs shall not be erected before thirty (30) days prior to the election and shall be removed within ten (10) days after the election for which they were erected. The Township may immediately remove and dispose of any political sign which is not removed within ten (10) days after the election for which it was erected.
- C. Political signs shall not be attached to street signs or poles.

SECTION 1808 PUBLIC SERVICE SIGNS

Public service signs located for the purpose of providing a public service message or directions to a public use not readily visible from a street or roadway, e.g., public restrooms, telephone, parking, business district, hospital or school, shall not be located within an existing Township, County or Commonwealth right-of-way unless authorized by the applicable agency.

- A. The public service sign necessary for public safety and convenience shall not exceed four (4) square feet in area.
- B. The public service sign shall not exhibit commercial advertising.

SECTION 1809 BILLBOARD SIGNS (Ord. no. 218, 3/17/2004)

- A. Billboard signs shall only be permitted in a Highway (IC) Corridor Zoning District. Billboard signs are regulated as a Conditional Use and must be the principal use to which the property is devoted. There shall be no more than one (1) billboard sign on any premises at any one time. The minimum lot size shall be five thousand (5,000) square feet.
- B. Billboard shall not be located within one hundred (100) feet of the centerline of an arterial street, as defined by this ordinance.
- C. Billboards shall be freestanding, ground mounted, single column post supported displays which have no structural contact with any building or other structure
- D. The maximum surface area of the sign shall be two hundred (200) square feet. This area includes both sides if it is a two (2) sided sign.
- E. The maximum height of the sign shall be thirty-five (35) feet, measured from the average ground level at the base of the pole to the top of the sign.
- F. No billboard shall be placed within five hundred (500) feet of any property within a Residential Zoning District classification, or any public or private school property, park, library or church when the display face of the billboard will be visible therefrom. This required distance shall be measured along the frontage of the street or highway on which the billboard is located.
- G. No part of any billboard shall be located closer than fifteen (15) feet to any street right-of-way. Billboards shall be subject to the side yard and rear yard setback requirements of the IC District.
- H. No billboard shall be erected closer than one thousand (1,000) feet to any other existing or proposed billboard.
- I. Billboards shall be either non-illuminated or indirectly illuminated, providing all lighting is shielded and directed in a downward direction from the top of the sign toward the ground.
- J. The location of a billboard shall not obstruct visibility of any other business sign nor shall it obstruct visibility for traffic entering or leaving any property or traveling on any street.

PART XIX

REGULATION OF FLOOD PRONE AREAS (Ord. 251, 8/12/15)

SECTION 1900 STATUTORY AUTHORIZATION

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 Chippewa does hereby order as follows.

SECTION 1901 GENERAL PROVISIONS

Section 1901.01 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 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.

Section 1901.02 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 of Chippewa unless a Permit has been obtained from the Floodplain Administrator.
- B. A Permit shall not be required for minor repairs to existing buildings or structures.

Section 1901.03 Abrogation and Greater Restrictions

This ordinance 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 Ordinance, the more restrictive shall apply.

Section 1901.04 Severability

If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance shall be

declared invalid for any reason whatsoever, such a decision shall not affect the remaining portions of the 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 1901.05 Warning and Disclaimer of Liability

- A. The degree of flood protection sought by the provisions of this Ordinance is considered reasonable for regulatory purposes and is based on accepted 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 Ordinance 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 Ordinance shall not create liability on the part of the Township of Chippewa 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 1902 ADMINISTRATION

Section 1902.01 Designation of the Floodplain Administrator

The Zoning Officer of Chippewa Township is hereby appointed to administer and enforce this ordinance and is referred to herein as the Floodplain Administrator. The Floodplain Administrator may: (A) Fulfill the duties and responsibilities set forth in these regulations, (B) Delegate duties and responsibilities set forth in these regulations to qualified technical personnel, plan examiners, inspectors, and other employees, or (C) Enter into a written agreement or written contract with another agency or private sector entity to administer specific provisions of these regulations. Administration of any part of these regulations by another entity shall not relieve the community of its responsibilities pursuant to the participation requirements of the National Flood Insurance Program as set forth in the Code of Federal Regulations at 44 C.F.R. Section 59.22. In the absence of a designated Floodplain Administrator, the Floodplain Administrator duties are to be fulfilled by the Township Manager.

Section 1902.02 Permits Required

A Permit shall be required before any construction or development is undertaken within any area of the Township of Chippewa.

Section 1902.03 Duties and Responsibilities of the Floodplain Administrator

- A. The Floodplain Administrator shall issue a Permit only after it has been determined that the proposed work to be undertaken will be in conformance with the requirements of this and all other applicable codes and ordinances.
- B. Prior to the issuance of any permit, the Floodplain Administrator shall 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.

- C. During the construction period, the Floodplain Administrator 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 municipal laws and ordinances. He/she shall make as many inspections during and upon completion of the work as are necessary.
- D. In the discharge of his/her duties, the Floodplain Administrator shall have the authority to enter any building, structure, premises or development in the identified floodplain area, upon presentation of proper credentials, at any reasonable hour to enforce the provisions of this ordinance.
- E. In the event the Floodplain Administrator 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 Floodplain Administrator shall revoke the Permit and report such fact to the Board of Supervisors for whatever action it considers necessary.
- F. The Floodplain Administrator shall maintain in perpetuity all records associated with the requirements of this ordinance including, but not limited to, finished construction elevation data, permitting, inspection and enforcement.
- G. The Floodplain Administrator is the official responsible for submitting a biennial report to FEMA concerning community participation in the National Flood Insurance Program.
- H. The responsibility, authority and means to implement the commitments of the Floodplain Administrator can be delegated from the person identified. However, the ultimate responsibility lies with the person identified in the floodplain ordinance as the floodplain administrator/manager.
- I. The Floodplain Administrator shall consider the requirements of the 34 PA Code and the 2009 IBC and the 2009 IRC or latest revisions thereof.

Section 1902.04 Application Procedures and Requirements

- A. Application for such a Permit shall be made, in writing, to the Floodplain Administrator on forms supplied by the Township of Chippewa. Such application shall contain 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 including address.
 5. Listing of other permits required.
 6. Brief description of proposed work and estimated cost, including a breakout of flood-related cost and the market value of the building before the flood damage occurred where appropriate.
 7. A plan of the site showing the exact size and location of the proposed construction as well as any existing buildings or structures.
- B. 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.
- C. Applicants shall file the following minimum information plus any other pertinent information as may be required by the Floodplain Administrator to make the above determination:
1. A completed 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. the location of all existing and proposed buildings, structures, and other improvements, including the location of any existing or proposed subdivision and development;
 - d. the location of all existing streets, drives, and other access ways; and
 - e. 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 North American Vertical Datum of 1988;
 - b. the elevation of the base flood;
 - c. supplemental information as may be necessary under 34 PA Code, the 2009 IBC or the 2009 IRC.
- 4. The following data and documentation:
 - a. detailed information concerning any proposed flood-proofing measures and corresponding elevations.
 - b. if available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a base flood; and Floodway Area (See section 1903.02 A) when combined with all other existing and anticipated development, will not increase the base flood elevation at any point.
 - c. a document, certified by a registered professional engineer or architect, which states that the proposed construction or development has been adequately designed to withstand the pressures, velocities, impact and uplift forces associated with the base 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.
 - d. detailed information needed to determine compliance with Section 1904.03 F., Storage, and Section 1904.04 Development Which May Endanger Human Life, including:
 - i. the amount, location and purpose of any materials or substances referred to in Sections 1904.03 F. and 1904.04 which are intended

to be used, produced, stored or otherwise maintained on site.

- ii. a description of the safeguards incorporated into the design of the proposed structure to prevent leaks or spills of the dangerous materials or substances listed in Section 1904.04 during a base flood.
- e. the appropriate component of the Department of Environmental Protection's "Planning Module for Land Development."
- f. 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. Applications for Permits shall be accompanied by a fee, payable to the municipality based upon the estimated cost of the proposed construction as determined by the Floodplain Administrator. This fee shall be set annually by resolution of the Board of Supervisors.

Section 1902.05 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 Floodplain Administrator to any other appropriate agencies and/or individuals (e.g. planning commission, municipal engineer, etc.) for review and comment.

Section 1902.06 Changes

After the issuance of a Permit by the Floodplain Administrator, 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 Floodplain Administrator. Requests for any such change shall be in writing, and shall be submitted by the applicant to Floodplain Administrator for consideration.

Section 1902.07 Placards

In addition to the Permit, the Floodplain Administrator 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 Permit, the date of its issuance, and be signed by the Floodplain Administrator.

Section 1902.08 Start of Construction

Work on the proposed construction or development shall begin within 180 days after the date of issuance of the development 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 Floodplain Administrator. The issuance of development permit does not refer to the zoning approval.

The actual start of construction 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/or 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.

Time extensions shall be granted only if a written request is submitted by the applicant, who sets forth sufficient and reasonable cause for the Floodplain Administrator to approve such a request and the original permit is compliant with the ordinance & FIRM/FIS in effect at the time the extension is granted.

Section 1902.09 Enforcement

A. Notices

Whenever the Floodplain Administrator 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 regulations adopted pursuant thereto, the Floodplain Administrator shall give notice of such alleged violation as hereinafter provided. Such notice shall:

1. be in writing;
2. include a statement of the reasons for its issuance;
3. allow a reasonable time not to exceed a period of thirty (30) days for the performance of any act it requires;
4. 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;
5. contain an outline of remedial actions which, if taken, will effect compliance with the provisions of this Ordinance.

B. Penalties

Any person, partnership, business or corporation who fails to comply with any or all of the requirements or provisions of this Ordinance, or who fails or refuses to comply with any notice, order of direction of the Floodplain Administrator or any other authorized employee of the municipality, shall be guilty of a summary offense, and upon conviction,

shall pay a fine to Township of Chippewa, of not less than One Hundred Fifty Dollars (\$150.00), nor more than Five Hundred Dollars (\$500.00), plus costs of prosecution. In addition to the above penalties all other actions are hereby reserved including an action in equity for the proper enforcement of this Ordinance. The imposition of a fine or penalty for any violation of, or noncompliance with this Ordinance shall not excuse the violation or noncompliance or permit it to continue. Each day that a violation continues shall constitute a separate violation, unless the Magisterial District Judge determining that there has been a violation, further determines that there was a good faith basis for the person, partnership, business, or corporation violating this Ordinance to have been only one such violation. The fifth day following the determination of a violation by the Magisterial District Judge, and thereafter each day that a violation continues, shall constitute a separate violation. All such persons shall be required to correct or remedy such violations and noncompliance within thirty (30) days of receiving notice, order of direction of the Floodplain Administrator, or any other designated employee of Chippewa Township to provide such notice, unless the person has exercised their rights of appeal pursuant to this Ordinance. Any development initiated or any structure or building constructed, reconstructed, enlarged, altered, or relocated, in noncompliance with this Ordinance may be declared by the Board of Supervisors of Chippewa Township to be a public nuisance and abatable as such.

Section 1902.10 Appeals

- A. Any person aggrieved by any action or decision of the Floodplain Administrator concerning the administration of the provisions of this Ordinance, may appeal to the Zoning Hearing Board. Such appeal must be filed, in writing, within thirty (30) days after the decision, determination or action of the Floodplain Administrator.
- B. Upon receipt of such appeal the Zoning Hearing Board shall consider the appeal in accordance with the Municipal Planning Code and any other local ordinance.
- C. Any person aggrieved by any decision of the Zoning Hearing Board may seek relief therefrom by appeal to court, as provided by the laws of this State including the Pennsylvania Flood Plain Management Act.

SECTION 1903 IDENTIFICATION OF FLOODPLAIN AREAS

Section 1903.01 Identification

The identified floodplain area shall be:

- A. any areas of the Township of Chippewa classified as Special Flood Hazard Areas (SFHAs) in the Flood Insurance Study (FIS) and the accompanying Flood Insurance Rate Maps (FIRMs) dated August 17, 2015 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.