

ARTICLE XVI

FLOODPLAIN CONSERVATION DISTRICT

SECTION 1600. PURPOSES

In the interest of the public health, safety and welfare the regulations of the district are intended to protect areas of floodplain subject to and necessary for flood waters, and to permit and encourage the retention of open land uses which will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township as provided for in the Comprehensive Plan. In advancing these principles and the general purposes of this Chapter and the Comprehensive Plan, the specific intent of the district is:

- A. To prevent excessive development in areas unsatisfactory therefore by reasons of flooding, unsatisfactory conditions, and related hazards.
- B. To minimize danger to public health by protecting water supply and natural drainage.
- C. To promote the health, safety, and welfare of Township residents and property owners in and near streams and areas subject to flooding.
- D. To promote certain uses which can be located appropriately in the floodplain as herein defined, and which will not impede the flow of flood waters or otherwise cause danger to life and property at or above or below their relocations in the floodplain.
- E. To provide sufficient drainage courses to carry abnormal flows of storm water in periods of heavy precipitation.

SECTION 1601. ESTABLISHMENT OF THE FLOODPLAIN CONSERVATION DISTRICT

- A. The floodplain as defined in Section 1602(1) is hereby established as the Floodplain Conservation District. Maps and data pertinent to this District are available in the offices of the Montgomery County Planning Commission, Norristown, Pennsylvania, and in this Township=s offices. The maps and data are hereby made a part of the Township Zoning Map.
- B. The Floodplain Conservation District shall be composed of four subdistricts which shall be known as Floodway (F1), Floodway Fringe (F2), Approximated Floodplain (F3), and Supplementary Floodplain (F4) as are defined in Section 1602.
- C. The boundaries of the Floodplain Conservation District shall be as shown in the Federal Flood Insurance Study and accompanying maps as prepared by the Federal Insurance Administration of the Federal Emergency Management Agency for Upper Salford Township, and dated November 17, 1981, and as delineated as alluvial soil by the Soil Conservation Service, U.S. Department of Agriculture, and as shown on the Montgomery County Soils Survey. Should a dispute arise over the identification of the boundaries of this district, or should various natural conditions necessitate a change in the boundaries of this district, and initial determination shall be made by the Zoning Officer and thereafter change may be affected through the provision set forth in Section 1610.
- D. Any new construction, development, uses or activities allowed within the Floodplain Conservation District shall be undertaken in strict compliance with the provisions contained in this Chapter and with any other applicable codes, ordinances, amendments and regulations.

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- E. The Floodplain Conservation District shall be deemed to be an overlay in any zoning district now or hereafter applicable to any lot. Should the Floodplain Conservation District be declared inapplicable to any tract by reason of: (A) the Board of Supervisors amending this Chapter; (B) the Zoning Officer, Planning Commission, Zoning Hearing Board, or any court of competent jurisdiction in interpreting the same, or (C) the Zoning Hearing Board or any court of competent jurisdiction in determining the legal effect of the same; the zoning applicable to such lot shall be located without consideration of this Part.

SECTION 1602. DEFINITIONS OF FLOODPLAIN AND SUBDISTRICTS WITHIN THE FLOODPLAIN CONSERVATION DISTRICT

APPROXIMATED FLOODPLAIN - those portions of land within the Floodplain Conservation District which are identified as being within the Approximate one hundred year flood boundaries in the aforesaid Flood Insurance Study, but not within the floodway or floodway fringe.

FLOODPLAIN -

1. The low area adjoining and including any water or drainage course or body of water subject to periodic flooding, overflow or inundation by the one hundred year flood as delineated in the Flood Insurance Study referenced in Section 1601 and, in addition, those areas delineated as alluvial soil by the Soil Conservation Service, U.S. Department of Agriculture, and as shown on the Montgomery County Soils Survey.
2. The Floodplain Conservation District, composed of all the floodplain as hereinabove defined, shall be shown on maps contained in the Flood Insurance Study noted and the Montgomery County Soils Survey. Said maps shall be available to the public in the Upper Salford Township offices and are made part of this Chapter by reference. The boundaries of the Floodplain Conservation District shown on the Zoning Map for this Township are approximate and informational only. The boundaries are as delineated in the above-noted Flood Insurance Study and as delineated by alluvial soil type in the Montgomery County Soil Survey Manual.
3. Floodplain soil types are: Bp, Bo, Rt, Ru, BrA, BrB, RWA and RWB. For detailed explanation of these soil types see the Montgomery County Soils Survey Manual.

FLOODWAY - that portion of the Floodplain Conservation District identified as Floodway in the Flood Insurance Study cited, which must be capable of carrying the waters of the one hundred year flood without increasing the water surface elevation of that flood more than one foot at any point. The areas included are specifically defined in the Floodway Data Table contained in the noted Flood Insurance Study and are shown on the Flood Boundary and Floodway Map which accompanies the study. The term shall also include floodway areas which have been identified in other available studies or sources of information for those floodplain areas where no floodway has been identified in the Flood Insurance Study.

FLOODWAY FRINGE - that portion of the Floodplain Conservation District identified as Floodway fringe in the previously cited Flood Insurance Study where the one hundred year flood boundaries are as shown on that study but excluding the floodway.

SUPPLEMENTARY FLOODPLAIN - those portions of land within the Floodplain Conservation District which are not included in the floodway, floodway fringe or approximated floodplain.

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SECTION 1603. DEFINITIONS

CONSTRUCTION - the construction, reconstruction, substantial improvements, renovation, repair, extension, alteration, or relocation of a building or structure, including the placement of a manufactured home.

DEVELOPMENT - any man-made change to improved or unimproved real estate including, but not limited to, buildings or other structures, the placement of manufactured homes, streets, and other paving, utilities, filling, grading, excavation, mining dredging, or drilling operations.

FLOOD ELEVATION LEVEL - the maximum elevation that the flood waters would attain, on that portion of the floodplain, during a flood which would encompass the entire area of the floodplain. Where the elevations of the boundaries of the two opposite sides of the floodplain are dissimilar, the higher of the two elevations shall be construed to be the flood elevation level. Shall be used as the basis for regulation.

FLOODPROOFING - 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 content. Floodproofing regulations are as prescribed in §1109 and any other applicable, provisions of this Chapter.

MANUFACTURED HOME - a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a foundation when connected to the required utilities. The term includes park trailers, travel trailers, recreational, and other similar vehicles placed on a site for more than one hundred eighty consecutive days.

OBSTRUCTION - any wall, dam, wharf, embankment, levee, dike, pile abutment, projection, excavation, channel, rectification, culvert, building, fence, stockpile, refuse, fill, structure or any other things or matter in, along, across, or projecting into any channel, watercourse, or floodprone area (1) which may impeded, retard or change the direction of the flow of water either in itself or by catching or collecting debris carried by such water, or (2) which is placed where the flow of the water might carry it downstream to the damage of life and property.

ONE HUNDRED YEAR FLOOD - a flood that, on the average, is likely to occur once every one hundred years (i.e., that has a one percent chance of occurring each year, although the flood may occur in any year and more than one such flood may occur in any given hundred year period.

SUBSTANTIAL IMPROVEMENT -

1. Any repair, reconstruction, or improvement of a building, the cost of which equals or exceeds fifty percent of the market value of the building either (a) before the improvement has been or repair is started, (b) if the building has been damaged and is being restored, before the damage occurred.
2. For purposes of this definition, A substantial improvement is considered to occur when the first alternation of any wall, ceiling, floor or other structural part of the building commences, whether or not that alternation effects the external dimensions of the structure. The term, however, the does not include either: (a) any project for improvement of a building to comply with existing State or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or (b) any alternation of a building listed on a National register or historic places or a State inventory of historic places.

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WATERCOURSE - for purposes of this Chapter, a Watercourse \cong shall be considered to be any natural channel conveying water which is shown in the Special Flood Hazard Areas of the Federal Flood Insurance Study and maps accompanying that study; however, applicants should be aware that State law further requires that relocation, alteration, improvement of or encroachment upon every and any watercourse, as defined in Article II, is subject to approval by the Pennsylvania Department of Environmental Protection (DEP), Bureau of Dams and Waterway Management. A DEP permit may be required. Exceptions can be specified by DEP only.

SECTION 1604. USES PERMITTED IN THE FLOODPLAIN CONSERVATION DISTRICT

The following uses and no other shall be permitted in the Floodplain Conservation District. All permitted uses are subject to floodproofing regulations as set forth in Section 1609 of this Part. Any of the uses or development activities in this Section shall not be permitted within the designated floodway unless the effect of such development or activity on the flood heights is fully offset by accompanying improvements and permitted by the Pennsylvania Department Environmental Protection, Bureau of Dams and Waterway Management.

- A. Wildlife sanctuary, woodland preserve, arboretum.
- B. Game farm, fish hatchery (excluding rearing structure), hunting and fishing reserves.
- C. Forestry, lumbering and reforestation excluding storage and mill structure.
- D. Harvesting of any wild crops such as marsh hay, ferns, moss, berries, or wild rice, in accordance with recognized soil conservation practices.
- E. Outdoor plant nursery, orchard.
- F. Pasture, grazing land.
- G. Recreation use such as park, day camp, picnic grove, golf course, hunting, fishing and boating club, excluding structures.
- H. Front, side or rear yards and required lot area for any district.
- I. Parking areas where required by regulations for the district applicable to the lot.
- J. Structures accessory to residential uses existing at the date of enactment of this Chapter; moreover, such accessory structures which do not amount to a substantial improvement need not comply with Section 1609, herein.
- K. Roads and driveways accessory to any of the above uses.
- L. Dams, culverts and bridges provided that all approvals set forth in Section 1606(D), herein, have been obtained and that the approval of the Township Engineer has been obtained.

SECTION 1605. USES PERMITTED BY SPECIAL EXCEPTION IN THE FLOODPLAIN CONSERVATION DISTRICT

The following uses may be permitted by a special exception provided that they are subject to the floodproofing regulations set forth in Section 1609, herein. Any of the uses or development activities in this Section shall not be permitted within the designated floodway unless the effect of such development or activity on flood heights is fully offset by accompanying improvements and a permit is obtained from the Pennsylvania Department of Environmental Protection, Bureau of Dams and Waterway Management.

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- A. Utility transmission lines.
- B. Structures accessory to uses permitted in §1604, excluding manufactured homes.
- C. Sewage treatment plant, outlet installations for sewage treatment plants and sewage pumping stations with the approval of the Township Engineer, appropriate sewer authorities and the Pennsylvania Department of Environmental Protection, provided plans for such clearly show a necessity for locating within the boundaries of the floodplain Conservation District and that the burden of proof of such need rests with the applicant.
- D. Sealed public water supply wells, with the approval of the Township Engineer and the Pennsylvania Department of Environmental Protection.
- E. Dams, culverts and bridges provided that all approvals set forth in the Section 1611 have been obtained.
- F. Sanitary or storm sewers and impoundment basins, with the approval of the Township Engineer and the Pennsylvania Department of Environmental Protection.

SECTION 1606 PROHIBITED USES

The following uses are prohibited in the Floodplain Conservation District:

- A. All structures, man-made obstructions or retaining walls with the exception of:
 - 1. Those structures specifically permitted in Section 1604.
 - 2. Those structures specifically permitted by special exception in Section 1605.
- B. Construction, enlargement or expansion of any of the obstructions and activities which are set forth in §538.6 of the Pennsylvania Department of Community Affairs Floodplain Management Regulations, adopted pursuant to the Floodplain Management Act (Act 166 of 1978), 32 P.S. §679.101 et seq., as presenting special hazards in the floodplain is prohibited in this Township's Floodplain Conservation District. Specifically prohibited are:
 - 1. Hospitals, (public or private).
 - 2. Nursing homes (public or private).
 - 3. Jails or prisons.
 - 4. Manufactured home parks and manufactured home subdivisions.
 - 5. Manufactured homes.
- C. The filling or removal of topsoil beyond that which may be necessary to maintain the topography of the floodplain as it existed at the date of enactment of this Chapter.
- D. Relocation, alteration, improvement of or encroachment upon any watercourse without compliance with the following requirements:

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1. Approval shall be obtained from the Township's Board of Supervisors which shall first have received recommendations on the plan from the Township Planning Commission and the United States Department of Agriculture, Soil Conservation Service.
 2. Required permits or approvals shall be obtained by the developer from the Pennsylvania Department of Environmental Protection, Bureau of Dams and Waterway Management.
 3. Documentation shall be available to the public to indicate that all adjacent municipalities which may be affected by such action have been notified of the intent of such action by the Board of Supervisors.
 4. The developer shall also notify the Pennsylvania Department of Community Affairs and the Federal Insurance Administration prior to any such action.
- E. Sanitary landfills, dumps, junkyards, outdoor storage of vehicles and materials, and, except as permitted in Section 1604, paved or all-weather parking lots.
- F. On-site sewage disposal systems.
- G. Development which may endanger human life. This prohibition shall be construed to include, but not be limited to any activity included or described in regulations promulgated by the Pennsylvania Department of Community Affairs to implement the Pennsylvania Floodplain Management Act (Act 166-1978), 32 P.S. §679.101 et seq.
- H. The production, accumulation or storage of (1) any hazardous substance appearing on the list of hazardous substances prepared under Section 102 of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA; Public Law 96-510, 94 Stat. 2767) as set forth at 40 CFR Part 302 (Table 302.4 - List of Hazardous Substances and Reportable Quantities) or appearing on any successor list of hazardous substances prepared under Section 102 of the Comprehensive Environmental Response, Compensation and Liability Act of 1980; (2) any hazardous waste as defined in 40 CFR Part 261.

SECTION 1607. PLANNING COMMISSION REVIEW AND APPROVAL OF THE BOARD OF SUPERVISORS

All plans for structures within a distance of one hundred feet of the Floodplain Conservation District, and all plans for the development of a recreational or utility use within or adjacent to the district shall require the review of the Township Planning Commission and approval of the Township Board of Supervisors.

SECTION 1608. SETBACK AND AREA DELINEATION REGULATIONS

Within the subdistricts of the Floodplain conservation District the following regulations shall apply to all permitted uses and to any uses or structures permitted by special exception, variance or otherwise:

- A. Within the Floodway (F1) and Floodway Fringe (F2) Subdistricts the following special setback requirements shall apply.
1. Any new construction, development, use, activity or encroachment that would cause any increase in flood heights shall be prohibited.
 2. No new construction or development shall be allowed unless a permit is obtained from the Pennsylvania Department of Environmental Protection, Bureau of Dams and Waterway Management.

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- B. Within the Approximated Floodplain (F3) Subdistrict, the following special provisions shall apply with respect to setback and area designation.
 - 1. The one hundred year flood elevation shall be determined by the developer and shall be confirmed by referenced to any of the following sources of data:
 - a. Corps of Engineers - Floodplain Information Reports.
 - b. U.S. Geological Survey - Floodprone 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. Hydrologic and hydraulic analysis undertaken by professional engineers or others of demonstrated qualification who shall certify that the technical methods used correctly reflect currently accepted technical concepts. Such studies, analysis, computations, etc., shall be submitted in sufficient detail to allow a thorough review by the Township Engineer.
- C. No new construction or development shall be located within the area measured fifty feet landward from the top-of-bank of any watercourse regulated by the Pennsylvania Department of Environmental Protection (DEP), Bureau of Dams and Waterway Management, unless a DEP permit has been obtained.
- D. Any new construction, development, use activity or encroachment which would cause any increase in flood heights shall be prohibited within a floodway delineated by an applicant.

SECTION 1609. FLOODPROOFING REGULATIONS

Any building or substantial improvements to a building permitted by special exception, variance or otherwise, in the Floodplain Conservation District, shall be so constructed and placed on a lot so as to offer minimum obstruction to the flow of water, and shall be designed to have a minimum effect upon the flow and height of floodwater.

- A. Residential buildings shall have the lowest floor including basement elevated to or above the one hundred year flood elevation.
- B. Nonresidential structures shall have the lowest floor, including basement, elevated or floodproofed to or above the one hundred year flood elevation, any nonresidential structure, or part thereof, having a lowest floor which is not elevated to or above the one hundred year flood elevation, shall be floodproofed in a completely or essentially dry manner in accordance with the W1 or W2 space classification standards contained in the publication entitled AFloodproofing Regulations≡ published by the U.S. Army Corps of Engineers (June 1972), or with some other equivalent standard. All plans and specifications for such floodproofing shall be accompanied by a statement certified by a registered professional engineer or architect which states that the proposed design and methods of construction are in conformance with the above referenced standards.]
- C. All such buildings shall be firmly anchored in accordance with accepted engineering practices to prevent flotation, collapse, or lateral movement.

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- D. All such buildings shall be constructed so as to prevent the entrance of flood waters into the waster supply and waste treatment systems as well as other utility and facility systems. In addition, waste treatment systems shall be designed to minimize or eliminate the discharges from the system into the flood waters.
- E. Enclosed areas below the lowest floor (including basement) are prohibited.

SECTION 1610. CHANGES TO THE BOUNDARIES OF THE FLOODPLAIN CONSERVATION DISTRICT

- A. Changes to the Floodplain Conservation District boundaries which appear on the Flood Insurance Study may result from:
 - 1. Various natural conditions which cause a change in boundaries and which can be validated by detailed on-site survey using techniques approved by both the Soil Conservation Service, U.S. Department of Agriculture and the Federal Insurance Administration (FIA) of the Federal Emergency Management Agency (FEMA).
 - 2. Disputes arising over the identification of boundaries on the Flood Insurance Study which can be settled by proving to the FIA, by use of the same technique required for determining a natural change in boundaries, that the existing boundaries are other than what is shown in the Flood Insurance Study. In either case, the burden of proof rests with the petitioner, and in both cases, it is required that any change in boundaries shown in the Flood Insurance Study be approved by the FIA.
- B. Changes to Floodplain Conservation District boundaries delineated by reference to alluvial soil type may occur with approval of the Township Board of Supervisors which shall act upon the affirmative recommendation of the Township Planning Commission, receipt of a detailed on-site survey as would be approved by the Soil Conservation Service, and validation by the Township Engineer. The burden of proving that soils shown on the Montgomery County Soils Survey as alluvial soils are not alluvial shall rest with the petitioner.

SECTION 1611. APPLICATION PROCEDURE

For any use of land or other development in the Floodplain Conservation District, excepting uses existing as of the date of enactment of this Chapter, an application for a floodplain use permit shall be filed, in writing, with the Zoning Officer by the owner or authorized agent of the land on forms prescribed by the Zoning Officer. Such application shall be accompanied by plans which shall include such data as the Zoning Officer may require to make an initial determination of the suitability of the plan. Such data may include, but is not necessarily limited to:

- A. A plan of the entire site, clearly and legibly drawn at a scale of one inch being equal to one hundred feet or less, showing the following:
 - 1. Topographic contour lines as required by the Upper Salford Township Subdivision and Land Development Ordinance.
 - 2. The elevation of the one hundred year flood.
 - 3. All property and lot lines including dimensions and the size of the site expressed in acres or more square feet.

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4. The location of all existing and proposed structures or other improvements including the location of any existing or proposed subdivision or land development.
 5. The location of all existing streets, drives and other access ways.
 6. The location of any existing bodies of water or water courses, those areas being identified as being within the Floodplain Conservation District, information pertinent to the floodway, if any, including the direction and velocity of the flow of water.
 7. Typical valley cross section.
 8. Profile showing slope of bottom of channel.
 9. Specifications for building construction and materials, floodproofing and filling.
 10. The proposed lowest floor elevation of any proposed building based upon National Geodetic Vertical Datum of 1929.
 11. If available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a one hundred year flood.
 12. Detailed information concerning any proposed floodproofing measures.
- B. The following data and documentation:
1. Documentation, certified by a registered professional engineer or architect, to show that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the elevation of the one hundred year flood.
 2. 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 one hundred year flood elevations, pressures, velocities, impact and uplift forces associated with the one hundred year flood.

Such statement shall include a description of the type and extent of floodproofing measures which have been incorporated into the design of the structure and/or the development.
 3. The appropriate component of the Department of Environmental Protection APlanning Module for Land Development.≡
 4. 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.
- C. Prior to issuance of any zoning permit, the Zoning Officer shall review the application to determine if all other necessary governmental permits, such as those required by State and Federal laws, have been obtained. It shall be incumbent upon the applicant to determine which permits are required at the time of application.
- D. After making an initial determination of the suitability of any application for floodplain use, the Zoning Officer shall forward all applications for uses permitted in Section 1604 of this Part to this Township Planning Commission and Board of Supervisors for review and comment.

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- E. Applications requiring special exception or variance hearings or otherwise shall be forwarded to the Zoning Hearing Board by the Zoning Officer along with the Zoning Officer's determination of the suitability of the plan and any pertinent data that has been requested of the applicant by the Zoning Officer.
- F. In hearing an appeal for floodplain use, the Zoning Hearing Board shall be guided by criteria set forth in Section 1609 and 1612, and Article XXIV of this Chapter.

SECTION 1612. ADDITIONAL CRITERIA FOR SPECIAL EXCEPTIONS AND VARIANCES

In addition to the criteria set forth in Section 1609, and in Article XXIV, the following shall apply for special exceptions and variances in the Floodplain Conservation District:

- A. If granted, a variance shall involve the least modification necessary to provide relief.
- B. An affirmative decision shall not be issued by the Zoning Hearing Board for an application within the designated floodway unless the effect of such proposed activity on the flood heights is fully offset by accompanying stream improvements and required permits have been issued by the Pennsylvania Department of Environmental Protection, Bureau of Dams and Waterways Management.
- C. The Zoning Hearing Board shall notify the applicant in writing that:
 - 1. Issuance of a decision to allow construction of a building below the one hundred year flood elevation increases premium rates for flood insurance.
 - 2. Such construction below the one hundred year flood elevation increases risk to life and property. Such notification shall be maintained with a record of all decisions as required.
- D. The Zoning Hearing Board shall:
 - 1. Supply a record of all decisions including justification for the issuance of such decision to the Board of Supervisors.
 - 2. Report such decisions as are issued in the annual report submitted to the Federal Insurance Administration by the Township.
- E. No variance shall be granted for the commencement of any of the activities; or the construction, enlargement, or expansion of any structure used, or intended to be used, for any of the uses as prohibited by Section 1606.B.
- F. In reviewing any request for a variance in the Floodplain Conservation District, the Zoning Hearing Board shall consider, but not be limited to, the following criteria in addition to what is set forth in Article XXIV:
 - 1. There is good and sufficient cause.
 - 2. Failure to grant the variance would result in extremely harsh and exceptional hardship to the applicant.
 - 3. The granting of the variance will:

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- a. Neither result in the unacceptable or prohibited increase in flood heights, additional threats to public safety, or extraordinary public expense.
 - b. Nor create nuisances, cause fraud on, or victimize the public, or conflict with any other applicable State statute or regulation, or local ordinance or regulation.
- G. Notwithstanding any of the above, however, all structures permitted by variance, special exception or otherwise shall comply with all applicable requirements of the National Flood Insurance Program. Regulations (360.3A.B,) including the requirements for elevation, floodproofing, and anchoring. The applicant must also comply with any other requirements considered necessary by the Township. [Ord. 88-6]

SECTION 1613. ABROGATION AND GREATER RESTRICTIONS

This Part supersedes any other conflicting provisions which may be in effect in the Floodplain Conservation District; however, any other ordinance provisions shall remain in full force and effect to the extent that those provisions are more restrictive.

SECTION 1614. WARNING AND DISCLAIMER OF LIABILITY

- A. The degree of flood protection sought by the provisions of this Part is based on a reasonable legislative determination of the minimum protection necessary and on acceptable methods of study. Larger flood may occur. Flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings being restricted by debris. This Part does not imply that areas outside the Floodplain Conservation District, will be free from flooding or flood damage.
- B. This Article shall not create liability on the part of the township or of any office or employee of the Township for any flood damages that result from reliance on this Chapter or any administrative decision lawfully made thereunder.

SECTION 1615. SEVERABILITY

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

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