

Article XI

FLOOD PLAIN OVERLAY DISTRICT

Section 1101 - General Provisions

The Flood Plain District shall encompass all lands and land developments within the Township of Penn which are located within the boundary of a flood plain area as shown on the Flood Insurance Rate Map (FIRM) which accompanies the Flood Insurance Study (FIS) prepared for the Township by the Federal Emergency Management Agency (FEMA), dated July 1978, (or the most recent revision thereof), which map is incorporated herein by reference.

Section 1102 - Conformance with Other Regulations

Uses permitted and procedures to follow for development in the Flood Plain District are presented in Township Ordinance No. 89, as amended. Said Ordinance supplements other articles of this Zoning Ordinance. To the extent that Ordinance No. 89 imposes greater requirements or more complete disclosures in any respect, or to the extent that the provisions of Said Ordinance are more restrictive, it shall be deemed and interpreted to control other provisions of the Zoning Ordinance and Township Subdivision and Land Development Ordinance.

Section 1103 - Overlay Concept

The Flood Plain District described above shall be an overlay to the existing underlying districts, as shown on the Official Township of Penn Zoning Map, and, as such, the provisions of Ordinance No. 89, Flood Plain development, shall serve as a supplement to the underlying district provisions.

1. In the event of any conflict between the provisions or requirements of the Flood Plain District and those of any underlying zoning district, the more restrictive provisions shall apply.
2. In the event any provision concerning a Flood Plain District is declared inapplicable or illegal as a result of any legislative or administrative actions or judicial decision, the regulations of the underlying district shall remain applicable.