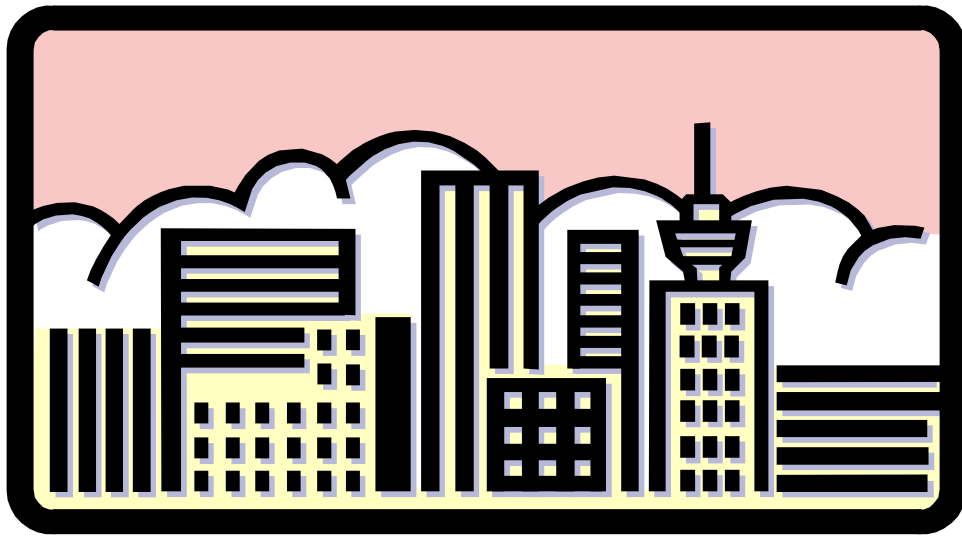


ARTICLE VIII



DESIGN STANDARDS

ARTICLE VIII

DESIGN STANDARDS

Section 801 General

The design standards set forth by these regulations are intended to insure proper development in those municipalities of Clearfield County which lack their own Subdivision and Land Development Standards. If a municipality has adopted the necessary standards and desires to use them in lieu of those set forth in this Article, they may do so by official action certified in writing by the municipalities governing body and sent to the Clearfield County Planning Commission.

- 801.1** The following land subdivision principles, standards and requirements shall be applied by the Clearfield County Planning Commission in evaluating the plans for proposed subdivisions and shall be considered minimum requirements, except as provided for above.
- 801.2** In reviewing subdivision plans, the Planning Commission may consider the adequacy of existing or proposed community facilities to serve the additional dwelling units proposed by the subdivision. A reservation of land for community facilities may be requested when appropriate.
- 801.3** The subdividing of land shall be done in a manner that will not have the effect of debarring adjacent property owners from access to the streets and ways of allotment. The County may require dedicated, improved, or undedicated parcels to be provided for future access to adjacent land.
- 801.4** Land which is unsuitable for development because of hazards of life, safety, health, or property, shall not be subdivided or developed until such hazards have been eliminated or unless adequate safeguards against such hazards are provided for in the Subdivision and Land Development Plan. Land included as having unsuitable characteristics would be the following:
- A. Land subject to flooding or which has a high ground water table.
 - B. Land which, if developed, will create or aggravate a flooding condition upon other land.
 - C. Land subject to subsidence.
 - D. Land subject to underground fires.
 - E. Land containing significant areas of slopes greater than twenty percent (20%)
 - F. Land which because of physical environment or means of access is considered hazardous by the County of Clearfield.
 - G. Land which is or subject to ground pollution or contamination.

801.5 Proposed subdivisions of land developments shall be coordinated with existing nearby neighborhoods so that the community as a whole may develop harmoniously.

801.6 Proposed land uses shall conform to the local municipal Zoning Ordinance as applicable.

Section 802 Streets

802.1 Minimum street right-of-way widths, shoulder widths and cartway widths shall be as required by the local municipality and approved by the Municipal Engineer.

802.2 In cases where a new subdivision is planned to join the street system on an existing subdivision, the above minimum requirements shall apply except where the existing streets and rights-of-way are larger than required. In this event, the Planning Commission may require that the new streets and rights-of-way be as large as those in the existing subdivision. Any street or way that is planned, though not already established, shall be continued at not less than its width as planned.

802.3 Provisions for additional street width (right-of-way) may be required by the County in specific cases for:

- A. Public safety and convenience.
- B. Parking in commercial and industrial areas and in areas of high-density residential development.
- C. Widening existing streets (rights-of-way) where the width does not meet with requirements of these regulations.

802.4 General design criteria for streets shall be in accordance with specifications as set forth by the local municipality and approved by the Municipal Engineer.

802.5 Dead end streets (cul-de-sacs) may be permitted when it is clear that through traffic is not essential to the street system in that district, and under existing conditions. A dead end street must be constructed in accordance with minimum standards as outlined in the Pennsylvania Department of Transportation Form 408 Specifications. (Latest issue.)

802.6 Street intersections shall comply with the following requirements:

- A. All curbs at intersections shall be rounded by a minimum radius as defined in the Pennsylvania Department of Transportation Form 408 Specifications. (Latest issue.)

- B. When fences, hedges or other plantings, structures, or walls on any lot corner would create a traffic hazard by limiting clear vision across a corner lot from a height of three (3) feet above the finished paved area, at the centerline of the right-of-way, such structure and/or vegetation shall be removed in conjunction with grading the right-of-way to provide a sight line of one hundred fifty (150) feet along the centerline of a collector, commercial, arterial or industrial street from the centerline intersections, and one hundred twenty (120) feet at minor street intersections. When an arterial, commercial, industrial or collector and a minor street intersect, each shall retain its respective footage requirements along the centerline to form the sight triangle. No building or structure shall be permitted in this sight triangle. Sight triangles shall be shown on the plan.
- C. Where the grade of any street at the approach to an intersection exceeds two percent (2%), a leveling area shall be provided, if possible, with a transitional grade not to exceed one percent (1%) for a minimum distance of fifty (50) feet from the nearest right-of-way line of the intersection.
- D. Intersections of more than two (2) streets shall be avoided.
- E. Minimum street intersection angles shall be sixty (60) degrees. Right angle intersections shall be used whenever possible.
- F. Intersecting streets shall be separated by three hundred fifty (350) feet or more, measured between centerlines along the centerline of the intersected street.

802.7 Horizontal curves shall be in accordance with Pennsylvania Department of Transportation From 408 Specifications (Latest Issue).

802.8 Vertical curves shall be in accordance with Pennsylvania Department of Transportation From 408 Specifications (Latest Issue).

802.9 In general, minor and collector streets shall not adjoin into the same side of arterial streets at intervals of less than five hundred (500) feet.

802.10 Half streets shall be prohibited. If circumstances render this impractical, adequate provisions for the concurrent dedication of the remaining half of the street must be furnished by the developer. Where there exists a half street in an adjoining subdivision, the remaining half shall be provided in the proposed development.

The use of reserve strips is prohibited.

802.11 The provisions for the extension and continuation of major streets into and from adjoining areas is required. Where a subdivision abuts or contains an existing or proposed major street, the Planning Commission may require reverse frontage lots or such treatments as will provide protection for abutting properties, reduction in the number of intersections with the major traffic streets, and separation of local and through traffic.

- 802.12** When the subdivision adjoins unsubdivided acreage, new streets or reserved rights-of-way shall be provided through to the boundary lines of the development.
- 802.13** Proposed streets shall be properly related to the official map of the local municipality (if applicable), and shall be logically related to the topography so as to produce usable lots and reasonable grades.
- 802.14** Where a subdivision borders on, or contains a railroad right-of-way, an arterial highway right-of-way, or a stream, ravine, steep hill, or swamp, the County may require a street approximately parallel to and on each side of such right-of-way or other obstruction at a distance suitable for the appropriate use of the intervening land. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations, and for non-residential uses of land, where permitted.
- 802.15** If the lots in a development are large enough for re-subdivision, or if a portion of the tract is not subdivided, suitable access and street openings for such re-subdivision shall be provided. The width of such access and/or street opening shall be determined by the local municipality and approved by the Municipal Engineer.

Section 803 Curbs and Sidewalk

- 803.1** Curbs and sidewalk shall be provided and designed as required by the local municipality and approved by that Municipal Engineer.

Section 804 Blocks

- 804.1** Blocks shall be designed to ensure proper fire safety.
- 804.2** In general, all blocks in a subdivision shall have a maximum length of fifteen hundred (1,500) feet. Blocks subdivided into lots shall be approximately two (2) lot depths in width, except lots along a major thoroughfare, which front on an interior street. Block lengths shall not be less than five hundred thirty (530) feet.
- 804.3** In commercial areas, the block layout shall conform, with due consideration to site conditions, to the best possible layout to serve the buying public, to permit good traffic circulation and the parking of cars, to make delivery and pickup efficient, and to reinforce the best design of the units in the commercial areas.
- 804.4** The block layout in industrial areas shall be governed by most efficient arrangement of space for present use and future expansion, with due regard for worker and customer access parking. Of special interest will be in accommodation of truck traffic.

Section 805 Lots and Building Lines

- 805.1** The depth-to-width ratio of usable lot length shall be a maximum of two (2) to one (1). Lots greater than one (1) acre and less than four (4) acres in size may increase their depth to width ratio to three (3) to one (1). Lots greater than four (4) acres may increase their depth-to-width ratio to four (4) to one (1). In unusual circumstances other lot configurations may be considered.

- 805.2** Double frontage and reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement across which there shall be no right of access may be required by the Planning Commission along the line of lots abutting such a traffic artery or other disadvantageous use.
- 805.3** Side lines of lots, so far as practical, shall be at right angles or radial to street lines.
- 805.4** Corner lots shall be increased in size whenever necessary so as to conform to the local municipality's Zoning Ordinance or County Land Development Standards so that any structure to be placed thereon shall conform to minimum building setback line requirements.
- 805.5** Lots abutting local streets shall front upon the streets which parallel the long dimension of the block, if possible.
- 805.6** All lots shall abut their frontage on a publicly dedicated street or on a street that has received the legal status as such. Lots abutting on a private street or easement shall not be approved unless specifically permitted by the County Planning Commission by special resolution. If permitted, the use of private streets must be approved, in writing, by the governing body of the local municipality. All streets, public or private, must meet the design and construction standards set forth by this Ordinance.
- 805.7** When a subdivision or land development is located in a municipality having a zoning ordinance, subdivision regulations or building setback ordinance, the minimum building setback shall be controlled by their provisions. If, in the local ordinance or regulation, there are no provisions regarding building setbacks or if the subdivision or land development is located in an area not controlled by such local or county ordinances, the following minimum shall apply.
- A. Front Yard setbacks shall be a minimum of ten (10) feet from property line. Additional building setbacks may be required of applicant by other entities such as Penn DOT or the local municipality in the case of road rights of ways or utility companies in the case of utility easements. Applicants are solely responsible for identifying any such easements along with any development restrictions caused by such easements. All right of ways, easements, and restrictions created by such must be shown on the plan along with the ten (10) foot setback.
- B. Side yard setbacks shall be a minimum of ten (10) feet from property line. Additional building setbacks may be required of applicant by other entities such as Penn DOT or the local municipality in the case of road rights of ways or utility companies in the case of utility easements. Applicants are solely responsible for identifying any such easements along with any development restrictions caused by such easements. All right of ways, easements, and restrictions created by such must be shown on the plan along with the ten (10) foot setback.
- C. Rear yard setbacks shall be a minimum of ten (10) feet from property line. Additional building setbacks may be required of applicant by other entities such as Penn DOT or the local municipality in the case of road rights of ways or utility companies in the case of utility easements. Applicants are solely

responsible for identifying any such easements along with any development restrictions caused by such easements. All right of ways, easements, and restrictions created by such must be shown on the plan along with the ten (10) foot setback.

805.7 The lot size, width, depth, shape, orientation and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

805.8 Flag Lots – Flag lots will only be permitted to lots in excess of one (1) acre in an area served by municipal water and sewage service; and five (5) acres or more in areas without water and sewage service. Such lots shall have a minimum width on existing roads of at least sixteen (16) feet. Resubdivision of flag lots shall not be permitted and must be marked on plat as such.

Section 806 Lot Grading for Subdivisions and Land Developments

806.1 Blocks and lots shall be graded to provide proper drainage away from buildings and to prevent the collection of storm water in pools. Minimum two percent (2%) slopes away from structures shall be required.

806.2 Lot grading shall be of such design as to carry surface water to the nearest practical street, storm drain, or natural watercourse. Where drainage swales are used to deliver surface waters away from buildings, their grade shall not be less than one percent (1%) nor more than four percent (4%). The swales shall be sodded, planted or lined as required. A Grading and Draining Plan shall be required for all subdivisions and land developments, except minor subdivisions.

806.3 No final grading shall be permitted with a cut face steeper in slope than two (2) horizontal to one (1) vertical, except under one or more of the following conditions:

- A. The material in which the excavation is made is sufficiently stable to sustain a slope of steeper than two (2) horizontal to one (1) vertical, and a written statement of a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in erosion control, to that effect is submitted to the local municipal engineer and approved by the same. The statement shall state that the site has been inspected and that the deviation from the slope specified herein before will not result in injury to persons or damage to property.
- B. A concrete or stone masonry wall constructed according to sound engineering standards for which plans are submitted to the local municipal engineer for review and written approval is provided.

806.4 No final grading shall be permitted which creates any exposed surface steeper in slope than two (2) horizontal to one (1) vertical except under one or more of the following conditions:

- A. The fill is located so that the settlement, sliding, or erosion will not result in property damage or be hazardous to adjoining property, streets, alley, or buildings.

- B. A written statement from a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in erosion control, certifying that he has inspected the site and that the proposed deviation from the slope specified above will not endanger any property or result in property damage, is submitted to and approved by the local municipal engineer.
- C. A wall is constructed to support the face of the fill.

806.5 The top or bottom edge of slopes shall be a minimum of three (3) feet from property right-of-way lines of street or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property. All property lines, where walls or slopes are steeper than one (1) horizontal to one (1) vertical and five (5) feet or more in height shall be protected by a protective fence no less than three (3) feet in height approved by the local municipal engineer.

Section 807 Open Space, Lot Siting, Planting and Beautification for Subdivision and Land Developments

807.1 In order to promote the highest environmental quality possible, the degree to which the applicant of a subdivision or land development plan has preserved existing salient natural features and land forms intrinsic to the site, shall be assessed. Terms of approval of a plat may be subject to the manner in which the layout or design of the plan has preserved existing natural features, such as, but not limited to, trees, wooded areas and watercourse.

807.2 Open Space – Where the applicant is offering for dedication, or is required by ordinance to establish a reservation of open space, or preserve an area of scenic or historic importance, a “limit of work”, which will confine excavation, earth moving procedures and other changes to the landscape, may be required to ensure preservation and prevent despoliation of the character of the area in open space.

807.3 Tree Preservation – Whenever possible, trees shall not be removed unless they are located within the proposed street right-of-way, within the proposed building area, well area, sewage facility area, or within utility locations and equipment access areas. In areas where trees are retained, the original grade level shall be maintained, if possible, so as not to disturb the trees.

807.4 Topsoil Preservation – All of the topsoil from areas where cuts and fills have been made should be stockpiled and redistributed uniformly after grading. All area of the site shall be stabilized by seeding or planting on slopes of less than ten percent (10%) and shall be stabilized by sodding on slopes ten percent (10%) or more and planted in ground cover on slopes twenty percent (20%) or greater.

807.5 Landscaping – For all multi-family, apartment, office, commercial, and industrial subdivisions or land developments, a landscaping plan shall be provided and shall include sufficient plantings for the required open space, planting strips, screenings, formal gardens, shade trees, and natural barriers.

807.6 Buffer Planting Requirements – Buffer yard as may be required.

807.7 Preserved Landscaping – When there is a conscientious effort to preserve the existing natural integrity and character of a site and where such preservation

effectuates areas of woodland and trees comparable to required planting improvements (i.e., landscaping and buffer screening), the plan may be received in lieu of additional landscaping requirements.

- 807.8 Trees** – The planting of trees within the street right-of-way line shall not be permitted. The planting of any trees within the private property of each residential lot shall be at the discretion of the property owner or developer.

Section 808 Easements

- 808.1** Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, a drainage easement may be required that conforms substantially with the water line of such watercourse, drainage way, channel, or stream and of such width as will be adequate to preserve the unimpeded flow of natural drainage, or for the purpose of widening, deepening, relocating, improving or protecting such drainage facilities.

- 808.2** Where desirable or necessary, adequate easements or dedications for public service utilities shall be provided for sewer, water, electric power, gas lines, storm drainage and similar services; and no structure or obstruction of any kind shall be placed or allowed to be placed where it will interfere in any way with such easements.

- 808.3** To the fullest extent possible, easements should be centered on or be adjacent to rear or side lot lines. Such easements shall have a minimum width of at least twenty (20) feet, and shall remain unobstructed by buildings, structures, or fences.

The installation of utility facilities shall conform to the construction standards of the utility company and the Pennsylvania Public Utility Commission.

- 808.4** Aerial easements, if required, shall commence at a point fifteen (15) feet or more above ground.

Section 809 Public Areas

- 809.1** The developer shall consider reserved areas for public use where required, or where topography may preclude use for proper development. Reserve areas however, which shall make any area unprofitable for regular or special assessments or which may revert to untended nuisance areas will not be approved.

- 809.2** The Planning Commission may require that areas for parks and playgrounds (of a size not to exceed ten percent [10%] of the land area to be subdivided) be dedicated to the County for recreation purposes (*See Section 812*).

Section 810 Street Names

810.1 The developer may choose his street names subject to the review of the County, the local municipality, the Post Office and the 9-1-1 System. No street, other than an extension, may be given a name identical or similar to another street in the local municipality or nearby areas.

Section 811 Stormwater Drainage

811.1 Storm water management facilities shall be provided for subdivisions and land developments as required by existing ordinances of the local municipality as now or herein after adopted or amended. In lieu of local storm waters regulations and for all earth disturbance activities developer shall adhere to the requirements of Chapter 102 of the Pennsylvania Clean Streams Law, P. 1. 1987 of 1937 as revised as now or herein after adopted or amended.

811.2 Storm Sewers and Drainage Facilities required by local or state regulation shall be designed and inspected according to the standards as required by such regulations.

811.3 All Subdivisions and Land Developments shall be designed to adequately control soil erosion and sedimentation, as required under Chapter 102 of the Pennsylvania Clean Streams Law, P. 1. 1987 of 1937 as revised. Unless waived by the County Conservation District, the Applicant shall submit proof of an approved Soil Erosion and Sedimentation Control Plan for each phase of construction to the Commission at the time of major subdivision or land development plan submission. Preliminary or Final Plan approval shall not be granted by the Commission until the Erosion and Sedimentation Control plan has been approved by the County Conservation District or until a waiver of said planning requirements has been issued.

Section 812 Contributions for Recreation Purposes

812.1 It is the policy of this County to provide recreational facilities for all the residents of the County pursuant to the County Recreation Plan and Local Municipal Plan (when applicable). New and additional facilities are required in direct proportion to increase in population. Developers causing increases in population by new residences must share in the cost of additional recreational facilities.

812.2 A contribution for recreation purposes, when proposed as a part of a subdivision plan or land development plan, to the local municipality shall be made at the rate of two hundred dollars (\$200) per dwelling unit, payable upon and as a condition of obtaining an occupancy permit pursuant to the ordinances of the local municipality.

812.3 All monies paid to the local municipality in this manner shall be kept in a capital reserve fund established as provided by law. Monies in such fund may be combined for investment purposes, if permitted by law, but shall be used only for the acquisition of land or capital improvements for open space and park and recreation purposes. All funds shall be used within three (3) years of payment.

Section 813 Floodplain Area Regulations

813.1 Purpose – The specific purposes of those special provisions are:

- A. To regulate the subdivision or development of land within any Designated Floodplain Area in order to promote the general health, welfare, and safety of the community.
- B. To require that each subdivision lot or land development in flood-prone areas be provided with a safe building site with adequate access; and that public facilities which serve such uses to be designed and installed to preclude flood damage at the time of initial construction.
- C. To prevent individuals from buying lands which are unsuitable for use because of flooding by prohibiting the improper subdivision or development of unprotected lands within the designated floodplain districts.

813.2 Abrogation and Greater Restrictions – To the extent that this Section imposes greater requirements or more complete disclosure than any other provisions of this Ordinance, in any respect, or to the extent that the provisions of this Section are more restrictive than such other provisions, it shall control such other provisions of this Ordinance.

813.3 Disclaimer of Municipal Liability - The grant of a permit or approval of a plan for any proposed subdivision or land development to be located within any Designated Floodplain Area shall not constitute a representation, guarantee, or warranty of any kind by the County or the local municipality or by any official or employee thereof of the practicability or safety of the proposed use, and shall create no liability upon the County, the local municipality, their officials, employees, or agents.

813.4 Application Procedures and Requirements

A. Pre-Application Procedures

- 1. Prior to the preparation of any plans, it is suggested that prospective developers consult with the Pennsylvania Department of Environmental Protection and/or local municipal Sewage Enforcement Officer concerning soil suitability when on-site sewage disposal facilities are proposed.
- 2. Prospective developers shall consult the County Conservation District representative concerning erosion and sediment control and the effect of geologic conditions on the proposed development. At the same time, a determination should be made as to whether or not any flood hazards either exist or will be created as a result of the subdivision or development.

B. **Preliminary Plan Requirements** – The following information shall be required as part of the Preliminary Plan and shall be prepared by a registered engineer or surveyor.

1. Name of engineer, surveyor, or other qualified person responsible for providing the information required in this Section.
2. A map showing the location of the proposed subdivision or land development with respect to any Designated Floodplain Area, including information on, but not limited to, the one hundred (100) year flood elevations, boundaries of the Floodplain Area or areas, proposed lots and sites, fills, flood or erosion protective facilities, and areas subject to special deed restrictions.
3. Where the subdivision or land development lies partially or completely within any Designated Floodplain Area, or where the subdivision or land development borders on a Floodplain Area, the Preliminary Plan map shall include detailed information giving the location and elevation of proposed roads, public utilities and building sites. All such maps shall also show contours at intervals of five (5) feet or less (as required), and shall identify accurately the boundaries of the Floodplain Area.
4. Such information as is required by this Subdivision Ordinance.

C. **Final Plan Requirements** – The following information shall be required as part of the Final Plan and shall be prepared by a registered engineer or surveyor.

1. All information required for the submission of the Preliminary Plan incorporating any changes requested by the County.
2. A map showing the exact location and elevation of all proposed buildings, structures, roads and public utilities to be constructed within any Designated Floodplain Area. All such maps show contours at intervals of five (5) feet or less (as required) within the Floodplain Area and shall identify accurately the boundaries of the flood-prone areas.
3. Submission of the Final Plan shall also be accompanied by all required permits and related documentation from the Department of Environmental Protection, and any other Commonwealth agency, or local municipality where any alteration or relocation of a stream or watercourse is proposed. In addition, documentation shall be submitted indicating that all affected adjacent municipalities have been notified in advance of the proposed alteration or relocation. The Department of Community Affairs and the Federal Insurance Administration shall also be notified in advance of any such proposed activity, and proof of such notification shall be submitted in advance of the Planning Commission meeting at which such Plan is to be considered.

813.5 Design Standards and Improvements in Designated Floodplain Areas

A. General

1. Where not prohibited by this or any other laws and ordinances, land located in any Designated Floodplain Area may be platted for development with the provision that the developer construct all buildings and structures to preclude flood damage in accordance with this and any other laws and ordinances regulating such development.
2. No subdivision or land development, or part thereof, shall be approved if the proposed development or improvements will individually or collectively increase the one hundred (100) year flood elevation more than one (1) foot at any point.
3. Building sites for residences or any other type of dwelling or accommodation shall not be permitted in any floodway area. Sites for these uses may be permitted outside the floodway area in a Floodplain Area if the lowest level (including basement) is elevated to the Regulatory Flood Elevation. If fill is used to raise the elevation of a site, the fill area shall extend laterally for a distance of at least fifteen (15) feet beyond the limits of the proposed structures and access shall meet the requirements of Section 813.5 (C) herein below.
4. Building sites for structures or other buildings other than for residential uses shall not be permitted in any floodway area. Sites for such structures or buildings outside the floodway in a Floodplain Area shall be protected as provided in Section 813.5 (A) 3 above. However, the County may allow the subdivision or development of areas or sites for commercial and industrial uses at any elevation below the Regulatory Flood Elevation if the developer otherwise protects the area to that height or assumes that the buildings or structures will be floodproofed to the Regulatory Flood Elevation.
5. If the County determines that only a part of a proposed plat can be safely developed, it shall limit development to that part and shall require that development proceed consistent with this determination.
6. When a developer does not intend to develop the plat himself and the County determines that additional controls are required to insure safe development, they may require the developer to improve appropriate deed restriction on the land. Such deed restrictions shall be inserted in every deed and noted on every recorded plat.

B. Drainage Facilities

1. Storm drainage facilities shall be designed to convey the flow of surface waters without damage to persons or property. The system shall insure drainage at all points along streets, and provide positive drainage away from buildings and on-site waste disposal sites.

2. Plans shall be subject to the approval of the County. The County may require a surface system to accommodate larger, less frequent floods. Drainage plans shall be consistent with local, county and regional drainage plans. The facilities shall be designed to prevent the discharge of excess runoff onto adjacent properties.
- C. **Streets and Driveways** –The finished elevation of proposed streets and driveways shall not be more than one (1) foot below the Regulatory Flood Elevation. Profiles and elevations of streets and driveways to determine compliance with this requirement and as required by other provisions of this Subdivision Ordinance shall be submitted with the Final Plan. Drainage openings shall be sufficient to discharge flood flows without unduly increasing flood heights.
- D. **Sewer Facilities** – All sanitary sewer systems located in any Designated Floodplain Area, whether public or private, shall be floodproofed up to the Regulatory Flood Elevation.
- E. **Water Facilities** – All water systems located in any Designated Floodplain Area, whether public or private, shall be floodproofed up to the Regulatory Flood Elevation.
- F. **Other Utilities and Facilities** - All other public or private utilities and facilities, including gas and electric, shall be elevated or floodproofed up to the Regulatory Flood Elevation.