ARTICLE 19 "FP" FLOOD PLAIN OVERLAY ZONE

SEC. 25-19-01 PURPOSE

To identify and designate areas subject to flooding and to provide protection against flood damage for uses and service facilities in designated flood prone areas by requiring proper design at the time of initial construction.

SEC. 25-19-10 OBJECTIVES

- A. To minimize expenditure of public money for costly flood control projects.
- B. To minimize future flood risk through the application of sound land use practices in flood plain areas.
- C. To insure that potential homebuyers are notified if property is located in a flood plain zone.

SEC. 25-19-20

The flood protection required by this article is based on sound engineering principles. The flood plain hazard areas are subject to flooding (1% chance in any one year) which may result in flood losses by uses which are inadequately elevated or otherwise protected from flood damage. The regulatory provisions that follow reflect a reasonable attempt to analyze the flood hazard for specific lands. This does not imply, however, that all areas outside those designated as "FP" Flood Plain Overlay Zones will be free from flooding or flood damage.

SEC. 25-19-30 FLOOD INSURANCE RATE MAP

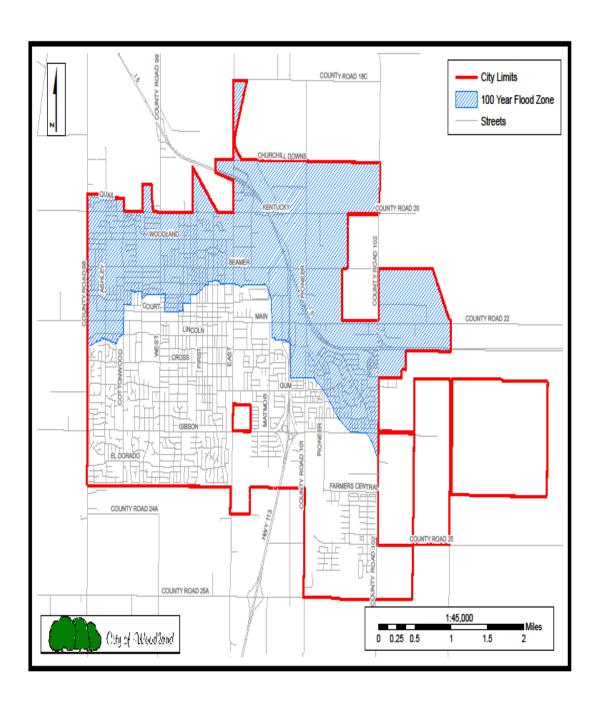
The map designating areas in the City subject to flooding shall be the official Flood Insurance Rate Map (FIRM) provided to the City by the Federal Emergency Management Agency (FEMA) dated April 2, 2002, as amended, and is hereby incorporated by reference. The map delineates those areas determined to be subject to flooding based upon evidence of past flood events, and elevation data pertinent to the one hundred year flood, or that which has a 1% chance of occurrence in any one year. Based on evaluation of this map, the City shall seek to eliminate or reduce flood losses by regulating building construction and land use within the flood plain hazard areas identified thereon.

SEC. 25-19-40 FLOOD PLAIN OVERLAY ZONE MAP

The official map designating flood plain overlay zones, dated July 2003, is hereby made a part of this ordinance. The flood zone designations appearing thereon shall mean:

ZONE EXPLANATION

- A Special flood hazard areas inundated by 100-year flood. No base flood elevations determined.
- AE Special flood hazard areas inundated by 100-year flood. Base flood elevations determined.
- AH Special flood hazard areas inundated by 100-year flood. Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- AO Special flood hazard areas inundated by 100-year flood. Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- A-99 Special flood hazard areas inundated by 100-year flood. To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- X Areas determined to be outside 500-year flood plain.
- D Areas in which flood hazards are undetermined.



SEC. 25-19-50 BUILDING PERMIT REQUIREMENTS

The following building permit requirements shall apply in the AE flood plain overlay zones:

- A. Within this zone no building permit or other entitlement shall be issued nor shall any structure be erected unless certification is provided to the Community Development Director from a registered professional engineer that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood zone more than one foot at any point within the community.
- B. Within the AE Zone residential structures shall have the lowest floor, including a basement, elevated to or above the base flood elevation as specified on the FIRM and Flood Insurance Study for the City of Woodland.
- C. Within the AE Zone nonresidential structures shall meet the requirements set forth in subsection (B) above or be adequately flood proofed below the base flood elevation. If Flood proofing is proposed, a professional engineer shall provide to the Community Development Director calculations certifying that the hydrostatic forces, velocities, uplift, and the like, have been designed for.
- D. No building permit shall be issued within the AE Zone unless satisfactory evidence has been provided to the City Engineer that new or replacement public and on-site utilities and facilities are located and constructed to minimize or eliminate flood damage and infiltration.
- E. No building permit shall be issued for a project within these zones unless satisfactory evidence is provided to the Community Development Director that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law.

Zone X is shown for information purposes only. There are no special building permit requirements for Zones X.