

SECTION 3.10 FLOOD HAZARD OVERLAY ZONE

Section 3.1010	<u>Authority, Purpose, and Objectives, and -Methods of Reducing Flood Losses</u>
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SECTION 3.1010 AUTHORITY, PURPOSE AND OBJECTIVES

The State of Oregon has in ORS 197.175 (CITIES) delegated the responsibility to local governmental units to adopt floodplain management regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of Gearhart does ordain as follows:

- A. The flood hazard areas of the City of Gearhart are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
 - B. These flood losses may be caused by the cumulative effect of obstructions in special flood hazard areas which increase flood heights and velocities, and when inadequately anchored, cause damage in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to flood loss.
1. It is the purpose of this Flood Hazard Overlay Zone to regulate the use of those areas subject to periodic flooding, to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions. In advancing these principles and the general purposes of the City of Gearhart Comprehensive Plan and Zoning Ordinance, the specific objectives of the FHO Zone are:
- 1.A. To combine with present zoning requirements certain restrictions made necessary for the known flood hazard areas to promote the general health, welfare and safety of the City.
 - 2.B. To prevent the establishment of certain structures and land uses in areas unsuitable for human habitation because of the danger of flooding, unsanitary conditions or other hazards.
 - 3.C. To minimize the need for rescue and relief efforts associated with flooding.
 - 4.D. To help maintain a stable tax base by providing for sound use and development in flood- prone areas and to minimize prolonged business interruptions.
 - 5.E. To minimize damage to public facilities and utilities located in flood hazard areas.
 - 6.F. To ensure that potential home and business buyers are notified that property is in a flood

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area; and

G. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions; and

H. To protect human life and health; and

I. To minimize expenditure of public money for costly flood control projects; and

J. To Participate in and maintain eligibility for flood insurance and disaster relief.

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2. In order to accomplish its purposes, this ordinance includes methods and provisions for:

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A. Restricting or prohibiting development which is dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

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B. Requiring that development vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

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C. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

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D. Controlling filling, grading, dredging, and other development which may increase flood damage;

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E. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or may increase flood hazards in other areas.

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SECTION 3.1020

DEFINITIONS

Unless specifically defined below, words or phrases used in the Article shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

1. Appeal: A request for a review of the interpretation of any provision of this ordinance or a request for a variance.

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4. Area of Shallow Flooding. -A designated Zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Means a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident. AO is characterized as sheet flow and AH indicates ponding.

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2.

1. Areas of Special Flood Hazard. The land in the flood-plain within a community subject to a one percent or greater chance of flooding in any given year. Designation on maps always includes the letter A or V.

3. It is shown on the Flood Insurance Rate Map (FIRM) as Zone A, AO, AH, A1-30, AE, A99, AR (V, V1-30, VE). "Special flood hazard area" is synonymous in meaning and definition with the phrase "area of special flood hazard".

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4. Base Flood. A flood having a one percent chance of being equaled or exceeded in any given year.

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5. Base flood elevation (BFE): The elevation to which floodwater is anticipated to rise during the base flood.

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6. BASEMENT Basement: Means any area of the building having its floor subgrade (below ground level) on all sides.

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7. Breakaway Walls. Means a wall that is not a part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

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8. Coastal High Hazard Areas. Means an area of special flood hazard extending from offshore to the inland limit of primary frontal dune along an open coast and any other areas subject to high velocity wave action from storms or seismic sources. The area is designated on FIRM as Zone V1-30 or VE Zone. The area is designated on FIRM as Zone V1-30 or VE Zone.

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9. CRITICAL FACILITY Critical Facility: Means a facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.

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10. Development. Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving excavation or drilling or storage of equipment or materials located within the area of special flood hazard.

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11. ELEVATED BUILDING Elevated Building: means for insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

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12. Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from:

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A. The overflow of inland or tidal waters and/or

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B. The unusual and rapid accumulation or runoff of surface waters from any source,

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C. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (a)(2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

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D. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

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13. Flood elevation study: See "Flood Insurance Study".

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B.

~~10-14.~~ Flood Insurance Rate Map (FIRM). The official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM). The official map on which the Federal Insurance Administrator has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

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~~15.~~ Flood Insurance Study. An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

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~~16.~~ The official report in which the Federal Insurance Administration has provided flood profiles, as well as the Flood Hazard Boundary Floodway Map and the water surface elevation of the base flood. Flood proofing. Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents

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~~17.~~ Functionally dependent use: A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long term storage or related manufacturing facilities.

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~~18.~~ Highest adjacent grade: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

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Historic structure: Any structure that is:

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~~19.~~

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A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

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B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

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~~1-~~ Lowest Floor: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such

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enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance, found at Section 3.1050, 2A.

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2. Manufactured Home Dwelling. A structure, transportable in one or more sections, which is built on a permanent foundation and connected to the required utilities. For flood plain management purposes, the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

21.

3. Manufactured Dwelling Home Park or Subdivision. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or for sale.

22.

A.23. Existing Manufactured Home Park or Subdivision is one in which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed is completed before the effective date of Gearhart's floodplain management regulations (1978). The construction of facilities includes, at a minimum, the installation of utilities, construction of streets, and either final site grading or the pouring of concrete pads.

4. Mean Sea Level. Means for the purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

24.

14.25. New Construction. Structures for which the "state of construction" commenced on or after the effective date of a floodplain management regulation adopted by the City of Gearhart and includes any subsequent improvements to such structures of this amendment to the zoning ordinance.

14.26. Recreation Vehicle. A vehicle which is (1) built on a single chassis, (2) 400 square feet or less when measured at the largest horizontal projection, (3) designed to be self-propelled or permanently towable by a light truck, and (4) primarily designed as temporary living quarters for camping, travel, or seasonal use.

14.27. Recreation Vehicle, Highway Ready. A recreation vehicle that is on wheels or a jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

14.28. Reinforced Pier. At a minimum, a reinforced pier must have a footing adequate to support the weight of the manufactured home under saturated soil conditions. Concrete blocks may be used if vertical steel reinforcing rods are placed in the hollows of the blocks and the hollows are filled with concrete or high strength mortar. Dry stacked concrete blocks do not constitute reinforced piers.

15.29. Special Flood Hazard (SFHA). See "Area of special flood hazard" for this definition Areas subject to inundation from the waters of a 100-year flood.

16. Start of Construction. Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured dwelling home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the

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installation of street and/or walkways; nor does it include excavation for basement, footings, piers, or foundation 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.

30. 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.

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17. Structure. For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured dwelling. Means a walled and roofed building, a modular or temporary building, or a gas or liquid storage tank that is principally above ground.

31. Substantial Damage. Means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

32. Substantial Improvement. Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

B. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

18. Before the improvement or repair is started, or

19.

20. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

21.

22. Any project for improvement of a structure to comply with existing State or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or

23. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places provided that the alteration will not preclude the structure's continued designation as a "historic structure."

34. Variance: A grant of relief by City of Gearhart from the terms of a flood plain management regulation.

35. Violation: The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this

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ordinance is presumed to be in violation until such time as that documentation is provided.

SECTION 3.1030 GENERAL PROVISIONS.

This ordinance shall apply to all areas of special flood hazards (Flood Hazard Overlay Zone) in combination with present zoning requirements within the jurisdiction of the City of Gearhart.

1. Basis for Establishing the Areas of Special Flood Hazard.

The areas of special flood hazard identified by the Federal Insurance Administration is a scientific and engineering report entitled "The Flood Insurance Study for the City of Gearhart" dated June 20, 2018, with accompanying Flood Insurance Rate maps and any revisions thereto is hereby adopted by reference and declared to be a part of this ordinance. The flood Insurance Study is on file at Gearhart City Hall. FIRM Panel Numbers include:

(Insert Panel Numbers)

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2. Compliance.

All development within special flood hazard areas is subject to the terms of this ordinance and required to comply with its provisions and all other applicable regulations. No structure or land shall hereafter be used, and no structure shall be located, extended converted, or structurally altered without full compliance with the terms of this ordinance and other applicable regulations.

3. No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a (INSERT INFRACTION TYPE (I.E. MISDEMEANOR). INSERT PENALTIES PER STATE/LOCAL LAW ASSOCIATED WITH SPECIFIED INFRACTION TYPE (I.E. ANY PERSON WHO VIOLATES THE REQUIREMENTS OF THIS ORDINANCE SHALL UPON CONVICTION THEREOF BE FINED NOT MORE THAN A SPECIFIED AMOUNT OF MONEY...)) Nothing contained herein shall prevent the City of Gearhart from taking such other lawful action as is necessary to prevent or remedy any violation.

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3.4. Warning and Disclaimer of Liability

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Gearhart or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made there under.

5. Abrogation

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

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6. Severability

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This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

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7. Interpretation

In the interpretation and application of this ordinance, all provisions shall be:

A. Considered as minimum requirements;

B. Liberally construed in favor of the governing body; and

C. Deemed neither to limit nor repeal any other powers granted under state statutes.

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8. Coordination with State of Oregon Specialty Codes

Pursuant to the requirement established in ORS 455 that the City of Gearhart administers and enforces the State of Oregon Specialty Codes, the City of Gearhart does hereby acknowledge that the Oregon Specialty Codes contain certain provisions that apply to the design and construction of buildings and structures located in special flood hazard areas. Therefore, this ordinance is intended to be administered and enforced in conjunction with the Oregon Specialty Codes.

1. Establishment of Building/Development Permit. A Building/Development Permit shall be obtained before construction or development begins within any area ~~of horizontally within~~ the special flood hazard area established in Section 3.1030 (12). The development permit shall be required for all structures including manufactured homes dwellings as set forth in the "Definitions" and for all other development including fill and other activities, also set forth in the "Definitions". Application for a Building/Development Permit shall be made on forms furnished by the Building Official/Floodplain Administrator and shall specifically include the following information:
 - A. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures.
 - B. Elevation in relation to mean sea level to which any structure has been flood proofed.
 - C. Certification by a registered professional engineer or architect that the flood proofing method for any nonresidential structure meets the flood proofing criteria in Section 3.1050. ~~(2)(B).~~
 - D. Description of the extent to which any watercourse will be altered or relocated, as a result of proposed development.
 - E. In riverine flood zones, the proposed elevation (in relation to mean sea level), of the lowest floor (including basement) and all attendant utilities of all new and substantially improved structures; in accordance with the requirements of section 3.1040.
 - F. In coastal flood zones (V zones and coastal A zones), the proposed elevation in relation to mean sea level of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all structures, and whether such structures contain a basement.
 - G. Proposed elevation in relation to mean sea level to which any non- residential structure will be floodproofed.
 - H. Certification by a registered professional engineer or architect licensed in the State of Oregon that the floodproofing methods proposed for any non-residential structure meet the floodproofing criteria for non-residential structures in section 3.1050.
 - I. Base Flood Elevation data for subdivision proposals or other development when required per sections 3.1040 and 3.1030.
 - ~~P.~~ The amount and location of any fill or excavation activities proposed.
2. Designation of the Floodplain Administrator. The Building Official is hereby appointed to administer, implement, and enforce this ordinance by granting or denying development permits in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.
- ~~2.3.~~ Duties and Responsibilities. The duties of the Building Official/Floodplain

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Administrator shall include, but not be limited to permit review:

- A. Review all development permits to determine that the permit requirements of this ordinance have been satisfied.
 - B. Review all development permits to require that all necessary permits have been obtained from those Federal, State or local governmental agencies from which prior approval is required.
 - C. Review all development permits in the area of special flood hazard to determine if the proposed development adversely affects the flood carrying capacity of the area.
 - D. Review all development permits to determine if the proposed development is located in an area where Base Flood Elevation (BFE) data is available either through the Flood Insurance Study (FIS) or from another authoritative source. If BFE data is not available then ensure compliance with this ordinance by the use of other Base Flood Data.
 - E. Review all development permit applications to determine if the proposed development qualifies as a substantial improvement
 - F. Review all development permits to determine if the proposed development activity is a watercourse alteration. If a watercourse alteration is proposed, ensure compliance with the watercourse alteration provisions in section 3.1050.
 - G. Review all development permits to determine if the proposed development activity includes the placement of fill or excavation.
 - H. The Floodplain Administrator shall notify the Federal Insurance Administrator in writing whenever the boundaries of the community have been modified by annexation or the community has otherwise assumed authority or no longer has authority to adopt and enforce floodplain management regulations for a particular area, to ensure that all Flood Hazard Boundary Maps (FHBM) and Flood Insurance Rate Maps (FIRM) accurately represent the community's boundaries. Include within such notification a copy of a map of the community suitable for reproduction, clearly delineating the new corporate limits or new area for which the community has assumed or relinquished floodplain management regulatory authority.
4. Requirement to Submit New Technical Data A community's base flood elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable, but not later than six months after the date such information becomes available, a community shall notify the Federal Insurance Administrator of the changes by submitting technical or scientific data in accordance with Title 44 of the Code of Federal Regulations (CFR), Section 65.3. The community may require the applicant to submit such data and review fees required for compliance with this section through the applicable FEMA Letter of Map Change (LOMC) process.
 5. The Floodplain Administrator shall require a Conditional Letter of Map Revision prior to the issuance of a floodplain development permit for:
 - A. Proposed floodway encroachments that increase the base flood elevation; and
 - B. Proposed development which increases the base flood elevation by more than one foot in areas where FEMA has provided base flood elevations but no floodway.

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6. An applicant shall notify FEMA within six (6) months of project completion when an applicant has obtained a Conditional Letter of Map Revision (CLOMR) from FEMA. This notification to FEMA shall be provided as a Letter of Map Revision (LOMR).

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7. Substantial Improvement and Substantial Damage Assessments and Determinations. Conduct Substantial Improvement (SI) (as defined in section 3.1020) reviews for all structural development proposal applications and maintain a record of SI calculations within permit files in accordance with section 3.1040.

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8. Conduct Substantial Damage (SD) (as defined in section 3.1020) Assessments when structures are damaged due to a natural hazard event or other causes. Make SD determinations whenever structures within the special flood hazard area (as established in section 3.1030) are damaged to the extent that the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

9. Use of Other Base Flood Data.

When base flood elevation data has not been provided in accordance with Section 3.1030 (2), Basis For Establishing The Areas Of Special Flood Hazard, the Building Official/Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation data available from a Federal, State or other source, in order to administer Sections 3.1050 (2)(A), Specific Standards, Residential construction, and Section 3.1050 (2)(B), Specific Standards, Nonresidential Construction.

10. Base Flood Elevations shall be determined for development proposals that are 5 acres or more in size or are 50 lots or more, whichever is lesser in any A zone that does not have an established base flood elevation. Development proposals located within a riverine unnumbered A Zone shall be reasonably safe from flooding; the test of reasonableness includes use of historical data, high water marks, FEMA provided Base Level Engineering data, and photographs of past flooding, etc... where available. At minimum, the elevation requirement for development within a riverine unnumbered A Zone is a minimum of two (2) feet above the highest adjacent grade, to be reasonably safe from flooding. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.

11. Information to be Obtained and Maintained by Building Official.

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12. Where base flood elevation data is provided through the Flood Insurance Study or Required as in Section 3.1040(3), the building official shall:

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A. Obtain, verify, and record and maintain the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.

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B. Obtain and record the elevation (in relation to mean sea level) of the natural grade of the building site for a structure prior to the start of construction and the placement of any fill and ensure that the requirements of sections 3.1040 and 3.1050 are adhered to.

C. Upon placement of the lowest floor of a structure (including basement) but prior to further vertical construction, obtain documentation, prepared and sealed by a professional licensed surveyor or engineer, certifying the elevation (in relation to mean sea level) of the lowest floor (including basement).

D. Where base flood elevation data are utilized, obtain As-built certification of the elevation (in relation to mean sea level) of the lowest floor (including basement) prepared and sealed by a professional licensed surveyor or engineer, prior to the final inspection.

E. Maintain all Elevation Certificates (EC) submitted to the community.

F. Obtain, record, and maintain the elevation (in relation to mean sea level) to which the structure and all attendant utilities were floodproofed for all new or substantially improved floodproofed structures where allowed under this ordinance and where Base Flood Elevation (BFE) data is provided through the FIS, FIRM, or obtained in accordance with section 3.1050.

G. Maintain all floodproofing certificates required under this ordinance.

H. Record and maintain all variance actions, including justification for their issuance;

I. Obtain and maintain all hydrologic and hydraulic analyses performed as required under section 3.1050.

J. Record and maintain all Substantial Improvement and Substantial Damage calculations and determinations as required under section 3.1040.

K.

A. For all new or substantially improved flood proofed structures,

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~~—~~Verify and record actual elevation (in relation to mean sea level), and
K.

~~(4)~~L. Maintain the flood proofing certifications required in Section 3.1040(1)(C).

~~B~~M. Maintain for public inspection all records pertaining to the provisions of this ordinance.

~~C~~N. In coastal high hazard areas, certification shall be obtained from a registered professional engineer or architect that the structure is securely anchored to adequately anchored pilings or columns in order to with-stand velocity waters.

~~5~~13. **Alteration of Water Courses.** The Building Official shall:

A. Notify adjacent communities and the Oregon Department of Land Conservation and Development, and other appropriate state and federal agencies prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Insurance Administration. This notification shall be provided by the applicant to the Federal Insurance Administration as a Letter of Map Revision (LOMR) along with either:

(1) A proposed maintenance plan to assure the flood carrying capacity within the altered or relocated portion of the watercourse is maintained; or

(2) Certification by a registered professional engineer that the project has been designed to retain its flood carrying capacity without periodic maintenance.

~~A~~The applicant shall be required to submit a Conditional Letter of Map Revision (CLOMR) when required under section 3.1040.

~~14~~.

~~—~~Require that the flood carrying capacity within the altered or relocated portion of said watercourse is maintained. Require that maintenance is provided within the altered or relocated portion of said watercourse to ensure that the flood carrying capacity is not diminished. Require compliance with section 3.1040. Require that maintenance is provided within the altered or relocated portion of said watercourse, so that the flood carrying capacity is not diminished.

~~15~~.

~~6~~16. **Interpretation of FIRM Boundaries.** The Building Official shall make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given reasonable opportunity to appeal the interpretations to the City Council.

~~7~~17. **Variance Procedures.** The issuance of a variance is for floodplain management purposes only. Flood insurance premium rates are determined by federal statute according to actuarial risk and will not be modified by the granting of a variance.

A. The administrative procedure for hearing a variance shall be as established in Section 9.060

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- B. Generally, ~~the only condition under which a variance may be issued from the elevation standard may be issued is~~ for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, ~~in conformance with the provisions of sections 3.1040, providing the criteria for granting variances in Section 9.030 have been fully considered.~~ As the lot size increases beyond one-half acre the technical justification required for issuing the variance increases.
- C. Variances may be issued for the rehabilitation or restoration of structures listed on the National Register of Historic Places or the Statewide Inventory of Historic Properties, without regard to the variance criteria and standards set forth in this section provided that the alteration will not preclude the structure's continued designation as a "historic structure."
- D. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- E. Variances shall only be issued upon:
- (1) A showing of good and sufficient cause.
 - (2) A determination that failure to grant the variance would result in exceptional hardship to the applicant.

Commented [GP1]: 3.1040(7) (C): See Model Ordinance Appendix B Section 4.4.1 for Variance Conditions for historic structures. Either update to language in Appendix B Section 4.4.1, or update "Substantial Improvement" definition to provide that any alteration of a "historic

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(3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in Section 9.030, or conflict with existing local laws or ordinances.

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F. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that the criteria of section 3.1040 are met, and the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

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F.G. Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece or property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.

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G.H. Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry-floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria except 3.1040(7)(C) and otherwise complies with Sections 3.1050(1)(A), (B), and (C).

H.I. When a variance is granted, the City Auditor shall give written notice that the structure or manufactured home will be allowed to be built or placed with the lowest floor elevation at or below the base flood elevation and that:

(1) The issuance of the variance to construct a structure below the base flood level will result in flood insurance rates that will be commensurate with the increased risk resulting from the reduced lowest floor elevation; and

(2) Such construction below the base flood level increases risk to life and property. Such notification shall be maintained with a record of all variance actions.

(2)J. Such notification and a record of all variance actions, including justification for their issuance shall be maintained in accordance with section 3.1040(4).

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SECTION 3.1050 STANDARDS FOR FLOOD HAZARD REDUCTION

1. General Standards. In the Flood Hazard Overlay Zone (FHO Zone) the following provisions are required:

(1) Anchoring

(1) All new construction and substantial improvement shall be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

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(2) All manufactured homes dwellings must likewise be anchored to prevent flotation, collapse or lateral movement, and flood damage. Anchoring methods may include

but are not limited to; use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques.) A certificate signed by a registered architect or engineer which certifies that the anchoring system is in conformance with FEMA regulations shall be submitted prior to final inspection approval.

(2) Construction Materials and Methods

- (1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

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(2) All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.

(3) Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be elevated to one-foot above flood level so as to prevent water from entering or accumulating within the components during conditions of flooding.

(4) In addition, electrical, heating, ventilation, air-conditioning, plumbing, duct systems and other equipment and service facilities shall:

a. If replaced as part of a substantial improvement shall meet all the requirements of this section.

(3)b. Not be mounted on or penetrate through breakaway walls.

B.(3) Utilities

(1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.

(2) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into floodwater; and

a. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding consistent with the Oregon Department of Environmental Quality.

(3)

b. The City Building Official shall be responsible for notifying the County Sanitarian when development is proposed within the area of special flood hazard that requires an on-site waste disposal (septic) system.

(4)

e. The County Sanitarian shall be responsible for carrying out the purpose of Section 3.1050 café (3).

(5)

a.(6) Approval of an on-site waste disposal (septic) system by the County Sanitarian shall authorize the City Building Official to issue a building permit contingent on said sanitary conditions and other applicable regulations.

C.(4) Subdivision Proposals

(1) All new subdivision proposals and other proposed new developments (including proposals for manufactured dwelling parks and subdivisions) shall:

(1) All subdivision proposals shall be consistent with the need to minimize flood damage.

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(2) Be consistent with the need to minimize flood damage.

(2)(3) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

(4) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.

(4)(5) All new subdivision proposals and other proposed new developments (including proposals for manufactured dwelling parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, shall include within such proposals, Base Flood Elevation data.

(4)(6) Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or 5 acres (whichever is less.)

(5) Tanks.

(1) Underground tanks shall be anchored to prevent flotation, collapse and lateral movement under conditions of the base flood.

(2) Above-ground tanks shall be installed at or above the base flood level (INSERT COMMUNITY FREEBOARD REQUIREMENT HERE) or shall be anchored to prevent flotation, collapse, and lateral movement under conditions of the base flood.

(3) In coastal flood zones (V Zones or coastal A Zones) when elevated on platforms, the platforms shall be cantilevered from or knee braced to the building or shall be supported on foundations that conform to the requirements of the State of Oregon Specialty Code.

(6) Review of building permits.

D.

(1) Where elevation data is not available either through the Flood Insurance Study or from another administrative source (Section 3.1040 (3)), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding.

(2) The test of reasonableness is local judgment and includes use of historical data, high- water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.

(7) Structures Located in Multiple or Partial Flood Zones. In coordination with the State of Oregon Specialty Codes:

(1) When a structure is located in multiple flood zones on the community's Flood Insurance Rate Maps (FIRM) the provisions for the more restrictive flood zone shall apply.

(2) When a structure is partially located in a special flood hazard area, the entire structure

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| shall meet the requirements for new construction and substantial improvements.

2. Specific Standards:

2. In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 3.1030 (2), Basis for Establishing the Areas of Special Flood Hazards or Section 3.1040 (3) Use of Other Base Flood Data, the following provisions are required:

(1) Residential Construction.

- (1) New construction, conversion to, and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated at least one foot above the Base Flood Elevation (BFE).
- (2) Enclosed areas below the lowest floor shall comply with the flood opening requirements in section 3.1050. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to one foot above the base flood elevation.
- (3) Fully enclosed areas below the lowest floor base flood elevation, including crawlspaces that are subject to flooding are prohibited; they shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater.
- (4) Fully enclosed areas below the base flood elevation shall be used solely for parking, storage, or building access.
- (5) Fully enclosed areas below the base flood elevation shall Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
- (1)a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The enclosed area shall be measured on the exterior of the enclosure walls.
- (2)b. The bottom of all openings shall be no higher than one foot above grade.
- c. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwater into and out of the enclosed areas and shall be accounted for in the determination of the net open area.
- (3)d. All additional higher standards for flood openings in the State of Oregon Residential Specialty Codes Section R322.2.2 shall be complied with when applicable.

(2) Nonresidential Construction

New construction conversion to, and substantial improvement of any commercial, industrial, or other nonresidential structure shall either have the lowest floor, including basement, elevated to one foot above the base flood elevation, or, together with attendant utility and sanitary facilities, shall:

- (1) Be flood proofed so that the portion of the structure that lies below the base flood level the structure is watertight with walls substantially impermeable to the passage of water.

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- (2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- (3) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and or review of the structural design, specification and plans. Such certifications shall be provided to the official as set forth in Section 3.1040 (4)(B)(2).
- (4) Nonresidential structures that are elevated, not flood proofed, must meet the same standards for space below the lowest floor as described in Section 3.1050 (2)(A) (REFER to Flood openings Section).
- (5) Applicants flood proofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the flood proofed level (e.g., a building constructed to the base flood level will be rated as one foot below that level).

3. Garages

A. Attached garages may be constructed with the garage floor slab below the Base Flood Elevation (BFE) in riverine flood zones, if the following requirements are met:

- (1) If located within a floodway the proposed garage must comply with the requirements of section 3.1050
- (2) The floors are at or above grade on not less than one side;
- (3) The garage is used solely for parking, building access, and/or storage;
- (4) The garage is constructed with flood openings in compliance with section 3.1050 to equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwater;
- (5) The portions of the garage constructed below the BFE are constructed with materials resistant to flood damage;
- (6) The garage is constructed in compliance with the standards in section 3.1050; and
- (7) The garage is constructed with electrical, and other service facilities located and installed so as to prevent water from entering or accumulating within the components during conditions of the base flood.

(5) Detached garages must be constructed in compliance with the standards for appurtenant structures in section 3.1050 or non-residential structures in section 3.1050 depending on the square footage of the garage.

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~~(3)~~(2) Manufactured homesDwellings

(1) All manufactured homes dwellings to be placed, replaced or substantially improved within Zones A1-30, AH and AE shall be elevated on a permanent foundation such that the bottom of the longitudinal chassis frame beam in A zones, shall be at or above BFE and securely anchored to an adequately anchored foundation system.

(2) Manufactured dwellings supported on solid foundation walls shall be constructed with flood openings that comply with Section 3.1050(A).

~~(2)~~(3)Manufactured dwellings to be placed (new or replacement) or substantially improved shall be anchored to prevent flotation, collapse, and lateral movement during the base flood. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques)

~~(3)~~(4) Electrical crossover connections shall be a minimum of 12 inches above BFE.

4. Riverine (Non-Coastal) Special Flood Hazard Areas with Base Flood Elevations

(1) In addition to the general standards listed in section 3.1050 the following specific standards shall apply in Riverine (non-coastal) special flood hazard areas with Base Flood Elevations (BFE): Zones A1-A30, AH, and AE.

(2) Before Regulatory Floodway. In areas where a regulatory floodway has not been designated, no new construction, substantial improvement, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's Flood Insurance Rate Map (FIRM), unless it is demonstrated 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 more than one foot at any point within the community.

3. Coastal high hazard area.

5. Coastal high hazard areas (designated as Zones V1, V30, VE, V, or coastal A zonesV-zones) are located within the areas of special flood hazard established in Section 3.1030. These areas have special flood hazards associated with velocity waters from tidal surges and, therefore, in addition to meeting all provisions in this ordinance and the State of Oregon Specialty Codes, the following provisions shall also apply:

A. New Construction is prohibited in the Coastal high hazard area.

~~(4)~~B. All new construction and substantial improvements in Zones V-1 to V30, ~~and VE,~~ (V-if base flood elevation data is available) and Coastal A Zones (if base flood elevation data is available) shall be elevated on pilings and columns so that:

(1) The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated ~~to or a~~ minimum of one foot above the base flood level; and

(1)

(2) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be

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those associated with the base flood. Wind loading values used shall be those specified by the State of Oregon Specialty Codes. Wind and water loading values shall each have a one-percent (1%) chance of being equaled or exceeded in any given year (100-year mean recurrence interval).

(2)

(3) A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of (1) and (2) of Section 3.1050(3)(A)-this section.

(3)

a. Obtain the elevation (in relation to mean sea level) of the bottom of the lowest horizontal structural member of the lowest floor (excluding pilings and columns) of all new and substantial improved structures in zones V1-V30 and VE, and whether or not such structures contain a basement. The local floodplain administrator shall maintain a record of all such information in accordance with this ordinance.

C.

b. All new construction shall be located landward of the reach of mean high tide.

(1)

(2) —Provided that all new construction and substantial improvements have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purpose of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or State codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

(2)

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~~(1) Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and the elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and non- structural). -Maximum water loading values to be used in this determination shall be those associated with the base flood. Maximum wind loading values used shall be those specified by the State of Oregon Specialty Codes. Maximum wind and water loading values to be used in this determination shall each have a one percent (1%) chance of being equaled or exceeded in any given year (100-year mean recurrence interval).~~

~~(3)~~

~~(4) If breakaway walls are utilized, such enclosed space shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be used for human habitation.~~

~~(2) Walls intended to break away under flood loads shall have flood openings that meet or exceed the criteria for flood openings in this ordinance.~~

~~(5)~~

~~(3) F Prohibit the use of fill for structural support of buildings.~~

~~(4)~~

~~(5) G Prohibit man-made alteration of sand dunes which would increase potential flood damage.~~

~~(6) All structures, including but not limited to residential structures, non-residential structures, appurtenant structures, and attached garages shall comply with all the requirements of this ordinance. Floodproofing of non-residential structures is prohibited.~~

~~H~~

~~(7) All manufactured dwellings to be placed (new or replacement) or substantially improved within Coastal High Hazard Areas (Zones V, VI-30, VE, or Coastal A) shall meet the following requirements:~~

~~(8) Comply with all of the standards within section 3.1050;~~

~~(9) The bottom of the longitudinal chassis frame beam shall be elevated to a minimum of one foot above the Base Flood Elevation (BFE); and~~

~~(10) Electrical crossover connections shall be a minimum of 12 inches above the BFE. All manufactured homes to be replaced or substantially improved within Zones VI-V30, V, and VE on the community's FIRM shall meet the standards of this section.~~

~~(11) Recreational Vehicles within Coastal High Hazard Areas (Zones V, VI-30, VE, or Coastal A Zones) shall either:~~

~~—Be on the site for fewer than 180 consecutive days, and~~

~~(12) B. Be fully licensed and ready for highway use, on its wheels or jacking system.~~

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is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or

(13) Meet the permit requirements of section 3.1040 and the requirements for manufactured dwellings in section 3.1050.

(14) Tanks shall meet the requirements of section 3.1050

4.6. Areas of Shallow Flooding (AO Zone).

Shallow flooding areas appear on the FIRM's as AO zones with depth designations. The base flood depths in these zones range from 1 to 3 feet where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In these areas, the following provisions apply:

(1)A. New construction, conversion to, and substantial improvements of residential structures and manufactured dwellings within AO Zones shall have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, to or above the depth number specified on the FIRM (at least two feet if no depth marker specified.) For manufactured dwellings the lowest floor is considered to be the bottom of the longitudinal chassis frame beam.

(2)B. New construction, conversion to, and substantial improvement of nonresidential structures shall, either:

- (1) Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site to or above the depth number specified in the FIRM (at least two feet if no depth number is specified.), or
- (2) Together with attendant utility and sanitary facilities be completely flood proofed to or above this level so that any space below this level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied.

C. Require adequate drainage paths around structures on slopes to guide floodwater around and away from proposed structures.

(3)

D. Recreational vehicles placed on sites within AO Zones on the community's Flood Insurance Rate Maps (FIRM) shall either:

- (1) Be on the site for fewer than 180 consecutive days, and
- (2) Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
- (3) Meet the elevation requirements of section 3.1050 and the anchoring and other requirements for manufactured dwellings of section 3.1050.

E. In AO zones, new and substantially improved appurtenant structures must comply

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~~5.(1) Critical Facilities~~

~~Critical Facilities~~

Critical Facilities. Construction of new critical facilities shall be, to the extent possible, located outside the limits of the Special Flood Hazard Area (SFHA) (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters.

7. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

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SECTION 3.1060

RESTRICTIONS AND PROHIBITED USES

1. Restrictions.

Restrictions regarding height, rear yards, side yards, front yard setback, minimum lot area, signs, vision clearance and parking space shall be the same as set forth in each specific zone located within the Flood Hazard Overlay Zone area.

2. Prohibited uses

It shall be unlawful to erect, alter, maintain or establish in a Flood Hazard Overlay Zone any building, use or occupancy not permitted or allowed in the foregoing provisions, ~~except existing nonconforming uses, which may continue as provided in Article 10.~~

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Page 12: [10] Formatted	Garrett Phillips	6/2/2024 12:05:00 AM
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Page 12: [11] Formatted	Garrett Phillips	6/2/2024 12:05:00 AM
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Page 12: [12] Formatted	Garrett Phillips	6/2/2024 12:05:00 AM
Indent: Left: 0.94", Numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.69" + Indent at: 0.94"		
Page 12: [13] Formatted	Garrett Phillips	6/2/2024 12:05:00 AM
Indent: Left: 0.94", Numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.69" + Indent at: 0.94"		
Page 12: [14] Formatted	Garrett Phillips	6/2/2024 12:05:00 AM
Indent: Left: 0.94", Numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.69" + Indent at: 0.94"		
Page 12: [15] Formatted	Garrett Phillips	6/2/2024 12:05:00 AM
Indent: Left: 0.94", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.17" + Indent at: 0.42"		

Page 13: [16] Formatted**Garrett Phillips****6/2/2024 12:01:00 AM**

Indent: Left: 0.69", Numbered + Level: 3 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left
+ Aligned at: 1.45" + Indent at: 1.7"

Page 13: [17] Formatted**Garrett Phillips****6/1/2024 11:48:00 PM**

Indent: Left: 0.94", No bullets or numbering

Page 13: [18] Formatted**Garrett Phillips****6/2/2024 12:01:00 AM**

Indent: Left: 0.69", Numbered + Level: 3 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left
+ Aligned at: 1.45" + Indent at: 1.7"

Page 13: [19] Formatted**Garrett Phillips****6/2/2024 12:01:00 AM**

Indent: Left: 0.69", Numbered + Level: 3 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left
+ Aligned at: 1.45" + Indent at: 1.7"

Page 13: [20] Formatted**Garrett Phillips****6/1/2024 11:53:00 PM**

Indent: Left: 0.57", Hanging: 0.25", Right: 0", No bullets or numbering, Tab stops: Not at 0.95" +
0.95"

Page 13: [21] Formatted**Garrett Phillips****6/2/2024 12:01:00 AM**

Indent: Left: 0.44", Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left
+ Aligned at: 0.32" + Indent at: 0.57", Tab stops: Not at 0.56"