CHAPTER 33.631
SITES IN SPECIAL FLOOD HAZARD AREAS

(Added by: Ord. Nos. 175965 and 176333, effective 7/1/02. Amended by: Ord. No. 178509, effective 7/16/04; Ord. No. 179980, effective 4/22/06; Ord. No. 184235, effective 11/26/10.)

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33.631.010 Purpose

The regulations for lands subject to regular or periodic flooding will help minimize public and private losses from flooding. The approval criteria limit the creation of lots on lands subject to flood in order to direct development away from hazardous areas. The approval criteria promote the safety and well-being of citizens and protect property while preserving the natural function of floodplains.

33.631.020 Where the Approval Criteria Apply

The approval criteria of this chapter apply to proposals for land divisions where any portion of the land division site is in the special flood hazard area.

33.631.100 Flood Hazard Area Approval Criteria

A. RF through R2.5 zones. The following criteria must be met in the RF through R2.5 zones:

1. Where possible, all lots must be outside of the special flood hazard area; and

2. Where it is not possible to have all lots outside of the special flood hazard area, all proposed building areas must be outside of the special flood hazard area.

B. R3 through IR, C, E, and I zones. The following criteria must be met in the R3 through IR, C, E, and I zones:

1. Where possible, each lot must have adequate area outside of the special flood hazard area to accommodate allowed or proposed uses. This criterion does not apply to river-dependent uses; and

2. Where it is not possible to create lots that have adequate area outside of the special flood hazard area to accommodate allowed or proposed uses, the following must be met:

   a. Lots must be configured so that development on them will reduce the impact of flooding and to provide the greatest protection for development from flooding;

   b. Lots must be configured so that allowed or proposed uses that are not river-dependent will be able to locate on the highest ground and near the highest point of access, and so that development on the lots can be configured in a manner that will minimize obstruction of floodwaters; and

c. Where the proposed uses and development are river-dependent, lots must be configured so that development on them will minimize obstruction of floodwaters.

C. In all zones. The following criteria must be met in all zones:

1. Services proposed in the special flood hazard area must be located and built to minimize or eliminate flood damage to the services; and

2. The floodway must be entirely within a flood hazard area tract unless river-dependent land-uses and development are proposed on the site.