

BOONE COUNTY ORDINANCE #19

AMENDED BOONE COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE

SECTION I Statutory Authority, Findings of Fact and Purpose

A. The Legislature of the State of Iowa has in Chapter 331, Code of Iowa as amended delegated the power to counties to exercise any power and perform any function it deems appropriate to protect and preserve the rights, privileges, and property of the county or of its residents, and to preserve and improve the peace, safety, health, welfare, comfort, and convenience of its residents.

B. Findings of Fact

1. The flood hazard areas of Boone County are subject to periodic inundation which can 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 affects the public health, safety and general welfare of the community.
2. These flood losses, hazards, and related adverse effects are caused by: (i) the occupancy of flood hazard areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding and (ii) the cumulative effect of obstructions on the flood plain causing increases in flood heights and velocities.

C. Statement of Purpose

It is the purpose of this ordinance to protect and preserve the rights, privileges, and property of Boone County and its residents and to preserve and improve the peace, safety, health, welfare, and comfort and convenience of its residents by minimizing those flood losses described in Section I B2 with provision designed to:

1. Restrict or prohibit uses which are dangerous to health, safety, or property in times of flood or which cause excessive increase in flood heights or velocities.
2. Require that uses vulnerable to floods, including public facilities which serve such uses, be protected against flood damage at the time of initial construction or substantial improvement.
3. Protect individuals from buying lands which may not be suited for intended purposes because of flood hazard.
4. Assure that eligibility is maintained for property owners in the community to purchase flood insurance through the National Flood Insurance Program.

SECTION II General Provision

A. Lands To Which Ordinance Apply

The provisions of this ordinance shall apply to all areas having special flood hazard within the jurisdiction of Boone County. For the purpose of this ordinance, the special flood hazard areas are those areas designated as "Zone A" on the Flood Insurance Rate Map for Boone County, as amended, which is hereby adopted and made a part of this ordinance.

B. Rules For Interpretation Of Flood Hazard Boundaries

The boundaries of the special flood hazard areas shall be determined by scaling distances on the official Flood Insurance Rate Map. When an interpretation is needed as to the exact location of a boundary, the County Engineer's Office shall make the necessary interpretation.

C. Compliance

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 the ordinance and other applicable regulations which apply to uses within the jurisdiction of this ordinance.

D. Abrogation And Greater Restrictions

It is not intended by this ordinance to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance imposes greater restrictions, the provisions of this ordinance shall prevail. All other ordinances inconsistent with this ordinance are hereby repealed to the extent of the inconsistency only.

E. Interpretation

In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers by State statutes.

F. Warning And Disclaimer Of Liability

The standards required by this ordinance are considered reasonable for regulatory purposes. This ordinance does not imply that areas outside the designated special flood hazard areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of Boone County or any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decisions lawfully made thereunder.

G. Severability

If any section, clause, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

SECTION III Standard Of Flood Plain Development

All uses shall meet the following applicable performance standards. The Department of Natural Resources shall be contacted to compute 100 year flood elevation and floodway data.

A. All development within the special flood hazard areas shall:

1. Be consistent with the need to minimize flood damage.
2. Use construction methods and practices that will minimize flood damage.
3. Use construction materials and utility equipment that are resistant to flood damage.
4. Obtain all other necessary permits from federal, state, and local governmental agencies including approval, when required, from the Iowa Department of Natural Resources.

B. Structures

1. New or substantially improved residential structures shall have the first floor (to include basement) elevated a minimum of one (1) foot above the 100 year flood level.
2. New or substantially improved non-residential structures shall have the first floor (including basement) elevated a minimum of one (1) foot above the 100 year flood level, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, the developer shall acquire a professional engineer registered in the State of Iowa to certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 100 year flood; and that the structure below the 100 year flood level is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to the National Geodetic Vertical Datum) to which any structures are floodproofed, shall be maintained by the Administrator.
3. All new and substantially improved structures:
 - a. Fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. This area is to be used solely for parking of vehicles, building access, or storage. Designs for meeting this requirement must

either be certified by a registered professional engineer or meet or exceed the following minimum criteria:

- i) 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,
 - ii) the bottom of all openings shall be no higher than one foot above grade,
 - iii) openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- b. New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - c. New and substantially improved structures must be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

C. Factory-built Homes:

1. Factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be anchored to resist flotation, collapse, or lateral movement.
2. Factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one (1) foot above the 100 year flood level.

D. Subdivisions

Including factory-built home parks and subdivisions shall be consistent with the need to minimize flood damage and shall provide adequate drainage to reduce exposure to flood hazards. Development associated with subdivisions shall meet the applicable standards of this section.

E. Utility and Sanitary Systems

1. All new and replacement sanitary sewage systems shall be designed to minimize and eliminate infiltration of floodwaters into the system as well as discharge of effluent into floodwaters.
2. On-site waste disposal systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.

3. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
 4. Utilities such as gas and electrical systems shall be located and constructed to minimize or eliminate flood damage to the systems and the risk associated with such flood damaged or impaired systems.
- F. Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion.
- G. Storage of materials and equipment that are flammable, explosive, or injurious to human, animal, or plant life is prohibited unless elevated a minimum of one (1) foot above the 100 year flood level. Other material and equipment must either be similarly elevated or;
1. Not be subject to major flood damage and be anchored to prevent movement due to flood waters, or
 2. be readily removable after flood warning.

SECTION IV Administration

- A. Appointment, Duties, and Responsibilities of Flood Plain Administrator
1. The Boone County Engineer is hereby appointed to implement and administer the provisions of this ordinance and will herein be referred to as the Administrator.
 2. Duties of the Administrator shall include, but not necessarily be limited to the following:
 - a. Review all flood plain development permit applications to assure that the provision of this ordinance will be satisfied.
 - b. Review flood plain development applications to assure that all necessary permits have been obtained from federal, state, and local governmental agencies including approval, when required, from the Department of Natural Resources for flood plain construction.
 - c. Record and maintain a record of the elevation (in relation to National Geodetic Vertical Datum) of the lowest floor (including basement) of all new or substantially improved structures in the special flood hazard area.
 - d. Record and maintain a record of the elevation (in relation to National Geodetic Vertical Datum) to which all new or substantially improved structures have been floodproofed.
 - e. Notify adjacent communities/counties and the Department of Natural Resources prior to any proposed alteration or relocation of a watercourse and submit evidence of such notifications to the Federal Emergency Management Agency.

- f. Keep a record of all permits, appeals, and such other transactions and correspondence pertaining to the administration of this ordinance.

B. Flood Plain Development Permit

1. Permit Required - A Flood Plain Development Permit issued by the Administrator shall be secured prior to any flood plain development (any man-made change to improve and unimprove real estate, including but not limited to buildings or other structures, mining, filling, grading, paving, excavation or drilling operations), including the placement of factory-built homes.
2. Application for Permit - Application shall be made on forms furnished by the Administrator and shall include the following:
 - a. Description of the work to be covered by the permit for which application is to be made.
 - b. Description of the land on which the proposed work is to be done (ie: lot, block, tract, street address, or similar description) that will readily identify and locate the work to be done.
 - c. Indication of the use or occupancy for which the proposed work is intended.
 - d. Elevation (in relation to National Geodetic Vertical Datum) of lowest floor (including basement) of the buildings.
 - e. For buildings being improved or rebuilt, the estimated cost of improvements and market value of the building prior to the improvements.
 - f. For all developments, the elevation of the 100 year flood.
 - g. Such other information as the Administrator deems necessary for the purpose of this ordinance.
3. Procedure for Acting on Permit - The Administrator shall make a determination as to whether the flood plain development, as proposed, meets the applicable provisions of Section III and shall approve or disapprove the application. In reviewing proposed development, the Administrator shall obtain, review, and reasonably utilize any available flood plain information or data from Federal, State, or other sources.

C. Subdivision Review

The Administrator shall review all subdivision proposals within the special flood hazard areas to assure that such proposals are consistent with the purpose and spirit of this ordinance and shall advise the Board of Supervisors of potential conflicts. Flood plain development in connection with a subdivision (including installation of public

utilities) shall require a Flood Plain Development Permit as provided in Section IV B1. The subdivider shall be responsible for providing flood elevation data.

SECTION V Definitions

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

- BASEMENT** Any enclosed area of a building which has its floor or lowest level below ground level (subgrade) on all sides. Also see "lowest floor".
- 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 operations.
- EXISTING
FACTORY-BUILT
HOME PARK OR
SUBDIVISION** A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the flood plain management regulations adopted by the community.
- EXPANSION OF
EXISTING
FACTORY-BUILT
HOME PARK OR
SUBDIVISION** The preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
- FACTORY-BUILT
HOME** Any structure, designed for residential use, which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation on a building site. For the purpose of this Ordinance, factory-built homes include mobile homes, manufactured homes, and modular homes and also include park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days.
- FACTORY-BUILT
HOME PARK OR
SUBDIVISION** A parcel (or contiguous parcels) of land divided into two or

more factory-built home lots for sale or rent.

FLOOD A temporary rise in stream's flow or stage that results in water overflowing its banks and inundating areas adjacent to the channel or an unusual and rapid accumulation of runoff or surface waters from any source.

**FLOOD
INSURANCE RATE**

MAP (FIRM) The official map prepared as part of (but published separately from) the Flood Insurance Study which delineates both the flood hazard areas and the risk premium zones applicable to the community.

FLOODPROOFING Any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which would preclude the entry of water. Structural components shall have the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy.

FLOODWAY The channel of a river or stream and those portions of the flood plain adjoining the channel, which are reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not result in substantially higher flood levels and flow velocities.

LOWEST FLOOR The floor of the lowest enclosed area in a building including a basement except when all the following criteria are met:

- a) the enclosed area is designed to flood to equalize hydrostatic pressure during floods with walls or openings that satisfy the provisions of Section III B3.a and
- b) the enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such building access, parking or storage, and
- c) machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least 1.0 feet above the 100 year flood level, and
- d) the enclosed area is not a "basement" as defined in this section.

In cases where the lowest enclosed area satisfies, a,b,c, and d above, the lowest floor is the floor of the next highest enclosed area that does not satisfy the criteria above.

**NEW
CONSTRUCTION** (new buildings, factory-built home parks) - Those structures

or development for which the start of construction commenced on or after the effective date of the Flood Insurance Rate Map.

**RECREATIONAL
VEHICLE**

A vehicle which is:

- a. Built on a single chassis;
- b. Four hundred (400) square feet or less when measured at the largest horizontal projection;
- c. Designed to be self-propelled or permanently towable by a light duty truck; and
- d. Designed primarily not for use as a permanent dwelling but a temporary living quarters for recreational, camping, travel, or seasonal use.

**SPECIAL FLOOD
HAZARD AREA**

The land within a community subject to a one (1) percent or greater chance of flooding in any given year. This land is identified as "Zone A" on the Flood Insurance Rate Map.

**START OF
CONSTRUCTION**

Includes substantial improvement, and means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement, was within 180 days of the permit date. The actual start means either the first placement or permanent construction of a structure on a site, such as pouring of a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory-built home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; 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. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

STRUCTURE

Any constructed or erected on the ground or attached to the ground including but not limited to buildings, factories, sheds, cabins, factory-built homes, storage tanks, and other similar uses.

**SUBSTANTIAL
DAMAGE**

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed fifty (50) percent of the market value

of the structure before the damage occurred.

**SUBSTANTIAL
IMPROVEMENT**

Any improvement to a structure which satisfies either of the following criteria:

- a) any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of market value of the structure either, (i) before the improvement or repair is started, or (ii) if the structure has been damaged and is being restored, before the damage occurred. For the purpose 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 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 conditions for the existing use.
- b) Any addition which increases floor area of a building by twenty-five (25) percent or more. All additions constructed after March 1, 1993, shall be added to any proposed addition in determining whether the total increase in original floor space would exceed twenty-five (25) percent.

VIOLATION

The failure of a structure or other development to be fully compliant with the community's flood plain management regulations.

**100 YEAR
FLOOD**

A flood, the magnitude of which has a one (1) percent chance of being equaled or exceeded in any given year or which, on the average, will be equaled or exceeded at least once every 100 years.

SECTION VI

Until a regulatory floodway is designed, no encroachment may increase the base flood elevation more than one (1) foot.

SECTION VII

In "A Zones", all recreational vehicles to be placed on a site must be elevated and anchored or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

SECTION VIII Variance

1. The Board of Supervisors may authorize upon request in specific cases such variances from the terms of this ordinance that will

not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship. Variances granted must meet the following applicable standards.

- a. Variances shall only be granted upon: (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of the 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 or conflict with existing local codes or ordinances.
- b. Variances shall not be issued within any designated floodway if any increase in flood levels during the 100 year flood would result. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.
- c. Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- d. In cases where the variance involves a lower level of flood protection for buildings than what is ordinarily required by this ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risk to life and property.

2. Factors Upon Which the Decision of the Board of Supervisors Shall be Based - In passing upon application for variances, the Board shall consider all relevant factors specified in other sections of this ordinance and:

- a. The danger to life and property due to increased flood heights or velocities caused by encroachments.
- b. The danger that materials may be swept on to other land or downstream to the injury of others.
- c. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
- d. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
- e. The importance of the services provided by the proposed facility to the County.
- f. The requirements of the facility for a flood plain location.

- g. The availability of alternative locations not subject to flooding for the proposed use.
 - h. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
 - i. The relationship of the proposed use to the comprehensive plan and flood plain management program for the area.
 - j. The safety of access to the property in times of flood for ordinary and emergency vehicles.
 - k. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood water expected at the site.
 - l. The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities, (sewer, gas, electrical, and water systems), streets, roads, and bridges.
 - m. Such other factors which are relevant to the purpose of this ordinance.
3. Conditions Attached to Variances - Upon consideration of the factors listed above, the Board of Supervisors may attach such conditions to the granting of variances as it deems necessary to further the purpose of this Ordinance. Such conditions may include, but not necessarily be limited to:
- a. Modification of waste disposal and water supply facilities.
 - b. Limitation of periods of use and operation.
 - c. Imposition of operation controls, sureties, and deed restrictions.
 - d. Requirements for construction of channel modifications, dikes, levees, and other protective measures, provided such are approved by the Department of Natural Resources and are deemed the only practical alternative to achieving the purpose of this ordinance.
 - e. Floodproofing measures.

SECTION IX Penalties for Violation

Violations of the provisions of the ordinance or failure to comply with any of the requirements shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$100. Nothing herein contained prevent Boone County from taking such other lawful action as is necessary to prevent or remedy violation.

Adopted and passed by the Board of Supervisors of Boone County, Iowa on
this 22nd day of October, 1993.

/s/ Robert G. Whitmore, Chairperson

/s/ David W. Reed, Board Member

/s/ Robert Lind, Board Member

ATTEST:

Boone County Auditor

Certified published the 27th day of October, 1993.