

TOWN OF WARNER, NEW HAMPSHIRE FLOODPLAIN DEVELOPMENT ORDINANCE



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Certification: Bonnie Barnard – Deputy Town Clerk 03/18/2010
Town Clerk

Amended: February 16, 2010

Town of Warner, NH

Floodplain Development Ordinance

This ordinance, adopted pursuant to the authority of RSA 674:16, shall be known as the Town of Warner Floodplain Development Ordinance. The regulations in this ordinance shall overlay and supplement the regulations in the Town of Warner Zoning Ordinance, and shall be considered part of the Zoning Ordinance for purposes of administration and appeals under state law. If any provision of this ordinance differs or appears to conflict with any provision of the Zoning Ordinance or other ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall be controlling.

The following regulations in this ordinance shall apply to all lands designated as special flood hazard areas by the Federal emergency Management Agency (FEMA) in its "Flood Insurance Study for the County of Merrimack, NH" dated April 19, 2010, or as amended, together with the associated Flood Insurance Rate Maps dated April 19, 2010 or as amended, which are declared to be a part of this ordinance and are hereby incorporated by reference.

Item I Definitions:

The following definitions shall apply only to this Floodplain Development Ordinance and shall not be affected by the provisions of any other ordinance of the Town of Warner.

"Area of Special Flood Hazard" is the land in the floodplain within the Town of Warner subject to a one-percent or greater possibility of flooding in any given year. The area is designated on the FIRM as Zone A or AE. The Area of Special Flood Hazard can include the area that is commonly known as the floodplain and/or floodway.

"Base Flood" means the flood having a one-percent possibility of being equaled or exceeded in any given year.

"Base Flood Elevation" (BFE) means the elevation of surface water resulting from the "base flood."

"Basement" means any area of a building having its floor subgrade on all sides.

"Building" - see "structure".

"Development" means 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 operation or storage of equipment or materials.

"FEMA" means the Federal Emergency Management Agency.

"Flood" or "Flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from: (1) the overflow of inland or tidal waters, and (2) the unusual and rapid accumulation or runoff of surface waters from any source.

"Flood Insurance Study" means an examination, evaluation, and determination of flood hazards and if appropriate, corresponding water surface elevations, or an examination and determination of mudslide or flood-related erosion hazards.

"Flood Insurance Rate Map" (FIRM) means an official map incorporated with this ordinance, on which FEMA has delineated both the special flood hazard areas and the risk premium zones applicable to the Town of Warner.

"Flood Opening means an opening in a foundation or enclosure wall that allows automatic entry and exit of floodwaters. See FEMA "Technical Bulletin 1, Openings in Foundation Walls and Walls of Enclosures."

"Floodplain" or "Flood-prone area" means any land area susceptible to being inundated by water from any source (see definition of "Flooding").

"Flood proofing" means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures and their contents.

"Floodway" - see "Regulatory Floodway".

"Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"Historic Structure" means any structure that is:

(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;

(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 the Interior; or

(d.) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

i. By an approved state program as determined by the Secretary of the Interior, or

ii. Directly by the Secretary of the Interior in states without approved programs.

"Lowest Floor" means 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 an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

"Manufactured Home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term "manufactured home" includes park trailers, travel trailers, and other similar vehicles placed on site for greater than 180 consecutive days. This includes manufactured homes located in a manufactured home park or subdivision.

“Manufactured home park or subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Mean sea level" means the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

“New construction” means, for the purposes of determining insurance rates, structures for which the start of construction commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, *new construction* means structures for which the *start of construction* commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

"Recreational Vehicle" is defined as: (a.) built on a single chassis;

(b.) 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 as temporary living quarters for recreational, camping, travel or seasonal use.

"Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. These areas are designated as floodways on the Flood Insurance Map.

"Special flood hazard area" (See - "Area of Special Flood Hazard ")

"Structure" means 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 home.

"Start of Construction" includes substantial improvements 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 a structure on site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings piers, or foundations 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 dwelling units or part of the main structure.

"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.

"Substantial Improvement" means 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.”

“Violation” means the failure of a structure or other development to be fully compliant with the community’s flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR § 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

"Water surface elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains.

Item II Construction Standards:

The Code Enforcement Officer/Building Inspector shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is located in a special flood hazard area, all new construction or substantial improvements shall:

- (a) be designed (or modified) and adequately anchored to prevent floatation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- (b) be constructed with materials resistant to flood damage;
- (c) be constructed by methods and practices that minimize flood damages; and
- (d) 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.

Item III Water and Sewer Systems:

Where new or replacement water and sewer systems (including on-site systems) are proposed in a special flood hazard area the applicant shall provide the Code Enforcement Officer/Building Inspector with assurance that these systems will be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems will be located to avoid impairment to them or contamination from them during periods of flooding.

Item IV Permit Required:

An application for a Flood Hazard Development Permit shall be submitted to the Code Enforcement Officer/Building Inspector for all development located in Zones A or AE. The Code Enforcement

Officer/Building Inspector may grant the permit, deny the permit, or determine that further consideration is necessary by the Planning Board. The applicant shall furnish the following information:

- (a) The name and address of the applicant;
- (b) An address or a map indicating the location of the construction site;
- (c) A site plan showing location of existing and proposed structure(s), sewage disposal facilities, water supply facilities, areas to be cut and filled, and the dimensions of the lot;
- (d) A statement of the intended use of the structure(s);
- (e) A statement as to the type of sewage system proposed;
- (f) Dimensions of the proposed structure(s);
- (g) The as-built elevation (in relation to mean sea level) of the lowest floor (including basement).
- (h) If the structure has been flood-proofed, the as-built elevation (in relation to mean sea level) to which the structure was flood-proofed;
- (i) Any certification of flood-proofing; and
- (j) A description of the extent to which any water course will be altered or relocated as a result of the proposed development.

The Code Enforcement Officer/Building Inspector shall maintain for public inspection, and shall furnish such information upon request.

Item V Other Approvals Required:

The Code Enforcement Officer/Building Inspector shall not grant a building permit until the applicant certifies that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U. S. C. 1334.

Item VI Development Standards:

1. In riverine situations, prior to the alteration or relocation of a watercourse the applicant for such authorization shall notify the Wetlands Bureau of the New Hampshire Environmental Services Department and submit copies of such notification to the Code Enforcement Officer/Building Inspector, in addition to the copies required by RSA 482A:3. Further, the applicant shall be required to submit copies of said notification to those adjacent communities as determined by the Building Inspector, including notice of all scheduled hearings before the Wetlands Bureau.
2. The applicant shall submit to the Code Enforcement Officer/Building Inspector, certification provided by a registered professional engineer, assuring that the flood carrying capacity of an altered or relocated watercourse can and will be maintained.
3. Along watercourses with a designated Regulatory Floodway no encroachments, including fill, new construction, substantial improvements, and other development are allowed within the floodway that would result in any increase in flood levels within the community during the base flood discharge. In

zone A the Code Enforcement Officer/Building Inspector shall obtain, review, and reasonably utilize any floodway data available from Federal, State, or other sources as criteria for requiring that development meet the floodway requirements of this section.

4. Along watercourses that have not had a Regulatory Floodway designated within Zone AE on the FIRM, any new construction, substantial improvements, or other development (including fill) must meet the following conditions:

(a.) No application for a Flood Hazard Development Permit shall be approved or denied without a public hearing held by the Planning Board.

i. The Board shall notify the abutters and the applicant by certified mail of the date of the hearing, at least ten (10) days prior to the hearing. Notice of the hearing shall be posted in at least two (2) public places.

ii. The applicant, any abutter or any person with a direct interest in the matter may testify in person or in writing.

(b.) The application shall be approved if it is demonstrated by the applicant that the cumulative effect of the proposed development, when combined with all 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.

(c.) The Board shall issue a written decision of its action to approve or disapprove the application. If the application is not approved, the Board shall provide the applicant with written reasons for disapproval.

Item VII Flood Elevation Determination, Flood-proofing Standards:

1. In special flood hazard areas the Code Enforcement Officer/Building Inspector shall determine the base flood elevation in the following order of precedence according to the data available:

(a.) In zone AE, refer to the elevation data provided in the community's Flood Insurance Study and accompanying FIRM.

(b.) In A zones the Code Enforcement Officer/Building Inspector shall obtain, review, and reasonably utilize any base flood elevation data available from any federal, state or other source including data submitted for development proposals submitted to the community (i.e. subdivisions, site approvals). Where a base flood elevation is not available or not known for Zone A, the base flood elevation shall be determined to be at least 2 feet above the highest adjacent grade.

2. The Code Enforcement Officer/Building Inspector's base flood elevation determination will be used as criteria for requiring in zones A and AE that:

(a.) All new construction or substantial improvements of residential structures have the lowest floor (including basement) elevated to or above the base flood;

(b.) That all new construction or substantial improvements of non—residential structures have the lowest floor (including basement) elevated to or above the base flood elevation; or together with attendant utility and sanitary facilities, shall:

- i. be flood-proofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water;
- ii. have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and
- iii. 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 the provisions of this section;

(c.) All manufactured homes to be placed or substantially improved within special flood hazard areas shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood level; and be securely anchored to resist floatation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces;

(d.) All recreational vehicles placed on sites within Zones A and AE shall either:

- i. be on the site for fewer than 180 consecutive days;
- ii. be fully licensed, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or
- iii. meet all standards of this ordinance and the elevation and anchoring requirements for "manufactured homes" in this ordinance.

(e.) For all new Construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding are permitted provided they meet the following requirements:

- i. the enclosed area is unfinished or flood resistant, usable solely for the parking of vehicles, building access or storage;
- ii. the area is not a basement;
- iii. shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. 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: A minimum of two flood 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 bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.

Item VIII Variances and Appeals:

1. Any order, requirement, decision or determination of the Code Enforcement Officer/Building Inspector or Planning Board made under this ordinance may be appealed to the Zoning Board of

Adjustment as set forth in RSA 676:5.

2. If the applicant, upon appeal, requests a variance as authorized by RSA 674:33, I, the applicant shall have the burden of showing in addition to the usual variance standards under state law:

(a.) that the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nuisances, or conflicts with existing local ordinances.

(b.) that if the requested variance is for activity within a designated regulatory floodway, no increase in flood levels during the base flood discharge will result.

(c.) that the variance is the minimum necessary, considering the flood hazard, to afford relief. In making its determination, the Board shall consider:

- i. the danger to life and property due to increased flood heights or velocities caused by encroachment;
- ii. the danger that materials may be swept onto other lands or downstream to the injury of others;
- iii. the proposed water supply and sanitary systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions;
- iv. the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on individual owners;
- v. the importance of the services provided by the proposed facility to the community;
- vi. the requirement of the facility for a waterfront location;
- vii. the availability of alternate locations not subject to flooding for the proposed use;
- viii. the compatibility of the proposed use with existing development anticipated in the foreseeable future;
- ix. the relationship of the proposed use with the comprehensive plan and floodplain management program for the area;
- x. the safety of access to the property in time of flood of ordinary and emergency vehicles;
- xi. the expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and
- xii. such other factors which are relevant to the purposes of this Ordinance.

3. The Zoning Board of Adjustment shall notify the applicant in writing that:

(a.) the issuance of a variance to construct below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; and

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

Item IX Non-Conforming Uses:

1. A structure or the use of a structure on premises which was lawful before the passage or amendment of this Ordinance but which is not in conformity with the provisions of this Ordinance may be continued.
2. No such use shall be expanded, changed, enlarged, or altered without a permit from the Building Inspector.
3. No such use shall be expanded, changed, enlarged, or altered in a way which increases its non-conformity.
4. No structural alteration, addition, or repair to any non-conforming structure shall exceed 25% of its replacement value at the time of the alteration, addition or repairs.
5. If such use is discontinued for 12 consecutive months, any future use of the building premises shall conform to this Ordinance.
6. If any non-conforming use or structure is destroyed by any means, including flood(s), to an extent of 50% or more of its value, it shall not be reconstructed except in the conformity with the provisions of this Ordinance.

Item X Enforcement:

Any person who violates any provision of this ordinance shall be subject to penalties in accordance with RSA 676.17.