

ORDINANCE NO. 656-A

Introduced by Commissioner Wilson

AN ORDINANCE AMENDING ORDINANCE NO. 612-A, SUBDIVISION ORDINANCE OF THE CITY OF WARRENTON, AS COMPILED IN SECTION 10-11, IN ORDER TO MEET NATIONAL FLOOD INSURANCE REQUIREMENTS, AND DECLARING AN EMERGENCY.

The City of Warrenton ordains as follows:

Section 1. Section 4 of Ordinance NO. 612-A is amended by adding thereto as follows:

- (22) Base Flood. A flood having a one percent chance of being equalled or exceeded in any given year.
- (23) Base Flood Level. The level of the base flood as indicated by a scientific and engineering report entitled "Flood Insurance Study" for the City of Warrenton dated May 15, 1978, with accompanying Flood Insurance Rate Maps (FIRM) and Flood Boundary Maps and any revision thereto. The Flood Insurance Study is on file at Warrenton City Hall. If the base flood level for an area or portion of an area is not provided in this study, data from a federal, state, or other source acceptable to the building official shall be used to determine the base flood level.

Section 2. Section 9 of Ordinance No. 612-A is amended by adding thereto as follows:

- (18) Base Flood elevation data shall be provided for portions of proposed subdivisions located in a Flood Hazard Zone.

Section 3. Section 16 of Ordinance NO. 612-A is amended by adding thereto as follows:

- (10) Base flood elevation data shall be provided for portions of proposed subdivisions located in a Flood Hazard Zone.

Section 4. Section 27 of Ordinance No. 612-A is amended by adding thereto as follows:

- (12) Base flood elevation data shall be provided for portions of proposed major partitions located in a Flood Hazard Zone when the entire partition is larger than five acres.

Section 5. Section 33 of Ordinance NO. 612-A is amended by adding thereto as follows:

- (17) Base Flood elevation data shall be provided for portions of proposed major partitions located in a Flood Hazard Zone when the entire partition is larger than five acres.

Section 6. Section 52 of Ordinance 612-A shall be amended to read as follows:

SECTION 52 - LAND SUBJECT TO FLOOD HAZARDS

- (1) If any portion of any land proposed for development is subject to overflow, inundation or flood hazard by storm waters, an adequate system of storm drains, levees, dikes and/or pumping systems shall be provided.
- (2) Portions of a development located in a Flood Hazard Zone shall meet the following requirements:
 - a. All proposals shall be consistent with the need to minimize flood damage.
 - b. All improvements shall be located and constructed in a manner which minimizes flood damage and shall utilize materials and utility equipment resistant to flood damage.
 - c. All water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
 - d. All sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.
 - e. Adequate drainage shall be provided to reduce exposure to flood damage.

Section 7. Section 54 of Ordinance 612-A is amended by adding the following thereto:

- (13) Mobile Home Sites in Flood Areas. Portions of mobile home subdivisions and major partitions located in Flood Hazard Zones shall have:
 - a. Adequate surface drainage and provide access for a mobile home hauler; and
 - b. Stands or lots elevated on compacted fill to or above the base flood level; or
 - c. Stands or lots elevated on compacted fill or on pilings so that the lowest floor of the mobile home will be above the base level; and
 - d. When piers and pilings are used the:
 1. Lots shall be large enough to permit steps, and
 2. Pier and piling foundations shall be placed in stable soil and be located no more than ten feet apart, and

3. Reinforcement shall be provided for piers and pilings which are more than six feet above the ground.

Section 8 Emergency clause.

The Commission of the City of Warrenton finds that it is in the best interests of the City of Warrenton and the welfare of its citizens and the protection of property that the city participate in the National Flood Insurance Program. The Commission further finds the eligibility for that program requires that this Ordinance be in full force and effect prior to the national deadline of May 15, 1978. Because the normal 30 day effective date of this ordinance would jeopardize the city's eligibility to participate in the program, an emergency is hereby declared to exist and this Ordinance shall go into full force and effect immediately.

Passed by the City Commission of the City of Warrenton this 3rd day of May, 1978.

Approved by the Mayor of the City of Warrenton this 3rd day of May, 1978.



Mayor

ATTEST:



Auditor and Police Judge