

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, ADOPTING FLOOD PLAIN INSURANCE REQUIREMENTS AND GUIDELINES; PROVIDING FOR PURPOSE; METHODS; DEFINITIONS; GENERAL PROVISIONS; ADMINISTRATION; FLOOD HAZARD REDUCTION; PROVIDING FOR A REPEAL OF CONFLICTING ORDINANCES AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS:

SECTION 1. Purpose. It is the purpose of this ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed: 1) To protect human life and health; 2) To minimize expenditure of public money for costly flood control projects; 3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; 4) To minimize prolonged business interruptions; 5) To minimize damage to public facilities and utilities such as water and gas mains, electric telephone and sewer lines, streets and bridges located in areas of special flood hazard; 6) To help maintain a stable tax base by providing for the second use and development of areas of special flood hazard so as to minimize future flood blight areas; 7) To insure that potential buyers are notified that property is in an area of special flood hazard; and, 8) To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

SECTION 2. Methods of Reducing Flood Losses. In order to accomplish its purposes, this ordinance includes methods and provisions for:

- (a) Restricting or prohibiting uses which are 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;
- (b) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (c) Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- (d) Controlling filling grading, dredging, and other development which may increase flood damage; and,
- (e) Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

SECTION 3. Definitions. Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

- (a) "Appeal" means a request for a review of the building official's interpretation of any provision of this ordinance or a request for a variance.
- (b) "Area of shallow flooding" means a designated A0 or V0 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.

(c) "Area of special flood hazard" means the land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year.

(d) "Base flood" means the flood having a one percent chance of being equalled or exceeded in any given year.

(e) "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 operations located within the area of special flood hazard.

(f) "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/or
- 2) The unusual and rapid accumulation or runoff of surface waters from any source.

(g) "Flood Insurance Rate Map" (FIRM) means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

(h) "Flood Insurance Study" means the official report provided in which the Federal Insurance Administration has provided flood profiles, as well as the Flood Insurance Rate Maps and the water surface elevation of the base flood.

(i) "Habitable floor" means any floor useable for living purposes, which include working, sleeping, eating, cooking or recreation, or a combination thereof. A floor used only for storage purposes is not a "Habitable floor."

(j) "New Construction" means structures for which the "start of construction" commenced on or after the effective date of this ordinance.

(k) "Start of construction" means the first placement of permanent construction of a structure on a site, such as the pouring of slabs or

footings or any work beyond the stage of excavation. 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 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 property of accessory building, such as garages or sheds not occupied as dwelling units or not as part of the main structure. For a structure without a basement or poured footings, the "start of construction" includes the first permanent framing or assembly of the structure or any part thereof on its piling or foundation.

(l) "Structure" means walled and roofed building or a gas or liquid storage tank, that is principally above ground.

(m) "Substantial improvement" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

- 1) before the improvement or repair is started, or
- 2) if the structure has been damaged 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

- 1) 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
- 2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

(n) "Variance" means a grant of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance.

SECTION 4. General Provisions

A) Lands to Which this Ordinance Applies

This Ordinance shall apply to all areas of special flood hazards within the jurisdiction of the City of Addison, Texas.

B) Basis for Establishing the Areas of Special Flood Hazard

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for the City of Addison, Texas, Dallas County," dated January 1980, with accompanying Flood Insurance Rate Maps is hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study is on file at 4500 Belt Line Road, Addison, Texas.

C) Penalties for Noncompliance

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. Violation 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 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 \$200.00 for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the City of Addison, Texas from taking such other lawful action as is necessary to prevent or remedy any violation.

D) Abrogation and Greater Restrictions

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.

E) Interpretation

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

- 1) Considered as minimum requirements;
- 2) Liberally construed in favor of the governing body; and,
- 3) Deemed neither to limit nor repeal any other powers granted under State statutes.

F) 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 that 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 Addison, Texas, any officer or employee thereof or the Federal Insurance Administration for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

SECTION 5. Administration

A) Establishment of Development Permit

A Development Permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 4(B) Application for a Development Permit shall be made on forms furnished by the Building Inspection Department and may include, but

not be limited to; plans in duplicate drawn to scale showing the nature location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing.

Specifically, the following information is required:

- 1) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
- 2) Elevation in relation to mean sea level to which any structure has been floodproofed;
- 3) Certification by a registered professional engineer or architect that the floodproofing methods for any non residential structure meet the floodproofing criteria in Section 6G(2) and,
- 4) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

B. Designation of the Building Official

The building official is hereby appointed to administer and implement this ordinance by granting or denying development permit applications in accordance with its provisions.

C. Duties and Responsibilities of the Building Official

Duties of the building official shall include, but not be limited to:

- 1) Review all development permits to determine that the permit requirements of this ordinance have been satisfied.
- 2) Review all development permits to determine that all necessary permits have been obtained from those Federal, State or Local governmental agencies from which prior approval is required.
- 3) Review all development permits for compliance with the provisions of Section 6F, Encroachments.

D. Use of Other Base Flood Data

When base flood elevation data has not been provided in accordance with Section 4(B), BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD

HAZARD, the building official shall obtain, review and reasonably utilize any base flood elevation data available from Federal, State or other source, in order to administer Sections 6G (1), SPECIFIC STANDARDS, Residential Construction, and 6G(2) Nonresidential Construction.

E. Information to be Obtained and Maintained

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

2) For all new substantially improved flood proofed structures:

a) verify and record the actual elevation (in relation to mean sea level); and

b) maintain the floodproofing certifications required in Section 5(A)

3) Maintain for public inspection all records pertaining to the provisions of this ordinance.

F. Alteration of Watercourses

1) Notify adjacent communities and the Federal Emergency Management Agency prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.

2) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

G. Interpretation of FIRM Boundaries

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 a reasonable opportunity to appeal the interpretation as provided in Section 5(H)1.

H. Variance Procedure

1) Appeal Board

a) The appeal board as established by the City of Addison, Texas shall hear and decide appeals and requests for variances from the requirements of this ordinance.

b) The appeal board shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the building official in the enforcement or administration of this ordinance.

c) Those aggrieved by the decision of the appeal, or any taxpayer, may appeal such decision to the Municipal Court.

d) In passing upon such applications, the appeal board shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and:

i) The danger that materials may be swept onto other lands to the injury of others;

ii) The danger to life and property due to flooding or erosion damage;

iii) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

iv) The importance of the services provided by the proposed facility to the community;

v) The necessity to the facility of a waterfront location, where applicable;

vi) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;

- vii) the compatibility of the proposed use with existing and anticipated development;
 - viii) the relationship of the proposed use to the comprehensive plan and flood plain management program of that area;
 - ix) the safety of access to the property in times of flood for ordinary and emergency vehicles;
 - x) the expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,
 - xi) the costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- e) Upon consideration of the factors of Section 5(H)1 and the purposes of this ordinance, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.
- f) The building official shall maintain the records of all appeal actions including technical information and report and variances to the Federal Insurance Administration upon request.

I. Conditions for Variances

- 1) Generally, variances may be issued 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, providing items (i-xx) in Section 5(H)1, d have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

2) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this section.

3) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result

4) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard to afford relief.

5) Variances shall only be issued 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 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 5(H)1, d, or conflict with existing local laws or ordinances.

6) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

SECTION 6. Provisions for Flood Hazard Reduction

A. General Standards

In all areas of special flood hazards the following standards are required:

✓ B. Anchoring

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All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.

C. Construction Materials and Methods

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

2) all new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

D. 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 discharge from the systems into flood waters; and

3) On-site waste disposal systems shall be located to avoid impairment to them during flooding.

E. Subdivision Proposals

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

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

3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and,

4) Base flood elevation data shall be provided for subdivision proposals and other proposed development which contain at least 50 lots or 5 acres (whichever is less).

F. Encroachments

In all areas of special flood hazard in which base flood elevation data has been provided, the cumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than foot at any point.

G. SPECIFIC STANDARDS

In all areas of special flood hazards where base flood elevation data have been provided as set forth in Section 4(B) BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD or in Section 5(D), Use of Other Base Flood Data, the following standards are required:

1) Residential Construction

New construction and substantial improvement of any residential structure shall have the lowest floor, including basement elevated two (2) feet above base flood elevation.

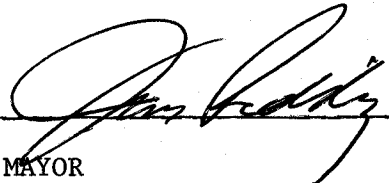
2) Nonresidential Construction

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated two (2) feet above the base flood elevations together with attendant utility and sanitary facilities shall:

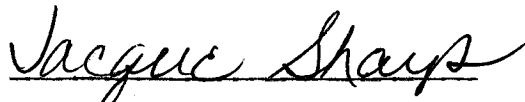
- a) be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
- b) have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
- c) be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certifications shall be provided to the official as set forth in Section 5(D).

SECTION 7. The fact that the City of Addison does not have Flood Plain Insurance Requirements and Guidelines creates an urgency and emergency and requires this ordinance to take effect from and after its passage as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS, this the 15th DAY OF July. 1980.


MAYOR

ATTEST:


CITY SECRETARY