CHAPTER 1347
Flood Damage Reduction

1347.01 Constitutional authorization.
1347.02 Findings of fact.
1347.03 Statement of purpose.
1347.04 Methods of reducing flood losses.
1347.05 Definitions.
1347.06 Lands to which this chapter applies.
1347.07 Establishing the areas of special flood hazard.
1347.08 Compliance.
1347.09 Abrogation and greater restrictions.
1347.10 Data Use and Map Interpretation.
1347.11 (a) Warning and disclaimer of liability.
1347.11 (b) Severability.
1347.12 Development Permits and Applications.
1347.13 Inspections.
1347.14 Development Permit Revocation.
1347.15 Post-Construction Certifications Required.
1347.16 Exemption from filing a development permit.
1347.17 State and Federal Development
1347.148 Designation Administrator.
1347.19 Duties and Responsibilities of Chief Building Official.
1347.20 Appeal Board.
1347.21 Conditions for variances.
1347.22 General Use and Development Standards for Flood Hazard Reduction.
1347.23 Notice of Violations.
1347.99 Violations and penalties.

CROSS REFERENCES

Flood control bonds; public capital improvement - see Ohio Const. Art. VIII, Sec. 21; Ohio R.C. 129.70 et seq.
County Commission flood control aid to governmental units - see Ohio R.C. 307.77
Basis of zoning districts - see Ohio R.C. 713.10
Levees - see Ohio R.C. 717.01
Construction permits and prohibitions for dams, dikes or levees - see Ohio R.C. 1521.06
Reduction of assessed valuation for establishing reservoirs - see Ohio R.C. 1521.09
Marking flood areas - see Ohio R.C. 1521.14
Ohio Water Commission - see Ohio R.C. 1525.01 et seq.
Conservancy districts, purpose - see Ohio R.C. 6101.04

1347.01 CONSTITUTIONAL AUTHORIZATION.

Article XVIII, Section 3 of the Ohio Constitution grants municipalities the legal authority to adopt land use and control measures for promoting the health, safety and general welfare of its citizens. Therefore, Council does ordain as follows.

1347.02 FINDINGS OF FACT.

(a) The flood hazard areas of the City are subject to periodic inundation which may 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 affect the public health, safety and general welfare.

(b) These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities and, when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

1347.03 STATEMENT OF PURPOSE.

It is the purpose of this chapter 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 to:

(a) Protect human life and health;
(b) Minimize expenditures of public money for costly flood control projects;
(c) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
(d) Minimize prolonged business interruptions;
(e) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines and streets and bridges located in areas of special flood hazard;
(f) Help maintain a stable tax base by providing for the proper use and development of areas of special flood hazard so as to protect property and minimize future flood blight areas;
(g) Minimize the impact of development on adjacent properties within and near flood prone areas;
(h) Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.
(i) Ensure that the flood storage and conveyance functions of the floodplain are maintained;
(j) Minimize the impact of development on the natural, beneficial values of the floodplain;
(k) Prevent floodplain uses that are either hazardous or environmentally incompatible; and
(l) Meet community participation requirements of the national flood insurance program.

1347.04 METHODS OF REDUCING FLOOD LOSSES.

In order to accomplish its purposes, this chapter includes methods and provisions for:

(a) Restricting or prohibiting uses which are dangerous to health, safety and property due to water hazards, or which result in damaging increases 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 floodplains, stream channels and natural protective barriers, which help accommodate or channel floodwaters;
(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 floodwaters or which may increase flood hazards in other areas.

1347.05 DEFINITIONS.

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

(a) "Accessory structure" means a structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure.

(b) "Appeal" means a request for a review of the Building Inspector's interpretation of any provision of this chapter or a request for a variance.

(c) "Area of special flood hazard" means the land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year. Areas of special flood hazard are designated by the Federal Emergency Management Agency as Zone A, AE, AH, AO, A1-30 and A99.

(d) "Base flood" means the flood having a one percent (1%) chance of being equaled or exceeded in any given year. The base flood may also be referred to as the one hundred year flood.

(e) “Base (100-year) flood elevation (BFE)” means the water surface elevation of the base flood in relation to a specified datum, usually the National Geodetic Vertical Datum of 1929 or the North American Vertical Datum of 1988, and usually expressed in Feet Mean Sea Level (MSL). In Zone AO areas, the base flood elevation is the lowest adjacent natural grade elevation plus the depth number (from 1 to 3 feet).

(f) “Basement” means any area of the building having its floor subgrade (below ground level) on all sides.

(g) "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 and excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

(h) "Federal Emergency Management Agency" (FEMA) means the agency with the overall responsibility for administering the National Flood Insurance Program.

(i) “Fill” means a deposit of earth material placed by artificial means.

(j) "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.

(k) "Flood Insurance Rate Map (FIRM)" means an official map on which the Federal Emergency Management Agency has delineated the areas of special flood hazard.

(l) "Flood Insurance Study" means the official report in which the Federal Emergency Management Agency has provided flood profiles, floodway boundaries and the water surface elevations of the base flood.

(m) “Flood Insurance Risk Zones” means Zone designations on FHBMS and FIRMS that indicate the magnitude of the flood hazard in specific areas of a community. following are the zone definitions:

Zone A: Special flood hazard areas inundated by the 100-year flood in any given year; base flood elevations are not determined.
Zones A1-30 and ZONE AE: Special flood hazard areas inundated by the 100-year flood in any given year base flood elevations are determined.
Zone AO: Special flood hazard areas inundated by the 100-year flood in any given year; with flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths are determined.
Zone AH: Special flood hazard areas inundated by the 100-year flood in any given year; flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations are determined.
Zone A99: Special flood hazard areas inundated by the 100-year flood to be protected from the 100-year flood by a Federal flood protection system under construction; no base flood elevations are determined.
Zone B and Zone X (SHADED): Areas of 500-year

flood; areas subject to the 100-year flood with average depths of less than 1 foot or with contributing drainage area less than 1 square mile; and areas protected by levees from the base flood.
Zone C and Zone X (UNSHADED): Areas determined to be outside the 500-year floodplain.

(n) "Flood Insurance Study (FIS)" means the official report in which the Federal Emergency Management Agency or the U.S. Department of Housing and Urban Development has provided flood profiles, floodway boundaries (sometimes shown on Flood Boundary And Floodway Maps), And The Water Surface Elevations Of The Base Flood.

(o) "Floodproofing" 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 sanitary facilities, structures and their contents.

(p) "Flood Protection Elevation" means the flood protection elevation, or FPE, is the base flood elevation plus one [1] foot of freeboard. in areas where no base flood elevations exist from any authoritative source, the flood protection elevation can be historical flood elevations, or base flood elevations determined and/or approved by the floodplain administrator.

(q) "Floodway" a floodway is the channel of a river or other watercourse and the adjacent land areas that have been reserved in order to pass the base flood discharge. a floodway is typically determined through a hydraulic and hydrologic engineering analysis such that the cumulative increase in the water surface elevation of the base flood discharge is no more than a designated height. in no case shall the designated height be more than one foot at any point within the community.

the floodway is an extremely hazardous area and is usually characterized by any of the following: Moderate to high velocity flood waters, high potential for debris and projectile impacts, and moderate to high erosion forces.

(r) "Freeboard" means a factor of safety usually expressed in feet above a flood level for the purposes of floodplain management. freeboard tends to compensate for the many unknown factors that could

contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, obstructed bridge openings, debris and ice jams, and the hydrologic effect of urbanization in a watershed.

(s) "Historic structure" means any structure that is:

(1) Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listings on the National Register;

(2) 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;

(3) Individually listed on the State of Ohio's inventory of historic places maintained by the Ohio Historic Preservation Officer; or

(4) Individually listed on the inventory of historic places maintained by the City of Delaware's historic preservation program and historic preservation commission, which program is certified by the Ohio Historic Preservation Office.

(t) "Hydrologic and Hydraulic Engineering Analysis" means an analysis performed by a professional engineer, registered in the State of Ohio, in accordance with standard engineering practices as accepted by FEMA, used to determine flood elevations and/or floodway boundaries.

(u) "Letter of Map Change (LOMC)" means a Letter of Map Change is an official FEMA determination, by letter, to amend or revise effective Flood Insurance Rate Maps, Flood Boundary and Floodway Maps, and Flood Insurance Studies. LOMCs are broken down into the following categories:

<u>Letter of Map Amendment (LOMA)</u>
A revision based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property is not located in a special flood hazard area.

<u>Letter of Map Revision (LOMR)</u>
A revision based on technical data that, usually due to manmade changes, shows changes to flood zones, flood elevations, floodplain and floodway delineations, and planimetric features. one common type of LOMR, a LOMR-F, is a determination concerning whether a structure or parcel has been elevated by

fill above the base flood elevation and is, therefore, excluded from the special flood hazard area.

CONDITIONAL LETTER OF MAP REVISION (CLOMR)
A comment by FEMA regarding a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective base flood elevations, or the special flood hazard area. a CLOMR does not amend or revise effective Flood Insurance Rate Maps, Flood Boundary and Floodway Maps, or Flood Insurance Studies.

(v) "Lowest floor" means the lowest floor of the lowest enclosed area, including basement of a structure. This definition excludes an "enclosure below the lowest floor" which is an unfinished or flood resistant enclosure usable solely for parking of vehicles, building access or storage, in an area other than a basement area, provided that such enclosure is built in accordance with the applicable design requirements specified in these regulations for enclosures below the lowest floor.

(w) "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. The term "manufactured home" does not include a "recreational vehicle". For the purposes of these regulations, a manufactured home includes manufactured homes and mobile homes as defined in Chapter 4781 of the Ohio Revised Code.

(x) "Manufactured home park" means, as specified in the Ohio Adm. Code 4781-12-01(K), a manufactured home park means any tract of land upon which three or more manufactured homes, used for habitation are parked, either free of charge or for revenue purposes, and includes any roadway, building, structure, vehicle, or enclosure used or intended for use as part of the facilities of the park. A tract of land that is subdivided and the individual lots are not for rent or rented, but are for sale or sold for the purpose of installation of manufactured homes on the lots, is not a manufactured home park, even though three or more manufactured homes are parked thereon, if the roadways are dedicated to the local government authority. Manufactured home park does not include any tract of land used solely for the storage or display for sale of manufactured homes.

(y) "Mean Sea Level" means for purposes of the National Flood Insurance Program, The National Geodetic Vertical Datum (NGVD) OF 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

(z) “Person” means and includes any individual or group of individuals, corporation, partnership, association, or any other entity, including any state and local government and agency as “agency” is defined in Ohio Rev. Code §111.15(A)(2).

(aa) “Recreational vehicle” means a vehicle which is:
(1) Built on a single chassis,
(2) 400 square feet or less when measured at the largest horizontal projection,
(3) Designed to be self-propelled or permanently towable by a light duty truck, and
(4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

(bb) “New construction” means structures for which the “start of construction” commenced on or after the initial effective date of a floodplain regulation adopted by the City of Delaware and includes any subsequent improvements to such structures. For the purposes of determining insurance rates, “new construction” includes structures for which the “start of construction'' commenced on or after the effective date of an initial FIRM [November 2, 1983], and includes any subsequent improvements to such structures.

(cc) “Registered Professional Architect” means a person registered to engage in the practice of architecture pursuant to Ohio Rev. Code §4703.01 and 4703.19.

(dd) “Registered Professional Engineer” means a person registered as a professional engineer pursuant to Ohio Rev. Code Chapter 4733.

(ee) “Registered Professional Surveyor” means a person registered as a professional surveyor pursuant to Ohio Rev. Code Chapter 4733.

(ff) “Special Flood Hazard Area” or “Areas of Special Flood Hazard” means the land in the floodplain subject to a one percent or greater chance of flooding in any given year. Special flood hazard areas are designated by the Federal Emergency Management Agency on Flood Insurance Rate Maps, Flood Insurance Studies, Flood Boundary and Floodway Maps And Flood Hazard Boundary Maps as Zones A, AE, AH, AO, A1-30, OR A99. Special flood hazard areas may also refer to areas that are flood prone and designated from other federal state or local sources of data including but not limited to historical flood information reflecting high water marks, previous flood inundation areas, and flood prone soils associated with a watercourse.

(gg) "Start of construction" means the date the building permit was issued, provided the actual start of construction, repair,

reconstruction, rehabilitation, 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 a site, such as the pouring of slabs or footings, the installation of piles, and the construction of columns**,** or any work beyond the stage of excavation; or the placement of a 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 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 a building, whether or not the alteration affects the external dimensions of a building.

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

(ii) “Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to the “before damaged” condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

(jj) “Substantial improvement” means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) 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:

(1) 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

(2) Any alteration of a “historic structure”, provided that the alteration will not preclude the structure’s continued designation as a “historic structure”;

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

(ll) “Violation” means the failure of a structure or other development to be fully compliant with this chapter.

(mm) “Enclosure Below the Lowest Floor” See “Lowest Floor.”

(nn) Executive Order 11988 (Floodplain Management)
Issued by President Carter in 1977, this order requires that no federally assisted activities be conducted in or have the potential to

affect identified special flood hazard areas, unless there is no practicable alternative.

(oo) Flood Hazard Boundary Map (FHBM)
Usually the initial map, produced by the Federal Emergency Management Agency, or U.S. Department of Housing and Urban Development, for a community depicting approximate special flood hazard areas.

1347.06 LANDS TO WHICH THIS CHAPTER APPLIES.

This chapter shall apply to all areas of special flood hazard within the jurisdiction of the City of Delaware as identified by the Federal Emergency Management Agency or the U.S. Department of Housing and Urban Development referenced in Section 1347.07, including any additional areas of special flood hazard annexed by the City of Delaware.

Upon occurrence, the Chief Building Official shall notify FEMA in writing whenever the boundaries of the City of Delaware have been modified by annexation or the community has assumed authority over an area, or no longer has authority to adopt and enforce Floodplain Management Regulations for a particular area and include within such notification a copy of a map of the City of Delaware suitable for reproduction, clearly showing the new corporate limits or the new area for which the City of Delaware has assumed or relinquished floodplain management regulatory authority.

1347.07 ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD.

(a) For the purposes of this Chapter, the following studies and/or maps are adopted:

(1) Flood Insurance Rate Map (FIRM) AND Flood Insurance Study (FIS) for Delaware County, OH and Incorporated Areas, BOTH EFFECTIVE DECEMBER 21, 2023.

(2) Other studies and/or maps, which may be relied upon for establishment of the flood protection elevation, delineation of the 100-year floodplain, floodways or delineation of other areas of special flood hazard.

(3) Any hydrologic and hydraulic engineering analysis authored by a registered professional engineer in the state of Ohio which has been approved by the City of Delaware as required by Section 1347.21 (c).

(b) Any revisions to the aforementioned maps and/or studies are hereby adopted by reference and declared to be a part of these regulations. Such maps and/or studies are on file at the Delaware City Hall, 1 South Sandusky Street, Delaware, Ohio 43015.

(c) To meet National Flood Insurance Program minimum requirements to have flood data reviewed and approved by FEMA, and to ensure that the City of Delaware's flood maps, studies and other data identified in Section 1347.07 accurately represent flooding conditions so appropriate floodplain management criteria are based on current data, the following map maintenance activities are identified:

(1) REQUIREMENT TO SUBMIT NEW TECHNICAL DATA

(i.) For all development proposals that impact floodway delineations or base flood elevations, the community shall ensure that technical data reflecting such changes be submitted to FEMA within six (6) months of the date such information becomes available. these development proposals include:

a. Floodway encroachments that increase or decrease base flood elevations or alter floodway boundaries;
b. Fill sites to be used for the placement of proposed structures where the applicant desires to remove the site from the special flood hazard area;
c. Alteration of watercourses that result in a relocation or elimination of the special flood hazard area, including the placement of culverts; and
d. Subdivision or other new development proposals requiring the establishment of base flood elevations in accordance with Section 1347.21(c).

(ii.) It is the responsibility of the applicant to have technical data, required in accordance with Section 1347.07(c)(1) of this Chapter, prepared in a format required for a Conditional Letter of Map Revision or Letter of Map Revision, and submitted to FEMA. Submittal and processing fees for these map revisions shall be the responsibility of the applicant.

(iii.) The Chief Building Official shall require a Conditional Letter of Map Revision prior to the issuance of a Floodplain Development Permit for:

a. Proposed floodway encroachments that increase the Base Flood Elevation; and
b. Proposed development which increases the Base Flood Elevation by more than one foot in Riverine Areas where FEMA has provided Base Flood Elevations but no Floodway.

(iv.) Floodplain development permits issued by the Chief Building Official shall be conditioned upon the applicant obtaining a Letter of Map Revision from FEMA for any development proposal subject to Section 1347.07(c)(1)(i) of this Chapter.

(2) RIGHT TO SUBMIT NEW TECHNICAL DATA

The Chief Building Official may request changes to any of the information shown on an effective map that does not impact Floodplain or Floodway Delineations or Base Flood Elevations, such as labeling or planimetric details. such a submission shall include appropriate supporting documentation made in writing by the Mayor of the City of Delaware and may be submitted at any time.

1347.08 COMPLIANCE.

(a) Unless specifically exempted from filing for a development permit as stated in Section 1347.13 no structure or land shall hereafter be located, erected, constructed, repaired, extended, converted, enlarged or altered without full compliance with the terms of this chapter and all other applicable regulations which apply to uses within the jurisdiction of this chapter.

(b) Failure to obtain a floodplain development permit shall be a violation of this Chapter and shall be punishable in accordance with Section 1347.99.

(c) Floodplain development permits issued on the basis of plans and applications approved by the chief building official authorize only the use, and arrangement, set forth in such approved plans and applications or amendments thereto. Use, arrangement, or construction contrary to that authorized shall be deemed a violation of this Chapter and punishable in accordance with Section 1347.99.

1347.09 ABROGATION AND GREATER RESTRICTIONS.

This chapter is not intended to repeal, abrogate or impair any existing ordinances, subdivision regulations, zoning or building codes, easements, covenants or deed restrictions. However, where this chapter and another ordinance, subdivision regulation, zoning or building code, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

1347.10 DATA USE AND MAP INTERPRETATION.

(a) Data Use and Flood Map Interpretation: The following guidelines shall apply to the use and interpretation of maps and other data showing areas of special flood hazard:

(1) In areas where FEMA has not identified special flood hazard areas, or in FEMA identified special flood hazard areas where base flood elevation and floodway data have not been identified, the Chief Building Official shall review and reasonably utilize any other flood hazard data available from a federal, state, or other source.

(2) Base flood elevations and floodway boundaries produced on FEMA flood maps and studies shall take precedence over base flood elevations and floodway boundaries by any other source that reflect a reduced floodway width and/or lower base flood elevations. other sources of data showing increased base flood elevations and/or

larger floodway areas than are shown on fema flood maps and studies, shall be reasonably used by the Chief Building Official.

(3) The Chief Building Official shall make interpretations, where needed, as to the exact location of the flood boundaries and areas of special flood hazard. a person contesting the determination of the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this chapter.

(4) Where an existing or proposed structure or other development is affected by multiple flood zones, by multiple base flood elevations, or both, the development activity must comply with the provisions of this ordinance applicable to the most restrictive flood zone and the highest base flood elevation affecting any part of the existing or proposed structure; or for other developments, affecting any part of the area of the development.

(b) Use of Preliminary Flood Insurance Rate Map and/or Flood Insurance Study Data

(1) Zone A:

(i.) Within Zone A areas designated on an effective FIRM, data from the preliminary FIRM and/or FIS shall be reasonably utilized as best available data.

(ii.) When all appeals have been resolved and a notice of final flood elevation determination has been provided in a Letter of Final Determination (LFD), BFE AND floodway data from the preliminary FIRM and/or FIS shall be used for regulating development.

(2) Zones AE, A1-30, AH, and AO:

(i.) BFE and floodway data from a preliminary FIS or FIRM restudy are not required to be used in lieu of bfe and floodway data contained in an existing effective FIS and FIRM. However:

a. Where BFES increase in a restudied area, communities have the responsibility to ensure that new or substantially improved structures are protected. Communities are encouraged to reasonably utilize preliminary FIS or FIRM data in instances where BFES increase and floodways are revised to ensure that the health, safety, and property of their citizens are protected.

b. Where BFES decrease, preliminary FIS or FIRM data should not be used to regulate floodplain development until the LFD has been issued or until all appeals have been resolved.

(ii.) If a preliminary FIRM or FIS has designated floodways where none had previously existed, communities should reasonably utilize this data in lieu of applying the encroachment performance standard of Section 1347.21(i)(2) since the data in the draft or preliminary FIS represents the best data available .

(3) Zones B, C, AND X:

(i.) Use of BFE and floodway data from a preliminary FIRM OR FIS are not required for areas designated as Zone B, C, OR X on the effective FIRM which are being revised to Zone AE, A1-30, AH, OR AO. The City should reasonably utilize preliminary FIS or firm data to ensure that the health, safety, and property of its citizens is protected.

1347.11(a) WARNING AND DISCLAIMER OF LIABILITY.

The degree of flood protection required by this chapter 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 chapter 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 chapter shall not create liability on the part of the City, any officer or employee thereof, or the Federal Emergency Management Agency, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

1347.11(b) SEVERABILITY.

Should any section or provision of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the chapter as a whole, or any part thereof**,** other than the part so declared to be unconstitutional or invalid.

1347.12 DEVELOPMENT PERMITS AND APPLICATIONS.

(a) It shall be unlawful for any person to begin construction or other development activity including but not limited to filling, grading, construction, alteration, remodeling, or expanding any structure; or alteration of any watercourse wholly within, partially within or in contact with any identified special flood hazard area, as established in Section 1347.07, until a floodplain development permit is obtained from the Chief Building Official. Such floodplain development permit shall show that the proposed development activity is in conformity with the provisions of these regulations. no such permit shall be issued by the Chief Building Official until the requirements of this chapter have been met.

(b) An application for a floodplain development permit shall be required for all development activities located wholly within, partially within, or in contact with an identified special flood hazard area. such application shall be made by the owner of the property or his/her authorized agent, herein referred to as the applicant, prior to the actual commencement of such construction on a form furnished for that purpose. where it is unclear whether a development site is in a special flood hazard area, the Chief Building Official may require an application for a floodplain development permit to determine the development's location. such applications shall include, but not be limited to:

(1) Site plans drawn to scale showing the nature, location, dimensions, and topography of the area in question; the location of existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing.

(2) Elevation of the existing, natural ground where structures are proposed.

(3) Elevation of the lowest floor, including basement, of all proposed structures.

(4) Such other material and information as may be requested by the Chief Building Official to determine conformance with, and provide enforcement of this chapter.

(5) Technical analyses conducted by the appropriate design professional registered in the State Of Ohio and submitted with an application for a floodplain development permit when applicable:

(i) Floodproofing certification for non-residential floodproofed structure as required in Section 1347.21(e).

(ii) Certification that fully enclosed areas below the lowest floor of a structure not meeting the design requirements of Section 1347.21(d)(5) are designed to automatically equalize hydrostatic flood forces.

(iii) Description of any watercourse alteration or relocation that the flood carrying capacity of the watercourse will not be diminished, and maintenance assurances as required in Section 1347.21(i)(3).

(iv) A hydrologic and hydraulic analysis demonstrating that the cumulative effect of proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood by more than one foot in special flood hazard areas where the Federal Emergency Management Agency has provided base flood elevations but no floodway as required by Section 1347.21(i)(2).

(v) A hydrologic and hydraulic engineering analysis showing impact of any development on flood heights in an identified floodway as required by Section 1347.21(i)(1).

(vi) Generation of base flood elevation(s) for subdivision and other new developments as required by Section 1347.21(c).

(vii) Volumetric calculations demonstrating compensatory storage have been provided as required by Section 1347.21(i)(4).

(6) A floodplain development permit application fee set by the schedule of fees adopted by The City Of Delaware.

(c) After receipt of a complete application, the Chief Building Official shall review the application to ensure that the standards of this chapter have been met. No floodplain development permit application shall be reviewed until all information required in Section 1347.12 has been received by the Chief Building Official.

(d) The Chief Building Official shall review all floodplain development permit applications to assure that all necessary permits have been received from those federal, state or local governmental agencies from which prior approval is required. the applicant shall be responsible for obtaining such permits as required including permits issued by the U.S. Army Corps Of Engineers under Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act, and the Ohio Environmental Protection Agency under Section 401 of the Clean Water Act.

(e) Within thirty (30) days after the receipt of a complete application, the Chief Building Official shall either approve or disapprove the application. If the Chief Building Official is satisfied that the development proposed in the floodplain development application conforms to the requirements of this chapter, the Chief Building Official shall issue the permit. All floodplain development permits shall be conditional upon the commencement of work within one hundred eighty (180) days. A floodplain development permit shall expire one hundred eighty (180) days after issuance unless the permitted activity has been substantially begun and is thereafter pursued to completion.

1347.13 INSPECTIONS.

The Chief Building Official shall make periodic inspections at appropriate times throughout the period of construction in order to monitor compliance with permit conditions.

1347.14 DEVELOPMENT PERMIT REVOCATION.

A floodplain development permit shall be revocable, if among other things, the actual development activity does not conform to the terms of the application and permit granted thereon. in the event of the revocation of a permit, an appeal may be taken to the Board Of Zoning Appeals in accordance with Section 1347.15 of this chapter.

1347.15 POST-CONSTRUCTION CERTIFICATIONS REQUIRED.

The following as-built certifications are required after a floodplain development permit has been issued:

(a) For new or substantially improved residential structures, or nonresidential structures that have been elevated, the applicant shall have a *Federal Emergency Management Agency Elevation Certificate* completed by a registered professional surveyor to record as-built elevation data. for elevated structures in Zone A and Zone AO areas without a base flood elevation, the elevation certificate may be completed by the property owner or owner's representative.

(b) For all development activities subject to the standards of Section 1347.07(c)(1), a letter of map revision.
(c) For new or substantially improved nonresidential structures that have been floodproofed in lieu of elevation, where allowed, the applicant shall supply a completed *Floodproofing Certificate For Non-Residential Structures* completed by a registered professional engineer or architect together with associated documentation.

1347.16 EXEMPTION FROM FILING A DEVELOPMENT PERMIT.

An application for a development permit shall not be required for maintenance work such as roofing, painting and basement sealing, or for small nonstructural development activities, except for filling and grading, valued at less than two thousand five hundred dollars ($2,500).

1347.17 STATE AND FEDERAL DEVELOPMENT.

(a) Development that is funded, financed, undertaken, or preempted by state agencies shall comply with minimum NFIP criteria.
(b) Before awarding funding or financing or granting a license, permit, or other authorization for a development that is or is to be located within a 100-year floodplain, a state agency shall require the applicant to demonstrate to the satisfaction of the agency that the development will comply with minimum NFIP criteria and any applicable local floodplain management resolution or ordinance as required by Ohio Revised Code Section 1521.13. this includes, but is not limited to:

1. Development activities in an existing or proposed manufactured home park that are under the authority of the Ohio Department Of Commerce and subject to the flood damage reduction provisions of the Ohio Administrative Code Section 4781-12.
2. Major utility facilities permitted by the Ohio Power Siting Board under Section 4906 of the Ohio Revised Code.
3. Hazardous waste disposal facilities permitted by the Hazardous Waste Siting Board under Section 3734 of the Ohio Revised Code.

(c) Development activities undertaken by a federal agency and which are subject to Federal Executive Order 11988 – Floodplain Management.
1. Each federal agency has a responsibility to evaluate the potential effects of any actions it may take in a floodplain; to ensure that its planning programs and budget request reflect consideration of flood hazards and floodplain management; and to prescribe procedures to implement the policies and requirements of EO 11988.

1347.18 DESIGNATION ADMINISTRATOR.

The Chief Building Official or any designee thereof is hereby appointed to administer and implement this chapter.

1347.19 DUTIES AND RESPONSIBILITIES OF CHIEF BUILDING OFFICIAL.

The duties and responsibilities of the Chief Building Official include but are not limited to:

(a) Evaluate applications for permits to develop in special flood hazard areas.

(b) Interpret floodplain boundaries and provide flood hazard and flood protection
elevation information.

(c) Issue permits to develop in special flood hazard areas when the provisions of these regulations have been met, or refuse to issue the same in the event of noncompliance.

(d) Inspect buildings and lands to determine whether any violations of these regulations have been committed.

(e) Make and permanently keep all records for public inspection necessary for the administration of these regulations including Flood Insurance Rate Maps, Letters of Map Amendment And Revision, records of issuance and denial of permits to develop in special flood hazard areas, determinations of whether development is in or out of special flood hazard areas for the purpose of issuing floodplain development permits, elevation certificates, floodproofing certificates, variances, and records of enforcement actions taken for violations of these regulations.

(f) Enforce the provisions of these regulations.

(g) Provide information, testimony, or other evidence as needed during variance hearings.

(h) coordinate map maintenance activities and FEMA follow-up.

(i) Conduct substantial damage determinations to determine whether existing structures, damaged from any source and in special flood hazard areas identified by FEMA, meet the development standards of this chapter; and in doing so shall**:**

(1) Determine whether damaged structures are located in Special Flood Hazard Areas;

(2) Conduct substantial damage determinations for damaged structures located in Special Flood Hazard Areas; and

(3) Require owners of substantially damaged structures to obtain a floodplain development permit prior to repair, rehabilitation, or reconstruction.

1347.20 APPEAL BOARD.

(a) The Board of Zoning Appeals as established by the City shall hear and decide appeals and requests for variances from the requirements of this chapter.

(b) The Board of Zoning Appeals shall hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the Chief Building Official in the enforcement or administration of this chapter.

(c) Appeals: Any person affected by any notice and order, or other official action of the Chief Building Official or his/her designee may request and shall be granted a hearing on the matter before the Board Of Zoning Appeals provided that such person shall file, within [30] days of the date of such notice and order, or other official action, a brief statement of the grounds for such hearing or for the mitigation of any item appearing on any order of the Chief Building Official's or his/her designee's decision. such appeal shall be in writing, signed by the applicant, and be filed with the Chief Building Official. Upon receipt of the appeal, the Chief Building Official shall transmit said notice and all pertinent information on which the Chief Building Official's or his/her designee's decision was made to the Board Of Zoning Appeals.

Upon receipt of the notice of appeal, the Board Of Zoning Appeals shall fix a reasonable time for the appeal, give notice in writing to parties in interest, and decide the appeal within a reasonable time after it is submitted.

(d) Variances: Any person believing that the use and development standards of these regulations would result in unnecessary hardship may file an application for a variance. the Board Of Zoning Appeals shall have the power to authorize, in specific cases, such variances from the standards of these regulations, not inconsistent with federal regulations, as will not be contrary to the public interest where, owning to special conditions of the lot or parcel, a literal enforcement of the provisions of these regulations would result in unnecessary hardship.

(1) Application for a Variance:

(i.) Any owner, or agent thereof, of property for which a variance is sought shall make an application for a variance by filing it with the Chief Building Official, who upon receipt of the variance shall transmit it to the Appeals Board.

(ii.) Such application at a minimum shall contain the following information: name, address, and telephone number of the applicant; legal description of the property; parcel map; description of the existing use; description of the proposed use; location of the floodplain; description of the variance sought; and reason for the variance request.

(iii.) All applications for a variance shall be accompanied by a variance application fee set in the schedule of fees adopted by this Council.

(e) Notice for Public Hearing: The Board Of Zoning Appeals SHALL SCHEDULE AND HOLD A PUBLIC HEARING WITHIN THIRTY (30) DAYS AFTER

THE RECEIPT OF AN APPLICATION FOR A VARIANCE FROM THE Chief Building Official. Prior to the hearing, a notice of such hearing shall be given in one (1) or more newspapers of general circulation in the city or published on the City's website at least ten (10) days before the date of the hearing.

(f) Public Hearing: At such hearing the applicant shall present such statements and evidence as The Board Of Zoning Appeals Requires. In considering such variance applications, the Board Of Zoning Appeals shall consider and make findings of fact on all evaluations, all relevant factors, standards specified in other sections of this chapter and the City's ordinances and the following factors:

(1) The danger that materials may be swept onto other lands to the injury of others.
(2) The danger to life and property due to flooding or erosion damage.
(3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual.
(4) The importance of the services provided by the proposed facility to the community.
(5) The availability of alternative locations for the proposed use that are not subject to flooding or erosion damage.
(6) The necessity to the facility of a waterfront location, where applicable.
(7) The compatibility of the proposed use with existing and anticipated development.
(8) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;.
(9) The safety of access to the property in times of flood for ordinary and emergency vehicles.
(10) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.
(11) 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.

(g) Upon consideration of the factors of subsection (f) hereof and the purposes of this chapter the Board of Zoning Appeals may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.

(h) Procedure at Board of Zoning Appeals Hearings:

(1) All testimony shall be given under oath.

(2) A complete record of the proceedings shall be kept, except confidential deliberations of the Board Of Zoning Appeals, but including all documents presented and a verbatim record of the testimony of all witnesses.

(3) The applicant shall proceed first to present evidence and testimony in support of the appeal or variance.

(4) The Administrator may present evidence or testimony in opposition to the appeal or variance.

(5) All witnesses shall be subject to cross-examination by the adverse party or their counsel.

(6) Evidence that is not admitted may be proffered and shall become part of the record for appeal.

(7) The Board of Zoning Appeals shall issue subpoenas upon written request for the attendance of witnesses. a reasonable deposit to cover the cost of issuance and service shall be collected in advance.

(8) The Board of Zoning Appeals shall prepare conclusions of fact supporting its decision. the decision may be announced at the conclusion of the hearing and thereafter issued in writing or the decision may be issued in writing within a reasonable time after the hearing.

(i) Those aggrieved by the decision of the Board Of Zoning Appeals or any taxpayer may appeal such decision to the Delaware County Court Of Common Pleas, as provided in Ohio R.C. Chapter 2506.

(j) The Building Inspector shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

1347.21 CONDITIONS FOR VARIANCES.

(a) 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 in Section 1347.19(f) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

(b) 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, upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

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

(d) Variances shall only be issued upon:

(1) A showing of good and sufficient cause.

(2) A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the property. increased costs or inconvenience of meeting the requirements of this chapter does not constitute an exceptional hardship to the applicant.

(3) A determination that the granting of a variance will not result in increased flood heights~~,~~ beyond that which is allowed in this chapter, additional threats to public safety, extraordinary public expense, ~~create~~ nuisances, ~~cause~~ fraud on or

victimization of the public, as identified in Section 1347.19(f) or conflict with existing local laws or ordinances.

(4) A determination that the structure or other development is protected by methods to minimize flood damages.

(5) A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(e) Any applicant to whom a variance is granted shall be given written notice that the structure shall 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.

1347.22 USE AND DEVELOPMENT STANDARDS FOR FLOOD HAZARD REDUCTION.

The following use and development standards apply to development wholly within, partially within, or in contact with any areas of Special Flood Hazards:

(a) Permitted Uses.

All uses not otherwise prohibited in this section or any other applicable land use regulation adopted by the City of Delaware are allowed provided they meet the provisions of this chapter.

(b) Water and Wastewater Systems.

The following standards apply to all water supply, sanitary sewerage and waste disposal systems in the absence of any more restrictive standard provided under the Ohio Revised Code or applicable state rule or law:

(1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems;

(2) New and replacement sanitary sewerage 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 or contamination from them during flooding.

(c) Subdivisions and other New Developments.

(1) All subdivision proposals and all other proposed new development shall be consistent with the need to minimize flood damage and are subject to all applicable standards in this chapter;

(2) All subdivision proposals and all other proposed new development shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;

(3) All subdivision proposals and all other proposed new development shall have adequate drainage provided to reduce exposure to flood damage; and

(4) In all areas of Special Flood Hazard where base flood elevation data are not available, the applicant shall provide a hydrologic and hydraulic engineering analysis that generates base flood elevations for all subdivision proposals and other proposed developments containing at least fifty (50) lots or five (5) acres, whichever is less.

(5) The applicant shall meet the requirement to submit technical data to FEMA in Section 1347.07 when a hydrologic and hydraulic analysis is completed that generates base flood elevations as required by Section 1347.21(c)(4).

(d) Residential Structures.

The requirements of this chapter apply to new construction of residential structures and to substantial improvements of residential structures in Zones A, A1-30, AE, AO, AND AH, when designated on the community's effective FIRM, and when designated on a preliminary or final FIRM issued by FEMA under the circumstances provided in Section 1347.10(b).

(1) New construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. where a structure, including its foundation members, is elevated on fill to or above the base flood elevation, the requirements for anchoring (Section 1347.21(d)(1)) and construction materials resistant to flood damage (Section 1347.21(d)(2)) are satisfied.

(2) New construction and substantial improvements shall be constructed with methods and materials resistant to flood damage.

(3) New construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or elevated so as to prevent water from entering or accumulating within the components during conditions of flooding.

(4) New construction and substantial improvement of any residential structure, including manufactured homes, shall have the lowest floor, including basement, elevated to or above the flood protection elevation.

(5) New construction and substantial improvements, including manufactured homes, that do not have basements and that are elevated to the flood protection elevation using pilings, columns, posts, or solid foundation perimeter walls with openings to allow the automatic equalization of hydrostatic pressure may have an enclosure below the lowest floor provided the enclosure meets the following standards:

(i) Be used only for the parking of vehicles, building access, or storage; and

(ii.) Be designed and certified by a registered professional engineer or architect to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters; or

(iii.) Have a minimum of two openings on different walls having a total net area not less than one square inch for every square foot of enclosed area, and the bottom of all such openings being no higher than one foot above grade. the openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(6) Manufactured homes shall be affixed to a permanent foundation and anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.

(7) Repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and is the minimum necessary to preserve the historic character and design of the structure, shall be exempt from the development standards of Section 1347.21(d).

(e) Nonresidential Structures.

The requirements of Section 1347.21(e) apply to new construction and to substantial improvements of nonresidential structures in Zones A, A1-30, AE, AO, AND AH, when designated on the community's effective FIRM, and when designated on a preliminary or final FIRM issued by FEMA under the circumstances provided in Section 1347.10(b).

(1) New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet the requirements of Section 1347.21(d)(1)-(d)(3) and 1347.21(d)(5)-(d)(7).

(2) New construction and substantial improvement of any commercial, industrial or other non-residential structure shall either have the lowest floor, including basement, elevated to or above the level of the flood protection elevation; or, together with attendant utility and sanitary facilities, shall meet all of the following standards:

(i.) Be dry floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water to the level of the flood protection elevation;

(ii.) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and,

(iii.) Be certified by a registered professional engineer or architect, through the use of a *Federal Emergency Management Agency*

Floodproofing Certificate, that the design and methods of construction are in accordance with Section 1347.21(e).

(f) Accessory Structures.

Structures that are 600 square feet or less which are used for parking and storage only are exempt from elevation or dry floodproofing standards within Zones A, A1-30, AE, AO, AND AH designated on the community's FIRM. Such structures must meet the following standards:

(1) They shall not be used for human habitation;
(2) They shall be constructed of flood resistant materials;
(3) They shall be constructed and placed on the lot to offer the minimum resistance to the flow of floodwaters;
(4) They shall be firmly anchored to prevent flotation;
(5) Service facilities such as electrical and heating equipment shall be elevated or floodproofed to or above the level of the flood protection elevation; and
(6) They shall meet the opening requirements of Section 1347.21(d)(5)(iii).

(g) Recreational Vehicles.

Recreational vehicles on sites within Zones A, A1-A30, AE, AO, OR AH must meet at least one of the following standards:

(1) They shall not be located on sites in Special Flood Hazard areas for more than 180 days, or

(2) They must be fully licensed and ready for highway use, or

(3) They must be placed on the site pursuant to a floodplain development permit issued under Section 1347.12 and meet all standards of Section 1347.21(d).

(h) Gas or Liquid Storage Tanks.

Within Zone A, A1-A30, AE, AO, OR AH, new or substantially improved above ground gas or liquid storage tanks shall be anchored to prevent flotation or lateral movement resulting from hydrodynamic and hydrostatic loads.

(i) Assurance of Flood Carrying Capacity.

Pursuant to the purpose and methods of reducing flood damage stated in this chapter, the following additional standards are adopted to assure that the reduction of the flood carrying capacity of watercourses is minimized:

(1) Development in Floodways

(i.) In floodway areas, development shall cause no increase in flood levels during the occurrence of the base flood discharge. prior to issuance of a floodplain development permit, the applicant must submit a hydrologic and hydraulic analysis, conducted by a registered professional engineer, demonstrating that the proposed development would not result in any increase in the base flood elevation; or

(ii.) Development in floodway areas causing increases in the base flood elevation may be permitted provided all of the following are completed by the applicant:

a. Meet the requirements to submit technical data in Section 1347.07;
b. An evaluation of alternatives, which would not result in increased base flood elevations and an explanation why these alternatives are not feasible;
c. Certification that no structures are located in areas that would be impacted by the increased base flood elevation;
d. Documentation of individual legal notices to all impacted property owners within and outside the community, explaining the impact of the proposed action on their property; and
e. Concurrence of the Mayor of the City of Delaware and the Chief Executive Officer of any other communities impacted by the proposed actions.

(2) Development in Riverine Areas with Base Flood Elevations but No Floodways

(i.) In Riverine Special Flood Hazard Areas identified by FEMA where base flood elevation data are provided but no floodways have been designated, the cumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the base flood elevation more than 1.0 (one) foot at any point. prior to issuance of a floodplain development permit, the applicant must submit a hydrologic and hydraulic analysis, conducted by a registered professional engineer, demonstrating that this standard has been met; or,

(ii.) Development in Riverine Special Flood Hazard Areas identified by FEMA where base flood elevation data are provided but no floodways have been designated causing more than one foot increase in the base flood elevation may be permitted provided all of the following are completed by the applicant:

a. An evaluation of alternatives which would result in an increase of one foot or less of the base flood elevation and an explanation why these alternatives are not feasible;
b. Section 1347.21(i)(1)(ii)(a) and (c)-(e) of this chapter.

(3) Alterations of a Watercourse

For the purpose of these regulations, a watercourse is altered when any change occurs within its banks. the extent of the banks shall be established by a field determination of the “bankfull stage.” the field determination of “bankfull stage” shall be based on methods presented in Chapter 7 of the *USDA Forest Service General Technical Report RM-245, Stream Channel Reference Sites: An Illustrated Guide to Field Technique* or other applicable publication available from a federal,

state, or other authoritative source. for all proposed developments that alter a watercourse, the following standards apply:

(i.) The bankfull flood carrying capacity of the altered or relocated portion of the watercourse shall not be diminished. prior to the issuance of a floodplain development permit, the applicant must submit a description of the extent to which any watercourse will be altered or relocated as a result of the proposed development, and certification by a registered professional engineer that the bankfull flood carrying capacity of the watercourse will not be diminished.
(ii.) Adjacent communities, the U.S. Army Corps of Engineers, and the Ohio Department of Natural Resources, Division of Water, must be notified prior to any alteration or relocation of a watercourse. Evidence of such notification must be submitted to the Federal Emergency Management Agency.
(iii.) The applicant shall be responsible for providing the necessary maintenance for the altered or relocated portion of said watercourse so that the flood carrying capacity will not be diminished. The Chief Building Official may require the permit holder to enter into an agreement with the City of Delaware SPECIFYING THE MAINTENANCE RESPONSIBILITIES. If an agreement is required, it shall be made a condition of the floodplain development permit.
(iv.) The applicant shall meet the requirements to submit technical data in Section 1347.07(C)(1)(i)(c) when an alteration of a watercourse results in the relocation or elimination of the Special Flood Hazard area, including the placement of culverts.

(4) Compensatory Storage Required for Fill
fill within the area of Special Flood Hazard shall result in no net loss of natural floodplain storage. The volume of the loss of floodwater storage due to filling in the Special Flood Hazard area shall be offset by providing an equal volume of flood storage by excavation or other compensatory measures at or adjacent to the development site.

1347.23 NOTICE OF VIOLATIONS.

Whenever the Chief Building Official determines that there has been a violation of any provision of this chapter, (s)he shall give notice of such violation to the person responsible therefore and order compliance with this chapter as hereinafter provided. such notice and order shall:

(A) Be put in writing on an appropriate form;
(B) Include a list of violations, referring to the section or sections of these regulations that have been violated, and order remedial action, which, if taken, will effect compliance with the provisions of these regulations;

(C) Specify a reasonable time for performance;
(D) Advise the owner, operator, or occupant of the right to appeal;
(E) Be served on the owner, occupant, or agent in person. however, this notice and order shall be deemed to be properly served upon the owner, occupant, or agent if a copy thereof is sent by registered or certified mail to the person's last known mailing address, residence, or place of business, and/or a copy is posted in a conspicuous place in or on the dwelling affected.

1347.99 VIOLATIONS AND PENALTIES.

Violation of any provisions of this chapter or failure to comply with any of its requirements shall be deemed a strict liability offense and shall constitute a misdemeanor of the fourth degree. Whoever violates any of the provisions of this chapter or fails to comply with any of its requirements, shall be fined or imprisoned as provided by the laws of the City. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violations.

Ord. 23-89 Eff. 12-18-23