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**C. Frequently Flooded Areas.**

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 La Center Clark County, Washington and Incorporated Areas” dated March 28, 1986 September 5, 2012, with accompanying Flood Insurance Rate Maps (FIRM), and any revisions thereto, are hereby adopted by reference and declared to be a part of this chapter. The flood insurance study is on file at the office of the city clerk/treasurer. The best available information for flood hazard area identification as outlined in Section 18.300.090(C)(13(c) science shall be the basis for regulation until a new FIRM is issued which incorporates the data used to inform this chapter utilized under Section 18.300.090(C)(13(c).

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4. Interpretation of FIRM Boundaries. The local administrator, the governing body or its agent or employee may interpret and apply when necessary the exact location of the boundaries of the areas of special flood hazards where there appears to be a conflict between a mapped boundary and actual field conditions. Any aggrieved person may contest the location of the boundary and shall be given a reasonable opportunity to appeal the interpretation to the local administrator and then the governing body. Such appeal shall be granted consistent with the standards of Section 1910.6 60.6 of the Rules and Regulations of the National Flood Insurance Program located at 24 CFR 1909 et seq (44 CFR 59-76).

6. Floodplain (FP) Combining District. A floodplain (FP) combining district is established and shall be applied to all 100 year floodplains areas of special flood hazard identified on the flood study insurance rate maps, which have been adopted by reference. The land use and siting provisions of these areas shall be in addition to other zoning provisions applied. For areas of special flood hazards that include a floodway; two distinct areas are recognized within the FP district: the “floodway” area and the “floodway fringe” area.

7. Regulatory Area. The areas for state and local floodplain management regulations shall be those areas subject to a base (100-year) flood (except as noted for siting of critical facilities). Base floodplains are designated as special flood hazard areas on the most recent flood insurance rate maps provided by the Federal Emergency Management Agency for the National Flood Insurance Program. Best available information shall be used if these maps are not available or sufficient in areas where a base flood elevation has not been determined.

10. Uses Permitted in the Floodplain (FP) Combining District. Park, recreational, agricultural, and other similar open space uses allowed in the underlying zoning district that do not change the topography of the land, and not involving structures, fill, or storage of equipment or materials, or other development, are permitted outright in the FP district.
20. General Standards. In all areas of special flood hazards the following standards set forth in this article are required.

(a) Anchoring.

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

(ii) All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA P-85 “Protecting Manufactured Homes from Floods and Other Installation in Flood Hazards Areas” guidebook for additional techniques).

(c) Utilities.

(i) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

(ii) 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

(iii) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(iv) Water wells shall be located on high ground that is not in the floodway.

22. Specific Standards. In all areas....as set forth in subsection (C)(1) of this section, Basis for Establishing the Areas of Special Flood Hazard, or (C)(15)(c) of this section, Use of Other Base Flood Data, the following provisions are required:

a. Residential Construction.

i. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above one foot or more above the base flood elevation.

b. Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to the level of one foot or more above the base flood elevation, or, together with attendant utility and sanitary facilities, shall:

i. Be floodproofed so that below the flood protection elevation base flood level the structure is watertight with walls substantially impermeable to the passage of water; ...
23. Manufactured Homes. All manufactured homes to be placed or substantially improved on sites within Zones A1-30, AH and AE shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above one foot or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

24. Recreational Vehicles. Recreational vehicles placed on sites are required to either:
   (a) Be on site for fewer than 180 consecutive days, or

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25. Floodways and Floodway Requirements.
   a. Special Flood Hazard Areas with Designated Floodways. In addition to those NFIP requirements for designated floodways, the city shall restrict land uses within such areas to include the prohibition of construction or reconstruction of residential structures except for:
      i. Repairs, reconstruction, or improvements to a structure which do not increase the ground floor area; and
      ii. Repairs, reconstruction, or improvements to a structure the cost of which does not exceed 50 percent of the market value of the structure either:
         A. Before the repair, reconstruction, or improvement is started, or
         B. If the structure has been damaged, and is being restored, before the damage occurred. 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 officer and which are the minimum necessary to assure safe living conditions or to structures identified as historic places shall not be included in the 50 percent determination.

   b. Special Flood Hazard Areas Without Designated Floodways. When a regulatory floodway for a stream has not been designated, the city may require that applicants for new construction and substantial improvements reasonably utilize the best available information from federal, state, or other sources to consider the cumulative effect of existing, proposed, and anticipated future development and determine that the increase in the water surface elevations of the base flood will not be more than one foot at any point in the community. Building and development near streams without a designated floodway shall comply with the requirement of 44 CFR 60.3(b)(3) and (4) and (C)(10) of the NFIP regulations, adopted by reference.

   e. Located within areas of special flood hazard established in Section (C)(1) of this section are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which can carry debris, potential projectiles, and increase erosion potential, the following provisions apply:

   1. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer or architect is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachments shall would not result in any increase in flood levels during the occurrence of the base flood discharge.
If subsection (C)(27)(c)(1) of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this section.

2. Construction or reconstruction of residential structures is prohibited within designated floodways, except for (i) repairs, reconstruction, or improvements to a structure which do not increase the ground floor area; and (ii) repairs, reconstruction or improvements to a structure, the cost of which does not exceed 50 percent of the market value of the structure either, (A) before the repair, or reconstruction is started, or (B) if the structure has been damaged, and is being restored, before the damage occurred. 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 to structures identified as historic places, may be excluded in the 50 percent.

3. If Subsections (C)(25)(a) and (C)(25)(b) are satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this section. The placement of any manufactured homes are not allowed in floodways and not included.

Prohibit the placement of any manufactured homes.

26. In areas with base flood elevations (but a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more. The cumulative effect of any proposed development when combined with all other existing and anticipated development, shall not increase the surface water elevation of the base flood more than one foot at any point.