

ORDINANCE 50

AN ORDINANCE TO AMEND FLOODPLAIN REGULATIONS IN ORDINANCE 22 OF THE TOWN OF ASHLAND CITY FOR THE PURPOSE OF COMPLYING WITH CHANGES IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) REGULATIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE THE MUNICIPAL ZONING ORDINANCE IS AMENDED AND ADDED TO READ AS FOLLOWS:

NFIP REGULATIONS OCTOBER 1, 1984

In accordance with NFIP regulations which became effective October 1, 1984, Article III, Definition of Terms is hereby amended and added to read as follows:

"Lowest Floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or floor resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

NFIP REGULATIONS JANUARY 1, 1986

In accordance with NFIP regulations which became effective January 1, 1986, provisions governing Floodplain Districts (Article IX) are hereby amended and added to read as follows:

1. 4.5 All manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state anchoring requirements for resisting wind forces.

2. 6.5 Where a non-residential structure is intended to be made watertight below the base flood level (i) a registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of (c)(3)(ii) or (c)(8)(ii) of this section, and (ii) a record of such certificates which include the specific elevation (in relation to mean-sea-level) to which such structures are floodproofed shall be maintained with the Building Inspector.

NFIP REGULATIONS OCTOBER 1, 1986

In accordance with NFIP regulations which became effective October 1, 1986, Article III is hereby amended to include the following definitions:

1. "Manufactured Home" means a structure, transportable in one or more sections which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term "manufactured home" also includes park trailers, travel trailers and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers and other similar vehicles.
2. The definition of "Existing Mobile Home Park or Mobile Home Subdivision" is hereby deleted from the existing ordinance and is substituted with the definition of "Manufactured Home Park or Subdivision" as follows:

"Manufactured Home Park or Subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.
3. Article IX, Section 4.4(1) and 4.4(2) is hereby deleted and amended to read as follows:

All manufactured homes to be placed or substantially improved within Zones Al-30, AH, and AE shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions in Article IX, Sections 4.4(3.1)-4.4(3.4) of the Ashland City Municipal Zoning Ordinance.

4. Article IX, Section 4.3 is hereby deleted and amended to read as follows:

Electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

5. Article III, Definitions. Start of Construction (A)(B)(C) is hereby amended to read as follows:

"Start of Construction" (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub.L.970348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of 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.

6. Article IX, Section 6.2 is hereby amended and added to read as follows:

For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are

subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

7. Article IX, Section 7, is hereby amended and added to read as follows:

The Building Inspector shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other source, as criteria for new construction, substantial improvements, or other development in Zone A.

8. Article IX, Section 7.4 is hereby deleted and amended to read as follows:

Verify and record the actual elevation (in relation to mean sea level) of new and substantially improved structures in all special flood hazard areas except Zone A, unless base flood elevation data from other sources are utilized.

I certify that the above Ordinance
is a true and exact copy of the original
that passed: **Passed First Reading**



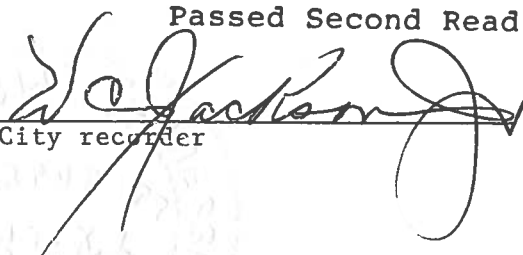
Mayor

March 10, 1987

Passed Second Reading

April 14, 1987

Attest:



City recorder



James C. Bailey, Mayor