

ORDINANCE CONCERNING FLOOD PLAIN MANAGEMENT

1. The purpose of this ordinance is to ensure eligibility for continued participation by the Town of Lebanon in the National Flood Insurance Program by establishing policies, permit requirements, and application procedures related to land use and development in Special Flood Hazard Areas of the Town of Lebanon, consistent with the regulations of the National Flood Insurance Program, as published in the Federal Register, Vol. 41, No. 207, October 26, 1976. Said Special Flood Hazard Areas shall be those areas designated by the Federal Insurance Administrator and shown as A Zones on the Flood Hazard Boundary Map for the Town of Lebanon, a copy of which is on file in the office of the Town Clerk.
2. All official boards and commissions of the Town of Lebanon shall take into account flood and flood-related erosion hazards to the extent that they are known, in all official actions relating to land management and use.
3. Until such time as flood elevation data is furnished by the Federal Insurance Administrator, the Building Official shall obtain, review, and reasonably utilize any base flood (100-year flood) elevation data from federal, state or other sources. Such information shall be made available to the Planning and Zoning Commission.
4. Before issuing a permit for any new construction or substantial improvements within Zone A on the FHBM, the Building Official shall review the permit application to determine that the proposed building site is reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements (including the placement of pre-fabricated buildings and mobile homes) shall (i) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure, (ii) be constructed with materials and utility equipment resistant to flood damage, and (iii) be constructed by methods and practices that minimize flood damage.
5. The Building Official shall (i) obtain the elevation of all new or substantially improved structures within Zone A on the FHBM, and whether or not such structures contain a basement, (ii) obtain, if the structure has been flood proofed, the elevation (in relation to mean sea level) to which the structure was flood proofed, and (iii) maintain a public record of all such information.
6. The Building Official shall require all mobile homes placed within Zone A on the FHBM be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors. Specific requirements shall be that (i) over-the-top ties be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations and mobile homes less than 50 feet along requiring one additional tie per side; (ii) frame ties be provided at each corner of the home with five additional ties per side at intermediate points and mobile homes less than 50 feet long requiring four additional ties per side; (iii) all components of the anchoring system be

capable of carrying a force of 4,800 pounds, and (iv) any additions to the mobile home be similarly anchored; and

7. The Building Official shall require that an evacuation plan indicating alternate vehicular access and escape routes be filed with appropriate Disaster Preparedness Authorities for mobile home parks and mobile home subdivisions located within Zone A on the FHBM.

8. The Building Official shall, prior to issuing any permit for construction or other development, require evidence from the applicant for such permit that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act. Amendments of 1972, 33 U.S.C. 1334.

9. Variances to the provisions of this ordinance may be granted by majority vote of the Board of Selectmen in accordance with the following:

a) Variances shall be issued only 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, or conflict with existing local laws or ordinances.

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

c) The Board shall notify the applicant in writing over the signature of the Building Official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property.

d) The Board shall (i) maintain a record of all variance actions, including justification for their issuance, and (ii) report such variances issued in its annual report submitted to the Federal Insurance Administrator.

This Ordinance shall take effect fifteen (15) days after publication in accordance with the General Statutes.

The effective date of this Ordinance is June 10, 1977.