

## CHAPTER 67.1

### FLOODPLAIN PROTECTION PROVISIONS

1. **DEFINITIONS.** For the purposes of this Ordinance, the following definitions apply to any building, structure and/or use of land determined to be located within the identified Floodplain:

A. **BASE FLOOD:** The flood having a one percent (1%) probability of being equaled or exceeded in any given year. The base flood is also known as the 100-year flood. The base flood elevation at any location is as defined in Section 2 below.

B. **BASE FLOOD ELEVATION (BFE):** The elevation in relation to mean sea level of the crest of the base flood.

C. **BASEMENT:** That portion of a building having its floor sub-grade (below ground level) on all sides.

D. **BUILDING:** A walled and/or roofed structure, including gas or liquid storage tank that is principally above ground including manufactured homes, prefabricated buildings and gas or liquid storage tanks. The term also includes recreational vehicles and travel trailers installed on a site for more than one hundred eighty (180) days in any calendar year. (Amended, Ordinance No. 2017-30, June 5, 2017)

E. **CRITICAL FACILITY:** Any facility which is critical to the health and welfare of the population and, if flooded, would create an added dimension to the disaster. Damage to these critical facilities can impact the delivery of vital services, can cause greater damage to other sectors of the community, or can put special populations at risk.

Examples of critical facilities where flood protection shall be required include: emergency services facilities (such as fire and police stations), schools, hospitals, retirement homes and senior

care facilities, major roads and bridges, critical utility sites (telephone switching stations or electrical transformers, and hazardous material storage facilities (chemicals, petrochemicals, hazardous or toxic substances).

F. DEVELOPMENT:

- i. Any man-made change to real estate including, but not necessarily limited to:
  - a. Demolition, construction, reconstruction, repair, placement of a building, or any structural alteration to a building;
  - b. Substantial improvement of an existing building (See definition of “Substantial Improvement”);
  - c. Installation of a manufactured home on a site, preparing a site for a manufactured home, or placement of a travel trailer on a site for more than one hundred eighty (180) days in any calendar year; (Amended, Ordinance No. 2017-30, June 5, 2017)
  - d. Installation of utilities, construction of roads, bridges, culverts or similar projects;
  - e. Construction or erection of levees, dams, walls, fences or other barriers which impede or divert the flow of water;
  - f. Drilling, mining, filling, dredging, grading, excavating, paving, or other alterations of the ground surface;
  - g. Storage of materials, equipment, vehicles, including the placement of gas and liquid storage tanks of any kind; or,
  - h. Channel modifications or any other activity that might change the direction, height, or velocity of flood or surface waters.
- ii. “Development” does not include the following:
  - a. Routine maintenance of existing buildings and facilities;
  - b. Resurfacing or grading public and private roads, provided there are no changes to the grade or elevation;

- c. Construction or installation activities which have been approved by the Illinois Department of Transportation, Division of Water Resources, Permits 2 through 13, and/or the U.S. Army Corps of Engineers, Permit 404, provided the accumulated effect of construction does not increase the base flood;
- d. Gardening, plowing, tilling the soil and similar practices that do not involve filling, grading, or construction of levees;
- e. Construction, installation of wood utility poles by a public entity or utility, traffic signs or similar traffic control devices by a unit of local government; or,
- f. Construction, maintenance or replacement of sidewalks, driveways, solidly anchored playground equipment or the creation of public open space, athletic fields, trails for hiking, walking or biking and similar uses, provided no structures or buildings are erected, no fences built and all activities take place at existing grade which involves no placement of fill, no alteration of the drainage and no changes in any watercourse.

G. EXISTING MANUFACTURED HOME PARK OR SUBDIVISION: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed or buildings to be constructed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community. (Amended, Ordinance No. 2017-30, June 5, 2017)

H. EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads). (Amended, Ordinance No. 2017-30, June 5, 2017)

I. FEMA: Federal Emergency Management Agency

J. FLOOD: A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow, the unusual and rapid accumulation, or the runoff of surface waters from any source.

K. FLOOD FRINGE: That portion of the floodplain outside of the regulatory floodway.

L. FLOOD INSURANCE RATE MAP: A map prepared by the Federal Emergency Management Agency that depicts the floodplain or special flood hazard area (SFHA) within a community. This map includes insurance rate zones and may or may not depict floodways and show base flood elevations.

M. FLOOD INSURANCE STUDY: An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.

N. FLOODPLAIN and/or SPECIAL FLOOD HAZARD AREA (SFHA): These two terms are synonymous. Those lands within the jurisdiction of the City of Decatur, the extraterritorial jurisdiction of the City of Decatur, or lands that may be annexed into the City of Decatur, that are subject to inundation by the Base Flood. The floodplains in the City of Decatur are principally identified as such on panel numbers 17115C0175, 17115C0186, 17115C0187, 17115C0188, 17115C0189, 17115C0190, 17115C0193, 17115C0195, 17115C0215, 17115C0220, 17115C0285, 17115C0301, 17115C0305, 17115C0310, 17115C0315, 17115C0320, 17115C0330 and 17115C0340 of the countywide Flood Insurance Rate Map for the City of Decatur, prepared by the Federal Emergency Management Agency and dated June 7, 2017. Floodplain also includes areas of known flooding as identified by the community and those parts of unincorporated Macon County that are within the extraterritorial jurisdiction of the City or that may be annexed into the City are generally identified as such on the Flood Insurance Rate map prepared for Macon County by the Federal Emergency Management Agency, dated June 7, 2017. (Amended, Ordinance No. 2017-30, June 5, 2017)

O. FLOODPROOFING: Any combination of structural or nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate, property and their contents.

P. FLOODPROOFING CERTIFICATE: A form published by FEMA that is used to certify that a building has been designed and constructed to be structurally dry floodproofed to the flood protection elevation.

Q. FLOOD PROTECTION ELEVATION (FPE): The elevation of the base flood plus two (2) feet of freeboard at any given location in the floodplain.

R. FLOODWAY: That portion of the floodplain required to store and convey the base flood. The floodway for the floodplains of Sangamon River, Long Creek (East of Big Creek), Long Creek, Big Creek, Big Creek Arm of Lake Decatur, Spring Creek, Spring Creek Tributary, Spring Creek Tributary East, Stevens Creek, Stevens Creek Tributary A, Stevens Creek Tributary B and the Northeast Drainage Ditch shall be as delineated on the countywide Flood Insurance Rate Map of Macon County, Illinois, prepared by the Federal Emergency Management Agency and dated June 7, 2017. The floodways for each of the remaining floodplains of the City of Decatur shall be according to the best data available from the Federal, State or other sources. (Amended, Ordinance No. 2017-30, June 5, 2017)

S. FREEBOARD: An increment of elevation added to the base flood elevation to provide a factor of safety for uncertainties in calculations, future watershed development, unknown localized conditions, wave actions and unpredictable effects such as those caused by ice or debris jams. (See definition of “Flood Protection Elevation”)

T. HISTORIC STRUCTURES: Any structure that is:

i. Listed individually on the National Register of Historic Places or preliminarily determined by the U. S. Secretary of the Interior as meeting the requirements for individual listing on the National Register.

ii. Certified or preliminarily determined by the U. S. Secretary of the Interior as contributing to the historic district or a district preliminarily determined by said Secretary to qualify as a registered historic district.

iii. Individually listed on the state inventory of historic places by the Illinois Historic Preservation Agency.

iv. Individually listed on a local inventory of historic places that has been certified by the Illinois Historic Preservation Agency.

U. IDNR/OWR: The Illinois Department of Natural Resources, Office of Water Resources.

V. IDNR/OWR JURISDICTIONAL STREAM: The Illinois Department of Natural Resource Office of Water Resources has jurisdiction over any stream serving a tributary area of 640 acres or more in an urban area, or in the floodway of any stream serving a tributary area of 6,400 acres or more in a rural area. Construction on these streams requires a permit from the IDNR/OWR per Illinois Administrative Code, Title. 17, Part 3700.30. IDNR/OWR may grant approval for specific types of activities by issuance of a statewide permit which meets the standards defined in section 1(F) of this ordinance. (Amended, Ordinance No. 2017-30, June 5, 2017)

W. LOWEST FLOOR: The lowest floor surface of the lowest enclosed area (including basement). An enclosed area, unfinished or constructed with flood resistant materials that is designed and intended to be used solely for parking vehicles, building access or storage of incidental items in an area other than a basement 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. (Amended, Ordinance No. 2017-30, June 5, 2017)

X. MANUFACTURED HOME: A structure transportable in one (1) or more sections that is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to required utilities. (Amended, Ordinance No. 2017-30, June 5, 2017)

Y. MANUFACTURED HOME PARK OR SUBDIVISION: A parcel (or contiguous parcels) of land divided into two (2) or more lots for rent or sale. (Amended, Ordinance No. 2017-30, June 5, 2017)

Z. NEW CONSTRUCTION: Structures for which the start of construction commenced on or after the effective date of the adoption by the City of Decatur of floodplain management regulations which includes all subsequent improvements of such structures or buildings. (Amended, Ordinance No. 2017-30, June 5, 2017)

AA. NEW MANUFACTURED HOME PARK OR SUBDIVISION: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed or buildings to be constructed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the floodplain management regulations adopted by a community. (Amended, Ordinance No. 2017-30, June 5, 2017)

BB. NFIP: National Flood Insurance Program.

CC. RECREATIONAL VEHICLE OR TRAVEL TRAILER: A vehicle which is:

- i. Built on a single chassis;
- ii. Four hundred (400) square feet or less in size;
- iii. Designed to be self-propelled or permanently towable by a light duty truck and designed, built and intended as intermittent living quarters for solely recreational, camping, travel or seasonal use, not for use as a permanent dwelling.

DD. REPETITIVE LOSS: Flood related damages sustained by a structure on two separate occasions during a ten year period for which the cost of repairs at the time of each such flood event on the average equals or exceeds twenty-five percent (25%) of the market value of the structure before the damage occurred.

EE. SPECIAL FLOOD HAZARD AREA (SFHA): See the definition of "Floodplain."

FF. START OF CONSTRUCTION: Includes substantial improvement and means the date the building permit was issued. This, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement or other improvement, was within one hundred eighty (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 placement of a manufactured home on a foundation. For a substantial improvement, actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building whether or not that alteration affects the external dimensions of the building.

GG. STRUCTURAL ALTERATIONS: Any changes other than normal maintenance which would tend to prolong the life of a supporting member of a structure such as a bearing wall, column, beam, girder, or any substantial change in the roof or exterior walls.

HH. STRUCTURE: See the definition of "Building."

II. SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cumulative percentage of damage during a ten (10) year period equals or exceeds fifty percent (50%) of the market value of the structure before the damage occurred regardless of actual repair work performed. Volunteer labor and materials must be included in this determination. The term includes "Repetitive Loss Buildings" (See the definition of "Repetitive Loss Building"). (Amended, Ordinance No. 2017-30, June 5, 2017)



JJ. SUBSTANTIAL IMPROVEMENT:

i. Any reconstruction, rehabilitation, addition, enlargement or improvement of a structure taking place during a ten (10) year period in which the cumulative percentage of improvements: (Amended, Ordinance No. 2017-30, June 5, 2017)

a. Equals or exceeds fifty percent (50%) of the market value of the structure before the improvement or repair is started; or, (Amended, Ordinance No. 2017-30, June 5, 2017)

b. Increases the floor area by more than twenty percent (20%).

“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. This term includes structures which have incurred repetitive loss or substantial damage, regardless of the actual repair work done. (Amended, Ordinance No. 2017-30, June 5, 2017)

ii. The term does not include:

a. Projects which are purely for and directly related to the 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 or use of a building; or,

b. Alteration of structures listed on the National Register of Historic Places or the Illinois Register of Historic Places. (Amended, Ordinance No. 2017-30, June 5, 2017)

KK. VIOLATION: The failure of a structure or other development to be fully compliant with the City’s floodplain management regulations. A structure or other development without the required federal, state, and/or local permits and elevation certification is presumed to be in violation until such time as the documentation is provided.

LL. ZONING ADMINISTRATOR: The Director of Economic and Community Development or his/her designee shall be responsible for the administration of this Ordinance. (Amended, Ordinance No. 2017-30, June 5, 2017)

2. **BASE FLOOD ELEVATION.** This Ordinance’s protection standard is the Base Flood. The best, most reliable available base flood data are listed below. Whenever a party disagrees with the best available data, it shall be the responsibility of that party to pay the cost of the required engineering study needed to replace the existing data with better data. The findings in the study shall be submitted to FEMA and IDNR/OWR for approval prior to any development of the site.

- A. The base flood elevation for the floodplains of the Sangamon River, Long Creek (East of Big Creek), Long Creek, Big Creek, Big Creek Arm of Lake Decatur, Spring Creek, Spring Creek Tributary, Spring Creek Tributary East, Stevens Creek, Stevens Creek Tributary A, Stevens Creek Tributary B and the Northeast Drainage Ditch shall be as delineated on the 100-year flood profiles in the countywide Flood Insurance Study for Macon County, Illinois, prepared by FEMA, dated June 7, 2017. (Amended, Ordinance No. 2017-30, June 5, 2017)
- B. The base flood elevation for each floodplain delineated as an “AH Zone” or “AO Zone” shall be that elevation (or depth) delineated on the county wide Flood Insurance Rate Map for Macon County, Illinois.
- C. The base flood elevation for each of the remaining floodplains delineated as an “A Zone” on the countywide Flood Insurance Rate Map for Macon County, Illinois, shall be according to the best data available from federal, state or sources. Should no other data exist, an engineering study must be financed by the applicant to determine base flood elevations.
- D. The base flood elevation for the floodplains of those parts of unincorporated Macon County, Illinois, that are within the extraterritorial jurisdiction of the City, or that may be annexed into the City, shall be as delineated on the 100-year flood profiles in the countywide Flood Insurance Study of Macon County, Illinois, prepared by FEMA, dated June 7, 2017. (Amended, Ordinance No. 2017-30, June 5, 2017)

**3. ADMINISTRATION OF FLOOD PROTECTION PROVISIONS.** The Zoning Administrator shall be responsible for the administration of these provisions and shall ensure that all development activities within the floodplains under the jurisdiction of the City meet the minimum requirements of this ordinance. Specifically, the Zoning Administrator shall:

- A. Process, or have processed, permits in accordance with Section 4;
- B. Ensure that all development in a floodway (or a floodplain with no delineated floodway) meets the damage prevention requirements of Section 5;
- C. Ensure that the building protection requirements for all buildings subject to Section 6 are met and maintain a record of the “as-built” elevation of the lowest floor (including basement) or floodproofing certificate;
- D. Assure that all subdivisions and annexations meet the requirements of Section 7;
- E. Ensure that water supply and waste disposal systems meet the Public Health standards of Section 8;
- F. If variances are requested, ensure that the requirements of Section 10, are met and maintain detailed documentation of any variances granted;
- G. Inspect all development projects and take any and all penalty actions outlined in Section 12 as necessary to ensure compliance with this Ordinance;
- H. Assure that applicants are aware of and obtain any and all required local, state, and federal permits;
- I. Notify IDNR/OWR and any neighboring communities prior to any proposed alteration or relocation of a watercourse;
- J. Provide information and assistance to citizens upon request about the floodplain regulations, permit procedures and construction techniques;
- K. Cooperate with State and Federal floodplain management agencies to coordinate base flood data and to improve the administration of this ordinance;

- L. Maintain for public inspection base flood data, floodplain maps, copies of State and Federal permits, and documentation of compliance for development activities subject to this ordinance;
- M. Perform site inspections as needed to ensure compliance with this ordinance and make substantial damage determinations for structures within the floodplain; and,
- N. Maintain the accuracy of floodplain maps including notifying IDNR/OWR and/or submitting information to FEMA within six months whenever a modification of the floodplain may change the base flood elevation or result in a change to the floodplain map.

(Amended, Ordinance No. 2017-30, June 5, 2017)

4. **PERMIT REQUIREMENTS.** No person, firm, corporation, or governmental body not exempted by law shall commence any development in the floodplain without first obtaining the required permits from the Zoning Administrator, or other designee. The Zoning Administrator shall not issue any permits if the proposed development does not meet the requirements of this ordinance.

A. Permit applications shall be accompanied by:

- i. Drawings of the site, drawn to scale showing property line dimensions;
- ii. Existing grade elevations and all changes in grade resulting from excavation or filling;
- iii. The location and dimensions of all buildings and additions to buildings;
- iv. The elevation of the lowest floor (including basement) of all proposed buildings subject to the requirements of Section 6; and,
- v. Cost of project or improvements as estimated by a licensed professional engineer, architect or contractor. (Amended, Ordinance No. 2017-30, June 5, 2017)

B. After receiving a permit application, the Zoning Administrator shall compare the elevation of the site to the base flood elevation. Any development located on land that can be shown by survey data to be higher than the current base flood elevation and which has not been filled after the date of the site's first Flood Insurance Rate Map is not in the floodplain and therefore not subject to the requirements of this ordinance. Any development located on land shown by survey elevation to be below the current base flood elevation is subject to the provisions of this ordinance. In addition, any development located on land shown to be below the base flood elevation and hydraulically connected to a flood source, but not identified as floodplain on the current Flood Insurance Rate Map, is subject to the provisions of this ordinance. (Amended, Ordinance No. 2017-30, June 5, 2017)

- i. The Zoning Administrator shall maintain documentation of the existing ground elevation at the development site along with the owner(s) certification that this ground elevation existed prior to the date of the site's first Flood Insurance Rate Map identification.
- ii. The applicant shall supply to the Zoning Administrator and the Zoning Administrator shall be responsible for obtaining from the applicant copies of all other Federal, State, and local permits, approvals or permit-not-required letters that may be required for this type of activity. The Zoning Administrator shall not issue a permit unless all Federal, State, and local permits have been obtained. (Amended, Ordinance No. 2017-30, June 5, 2017)

**5. PREVENTING INCREASED FLOOD HEIGHTS & DAMAGES.** Within any floodway identified on the countywide Flood Insurance Rate Map, and within all other floodplains where a floodway has not been delineated, the following standards shall apply:

- A. Except as provided in Section 5(B) of this Ordinance, no development shall be allowed which, acting in combination with existing and anticipated development will cause any increase in flood heights or velocities or threat to public health and safety. The following specific development activities shall be considered as meeting this requirement: (Amended, Ordinance No. 2017-30, June 5, 2017)
- i. Bridge and culvert crossings of streams in rural areas meeting the conditions of the Illinois Department of Natural Resources, Office of Water Resources Statewide Permit Number 2;
  - ii. Barge fleeting facilities meeting the conditions of IDNR/OWR Statewide Permit Number 3;
  - iii. Aerial utility crossings meeting the conditions of IDNR/OWR Statewide Permit Number 4;
  - iv. Minor boat docks meeting the following conditions of IDNR/OWR Statewide Permit Number 5;
  - v. Minor, non-obstructive activities such as underground utility lines, light poles, sign posts, driveways, athletic fields, patios, playground equipment, minor storage buildings not exceeding 70 square feet and raising buildings on the same footprint which does not involve fill and any other activity meeting the conditions of IDNR/OWR Statewide Permit Number 6;
  - vi. Outfall Structures and drainage ditch outlets meeting the following conditions of IDNR/OWR Statewide Permit Number 7;
  - vii. Underground pipeline and utility crossings meeting the conditions of IDNR/OWR Statewide Permit Number 8;
  - viii. Bank stabilization projects meeting the conditions of IDNR/OWR Statewide Permit Number 9;

- ix. Accessory structures and additions to existing residential buildings meeting the conditions of IDNR/OWR Statewide Permit Number 10;
- x. Minor maintenance dredging activities meeting the following conditions of IDNR/OWR Statewide Permit Number 11;
- xi. Bridge and culvert replacement structures and bridge widening meeting the following conditions of IDNR/OWR statewide Permit Number 12;
- xii. Temporary construction activities meeting the following conditions of IDNR/OWR statewide Permit Number 13; and,
- xiii. Any Development determined by IDNR/OWR to be located entirely within a flood fringe area shall be exempt from State Floodway permit requirements.

B. Other development activities not listed in Section 5(A) of this Ordinance may be permitted only if:

- i. A permit has been issued for the work by IDNR/OWR (or written documentation is provided that an IDNR/OWR permit is not required); or
- ii. Sufficient data has been provided to FEMA when necessary, and approval obtained from FEMA for a revision of the regulatory map and base flood elevation.

(Amended, Ordinance No. 2017-30, June 5, 2017)

## 6. **PROTECTING BUILDINGS.**

A. In addition to the State permit and damage prevention requirements of Section 5 of this ordinance, all existing buildings located in the floodplain shall be protected from flood damage below the flood protection elevation. These building protection requirements apply to the following situations:

- i. Construction or placement of a new building or alteration or addition to an existing building valued at more than one thousand dollars (\$1,000) or seventy (70) square feet; (Amended, Ordinance No. 2017-30, June 5, 2017)
- ii. Substantial improvements or structural alterations made to an existing building that equal or exceed fifty percent (50%) of the market value of the structure before the improvement or repair is started, or increases the floor area by more than twenty percent (20%). Alterations shall be figured cumulatively during the life of the building. If substantially improved, the existing structure and the addition must meet the flood protection standards of this section; (Amended, Ordinance No. 2017-30, June 5, 2017)
- iii. Repairs made to a substantially damaged building. These repairs shall be figured cumulatively during the life of the building. If substantially damaged the entire structure must meet the flood protection standards of this section within twenty-four (24) months of the date the damage occurred; (Amended, Ordinance No. 2017-30, June 5, 2017)
- iv. Installing a manufactured home on a new site or a new manufactured home to the same site it lawfully occupied before it was removed to avoid flood damage; (Amended, Ordinance No. 2017-30, June 5, 2017)
- v. Installing a travel trailer or recreational vehicle on a site for more than one hundred eighty (180) days per calendar year; and, (Amended, Ordinance No. 2017-30, June 5, 2017)
- vi. Repetitive loss to an existing building as defined in Section 1.

B. Existing Residential or Non-Residential Buildings can meet the building protection requirements by one of the following methods:



- i. Buildings may be constructed on permanent land fill in accordance with the following: (Amended, Ordinance No. 2017-30, June 5, 2017)
  - a. The lowest floor (including basement) shall be at or above the flood protection elevation;
  - b. The fill shall be placed in layers no greater than six (6) inches before compaction and should extend at least ten (10) feet beyond the foundation before sloping below the flood protection elevation; (Amended, Ordinance No. 2017-30, June 5, 2017)
  - c. The fill shall be protected against erosion and scour during flooding by vegetative cover, riprap, or another approved structural measures;
  - d. The fill shall be composed of rock or soil and shall not contain building debris, vegetation or refuse materials; and
  - e. Shall not adversely affect the flow of surface drainage from or onto neighboring properties, and when necessary stormwater management techniques such as swales or basins shall be designed, incorporated and maintained. (Amended, Ordinance No. 2017-30, June 5, 2017)
- ii. An existing building may be elevated on solid walls in accordance with the following:
  - a. The building or improvements shall be elevated on stilts, piles, walls, crawlspace, or other foundation that is permanently open to flood waters;

- b. The lowest floor and all electrical, heating, ventilating, plumbing, and air conditioning equipment and utility meters shall be located at or above the flood protection elevation;
- c. If walls are used, all enclosed areas below the flood protection elevation shall address hydrostatic pressures by allowing the automatic entry and exit of flood waters. Flood protection designs must be certified by a licensed professional engineer or by having a minimum of one (1) permanent opening on each wall no more than one (1) foot above grade with a minimum of two (2) openings having a total net area of not less than one (1) square inch per one (1) square foot of enclosed area subject to flooding below the base flood elevation; and, (Amended, Ordinance No. 2017-30, June 5, 2017)
- d. All components below the flood protection elevation shall be constructed of materials resistant to flood damage; (Amended, Ordinance No. 2017-30, June 5, 2017)
  - (i) Water and sewer pipes, electrical and telephone lines, submersible pumps, and other service facilities may be located below the flood protection elevation provided they are waterproofed;
  - (ii) The area below the flood protection elevation shall be used solely for parking or building access and not later modified or occupied as habitable space; or,

(iii) In lieu of the above criteria, all design methods intended to comply with these requirements shall be certified by a licensed professional engineer or architect. (Amended, Ordinance No. 2017-30, June 5, 2017)

e. The foundation and supporting members shall be anchored, designed, and certified by a licensed engineer, to minimize exposure to hydrodynamic forces such as current, waves, ice, and floating debris.

iii. An existing building may have a crawlspace located below the flood protection elevation provided that the following conditions are met:

a. The building must be designed and be adequately anchored to resist floatation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy; (Amended, Ordinance No. 2017-30, June 5, 2017)

b. Any enclosed area below the flood protection elevation shall have openings that equalize hydrostatic pressures by allowing for the automatic entry and exit of floodwaters. A minimum of one opening on each wall having a total net area of not less than one (1) square inch per one (1) square foot of enclosed area. The openings shall be no more than one (1) foot above final grade;

c. The interior grade of the crawlspace below the flood protection elevation must not be more than two (2) feet below the lowest adjacent exterior grade;

- d. The interior height of the crawlspace measured from the interior grade of the crawl to the top of the foundation wall must not exceed four (4) feet at any point;
- e. An adequate drainage system must be installed to remove floodwaters from the interior area of the crawlspace within a reasonable period of time after a flood event;
- f. Portions of the building below the flood protection elevation must be constructed with materials resistant to flood damage; and,
- g. Utility systems within the crawlspace must be elevated above the flood protection elevation.

C. Non-Residential Buildings may be structurally dry floodproofed (in lieu of elevation) provided a licensed professional engineer or architect certifies that: (Amended, Ordinance No. 2017-30, June 5, 2017)

- i. The structure and attendant utilities located below the flood protection elevation are watertight and capable of resisting the effects of the base flood;
- ii. The building design accounts for flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, the effects of buoyancy, and the impact from debris and ice;
- iii. Floodproofing measures shall be incorporated into the building design and fully operable without human intervention and without an outside source of electricity; and,
- iv. Levees, berms, floodwalls and similar works are not considered floodproofing for the purpose of this subsection.

D. Manufactured homes or travel trailers to be permanently installed on site shall be:

- i. Elevated to or above the flood protection elevation in accordance with Section 6(B); and, (Amended, Ordinance No. 2017-30, June 5, 2017)
  - ii. Anchored to resist floatation, collapse, or lateral movement by being tied down in accordance with the rules and regulations for the Illinois Mobile Home Tie-Down Act issued pursuant to 77 Ill. Adm. Code § 870.
- E. Travel trailers and recreational vehicles on a site for more than one hundred eighty (180) days per calendar year shall meet the elevation requirements of Section 6(B) unless the following conditions are met: (Amended, Ordinance No. 2017-30, June 5, 2017)
- i. The vehicle must be either self-propelled or towable by a light duty truck; (Amended, Ordinance No. 2017-30, June 5, 2017)
  - ii. The hitch must remain on the vehicle at all times;
  - iii. The vehicle must not be attached to external structures such as decks and porches;
  - iv. The vehicle must be designed solely for recreation, camping, travel, or intermittent seasonal use rather than as a permanent dwelling;
  - v. The vehicle's largest horizontal projections must be no larger than four hundred (400) square feet;
  - vi. The vehicle's wheels must remain on axles and tires properly inflated;
  - vii. Air conditioning units must be attached to the frame so as to be safe for movement of the floodplain; (Amended, Ordinance No. 2017-30, June 5, 2017)
  - viii. Propane tanks and all electrical and sewage disposal connections must be quick-disconnect;

ix. The vehicle must be licensed and titled as a recreational vehicle or park model; and, must either:

- a. Be entirely supported by jacks; or,
- b. Have a hitch jack permanently mounted, have the tires touching the ground and be supported by blocks in a manner that will allow the blocks to be easily removed by use of the hitch jack.

F. Garages, sheds or other minor accessory structures constructed ancillary to an existing residential use may be permitted provided the following conditions are met:

- i. The garage or shed must be non-habitable;
- ii. The garage or shed must be used only for the storage of vehicles and tools and cannot be modified later into another use;
- iii. The garage or shed must be located outside of the floodway or have the appropriate state and/or federal permits;
- iv. The garage or shed must be on a single family lot and be accessory to an existing principle structure on the same lot;
- v. Below the base flood elevation, the garage or shed must be built of materials not susceptible to flood damage;
- vi. All utilities, plumbing, heating, air conditioning and electrical must be elevated above the flood protection elevation;
- vii. The garage or shed must have at least one permanent opening on each wall not more than one (1) foot above grade with one (1) square inch of opening for every one (1) square foot of floor area;
- viii. The garage or shed must be less than fifteen thousand dollars (\$15,000) in market value or replacement cost whichever is greater or less than five

hundred seventy-six (576) square feet; (Amended, Ordinance No. 2017-30, June 5, 2017)

- ix. The structure shall be anchored to resist floatation and overturning;
- x. All flammable or toxic materials (gasoline, paint, insecticides, fertilizers, etc.) shall be stored above the flood protection elevation; and,
- xi. A licensed Illinois surveyor shall document the lowest floor elevation and the owner advised of the flood insurance implications.

**7. SUBDIVISION REQUIREMENTS.** The City Council shall take into account known hazards related to land use and development, with significant regard and understanding of the sensitive yet potentially destructive aspects associated with activities in areas prone to flooding. In recognition of the potential, the City Council shall take into account the following: (Amended, Ordinance No. 2017-30, June 5, 2017)

A. New subdivisions, manufactured home parks, annexation agreements, planned developments, and additions to manufactured home parks and subdivisions shall meet the damage prevention and building protections standards contained in Sections 5 and 6 of this Ordinance. Proposals for such development shall include the following data; (Amended, Ordinance No. 2017-30, June 5, 2017)

- i. The base flood elevation and the boundary of the floodplain, where the base flood elevation is not available from an existing study, the applicant shall be responsible for calculating the base flood elevation;
- ii. The boundary of the floodway when applicable; and,
- iii. A signed statement by an Illinois Licensed Professional Engineer that the proposed plat and development plan accounts for changes in the drainage of surface waters in accordance with the Plat Act (765 ILCS 205/2).

B. Streets, blocks lots, parks and other public grounds shall be located and laid out in such a manner as to preserve and utilize natural streams and channels. Floodplains within the proposed developments shall be reserved for activities such as parks, public grounds and other open space whenever possible. (Amended, Ordinance No. 2017-30, June 5, 2017)

## **8. PUBLIC HEALTH AND OTHER STANDARDS.**

A. Public health standards must be met for all floodplain development. In addition to the other requirements in this Ordinance the following standards apply:

- i. No development in the floodplain shall include locating or storing chemicals, explosives, buoyant materials, flammable liquids, pollutants, tanks or any hazardous or toxic materials below the flood protection elevation unless such materials are stored in a floodproofed and anchored storage tank and certified by a professional engineer or floodproofed building constructed according to the requirements of Section 6 of this Ordinance. (Amended, Ordinance No. 2017-30, June 5, 2017)
- ii. Public utilities and facilities such as sewer, gas and electric shall be located and constructed to minimize or eliminate flood damage;
- iii. Public sanitary sewer systems and water supply systems shall be located and constructed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
- iv. New and replacement on-site sanitary sewer lines or waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding. Manholes or other above ground openings located below the flood protection elevation shall be watertight;



v. Construction of new or substantially improved critical facilities shall be located outside the limits of the floodplain. Construction of new critical facilities may be permissible within the floodplain if it is specifically documented that no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor (including basement) elevated or structurally dry floodproofed to the 500-year flood frequency elevation or three (3) feet above the level of the 100-year flood frequency where a 500-year flood elevation has not been determined. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities; and, (Amended, Ordinance No. 2017-30, June 5, 2017)

B. All other activities which may be determined by the Zoning Administrator to be development shall be designed so as not to alter flood flows or increase potential flood damages.

9. **CARRYING CAPACITY AND NOTIFICATION.** For all projects involving channel modification, fill, or stream maintenance (including levees), the flood carrying capacity of the watercourse shall be maintained and not diminished. In addition, the City of Decatur shall notify adjacent communities in writing, thirty (30) days prior to the issuance of a permit for such alteration or relocation of the watercourse. (Amended, Ordinance No. 2017-30, June 5, 2017)

10. **VARIANCES.** Whenever the standards of this ordinance place undue hardships on a specific development proposal, the applicant may apply to the City for a variance, subject to the conditions set forth below. Upon its filing, City staff shall review the application and submit its recommendation to the Zoning Board of Appeals, who shall hold the required public hearing. The

Zoning Board of Appeals may attach such conditions to granting of a variance as it deems necessary to further the intent of this ordinance.

A. No variance shall be granted unless the applicant demonstrates by a preponderance of evidence that all of the following conditions are met:

- i. The development activity cannot be established anywhere in the City in a location outside the floodplain;
- ii. An exceptional and documented hardship would result if the variance were not granted;
- iii. The relief requested is the minimum necessary;
- iv. No additional threat, nuisance or damage will occur to the public health and safety of nearby owners or to other properties in the area;
- v. There will be no additional public expense for flood protection, rescue or relief operations, policing, or repairs to roads, utilities, or other public facilities;
- vi. The applicant's circumstances are unique and do not establish a pattern inconsistent with the intent of the NFIP; and,
- vii. All other State and Federal permits have been obtained.

B. The Zoning Board of Appeals shall notify an applicant in writing that a variance from the requirements of the building protections standards of Section 6 of this Ordinance that would lessen the degree of protection to a building will:

- i. Result in increased premium rates for flood insurance up to twenty-five dollars (\$25.00) per one hundred dollars (\$100.00) of insurance coverage;
- ii. Increase the risk to life and property; and,

- iii. Require that the applicant proceed with knowledge of these risks and that the applicant acknowledge in writing the assumption of the risk and liability.

C. Historic Structures. Variances to the building protection requirements of Section 6 which are requested in connection with reconstruction, repair, or alteration of a historic site or historic structure as defined in “Historic Structures”, may be granted using criteria more permissive than the requirements of Sections 5 and 6 of this ordinance subject to the conditions that:

- i. The repair or rehabilitation is the minimum necessary to preserve the historic character and design of the structure; and,
- ii. The repair or rehabilitation will not result in the structure being removed as a certified historic structure.

D. Agriculture. Any variance granted for an agricultural structure shall be decided individually based on a case by case analysis of the building’s unique circumstances. Variances granted shall meet the following conditions as well as those criteria and conditions set forth in this ordinance. In order to minimize flood damages during the 100-year flood and the threat to public health and safety, the following conditions shall be included for any variance issued for agricultural structures that are constructed at-grade and wet-floodproofed.

- i. All agricultural structures considered for a variance from the floodplain management regulations of this ordinance shall demonstrate that the varied structure is located in wide, expansive floodplain areas and no other alternate location outside of the special flood hazard area exists for the agricultural structure. Residential structures or animal confinement facilities, such as farm houses, cannot be considered agricultural structures.

- ii. Use of the varied structures must be limited to agricultural purposes in zone A only as identified on the community's Flood Insurance Rate Map (FIRM).
- iii. For any new or substantially damaged agricultural structures, the exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below the base flood elevation, must be built with flood-resistant materials in accordance with Section 6 of this ordinance.
- iv. The agricultural structures must be adequately anchored to prevent floatation, collapse, or lateral movement of the structures in accordance with Section 6 of this ordinance. All of the building's structural components must be capable of resisting specific flood-related forces including hydrostatic, buoyancy, and hydrodynamic and debris impact forces.
- v. Any mechanical, electrical, or other utility equipment must be located above the base flood elevation or floodproofed so that they are contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions in accordance with Section 6 of this ordinance.
- vi. The NFIP requires that enclosure or foundation walls, subject to the 100-year flood, contain openings that will permit the automatic entry and exit of floodwaters in accordance with Section 6(B) of this ordinance.
- vii. The agricultural structures must comply with the floodplain management floodway provisions of Section 5 of this ordinance. No variances may be issued for agricultural structures within any designated floodway.
- viii. Wet-floodproofing construction techniques must be reviewed and approved by the Zoning Administrator and a registered professional

engineer or architect prior to the issuance of any floodplain development permit for construction.

(Amended, Ordinance No. 2017-30, June 5, 2017)

**11. DISCLAIMER OF LIABILITY.** The degree of protection required by this section is considered reasonable for regulatory purposes and is based on available information derived from engineering and scientific methods of study. Larger floods may occur or flood heights may be increased by man-made or natural causes. This Ordinance does not imply or guarantee that development either inside or outside of the floodplain will be free from flooding or damage. This Ordinance does not create liability on the part of the City of Decatur or any of its officers or employees for any flood damage that results from proper reliance on this Ordinance or any administrative decision made lawfully thereunder. (Amended, Ordinance No. 2017-30, June 5, 2017)

**12. PENALTY.** Failure to obtain a permit for development in the floodplain or failure to comply with the conditions of a permit or a variance shall be deemed to be a violation of this ordinance. Upon due investigation, the Zoning Administrator may determine that a violation of the minimum standards of this ordinance exists. The Zoning Administrator shall notify the owner in writing of such violation.

A. If such owner fails after a ten (10) day notice to correct the violation:

- i. The City may make application to the circuit court for an injunction requiring conformance with this section or such other order as the court deems necessary to secure compliance; (Amended, Ordinance No. 2017-30, June 5, 2017)
- ii. Any person who violates this ordinance shall upon conviction thereof be fined not less than fifty dollars (\$50.00) or more than seven hundred fifty (\$750.00) for each offense;

- iii. A separate offense shall be deemed committed upon each day during or on which a violation occurs or continues; and,
  - iv. The City may record with the Macon County Recorder a notice of violation for the property.
- B. The Zoning Administrator shall notify the owner that any such violation is considered a willful act to increase flood damages and therefore may cause coverage by a Standard Flood Insurance Policy to be suspended.
- C. The Zoning Administrator is authorized to issue an order requiring the suspension of the subject development. The stop-work order shall be in writing, indicate the reason for the issuance, and shall order the action, if necessary, to resolve the circumstances requiring the stop-work order. The stop-work order constitutes a suspension of the permit. (Amended, Ordinance No. 2017-30, June 5, 2017)
- D. Nothing herein shall prevent the City from taking such other lawful action to prevent or remedy any violations. All costs connected therewith shall accrue to the person or persons responsible.

**13. ABROGATION AND GREATER RESTRICTIONS.** This ordinance repeals and replaces other ordinances adopted by the City Council to fulfill the requirements of the National Flood Insurance Program. This ordinance does not repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. Where this ordinance and other ordinances, easements, covenants or deed restrictions conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

**14. SEVERABILITY.** The provisions and sections of this ordinance shall be deemed separable and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.

15. **EFFECTIVE DATE.** This ordinance shall be in full force and effect upon approval and adoption by the City Council.