

1150.03 – Definitions

"Flood protection elevation" means that elevation not less than one and one-half (1½) feet above the base flood elevation to which uses regulated by the flood plain development regulations are required to be elevated or floodproofed.

"Floodway" means that portion of the "Special Flood Hazard Area," excluding the "floodway fringe," which is the channel of a river or other watercourse and the adjacent land areas that shall be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation by more than one-half (½) foot.

[Note: Floodways are delineated on the Flood Boundary and Floodway Map, or on the Flood Insurance Rate Map or profiled in the Flood Insurance Study. Floodways may also be delineated in other sources of flood information.]

"Floodway fringe" means that portion of the "Special Flood Hazard Area," excluding the "floodway," which is subject to inundation by the "base flood" in which development may occur.

"Floodway obstruction" means any object in, along, across, or projecting into any portion of the floodway which may impede, retard, or change the direction of the flow of water, either in and of itself or by catching or collecting waterborne debris, or that is placed where the flow of water would carry the same downstream to the damage or detriment of life or property.

1150.19 - Activities, development and uses in the floodway.

Only one (1) or more of the following activities may be allowed in the floodway, provided it complies with all standards of the Columbus City Codes:

- A. Reforestation, wetland restoration or banking, and conservation projects;
- B. Recreation trails, passive recreational use, and access thereto;
- C. Bridges when constructed above the flood protection elevation or as approved by FEMA, storm water outfall, underground utility crossings, streets and railroads not requiring fill, and stream crossings;
- D. Temporary construction activity only for the maintenance and/or repair of permitted activities, development, and/or uses; and

Within the floodway, no building, structure or premises shall be used, and no building or structure shall be erected which is designed to be used for human habitation.

1150.23 - Standards and requirements for activities, development and uses in the floodway fringe.

Only one (1) or more of the following activities may be allowed in the floodway fringe, provided it complies with all standards of the Columbus City Codes. In floodway fringe areas where base flood elevation data are not available from any source, identified as Zone AO on the Flood Insurance Rate Map, the lowest floor of any new construction or substantial improvement of any building or structure shall be elevated at least two (2) feet above the highest adjacent natural grade.

A. An existing or new building, structure or development that is entirely within or partially within the floodway fringe shall be used as specified by the underlying zoning district and in accordance with the following specifications:

1. Residential new construction, or substantial improvement of an existing residential building shall be elevated such that the lowest floor is equal to or above the flood protection elevation for the site. A residential building shall have a means of ingress and egress to land outside the flood plain that is equal to or above the base flood elevation and substantial enough for pedestrian access during a base flood within the subject site.
2. Commercial, manufacturing, and other new construction, or substantial improvement of any building, structure, or appurtenant work shall:
 - a. Be elevated such that the lowest floor or level is equal to or above the flood protection elevation for the site; or
 - b. Together with attendant utility and sanitary facilities, shall be certified as floodproofed as provided in the Columbus Building Code to a point equal to or above the flood protection elevation. Accessory land uses such as yards and parking lots may be at lower elevations.
3. New public streets shall be at a point equal to or above the flood protection elevation, **or in developed areas shall meet the maximum elevation already established**. Resurfacing and replacement of pavement sections is permitted to maintain the existing elevations.
4. Pipes, railroads, transmission lines, pipes, well fields and related facilities must be elevated to a point equal to or above the flood protection elevation where failure or interruption of these public facilities would result in danger to the public health or safety or where such facilities are essential to the orderly functioning of the area.
5. Storage of material that, in time of flooding, is buoyant, flammable, explosive, or could be injurious to human, animal or plant life shall be stored at or above the flood protection elevation, floodproofed, or protected by structural measures consistent with the standards set forth in the Columbus Building Code.
6. Utilities water supply system or sanitary sewage system shall be designed to minimize or eliminate infiltration of flood waters into the system. Any new or replacement sanitary sewage system shall also be designed to minimize discharge from the system into flood waters. An on-site waste disposal system shall be located so as to avoid impairment to it or contamination from it during flooding.

B. An accessory structure, including but not limited to garage, storage building, or deck may be constructed in the floodway fringe below the flood protection elevation and without dry flood proofing provided the accessory structure:

1. Is in compliance with the provisions of the underlying zoning district;
2. Is constructed of flood resistant materials;
3. Is constructed with approved openings and located to minimize resistance to floodwater flow;
4. Is firmly anchored to prevent flotation;

5. Is designed in accordance with the Columbus Building Code;
6. Is not used for human habitation;
7. Does not contain more than 720 square feet of gross floor area; and
8. Has all service facilities including electrical, heating and mechanical equipment elevated or floodproofed to or above the base flood elevation.

(Ord. No. 1177-2010, § 1, 9-27-2010)

1150.25 - Fill and Grading in the floodway fringe.

Filling may be allowed in the floodway fringe only after receiving approval of a grade and fill plan associated with a Special Flood Hazard Area Development and Use Permit. The grade and fill plan shall be fully detailed and submitted as part of an application for a Special Flood Hazard Area Development and Use Permit. Fill shall not be placed until after the Special Flood Hazard Area Development and Use Permit has been issued for grading and filling.

Regardless of any determination issued by FEMA to remove an area filled as permitted and approved from the designated Special Flood Hazard Area (SFHA), development within that area of fill shall be constructed with the lowest floor level, excluding a basement or crawl space, at or above the flood protection elevation.

The lowest grade adjacent to a building or structure to be constructed within the designated fill area shall be at or above the flood protection elevation, with that grade elevation to extend at least twenty (20) feet from the building towards the floodway or flooding source.

In addition, a residential dwelling within the designated fill area must have a means of ingress and egress at or above the base flood elevation that extends continuously from the dwelling to a location outside the special flood hazard area within the subject site.

(Ord. No. 1177-2010, § 1, 9-27-2010)