

## General Conditions for Floodplain Development Permits

The following general conditions apply to all Floodplain Development Permits issued within the City of Greeley.

1. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
2. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
3. All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
4. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
5. All manufactured homes 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 and local anchoring requirements for resisting wind forces.
6. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
7. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and
8. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
9. New vertical construction (buildings) within the Floodplain Overlay District shall conform to the requirements of Section 18.34.070(1-6) of City Code.
10. Development and land uses within areas of shallow flooding (AO/AH Zones) shall conform to the requirements of Section 18.34.080(1-2) of City Code.
11. Development and land uses within areas of the Floodplain Overlay District designated as Floodway shall conform to the requirements of Section 18.34.090(1-3) of City Code.
12. Alterations to watercourses within the Floodplain Overlay District shall conform to requirements of Section 18.34.100(1-7).
13. Within the Floodplain Overlay District, new structures and additions to existing structures that have been placed on fill shall have a lowest floor elevation placed no lower than the Base Flood Elevation (BFE) plus one foot. Example: The BFE at the location of a proposed building is 4675 feet. The minimum elevation of the lowest floor would then be  $BFE + 1 \text{ ft.} = 4675 \text{ ft.} + 1 \text{ ft.} = 4676 \text{ ft.}$