

PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT TECHNICAL POLICY

POLICY NO.: Technical Policy, TECH-011

EFFECTIVE DATE: March 3, 2009
REVISED DATE: DRAFT 1/27/20

POLICY NAME: Permitting Accessory Structures less than 200 square feet

PURPOSE: The purpose of this policy is to clarify Section 16.20.015.A of the Floodplain Management Ordinance (Ordinance) regarding when a floodplain use permit is necessary for structures less than 200 square feet.

BACKGROUND:

Chapter 16.04.020 of the Ordinance provides the District the authority to regulate all structures which may divert, retard or obstruct flood water and threaten public health and safety. The Ordinance also requires a floodplain use permit (FPUP) for all structures within a floodplain and to establish appropriate flood protection for said structures. However, Section 16.20.015.A of the Ordinance exempts certain small accessory structures, such as sheds from the requirement to obtain an FPUP under certain conditions. Given the availability and ease of construction of these structures, it is unreasonable for property owners to expect such structures would require an FPUP.

One of the conditions for these exempted structures is compliance with the relevant floodplain management provisions of the Ordinance and adopted policies and procedures. This means that when structures that are less than 200 square feet are built within an erosion hazard area or within a high hazard area then they are not exempt from permitting. This policy addresses this confusion.

POLICY:

Small accessory structures less than 200 square feet do not require an FPUP when built in accordance with the Ordinance. This includes elevating the structure or using flood-venting and flood-proofing in accordance with Technical Policies TECH-021 and TECH-022. It also means conformance to erosion hazard setback criteria and anchoring requirements.

When the District observes the placement of these structures and they are in non-conformance with provisions of the Ordinance, the District may require that a permit be obtained to order to ensure compliance is achieved.

APPROVED BY:

Suzanne Shields
Director

Date

Original Policy Approved: 3/3/2009

Date(s) Revised: 8/20/19