POLICY NO.: Technical Policy, TECH-013       EFFECTIVE DATE:   December 30, 2009

POLICY NAME: Regulation of Shaded Zone X Classifications

PURPOSE: The purpose of this policy is to establish separate regulatory criteria for Shaded Zone X floodplains based upon which Shaded Zone X classification the floodplain falls under.

BACKGROUND:

The Floodplain and Erosion Hazard Management Ordinance (Ordinance) establishes that FEMA Shaded Zone X Other Flood Areas are regulatory floodplains. FEMA consolidated four different flood hazard classifications into the Shaded Zone X definition, and each classification has a different regulatory implication. The mapped Shaded Zone X floodplains have been broken down into these classifications to allow for more accurate regulation of Shaded Zone X floodplains.

POLICY:

There are four classifications of Shaded Zone X Other Flood Areas:
- Area of 100-year flood with average depths of less than 1 foot
- Area with drainage areas less than 1 square mile
- Area protected by levee from 100-year flood
- Area of 500-year flood

Regulating the 100-year flood with average depths of less than 1 foot
The Shaded Zone X floodplains designated as 100-year flood with depths less than 1 foot shall require FPUPs and Elevation Certificates. Unless unusual conditions exist, structures in these areas shall be elevated 1.5 feet above highest adjacent natural grade. Fences shall be elevated 0.5 feet above grade. Walls are subject to Technical Policy Tech-005.

Regulating the area with drainage areas less than 1 square mile
The Shaded Zone X floodplains designated as floodplains with a drainage area of less than 1 square mile shall require FPUPs and Elevation Certificates. If there isn’t sufficient data available to determine the Base Flood Elevation (BFE). If the levee does not meet FEMA requirements has not been accepted for maintenance, and will not be accredited, an FPUP and Elevation Certificate shall be required. Structures shall be elevated at or above the Regulatory Flood Elevation of the adjoining Special Flood Hazard Area, however, under no circumstance shall the
Regulatory Flood Elevation be less than 1.5 foot above highest adjacent natural grade. If the
calculated base flood elevation of a Zone AE floodplain is lower than existing grade, the Shaded Zone
X would be considered an area prone to flooding with average depths of less than 1 foot, hence the 1.5
foot elevation requirement. Fences shall be elevated to the BFE. Walls are subject to Technical Policy
Tech-005.

**Regulating the area of 500-year flood**
The Shaded Zone X floodplains determined to be impacted by the 500-year flood shall only apply to
critical facilities. Critical facilities require Floodplain Use Permits (FPUPs), Elevation Certificates and
additional design considerations.

**APPROVED BY:**

_Suzanne Shields_ 12/28/2005

Original Policy Approved: June 19, 2007
Date(s) Revised:

Suzanne Shields
Director

Date