

**CITY OF LAWRENCE
PUBLIC HEARING
DOC. 54/2012**

Be it ordained that the City Council for the City of Lawrence hereby amends the Section 15.32 of the Revised Ordinances for the City of Lawrence as follows [amended sections appearing in “RED” and existing sections retained in “BLACK”]:

15.32.010 - Floodplain district established.

The Floodplain District includes all special flood hazard areas within the City of Lawrence designated as Zone A or AE on the Essex County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Essex County FIRM that are wholly or partially within the City of Lawrence are panel numbers 25009C0204F, 25009C0206F, 25009C0207F, 25009C0208F, 25009C0209F, 25009C0216F, and 25009C0217F dated July 3, 2012. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Essex County Flood Insurance Study (FIS) report dated July 3, 2012. The FIRM and FIS report are incorporated herein by reference and are on file with the City Engineer.

(Prior code § 29B-1) (Amend. dated/eff. 6-26-12;Doc. 54-2012)

15.32.020 - Permit required.

A. A development permit shall be obtained before construction or development begins within zone A, A1-30.

B. Information to be obtained and maintained:

1. Obtain and record the actual elevation (in relation to mean sea level) of the lowest habitable floor (including basement) of all new or substantially improved structures;

2. For all new or substantially improved floodproofed structures:

a. Verify and record the actual elevation (in relation to mean sea level), and

b. Maintain the floodproofing certifications required in section 15.32.040B.

(C) - All development in the Floodplain District, including structural and non-structural activities, whether permitted by right or by special permit must be in compliance with Chapter 131, Section 40 of the Massachusetts General Laws and with the following:

- Sections of the Massachusetts State Building Code (780 CMR) which address floodplain and coastal high hazard areas;
- Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently 310 CMR 10.00);
- Inland Wetlands Restriction, DEP (currently 310 CMR 13.00);
- Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP (currently 310 CMR 15, Title 5);

Any variances from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.

(Prior code § 29B-4 (part); (Amend. dated/eff. 6-26-12;Doc. 54-2012)

15.32.030 - Recordkeeping.

The building commissioner shall maintain for public inspection all records pertaining to the provisions of this chapter.

(Prior code § 29B-4 (part))

15.32.040 - Development regulations.

The following regulations apply within zone A, AE:

A. Residential construction. New construction and substantial improvement of any residential structures shall have the lowest floor, including basement, elevated to or above the base flood elevation.

B. Nonresidential construction. New construction and substantial improvement of nonresidential structures shall be constructed in accordance with subsection A. of this section, or, together with attendant utility and sanitary facilities, shall be dry floodproofed and be watertight below the base flood level. No lowest floor of a nonresidential structure shall be required to be constructed in accordance with subsection A. of this section or to be dry floodproofed or made watertight if:

- (1) A portion of the lowest floor level is above the existing ground;**
- (2) The lowest floor is to be devoted to the parking of automobiles or limited storage; and**

(3) The lowest floor, once such substantial improvement is completed, meets the criteria of section 15.32.050 A. and B.

A registered professional engineer, must certify that these floodproofing standards are satisfied.

(C): Within the floodway, designated on the Flood Insurance Rate Map, all encroachments, including fill, new construction, substantial improvements to existing structures, and other development are prohibited unless certification by a registered professional engineer is provided by the applicant demonstrating that such encroachment shall not result in any increase in flood levels during the occurrence of the one hundred-year flood.

(Amend. dated/eff. 6-26-12;Doc. 54-2012)

D. [Zone A requirements.] Within zone A, the applicant shall obtain any existing base flood elevation data and it shall be reviewed by the building commissioner for its reasonable utilization toward meeting the elevation or floodproofing requirements of this district.

E. *Mobile homes.* All mobile homes shall provide that:

- 1. Stands or lots are elevated on compacted fill or on pilings so that the lowest floor of the mobile home will be at or above the base flood level; and**
- 2. Adequate surface drainage and access for a hauler are provided; and**
- 3. In the instance of elevation on pilings, lots are large enough to permit steps, piling foundations are placed in stable soil no more than ten feet apart, and reinforcement is provided for piers more than six feet above ground level;**
- 4. Require that all mobile homes shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors. Specific requirements shall be that:**
 - a. Over-the-top ties be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations and mobile homes less than 50 feet long requiring one additional tie per side,**
 - b. Frame ties be provided at each corner of the home with five additional ties per side at intermediate points and mobile homes less than 50 feet long requiring four additional ties per side,**
 - c. All components of the anchoring system be capable of carrying a force of 4,800 pounds,**

d. Any additions to the mobile home be similarly anchored;

5. Prohibit the placement of mobile homes, except in existing mobile home parks or subdivisions.

(Prior code § 29B-2)

(F): In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

15.32.040(G): Subdivisions. All subdivision proposals must be designed to assure that:

A. Such proposals minimize flood damage;

B. All public utilities and facilities are located and constructed to minimize or eliminate flood damage; and

C. Adequate drainage is provided to reduce exposure to flood hazards.

(Amend. dated/eff. 6-26-12;Doc. 54-2012)

15.32.050 - General standards.

Within zone A, AE, the following standards must be met prior to issuing permits for any proposed construction/development including the placement of mobile homes:

A. *Anchoring.* All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.

B. Construction materials and methods.

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

C. Utilities.

1. All new and replacement water supply systems shall be designated to minimize or eliminate infiltration of floodwaters into the systems;
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters; and
3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(Prior code § 29B-3); (Amend. dated/eff. 6-26-12;Doc. 54-2012)

D. Alteration of watercourse.

(1). Notify adjacent communities and the NFIP State Coordinator in the Department of Conservation and Recreation prior to alteration or relocation of a watercourse, and submit evidence or such notification to the NFIP Program Specialist in the Region I office of the Federal Emergency Management Agency.

(Amend. dated/eff. 6-26-12;Doc. 54-2012)

(2): Require that maintenance is provided within the altered or relocated portion of said watercourse so that the floodcarrying capacity is not diminished.

***AN UPDATED AND AMENDED CORRESPONDING FLOODPLAIN MAP ADOPTED BY CITY COUNCIL MAY BE OBTAINED FROM THE CITY OF LAWRENCE PLANNING OFFICE.**

Attest: William J. Maloney, City Clerk

ORD#: 2012-41 -APPROVED: 6-26-12 -EFFECTIVE DATE: 6-26-12
