

**AN ORDINANCE AMENDING CHAPTER 109, ARTICLE II – FLOODPLAIN
MANAGEMENT OF THE CODE OF ORDINANCES OF THE
CITY OF SANDY SPRINGS, GA**

BE IT ORDAINED by the City Council of the City of Sandy Springs, GA while in regular session on December 16, 2008 at 6:00 p.m. as follows:

SECTION 1. That the Ordinance relating to Amending Chapter 109, Article II Floodplain Management, is hereby adopted and approved; and is attached hereto as if fully set forth herein, and;

SECTION 2. All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.

SECTION 3. That this Ordinance shall be effective December 16, 2008.

ORDAINED this the 16th day of December, 2008.

Approved:



Eva Galambos, Mayor

Attest:



Tracy Tye, Acting City Clerk
(Seal)



DIVISION 4. PROVISIONS FOR FLOOD DAMAGE REDUCTION

Sec. 109-113. General Standards.

A. In all areas of special flood hazard, the following provisions apply:

(1) New construction of principal buildings (residential or nonresidential), including manufactured homes, shall not be allowed within the limits of the future-conditions floodplain.

(2) New construction or substantial improvements of existing structures are anchored to prevent flotation, collapse or lateral movement of the structure.

(3) New construction or substantial improvements of existing structures are constructed with materials and utility equipment resistant to flood damage.

(4) New construction or substantial improvements of existing structures are constructed by methods and practices that minimize flood damage.

(5) Elevated building. All new construction and substantial improvements of existing structures that include any fully enclosed area located below the lowest floor formed by foundation and other exterior walls are designed so as to be an unfinished and flood-resistant enclosure. The enclosure is designed to equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwater.

a. Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria:

1. Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;

2. The bottom of all openings are no higher than one foot above grade; and

3. Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwater in both directions;

b. So as not to violate the lowest floor criteria of this article, the unfinished or flood-resistant enclosure shall only be used for parking of vehicles, limited storage of maintenance equipment used in connection with the premises, or entry to the elevated area; and

c. The Interior portion of such enclosed area shall not be partitioned or finished into separate rooms.

(6) All heating and air conditioning equipment and components (including ductwork), all electrical, ventilation, plumbing, and other service facilities are designed and/or located three feet above the base flood elevation or one foot above the future-conditions flood elevation, whichever is higher, so as to prevent water from entering or accumulating within the components during conditions of flooding.

(7) Manufactured homes are anchored to prevent 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 standard is in addition to and consistent with applicable state requirements for resisting wind forces.

- (8) New and replacement water supply systems are designed to minimize or eliminate infiltration of floodwaters into the system.
- (9) New and replacement sanitary sewage systems are designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
- (10) On-site waste disposal systems are located and constructed to avoid impairment to them or contamination from them during flooding.
- (11) Any alteration, repair, reconstruction or improvement to a structure which is not compliant with the provisions of this article is undertaken only if the nonconformity is not furthered, extended or replaced.
- (12) If the proposed development is located in multiple flood zones or multiple base flood elevations cross the proposed site, the higher or more restrictive base flood elevation or future-condition elevation and development standards shall take precedence.

B. Special Flood Hazard-Flood Prone Permitted Uses. The following uses are permitted in Special Flood Hazard and Flood Prone Areas.

- (1) Agriculture, including forestry and livestock raising, requiring no structure. Agriculture and forestry access roads are permitted provided they are constructed in conformance with the development standards of these regulations.
 - (2) Dams, provided that they are constructed in accordance with the requirements of this section, the Department of Public Works, the U.S.D.A. Soil and Conservation Service and when applicable, meet the specifications of the U.S. Army Corps of Engineers and/or the Georgia Department of Natural Resources.
 - (3) Fences having sufficient open area to permit the free flow of water and/or debris.
 - (4) Grading and other construction necessary to raise a building site above the flood plain provided that said construction is accomplished in conformance with the development standards of these regulations and all other applicable rules of the Sandy Springs, State or Federal Governments.
 - (5) Identification, regulatory and warning signs.
 - (6) Public, private and commercial parks and recreational areas including boat ramps and docks and other functionally dependent uses not including any temporary or permanent buildings, provided; such use is approved by the Department of Public Works and/or, if applicable, the U.S. Army Corps of Engineers.
 - (7) Parking.
 - (8) Public utility poles, towers, pipelines, sewers, streets, and similar facilities, provided they are constructed in such a manner as to permit the free flow of flood waters.
 - (9) Roads, bridges and culverts.
 - (10) Other uses may be permitted by Use Permit.
- (Ord. No. 2006-11-88, § 1 (ch. 14, art. 3, § 5(a)), 11-21-2006)**