



## DEPARTMENT OF PLANNING AND DEVELOPMENT

210 S. W. 2nd ST  
Newport, OR 97365  
(541) 265-4192  
Fax (541) 265-6945

### Development Standards Firm Zones A, A1-30, AO

#### 1. Residential Development

- A. All new residential construction and substantially improved structures, as defined in the Lincoln County Development Code, shall be anchored to prevent flotation, collapse, lateral movement of the structure and shall be constructed with flood resistant materials, utilizing methods and practices to minimize flood damage.
- B. All new and substantially improved residential structures, including mobile homes and recreational vehicles placed on a site for more than 180 consecutive days, shall have the lowest floor, including basement, elevated to at least one foot above the base flood elevation. In FIRM zone A-O, the base flood elevation shall be defined as 12 inches above the highest adjacent grade. Except as otherwise provided in Section 1.1395(5)(c) of the County development code, the elevation of the lowest floor shall be documented with a survey certified by a State of Oregon Registered Professional Engineer or Land Surveyor. For purposes of this Section, an unfinished garage, either attached or detached, may be considered a nonresidential structure.

#### 2. Non-Residential Development - Floodproofing

- A. New construction and substantial improvement, as defined in the County development code, of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated at least one foot above the base flood elevation, with proper documentation as set forth in 1(B) above, or, together with attendant utility and sanitary facilities, shall:
  - 1) Be floodproofed such that the structure is substantially impermeable to the passage of water to an elevation at least one foot above the base flood elevation (in FIRM zone A-O, base flood elevation is defined as 12 inches above the highest adjacent grade);
  - 2) Have structural components capable of withstanding hydrostatic and hydrodynamic loads, effects of buoyancy, flood depths, pressures, velocities and other factors associated with the base flood; and
  - 3) Be certified by a registered professional engineer or architect that the standards of this subsection on are satisfied.
- B. Notwithstanding the provisions of (A) above, nonresidential structures utilizing flood proofing methods which permit the entry of floodwaters may be authorized provided the following requirements are met:

- 1) The structure and uses therein shall be of type which have a low flood damage potential (e.g. pole buildings used for parking and storage, unfinished storage buildings, etc.);
- 2) The contents and interior finish materials of the structure shall be of types which are neither hazardous nor vulnerable to loss under conditions of flooding;
- 3) The structure shall have components capable of withstanding hydrostatic and hydrodynamic loads, effects of buoyancy, flood depths, pressures, velocities and other factors associated with the base flood;
- 4) The structure shall be designed to allow for the automatic entry and exit of floodwaters in accordance with Section 1.1395(6)(g): For all new construction and substantial improvements of non-residential, commercial and industrial buildings, fully enclosed areas below the lower floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or must meet or exceed the following minimum criteria: 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 shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.
- 5) Owners of property are hereby notified that placement of a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25.00 per \$100.00 of insurance coverage.

### **3. Mobile Homes and Recreational Vehicles**

All mobile homes and recreational vehicles placed for greater than 180 consecutive days shall be placed on a permanent foundation and shall be anchored to resist flotation, collapse and lateral movement by providing tie downs and anchoring as specified in OAR 814-23-065.

### **4. Utilities**

Electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities shall be designed or located so as to prevent water from entering or accumulating within components during conditions of flooding.

### **5. Exemptions from Standards**

Land may be exempted from the requirements of this subsection upon review and approval by the Director of an acceptable elevation survey, certified by a State of Oregon Registered Professional Engineer or Land Surveyor, which demonstrates that the subject land is at least one foot above the base flood level.

**NOTE: THE GUIDELINES LISTED ABOVE ARE GENERAL IN NATURE. APPLICANTS ARE REQUESTED TO REFER TO THE LINCOLN COUNTY DEVELOPMENT CODE FOR COMPLETE REQUIREMENTS.**