



## DEPARTMENT OF PLANNING AND DEVELOPMENT

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### VELOCITY (V) FLOOD ZONE

The following shall apply to all development within a designated "V" flood zone.

- 1) All buildings or structures shall be located landward of the mean high tide.
- 2) All new or substantially improved buildings or structures shall be elevated on pilings or columns so that the lowest supporting member is located no lower than the base flood elevation. Elevation of the lowest horizontal member shall be certified by a registered professional engineer or land surveyor.
- 3) Pile or column foundations and structures attached thereto shall be anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components, both structural and nonstructural, under conditions of a "100-year storm".
- 4) A registered engineer or architect shall develop or review the structural design, specifications and plans for the construction and shall certify that the design and methods of construction meet accepted standards for meeting the requirements of 2. and 3. above.
- 5) All space below the lowest supporting member shall open to allow the free flow of water or be constructed with breakaway walls, open wood lattice work or insert screening intended to collapse under wind and water loads without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system.  
Additional requirements for this area include:
  - a. Enclosed space shall not be used for human habitation.
  - b. The walls below the base flood elevation shall not be a part of the structural support of the building.
  - c. All space below the lowest floor shall be usable solely for parking or vehicles, building access, or storage.

- 6) No fill shall be used for structural support.
- 7) Sand dunes shall not be altered to increase potential flood damage.
- 8) Alteration, repair, reconstruction, or improvement of a structure shall not enclose the space below the lowest floor unless breakaway walls are used as provided in 5. above.
- 9) All new construction or substantial improvement shall be certified by a registered engineer or architect that the structure is securely anchored to adequately anchored pilings or columns in order to withstand velocity waters.

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