

1 BEFORE THE BOARD OF COUNTY COMMISSIONERS
2 FOR THE COUNTY OF LINCOLN
3 ORDINANCE # 144

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Lincoln County Legal Counsel

4 AN ORDINANCE AMENDING THE FLOOD PLAIN PROVISIONS OF THE LINCOLN
5 COUNTY ZONING ORDINANCE, #34 1974, AS AMENDED.

6 The Lincoln County Board of Commissioners ordains as
7 follows:

8 SECTION I: That Lincoln County Zoning Ordinance #34, as amended,
9 is further amended to read as follows:

10 Section 3.715 - Permits:

11 (1) All development in special flood hazard areas must obtain
12 approval from the Planning Director prior to construction or land
13 elevation.

14 (2) The following shall be submitted to obtain approval:

15 (a) The site elevation, established by survey, in re-
16 lation to mean sea level of the lowest floor, including basement,
17 of all structures.

18 (b) Elevation in relation to mean sea level to which any
19 structure has been flood proofed as provided in section 3.730.

20 (c) Certification by a registered professional engineer
21 or architect that the flood proofing methods for any non-residential
22 structure meet the flood proofing criteria as set forth in "Flood
23 Proofing Regulations", EP 1165-2-314 and section 1910.3(a)(3) of
24 the Federal Register.

25 (d) A description of the extent to which any watercourse
26 l Ordinance # 144

1 will be altered or relocated as a result of proposed development.
2 If the alterations or relocation are measurable, the applicant
3 shall notify adjoining communities, the state coordinating office,
4 and the HUD Regional Administrator. All measurable alterations or
5 relocations shall also require a step-backwater analysis.

6 (e) Permit Review. All development permits shall be
7 reviewed to determine that all necessary permits have been obtained
8 from those federal, state, or local governmental agencies from
9 which prior approval is required.

10 Section 3.730 - ^{1.335 1.380} Areas of Special Flood Hazard Standards: In all
11 areas of special flood hazard, the following minimum standards are
12 required in addition to the restrictions set forth in section
13 3.735 to 3.760.

14 (1) All new construction and substantial improvements shall
15 be anchored to prevent flotation, collapse, or lateral movement of
16 the structure and shall be constructed with flood resistant mater-
17 ials, utilizing methods and practices to minimize flood damage.

18 (2) New construction and substantial improvement of any
19 residential structure, including mobile homes, shall have the lowest
20 floor, including basement, elevated to at least one foot above the
21 base flood elevation. Elevation shall be documented with a survey
22 certified by a state of Oregon registered professional engineer or
23 surveyor.

24 (3) New construction and substantial improvement of any com-
25 mercial, industrial, or other nonresidential structure shall either
26 have the lowest floor, including basement, elevated one foot above

1 the base flood elevation, with proper documentation as set forth
2 in subsection (2) above, or, together with attendant utility and
3 sanitary facilities shall:

4 (a) Be flood proofed so that one foot above the base
5 flood level the structure is water tight, with walls substantially
6 impermeable to the passage of water.

7 (b) Have structural components capable of resisting
8 hydrostatic and hydrodynamic loads and effects of buoyancy.

9 (c) Be certified by a registered professional engineer
10 or architect that the standards of this subsection are satisfied.

11 (4) Mobile Home Development:

12 (a) Mobile homes shall be anchored in accordance with
13 this section;

14 (b) For new mobile home parks and mobile home subdivi-
15 sions; for expansions to existing mobile home parks and mobile home
16 subdivisions where the repair, reconstruction, or improvement of
17 the streets, utilities, and pads equals or exceeds 50% of value of
18 the streets; and for mobile homes not placed in a mobile home park
19 or mobile home subdivision, require that:

20 1. Stands or lots are elevated on compacted fill or
21 on pilings so that the lowest floor of the mobile home will be
22 one foot above the base flood level;

23 2. Adequate surface drainage and access for a
24 hauler are provided;

25 3. In the instance of elevation on pilings, that:

26 a. lots are large enough to permit steps;

1 b. piling foundations are placed in stable
2 soil no more than 10 feet apart;

3 c. reinforcement is provided for pilings more
4 than six feet above the ground level.

5 (c) No mobile home shall be placed in a floodway except
6 in an existing mobile home park or existing mobile home subdivision.

7 (5) All mobile homes, except as provided in subsection (6) of
8 this section, shall be anchored to resist flotation, collapse, or
9 lateral movement by providing over-the-top and frame ties to ground
10 anchors as set forth below:

11 (a) Over-the-top ties shall be installed at each corner
12 of mobile homes with two additional ties at intermediate locations
13 for homes 50 feet or greater in length and one intermediate tie for
14 homes less than 50 feet.

15 (b) Frame ties be installed at each corner of the mobile
16 home with additional ties per side at intermediate points for homes
17 50 feet or greater in length and four intermediate ties for homes
18 less than 50 feet.

19 (c) All components of the anchoring system be capable of
20 carrying a force of 4,800 pounds.

21 (d) Any additions to mobile homes shall be anchored as
22 set forth in (a) and (b) of this section.

23 (e) All mobile homes affixed with an Oregon Department of
24 Commerce data plate after 1972 or a H.U.D. data plate effective after
25 June 1976, shall not require over-the-top ties.

26 (f) Alternative methods of anchoring mobile homes may be

1 used provided the system is designed to withstand a wind force of
2 90 miles per hour or greater. Acceptable certification must be
3 submitted to the planning director or building inspector that the
4 provisions of this subsection have been met.

5 (6) All water and sewer systems, including on-site waste dis-
6 posal systems as provided in ORS chapter 454, shall be designed to:

- 7 (a) minimize infiltration of flood waters into the system;
- 8 (b) minimize discharge from the systems into flood waters;
- 9 (c) avoid impairment or contamination during flooding.

10 (7) As used in this subsection, "major development" means a
11 subdivision, condominium, planned development, commercial complex,
12 or any other development having major impact on an area of special
13 flood hazard. Major developments shall comply with the following:

14 (a) All roads in major developments shall be constructed
15 at or above the base flood elevation.

16 (b) Maps shall be submitted showing the location to
17 channel stations, flood profile elevation, existing topography, pro-
18 posed topography including proposed dikes and revetments, one-foot
19 contours, and cross-sections extending in both direction from the
20 stream or estuary to an elevation above the probable regional flood
21 elevation near the upstream and downstream boundaries within the
22 development, at least one for each 1,000 feet of stream or estuary
23 frontage, and to a point at least 2,000 feet below the downstream
24 boundary of the subdivision.

25 (c) Engineering data related to the regional flood, show-
26 ing the magnitude in cubic feet per second, flood profiles and the

1 floodway and flood plain boundaries within the development.

2 Section 3.750 - Coastal Flood Overlay Zone, CF: In a CF overlay
3 zone, as identified on FIRM and adopted by section 3.710 of this
4 ordinance, all uses in the underlying zones are allowed, subject
5 to the following restrictions:

6 (1) All uses shall comply with section 3.730 of this ordi-
7 nance.

8 (2) All buildings or structures shall be located landward of
9 the mean high tide.

10 (3) All buildings or structures shall be elevated so that the
11 lowest supporting member is located no lower than the base flood
12 elevation.

13 (4) All space below the lowest supporting member shall open
14 to allow the flow of water or be constructed with breakaway walls
15 as follows:

16 (a) Enclosed space shall not be used for human habitation.

17 (b) The walls below the base flood elevation shall not
18 be a part of the structural support of the building.

19 (c) The walls shall be designed so as to breakaway under
20 abnormally high tides or wave action, without damage to the struc-
21 tural integrity of the building.

22 (5) All buildings or structures shall be securely on pilings
23 or columns.

24 (6) Pilings or columns used as structural support shall be
25 designed and anchored so as to withstand all applied loads of the
26 base flood flow.

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1 (7) No fill shall be used for structural support.

2 (8) Sand dunes shall not be altered to increase potential
3 flood damage.

4 (9) Mobile homes are prohibited.


5 (10) Alteration, repair, reconstruction, or improvement of a
6 structure after the effective date of this ordinance shall not en-
7 close the space below the lowest floor unless breakaway walls are
8 used as provided in subsection (4) of this section.

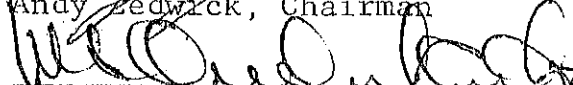
9 (11) All new construction or substantial improvement shall be
10 certified by a professional engineer or architect that the structure
11 is securely anchored to adequately anchored pilings or columns in
12 order to withstand velocity waters.

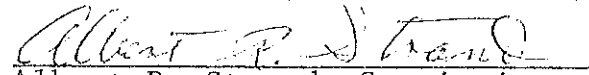
13 SECTION II: EMERGENCY CLAUSE. That this ordinance being neces-
14 sary for the immediate preservation of the public peace, health,
15 and safety, an emergency is declared to exist, and this ordinance
16 takes effect on its adoption.

17 DATED this 10th day of September, 1980.

18 LINCOLN COUNTY BOARD OF COMMISSIONERS

19 
Andy Zedwick, Chairman

20 
W.S. Ouderkirk, Commissioner

21 
22 Albert R. Strand, Commissioner
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