

2.7 Flood Plain District

The purpose of this District is intended for waterways and those areas where it has been determined by historical and technical studies that a frequent hazard from flood waters exist. The intent of the regulations in this District is to limit the use of such floodway land to uses which will minimize danger to life and property during periods of inundation. Preferably, such areas should be utilized in open uses that will not displace or obstruct the efficient flow of flood water.

All land uses shall be prohibited in the 100-year floodway unless otherwise specified below and also permitted by the applicable zoning district.

The following permitted uses are allowed in this district.

Permitted Uses	
Agricultural Uses	<ul style="list-style-type: none"> • Crop production • Pastures • Orchards • Tree farms • Plant nurseries • Vineyards • General farming
Communication/Utility Uses	<ul style="list-style-type: none"> • Utilities, minor
Park Uses	<ul style="list-style-type: none"> • Nature preserve/center • Wildlife areas • Forestry • Campgrounds • Parks and open space • Parking lots

The following special exception uses must be approved by the Plan Commission.

Special Exception Uses	
Agricultural Uses	<ul style="list-style-type: none"> • Confined feeding operations
Communication/Utility Uses	<ul style="list-style-type: none"> • Utilities
Park Uses	<ul style="list-style-type: none"> • Golf course and/or country club

A. Development Requirements:

No development in the Special Flood Hazard Area shall create a damaging or potentially damaging increase in flood heights or velocity or threaten public health and safety.

1. **Loss of Storage Capacity:** Within the floodway identified on the Flood Boundary and Floodway Map, the Flood Insurance Rate Map, or engineering analysis provided, no development shall be allowed which acting alone or in combination with existing or future development will cause any increase in the elevation of the regulatory 100-year flood.
2. **Hazardous Materials Storage:** No development in the Special Flood Hazard Area shall include locating or storing chemicals, explosives, buoyant

materials, flammable liquids, pollutants, or other hazardous or toxic materials below the Flood Protection Grade (FPG), unless such materials are stored in a flood-proofed storage tank or building constructed according to the requirements of in this Article

3. Waste Disposal Systems: New and replacement sanitary sewer lines and on-site waste disposal systems may be permitted providing all manholes or other above ground openings are located above the FPG or those which are located below the FPG are watertight.

B. Building Protection Requirements:

In addition to the damage prevention requirements of this Article, all buildings to be located in the Special Flood Hazard Area shall be protected from flood damage below the FPG. This building protection requirement applies to the following situations:

1. Construction or placement of any new building having a floor area greater than 400 square feet;
2. Structural alterations made to: a. an existing (previously unaltered) building, the cost of which equals or exceeds 50% of the value of the pre-altered building (excluding the value of the land);
a. Any previously altered building;
3. Reconstruction or repairs made to a damaged building that are valued at or more than 50% of the market value of the building (excluding the value of the land) before damage occurred;
4. Installing a manufactured home on a new site or a new manufactured home on an existing site. This Section does not apply to returning an existing manufactured home to the same site it lawfully occupied before it was removed to avoid flood damage; and
5. Installing a travel trailer or recreational vehicle on a site for more than 180 days.

C. Building Protection Methods:

The building protection requirement may be met by one of the following methods.

1. Residential or Nonresidential Structures on Fill:

A residential or nonresidential structure may be constructed on a permanent land fill in accordance with the following:

- a. The fill shall be placed in layers no greater than 1 foot deep before compacting to 95% of the maximum density obtainable with the Standard Proctor Test method.
- b. The fill should extend at least 10 feet beyond the foundation of the building before sloping below the FPG.
- c. The fill shall be protected against erosion and scour during flooding by vegetative cover, riprap, or bulkheading. If vegetative cover is used, the slopes shall be no steeper than 3 horizontal to 1 vertical.
- d. The fill shall not adversely affect the flow of surface drainage from or onto neighboring properties.
- e. The top of the lowest floor including basements shall be at or above the FPG.

2. Elevated Residential and Nonresidential Structures:

A residential or nonresidential structure may be elevated in accordance with the following:

- a. The building or improvements shall be elevated on posts, piers, columns, extended walls, or other types of similar foundation provided:
 - (1) Walls of any enclosure below the elevated floor shall be designed to automatically equalize hydrostatic flood forces on the walls by allowing for the entry and exit of flood waters, through providing a minimum of two openings (in addition to doorways and windows) having a total area of one square inch for every 1 square foot of enclosed area subject to flooding (the bottom of all such opening shall be no higher than one foot above grade); and
 - (2) Any enclosure below the elevated floor is used for storage of vehicles and building access.
 - b. The foundation and supporting members shall be anchored and aligned in relation to flood flows and adjoining structures so as to minimize exposure to known hydrodynamic forces such as buoyancy, current, waves, ice, and floating debris.
 - c. All areas below the FPG shall be constructed of materials resistant to flood damage. The top of the lowest floor (including basement) and all electrical, heating, ventilating, plumbing, and air conditioning equipment and utility meters shall be located at or above the FPG. Water and sewer pipes, electrical and telephone lines, submersible pumps, and other waterproofed service facilities may be located below the FPG.
3. Permanent Manufactured/Mobile Homes and Recreational Vehicles: Manufactured/mobile homes and recreational vehicles to be installed or substantially improved on a site for more than 180 days must meet one of the following anchoring requirements:
- a. The manufactured/mobile home shall be elevated on a permanent foundation such that the lowest floor shall be at or above the FPG and securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. This requirement applies to all manufactured homes to be placed on a site; (1) outside a manufactured home park or subdivision; (2) in a new manufactured home park or subdivision; (3) in an expansion to an existing manufactured home park or subdivision; or (4) in an existing manufactured home park or subdivision on which a manufactured/mobile home has incurred "substantial damage" as a result of a flood.
 - b. This requirement applies to all manufactured/mobile homes to be placed on a site in an existing manufactured home park or subdivision that has not been substantially damaged by a flood.
 - c. The manufactured/mobile home shall be elevated so that the lowest floor of the manufactured/mobile home chassis is supported by reinforced piers or other foundation elements that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
4. Temporary Recreational Vehicles: Recreational vehicles placed on a site shall either:

- a. Be on the site for less than 180 consecutive days;
- b. Be fully licensed and ready for highway use (defined as being on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions); or
- c. Meet the requirement of Manufactured/Mobile Home above

D. Other Development Standards:

The Plan Commission shall review all proposed subdivisions to determine whether the subdivision lies in a flood hazard area.

1. Flood Hazard Area Subdivisions:

If the Plan Commission finds the subdivision to be so located, the Plan Commission shall forward plans and materials to the Indiana Department of Natural Resources for review and comment. The Plan Commission shall require appropriate changes and modifications in order to assure that:

- a. It is consistent with the need to minimize flood damages;
- b. All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage;
- c. Adequate drainage is provided so as to reduce exposure to flood hazards;
- d. Onsite waste disposal systems, if provided, will be so located and designed to avoid impairment of them or contamination from them during the occurrence of the regulatory flood.

2. Flood Elevation Recording: Developers shall record the 100 year flood elevation on all subdivision plats containing lands (identified elsewhere by this Article) within a flood hazard area prior to submitting the plats for approval by the Plan Commission.

3. Evacuation Plans: All owners of manufactured home parks or subdivisions located within the Special Flood Hazard Area identified as Zone A on the community's FHBM or FIRM shall develop an evacuation plan for those lots located in the Morristown Flood Hazard Area and file it with the local Plan Commission and have it filed with and approved by the appropriate community emergency management authorities.