

**ORDINANCE NO. \_\_\_\_\_**

**FLOOD DAMAGE REDUCTION ORDINANCE  
TOWN OF SLAUGHTER BEACH, DELAWARE**

**AN ORDINANCE BY THE TOWN COUNCIL OF THE TOWN OF SLAUGHTER BEACH AMENDING THE TOWN OF SLAUGHTER BEACH CODE OF ORDINANCES TO REPEAL “AN ORDINANCE TO AMEND ARTICLE IV, CHAPTER 4, ORDINANCE NO. 25-1, ‘FLOOD ZONE ORDINANCE’ OF THE TOWN OF SLAUGHTER BEACH” AND TO ADOPT A NEW FLOOD DAMAGE REDUCTION ORDINANCE**

**WHEREAS**, Section 4.5.2 of the municipal Charter of the Town of Slaughter Beach authorizes and empowers the Town Council to enact ordinances or resolutions relating to any subject within the powers and functions of the Town, or relating to the government of the Town, its peace and order, its sanitation, beauty, health, safety, convenience and property;

**WHEREAS**, Section 4.5.2 provides that the Town Council may, by ordinance, adopt or amend any code or comprehensive set of rules or regulations and/or amend or repeal any ordinances previously adopted;

**WHEREAS**, Section 6.2.24 authorizes and empowers the Town Council to regulate and control, by ordinance, the manner of building and to provide for granting permits for same;

**WHEREAS**, Section 6.2.34 of the Municipal Charter of the Town authorizes and empowers the Town Council to make, adopt and establish, alter and amend all such ordinances, regulations, rules, and bylaws not contrary to the laws of this state and the United States, as the Town Council may deem necessary to carry into effect any of the provisions of this Charter or any other law of the state relating generally to municipal corporations or which they may deem proper and necessary for the order, protection and good government of the Town, the protection and preservation of persons and property, and of the public health and welfare of the Town and its inhabitants;

**WHEREAS**, the Town Council has found and determined that the Town of Slaughter Beach exists on a narrow thread of habitable land and that the Town’s unique character is, and has always been, a largely seasonal, residential recreational resort or fishing village;

**WHEREAS**, the Town Council of the Town of Slaughter Beach has found and determined that the existence of the Town in the one-hundred year floodplain requires it to impose significant restrictions on the type and nature of permissible construction within the Town;

**WHEREAS**, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the Town of Slaughter Beach and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare, and

**WHEREAS**, the Town of Slaughter Beach was accepted for participation in the National Flood Insurance Program on July 2, 1980 and the Town Council of the Town of Slaughter Beach desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60, necessary for such participation.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Slaughter Beach, a majority thereof concurring in Council duly met, that “An Ordinance to Amend Article IV, Chapter 4, Ordinance No. 25-1, ‘Flood Zone Ordinance’ of the Town of Slaughter Beach” adopted November 12, 2002 and all subsequent revisions thereto, including but not limited to an amendment adopted May 8, 2006, be and hereby are amended by repealing the same in their entirety, and in place thereof, a new “Flood Damage Reduction Ordinance” is hereby adopted as follows:

**SECTION 1. GENERAL PROVISIONS.**

**1.1. Findings; Applicability.**

**1.1.1. Findings.** The Federal Emergency Management Agency (FEMA) has identified special flood hazard areas within the boundaries of the Town of Slaughter Beach. Special flood hazard areas are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare. Development that is inadequately elevated, improperly floodproofed, or otherwise unprotected from flood damage also contributes to the flood loss.

**1.1.2. Applicability.** Town of Slaughter Beach, by ordinance, agreed to meet the requirements of the National Flood Insurance Program and was accepted for participation in the program on July 2, 1980. Subsequent to that date or the initial effective date of the Flood Insurance Rate Map for the Town, all development and new construction as defined herein, are to be compliant with the requirements of the Town of Slaughter Beach floodplain management regulations in effect at the time of permit issuance, and all development, new construction and substantial improvements subsequent to the effective date of this Ordinance shall be compliant with this Ordinance. For the purposes of jurisdictional applicability, this Ordinance shall apply in the Town of Slaughter Beach. This ordinance shall apply to all applications for development, including building permit applications and subdivision proposals, submitted on or after the effective date.

**1.2. Statement of Purpose.** It is the purpose of these regulations to promote the public health, safety and general welfare, and to:

**1.2.1.** Protect human life, health and welfare;

**1.2.2.** Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future;

**1.2.3.** Minimize flooding of water supply and sanitary sewage disposal systems;

- 1.2.4. Maintain natural drainage;
  - 1.2.5. Reduce financial burdens imposed on the community, its governmental units and its residents, by discouraging unwise design and construction of development in areas subject to flooding;
  - 1.2.6. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
  - 1.2.7. Minimize prolonged business interruptions;
  - 1.2.8. Minimize damage to public facilities and other utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges;
  - 1.2.9. Reinforce that those who build in and occupy special flood hazard areas should assume responsibility for their actions;
  - 1.2.10. Minimize the impact of development on adjacent properties within and near flood prone areas;
  - 1.2.11. Provide that the flood storage and conveyance functions of the floodplain are maintained;
  - 1.2.12. Minimize the impact of development on the natural and beneficial functions of the floodplain;
  - 1.2.13. Prevent floodplain uses that are either hazardous or environmentally incompatible; and
  - 1.2.14. Meet community participation requirements of the National Flood Insurance Program as set forth in the Code of Federal Regulations at 44 C.F.R. Section 59.22, as may be amended.
- 1.3. **Areas to Which These Regulations Apply.** These regulations shall apply to all special flood hazard areas within the jurisdiction of the Town of Slaughter Beach, as identified in Section 1.4, below.
- 1.4. **Basis for Establishing Special Flood Hazard Areas.** For the purposes of these regulations, the following are adopted by reference as a part of these regulations and serve as the basis for establishing special flood hazard areas:
- 1.4.1. The FEMA Flood Insurance Study for Sussex, Delaware and Incorporated Areas dated March 16, 2015 and all subsequent amendments and/or the most recent revision thereof.
  - 1.4.2. The FEMA Flood Insurance Rate Map for Sussex, Delaware and Incorporated Areas dated March 16, 2015, and all subsequent amendments and/or the most recent revision thereof.
  - 1.4.3. Other hydrologic and hydraulic engineering studies and/or maps prepared pursuant to these regulations or for other purposes, and which establish base flood elevations, delineate 100-year floodplains or other areas of special flood hazard.
  - 1.4.4. Town of Slaughter Beach may identify and regulate new local flood hazard or ponding areas. These areas should be delineated and adopted on a “Local Flood

Hazard Map” using best available topographic data and locally derived information such as flood of record, historic high water marks or approximate study methodologies.

- 1.4.5. Where field surveyed topography indicates that ground elevations are below the closest applicable base flood elevation, even in such areas not delineated as a special flood hazard area on a flood hazard map, the area shall be considered as a special flood hazard area.

Maps and studies that establish special flood hazard areas are on file at the Slaughter Beach Town Office and the Sussex County Office of Planning and Zoning in the Sussex County Administration Building.

- 1.5. **Abrogation and Greater Restrictions.** Except as otherwise specified herein, these regulations are not intended to repeal or abrogate any existing ordinances including subdivision regulations or zoning ordinances. In the event of a conflict between these regulations and any other zoning or subdivision ordinance or building code, the more restrictive shall govern. These regulations shall not impair any deed restriction, covenant or easement, but the land subject to such interests shall also be governed by these regulations.
- 1.6. **Interpretation.** In the interpretation and application of these regulations, all provisions shall be:
  - 1.6.1. Considered as minimum requirements;
  - 1.6.2. Liberally construed in favor of the governing body;
  - 1.6.3. Deemed neither to limit nor repeal any other powers granted under state statutes; and
  - 1.6.4. Where a provision of these regulations may be in conflict with a state or Federal law, such state or Federal law shall take precedence, where more restrictive.
- 1.7. **Warning and Disclaimer of Liability.** The degree of flood protection required by these regulations is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. These regulations do not imply that land outside of the special flood hazard areas or uses that are permitted within such areas will be free from flooding or flood damage. These regulations shall not create liability on the part of the Town of Slaughter Beach, any elected or appointed official, director or employee thereof, or the Federal Emergency Management Agency, for any flood damage that results from reliance on these regulations or any administrative decision lawfully made thereunder.
- 1.8. **Severability.** Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part so declared unconstitutional or invalid.

## SECTION 2. DEFINITIONS.

Unless specifically defined below for purposes of this Ordinance, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give those code provisions the most reasonable application.

**Accessory Structure:** A structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure.

**Area of Shallow Flooding:** A designated Zone AO on a community's Flood Insurance Rate Map with a one percent annual chance or greater of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

**Base Flood:** The flood having a one percent chance of being equaled or exceeded in any given year; the base flood also is referred to as the 100-year flood (or the 1%-annual-chance flood).

**Base Flood Elevation:** The water surface elevation of the base flood in relation to the datum specified on the community's Flood Insurance Rate Map. In areas of shallow flooding, the base flood elevation is the natural grade elevation plus the depth number specified in feet on the Flood Insurance Rate Map, or at least 2 feet if the depth number is not specified.

**Basement:** Any area of the building having its floor subgrade (below ground level) on all sides.

**Breakaway Wall:** A wall that is designed and certified by a design professional registered in the State of Delaware that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

**Coastal High Hazard Area:** An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms. Coastal high hazard areas also are referred to as "Zone V" or "V Zones" and are designated on FIRMs as flood insurance risk Zone VE.

**Code Enforcement Official:** An individual employed by the Town to administer and enforce the provisions of this Ordinance, which individual shall serve at the pleasure of the Town Council. The Code Enforcement Official shall be and have all the powers of a "Code Enforcement Constable" under 10 *Del. C.* Chapter 29. The Code Enforcement Official appointed by the Town pursuant to this Ordinance may be different from the Code Enforcement Official appointed by the Town Council pursuant to the Slaughter Beach Zoning Ordinance.

**Development:** Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, placement of manufactured homes, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

**Dry Floodproofing:** Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**Elevation Certificate:** The *National Flood Insurance Program, Elevation Certificate* (FEMA Form 086-0-33 or as may be amended), used to document building elevations and other information about buildings. When required to be certified, the form shall be completed by a professional land surveyor licensed in the State of Delaware.

**Enclosure Below the Lowest Floor:** An unfinished or flood resistant enclosure usable solely for parking of vehicles, building access, or storage, in an area other than a basement.

**Federal Emergency Management Agency (FEMA):** The federal agency with the overall responsibility for administering the National Flood Insurance Program.

**FEMA Technical Bulletin (or TB):** A series of guidance documents published by FEMA to provide guidance concerning building performance standards of the National Flood Insurance Program. Specific Technical Bulletins are identified throughout this Ordinance; the most recent revision to any Technical Bulletin shall be used wherever identified in this Ordinance.

**Flood or Flooding:** A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters, and/or
2. The unusual and rapid accumulation or runoff of surface waters from any source.

**Flood Damage-Resistant Materials:** Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. See FEMA Technical Bulletin #2 – *Flood Damage-Resistant Materials Requirements* and FEMA Technical Bulletin #8 – *Corrosion Protection for Metal Connectors in Coastal Areas*.

**Flood Insurance Rate Map (FIRM):** An official map on which the Federal Emergency Management Agency has delineated special flood hazard areas to indicate the magnitude and nature of flood hazards, and to designate applicable flood zones.

Zone A: Special flood hazard areas inundated by the 1% annual chance flood; base flood elevations are not determined.

Zone AE: Special flood hazard areas subject to inundation by the 1% annual chance flood; base flood elevations are determined; floodways may or may not be determined.

Zone AO: Areas of shallow flooding, with or without a designated average flood depth.

Zone X (shaded): Areas subject to inundation by the 500-year flood (0.2% annual chance); areas subject to the 1% annual chance flood with average depths of less than 1 foot or with contributing drainage area less than 1 square mile; and areas protected by levees from the base flood.

Zone X (unshaded): Areas determined to be outside the 1% annual chance flood and outside the 500-year floodplain.

Zone VE: Special flood hazard areas subject to inundation by the 1% annual chance flood and subject to high velocity wave action (also referred to as coastal high hazard areas).

Limit of Moderate Wave Action (LiMWA): The inland limit of the area affected by waves greater than 1.5 feet during the base flood. Base flood conditions

between the Zone VE and the LiMWA will be similar to, but less severe than, those in the Zone VE.

**Flood Insurance Study:** The official report in which the Federal Emergency Management Agency has provided flood profiles, floodway information, and the water surface elevations.

**Floodplain:** Any land area susceptible to being inundated by water from any source (see “Flood” or “Flooding”).

**Floodproofing Certificate:** The *National Flood Insurance Program, Floodproofing Certificate for Non-Residential Structures* (FEMA Form 86-0-34 as may be amended), used by professional engineers and architects registered or licensed in the State of Delaware to certify dry floodproofing designs.

**Freeboard:** A factor of safety usually expressed in feet above a flood elevation for the purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, obstructed bridge openings, debris and ice jams, and the hydrologic effect of urbanization in a watershed.

**Functionally Dependent Use:** A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water; the term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

**Highest Adjacent Grade:** The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

**Historic Structure:** Any structure that is:

1. Individually listed in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; or
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.

**Hydrologic and Hydraulic Engineering Analysis:** An analysis performed by a professional engineer, licensed in the State of Delaware, in accordance with standard engineering practices as accepted by FEMA, used to determine the base flood, other frequency floods, flood elevations, floodway information and boundaries, and flood profiles.

**Letter of Map Change:** A Letter of Map Change is an official FEMA determination, by letter, to amend or revise an effective Flood Insurance Rate Map, Flood Boundary and Floodway Map, and Flood Insurance Study. Letters of Map Change include:

Letter of Map Amendment (LOMA): An amendment based on technical data showing that a property was inadvertently included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map

and establishes that a specific property is not located in a special flood hazard area.

**Letter of Map Revision (LOMR):** A revision based on technical data that may show changes to flood zones, flood elevations, floodplain and floodway delineations, and planimetric features. One common type of LOMR, a Letter of Map Revision Based on Fill (LOMR-F), is a determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer exposed to flooding associated with the base flood; in order to qualify for this determination, the fill must have been permitted and placed in accordance with these regulations.

**Conditional Letter of Map Revision (CLOMR):** A formal review and comment as to whether a proposed flood protection project complies with the minimum National Flood Insurance Program requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not amend or revise effective Flood Insurance Rate Maps, Flood Boundary and Floodway Maps, or Flood Insurance Studies; upon submission to and approval of certified as-built documentation, a Letter of Map Revision may be issued.

**Lowest Floor:** The lowest floor of the lowest enclosed area (including basement) of a structure. This definition excludes an "enclosure below the lowest floor" which is an unfinished or flood resistant enclosure usable solely for parking of vehicles, building access or storage, in an area other than a basement area, provided that such enclosure is built in accordance with the applicable design requirements specified in these regulations for enclosures below the lowest floor.

**Manufactured Home:** A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

**New Construction:** Buildings and structures for which the "start of construction" commenced on or after July 2, 1980, including any subsequent improvements to such structures.

**Person:** An individual or group of individuals, corporation, partnership, association, or any other entity, including state and local governments and agencies.

**Recreational Vehicle:** A vehicle which is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light duty truck, and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**Special Flood Hazard Area:** The land in the floodplain subject to a one percent or greater chance of flooding in any given year. Special flood hazard areas are designated by the Federal Emergency Management Agency in Flood Insurance Studies and on Flood Insurance Rate Maps as Zones A, AE, AO, and Zone VE. The term includes areas shown on other flood hazard maps that are specifically listed or otherwise described in this Article.

**Start of Construction:** The date of issuance of permits for new construction and substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual



start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

**Structure (or Building):** For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

**Substantial Damage:** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**Substantial Improvement:** Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified prior to the application for a development permit by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

**Town:** The Town of Slaughter Beach, Delaware.

**Violation:** The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the Elevation Certificate, other certifications, or other evidence of compliance required in these regulations is presumed to be in violation until such time that documentation is provided.

### **SECTION 3. ADMINISTRATION**

**3.1. Designation of the Floodplain Administrator.** The Code Enforcement Official is hereby appointed to administer and implement these regulations and is referred to herein as the Floodplain Administrator. The Floodplain Administrator is authorized to: (A) Fulfill the duties and responsibilities set forth in these regulations, (B) Delegate duties and responsibilities set forth in these regulations to qualified technical personnel, plan examiners, inspectors, and other employees, or (C) Upon authorization by the Town Council of the Town of Slaughter Beach, enter into a written agreement or written contract with another jurisdiction or agency, or private sector entity to administer specific provisions of these regulations. Administration of any part of these regulations by another entity shall not relieve the community of its responsibilities pursuant to the participation requirements of the National Flood Insurance Program as set forth in the Code of Federal Regulations at 44 C.F.R. Section 59.22, as may be amended.

- 3.2. Duties and Responsibilities of the Floodplain Administrator.** The duties and responsibilities of the Floodplain Administrator shall include but are not limited to:
- 3.2.1.** Review applications for permits to determine whether proposed activities will be located in special flood hazard areas.
  - 3.2.2.** Interpret floodplain boundaries and provide flood elevation and flood hazard information.
  - 3.2.3.** Advise applicants for new construction or substantial improvement of structures that are located on any coastal barrier within the Coastal Barrier Resources System established by the Coastal Barrier Resources Act that federal flood insurance is not available on such structures; areas subject to this limitation are shown on Flood Insurance Rate Maps as identified undeveloped coastal barriers or Otherwise Protected Areas.
  - 3.2.4.** Review applications to determine whether proposed activities will be reasonably safe from flooding.
  - 3.2.5.** Review applications to determine whether all necessary permits have been obtained from those Federal, state or local agencies from which prior or concurrent approval is required.
  - 3.2.6.** Issue permits to develop in special flood hazard areas when the provisions of these regulations have been met, or disapprove the same in the event of noncompliance.
  - 3.2.7.** Inspect buildings and lands to determine compliance with these regulations or to determine if noncompliance has occurred or violations have been committed.
  - 3.2.8.** Review submitted Elevation Certificates for completeness.
  - 3.2.9.** Submit to FEMA data and information necessary to maintain flood hazard maps, including hydrologic and hydraulic engineering analyses prepared by or for Town of Slaughter Beach, corrections to labeling or planimetric details, etc.
  - 3.2.10.** Maintain and permanently keep all records for public inspection that are necessary for the administration of these regulations including Flood Insurance Rate Maps, Letters of Map Amendment and Revision, records of issuance and denial of permits, determinations of whether development is in or out of special flood hazard areas for the purpose of issuing permits, elevation certificates, other required certifications, variances, and records of enforcement actions taken for violations of these regulations.
  - 3.2.11.** Enforce the provisions of these regulations.
  - 3.2.12.** Assist with and coordinate flood hazard map maintenance activities.
  - 3.2.13.** Conduct determinations as to whether existing buildings and structures damaged by any cause and located in special flood hazard areas, have been substantially damaged.
  - 3.2.14.** Make reasonable efforts to notify owners of substantially damaged buildings and structures of the need to obtain a permit prior to repair, rehabilitation, or

reconstruction, and to prohibit the non-compliant repair of substantially-damaged buildings except for temporary emergency protective measures necessary to secure a property or stabilize a structure to prevent additional damage.

- 3.2.15.** Undertake, as determined appropriate by the Floodplain Administrator due to the circumstances, other actions which may include but are not limited to: issuing press releases, public service announcements, and other public information materials related to permit requests and repair of damaged structures; coordinating with other Federal, state, and local agencies to assist with substantial damage determinations; providing owners of damaged structures materials and other information related to the proper repair of damaged structures in special flood hazard areas; and assisting owners with National Flood Insurance Program claims for Increased Cost of Compliance payments.
- 3.2.16.** Notify the Federal Emergency Management Agency when the boundaries of Town of Slaughter Beach have been modified.
- 3.3. Permits Required.** It shall be unlawful for any person or entity to begin construction or other development which is wholly within, partially within, or in contact with any identified special flood hazard area, as established pursuant to this Ordinance, including but not limited to: subdivision of land, filling, grading, or other site improvements and utility installations; construction, alteration, remodeling, improvement, replacement, reconstruction, repair, relocation, or expansion of any building or structure; recreational vehicles; installation or replacement of storage tanks; or alteration of any watercourse, until a permit is obtained from the Town of Slaughter Beach and Sussex County, if applicable. No such permit shall be issued until the requirements of these regulations have been met.
- 3.4. Application Required.** Application for a permit shall be made by the owner of the property or his/her authorized agent, herein referred to as the applicant, prior to the actual start of construction. The application shall be on a form furnished for that purpose.

  - 3.4.1. Application Contents.** At a minimum, applications shall include:

    - 3.4.1.1.** Site plans drawn to scale showing the nature, location, dimensions, existing and proposed topography of the area in question, the limits of any portion of the site that was previously filled, and the location of existing and proposed structures, excavation, filling, storage of materials, drainage facilities, and other proposed activities.
    - 3.4.1.2.** Elevation of the existing natural ground where structures are proposed, referenced to the datum on the Flood Insurance Rate Map, and an Elevation Certificate that shows the ground elevation and proposed building elevations (identified in Section C of the Elevation Certificate as “Construction Drawings”).
    - 3.4.1.3.** Delineation of special flood hazard areas, flood zones, and base flood elevations. Where surveyed natural ground elevations are lower than the base flood elevations, base flood elevations shall be used to

delineate the boundary of special flood hazard areas. If proposed, changes in the delineation of special flood hazard areas shall be submitted to and approved by FEMA in accordance with Section 3.4.2.

- 3.4.1.4. Elevation of the lowest floor, including basement, or elevation of the bottom of the lowest horizontal structural member, as applicable to the flood zone, of all proposed structures, referenced to the datum on the Flood Insurance Rate Maps.
- 3.4.1.5. Such other material and information as may be requested by the Floodplain Administrator necessary to determine conformance with these regulations.
- 3.4.1.6. For work on an existing structure, including any improvement, addition, repairs, alterations, rehabilitation, or reconstruction, sufficient information to determine if the work constitutes substantial improvement, including:
  - 3.4.1.6.1. Documentation of the market value of the structure before the improvement is started or before the damage occurred.
  - 3.4.1.6.2. Documentation of the actual cash value of all proposed improvement work, or the actual cash value of all work necessary to repair and restore damage to the before damaged condition, regardless of the amount of work that will be performed.
- 3.4.1.7. Certifications and/or technical analyses prepared or conducted by an appropriate design professional licensed in the State of Delaware, as appropriate to the type of development activity proposed and required by these regulations:
  - 3.4.1.7.1. Floodproofing Certificate for dry floodproofed non-residential structures, as required in Section 5.3.
  - 3.4.1.7.2. Certification that flood openings that do not meet the minimum requirements of Section 5.2.2.3.2 are designed to automatically equalize hydrostatic flood forces.
  - 3.4.1.7.3. Certification that the structural design, specifications and plans, and the methods of construction to be used, are in accordance with accepted standards of practice and meet the requirements of Section 6.3.5.
- 3.4.2. **Right to Submit New Technical Data.** The applicant has the right to seek a Letter of Map Change and to submit new technical data to FEMA regarding base maps, topography, special flood hazard area boundaries, and base flood elevations. Such submissions shall be prepared in a format acceptable by FEMA and the Floodplain Administrator shall be notified of such submittal.
- 3.4.3. **Requirement to Submit New Technical Data.** The Floodplain Administrator shall notify FEMA of physical changes affecting flood hazard areas and flooding conditions by submitting technical or scientific data as soon as

practicable, but not later than six (6) months after the date such information becomes available. The Floodplain Administrator has the authority to require applicants to submit technical data to FEMA for Letters of Map Change.

**3.5. Review, Approval or Disapproval.**

**3.5.1. Review.** The Floodplain Administrator shall:

**3.5.1.1.** Review applications for development in special flood hazard areas to determine the completeness of information submitted. The applicant shall be notified of incompleteness or additional information required to support the application.

**3.5.1.2.** Review applications for compliance with these regulations after all information required in Section 3.4 or identified and required by the Floodplain Administrator has been received.

**3.5.1.3.** Review all permit applications to assure that all necessary permits have been received from those federal, state or local governmental agencies from which prior approval is required. The applicant shall be responsible for obtaining such permits, including but not limited to:

**3.5.1.3.1.** Permits issued by the U.S. Army Corps of Engineers under Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act, and the Delaware Environmental Protection Agency under Section 401 of the Clean Water Act.

**3.5.1.3.2.** Permits required by the State of Delaware.

**3.5.2. Approval or Disapproval.** The Floodplain Administrator shall approve applications that comply with the applicable requirements of these regulations. The Floodplain Administrator shall disapprove applications for proposed development that do not comply with the applicable provisions of these regulations and shall notify the applicant of such disapproval, in writing, stating the reasons for disapproval.

**3.5.3. Expiration of Permit.** A permit is valid provided the actual start of construction occurs within 180 days of the date of permit issuance. If the actual start of construction is not within 180 days of the date of permit issuance, requests for extensions shall be submitted in writing. Upon reviewing the request and the permit for continued compliance with these regulations, the Floodplain Administrator may grant, in writing, one or more extensions of time, for periods not more than 180 days each.

**3.6. Inspections.** The Floodplain Administrator shall make periodic inspections of development permitted in special flood hazard areas, at appropriate times throughout the period of construction in order to monitor compliance. Such inspections may include:

**3.6.1.** Stake-out inspection, to determine location on the site relative to the special flood hazard area.

- 3.6.2. Foundation inspection, upon placement of the lowest floor and prior to further vertical construction, to collect information or certification of the elevation of the lowest floor.
  - 3.6.3. Enclosure inspection, including crawlspaces, to determine compliance with applicable provisions.
  - 3.6.4. Utility inspection, upon installation of specified equipment and appliances, to determine appropriate location with respect to the base flood elevation.
  - 3.6.5. Storage of materials.
- 3.7. **Submissions Required Prior to Issuance of a Certificate of Occupancy.** The following certifications are required to be submitted by the permittee for development that is permitted in special flood hazard areas prior to the issuance of a Certificate of Occupancy:
- 3.7.1. For new or substantially improved residential structures or nonresidential structures that have been elevated, an Elevation Certificate that shows the ground elevation and finished elevations (identified in Section C of the Elevation Certificate as “Finished Construction”).
  - 3.7.2. For nonresidential structures that have been dry floodproofed, a Floodproofing Certificate based on “Finished Construction” (identified in Section II of the Floodproofing Certificate form).
  - 3.7.3. For all development activities subject to the requirements of Section 3.4.2, a Letter of Map Revision shall be provided.
- 3.8. **Flood Insurance Rate Map Use and Interpretation.** The Floodplain Administrator shall make interpretations, where needed, as to the exact location of special flood hazard areas and floodplain boundaries. The following shall apply to the use and interpretation of special flood hazard maps and data:
- 3.8.1. Special flood hazard area delineations and base flood elevations on FEMA maps and in FEMA studies shall take precedence over delineations and base flood elevations by any other source that reflect a reduced special flood hazard area and/or lower base flood elevations, unless, with the approval of the Floodplain Administrator, such data is submitted to, and approved by FEMA.
  - 3.8.2. Other sources of data shall be reasonably used, with the approval of the Floodplain Administrator, if they show increased base flood elevations and/or larger flood hazard areas than are shown on FEMA flood maps and studies, and if such data is submitted to, and approved by, FEMA.
  - 3.8.3. Where field surveyed topography indicates that ground elevations are below the base flood elevation, even in areas not delineated as a special flood hazard on a flood hazard map, the area shall be considered as special flood hazard area.

#### **SECTION 4. REQUIREMENTS IN ALL SPECIAL FLOOD HAZARD AREAS**

- 4.1. **Application of Requirements.** The general requirements of this section apply to all development proposed within special flood hazard areas identified in Section 1.4.
- 4.2. **Subdivisions and Developments.**
  - 4.2.1. All subdivision and development proposals shall be consistent with the need to minimize flood damage and are subject to all applicable standards in these regulations.
  - 4.2.2. All subdivision and development proposals shall have utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
  - 4.2.3. All subdivision and development proposals shall have adequate drainage provided to reduce exposure to flood damage.
- 4.3. **Protection of Water Supply and Sanitary Sewage Systems.**
  - 4.3.1. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems.
  - 4.3.2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into systems and discharges from systems into floodwaters.
  - 4.3.3. On-site waste disposal systems shall be located to avoid impairment to or contamination from them during conditions of flooding.
- 4.4. **Buildings and Structures.** All new construction of buildings and structures and substantial improvements to existing buildings and structures, that are to be located, in whole or in part, in special flood hazard areas shall meet the following requirements:
  - 4.4.1. Be designed (or modified) and constructed to safely resist flood loads. The construction shall provide a complete load path capable of transferring all loads from their point of origin through the load-resisting elements to the foundation. Buildings and structures shall be designed, connected and anchored to resist flotation, collapse or permanent lateral movement due to structural loads and stresses from flooding equal to the base flood elevation, including hydrodynamic and hydrostatic loads and the effects of buoyancy.
  - 4.4.2. Be constructed by methods and practices that minimize flood damage.
  - 4.4.3. Use flood damage-resistant materials below the elevation of the lowest floor. See FEMA Technical Bulletin #2 – *Flood Damage-Resistant Materials Requirements* and FEMA Technical Bulletin #8 – *Corrosion Protection for Metal Connectors in Coastal Areas*, as both may be amended from time to time.
  - 4.4.4. Have electrical systems, equipment and components, and heating, ventilating, air conditioning, and plumbing appliances, plumbing fixtures, duct systems, and other service equipment located at or above the elevation of the lowest floor. Electrical wiring systems are permitted to be located below the elevation of the lowest floor provided they conform to the provisions of the electrical part of this code for wet locations. If replaced as part of a substantial improvement, electrical systems, equipment and components, and heating, ventilation, air

conditioning, and plumbing appliances, plumbing fixtures, duct systems, and other service equipment shall meet the requirements of this section. See FEMA Technical Bulletin #4 – *Elevator Installation*, as may be amended.

**4.4.4.1.** As an alternative to Section 4.4.4 above, electrical systems, equipment and components, and heating, ventilating, air conditioning, and plumbing appliances, plumbing fixtures, duct systems, and other service equipment are permitted to be located below the elevation of the lowest floor provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of the base flood.

**4.4.5.** In special flood hazard areas other than coastal high hazard areas (Zones A, AE, and AO), meet the specific requirements of Section 5.

**4.4.6.** In all coastal high hazard areas (Zone VE), meet the specific requirements of Section 6.

**4.4.7.** In a special flood hazard area with more than one designation (Zones A, AE, and AO, Zones VE), meet the requirements of the most restrictive designation.

**4.5. Fill.**

**4.5.1.** Disposal of fill, including but not limited to rubble, construction debris, woody debris, and trash, shall not be permitted in special flood hazard areas.

**4.5.2.** Where permitted by Section 5 (Zones A, AE, and AO), fill placed for the purpose of raising the ground level and to support a building or structure shall meet the following requirements:

**4.5.2.1.** Extend laterally from the building footprint to provide for adequate access, as a function of use; the Floodplain Administrator may seek advice from the State Fire Marshal’s Office and/or the local fire services agency.

**4.5.2.2.** Placed and compacted to provide for stability under conditions of rising and falling floodwaters and resistance to erosion, scour, and settling.

**4.5.2.3.** Consist of soil or rock materials only.

**4.5.2.4.** Sloped no steeper than one (1) vertical on two (2) horizontal, unless approved by the Floodplain Administrator.

**4.5.2.5.** Designed with provisions for adequate drainage and no adverse effect on adjacent properties.

**4.5.3.** Fill placed for a purpose other than to support a building or structure shall meet the requirements of Sections 4.5.2.2 through 4.5.2.5.

**4.6. Historic Structures.** Repair, alteration, or rehabilitation of historic structures shall be subject to the requirements of these regulations unless a determination is made that



compliance with these regulations will preclude the structure's continued designation as a historic structure and a variance is granted in accordance with Section 7 and such variance is the minimum necessary to preserve the historic character and design of the structure.

**4.7. Recreational Vehicles.** Recreational vehicles in special flood hazard areas shall be fully licensed and ready for highway use, and shall be placed on a site for less than 180 consecutive days. Storage on private property is permitted.

**4.8. Gas or Liquid Storage Tanks.**

**4.8.1.** Underground tanks in special flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the base flood.

**4.8.2.** Above-ground tanks in special flood hazard areas shall be elevated and anchored to or above the base flood elevation plus one foot or shall be anchored at-grade and designed and constructed to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the base flood.

**4.8.3.** In special flood hazard areas, tank inlets, fill openings, outlets and vents shall be:

**4.8.3.1.** At or above the base flood elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the base flood.

**4.8.3.2.** Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the base flood.

## **SECTION 5. REQUIREMENTS IN SPECIAL FLOOD HAZARD AREAS OTHER THAN COASTAL HIGH HAZARD AREAS**

**5.1. General Requirements.** In addition to the general requirements of Section 4, the requirements of this section apply to all development proposed in special flood hazard areas other than coastal high hazard areas. These areas include Zones A, AE, and AO.

**5.2. Residential Structures and Residential Portions of Mixed Use Structures.**

**5.2.1. Elevation Requirements.**

**5.2.1.1.** The lowest floor (including basement) shall be elevated to or above the base flood elevation plus one foot.

**5.2.1.2.** In areas of shallow flooding (Zone AO), the lowest floor (including basement) shall be elevated at least as high above the highest adjacent grade as the depth number specified in feet on the Flood Insurance Rate Map plus one foot, or at least 3 feet if a depth number is not specified; adequate drainage paths shall be provided to guide floodwaters around and away from the structure.

5.2.1.3. Enclosures below the lowest floor shall meet the requirements of Section 5.2.2.

**5.2.2. Enclosures Below the Lowest Floor.**

5.2.2.1. Enclosures below the lowest floor shall be used solely for parking of vehicles, building access, crawlspaces, or limited storage.

5.2.2.2. Enclosures below the lowest floor shall be constructed using flood damage-resistant materials. See FEMA Technical Bulletin #2 – *Flood Damage-Resistant Materials Requirements*, as may be amended.

5.2.2.3. Enclosures below the lowest floor (including crawlspaces) shall be provided with flood openings which shall meet the following criteria (see FEMA Technical Bulletin #1 – *Openings in Foundation Walls and Walls of Enclosures* as may be amended):

5.2.2.3.1. There shall be a minimum of two openings on different sides of each enclosed area; if a building has more than one enclosed area below the design flood elevation, each area shall have openings on exterior walls.

5.2.2.3.2. The total net area of all openings shall be at least 1 square inch for each square foot of enclosed area, or the openings shall be designed and certified by a engineer registered in the State of Delaware or architect licensed in the State of Delaware to provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters.

5.2.2.3.3. The bottom of each opening shall be 1 foot or less above the adjacent ground level.

5.2.2.3.4. Any louvers, screens or other opening covers shall allow the automatic flow of floodwaters into and out of the enclosed area.

5.2.2.3.5. Where installed in doors and windows, openings that meet requirements of Section 5.2.2.3.1 through 5.2.2.3.4 above are acceptable; however, doors and windows without installed openings do not meet the requirements of this section.

5.2.2.4. Crawlspaces shall have the finished interior ground level equal to or higher than the outside finished ground level on at least one entire side of the foundation wall.

**5.2.3. Manufactured Homes.** In accordance with the “Town of Slaughter Beach Zoning Ordinance, Section 6 Non-Conforming Uses, Lots, and Structures” manufactured homes are no longer permitted as a new use in the Town of Slaughter Beach.

**5.3. Nonresidential Structures and Nonresidential Portions of Mixed Use Structures.**

**5.3.1. Elevation Requirements.**

- 5.3.1.1. The lowest floor (including basement) shall be elevated to or above the base flood elevation plus one foot or the structure shall be dry floodproofed in accordance with Section 5.3.2.
- 5.3.1.2. In areas of shallow flooding (Zone AO), if not dry floodproofed, the lowest floor (including basement) shall be elevated at least as high above the highest adjacent grade as the depth number specified in feet on the Flood Insurance Rate Map plus one foot or at least 3 feet if a depth number is not specified; adequate drainage paths shall be provided to guide floodwaters around and away from the structure.
- 5.3.1.3. Enclosures below the lowest floor, if not dry floodproofed, shall meet the requirements of Section 5.2.2.

**5.3.2. Dry Floodproofing Requirements.** Dry floodproofed structures, together with attendant utility and sanitary facilities, shall:

- 5.3.2.1. Be designed to be dry floodproofed such that the structure is watertight with walls and floors substantially impermeable to the passage of water to the level of the base flood elevation plus one foot. In areas of shallow flooding (Zone AO), the structure shall be dry floodproofed at least as high above the highest adjacent grade as the depth number specified in feet on the Flood Insurance Rate Map plus one foot or at least 3 feet if a depth number is not specified.
- 5.3.2.2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
- 5.3.2.3. Be certified by a professional engineer registered in the State of Delaware or a professional architect licensed in the State of Delaware with a Floodproofing Certificate, that the design and methods of construction meet the requirements of this section. Refer to FEMA Technical Bulletin #3 – *Non-Residential Floodproofing – Requirements and Certification*, as may be amended, for guidance.

**5.4. Accessory Structures.** Accessory structures shall meet the requirements of these regulations. Accessory structures that have a footprint of no more than 200 square feet may be allowed without requiring elevation or floodproofing provided such structures meet all of the following requirements:

- 5.4.1. Useable only for parking or limited storage;
- 5.4.2. Constructed with flood damage-resistant materials below the base flood elevation;
- 5.4.3. Constructed and placed to offer the minimum resistance to the flow of flood waters;
- 5.4.4. Firmly anchored to prevent flotation, collapse, and lateral movement;

**5.4.5.** Electrical service and mechanical equipment elevated to or above the level of the base flood elevation plus one foot; and

**5.4.6.** Equipped with flood openings that meet the requirements of Section 5.2.2.3.

For guidance, see FEMA Technical Bulletin #7 – *Wet Floodproofing Requirements*, as may be amended.

## **SECTION 6. REQUIREMENTS IN COASTAL HIGH HAZARD AREAS.**

**6.1. General Requirements.** In addition to the general requirements of Section 4, the requirements of this section apply to all development proposed in coastal high hazard areas, also referred to collectively as “Zone V.”

### **6.2. Location and Site Preparation.**

**6.2.1.** The placement of structural fill for the purpose of elevating buildings is prohibited.

**6.2.2.** All new construction shall be located landward of the reach of mean high tide.

**6.2.3.** Generally, any reduction in the dimensions of dunes increases the potential for flood damage. Site preparations shall not alter sand dunes unless an engineering analysis demonstrates that the potential for flood damage is not increased.

### **6.3. Residential and Nonresidential Structures.**

#### **6.3.1. Foundations.**

**6.3.1.1.** Buildings and structures shall be supported on pilings or columns and shall be adequately anchored to such pilings or columns. Piling shall have adequate soil penetrations to resist the combined wave and wind loads (lateral and uplift). Water loading values used shall be those associated with the base flood. Wind loading values shall be those required by applicable building standards. Pile embedment shall include consideration of decreased resistance capacity caused by scour of soil strata surrounding the piling.

**6.3.1.2.** Slabs, pools, pool decks and walkways shall be located and constructed to be structurally independent of buildings and structures and their foundations to prevent transfer of flood loads to the buildings and structures during conditions of flooding, scour or erosion from wave-velocity flow conditions, and shall be designed to minimize debris impacts to adjacent properties and public infrastructure.

#### **6.3.2. Elevation Requirements.**

**6.3.2.1.** The bottom of the lowest horizontal structural member supporting the lowest floor (excluding the pilings, pile caps, columns, grade beams, and bracing), shall be located at or above the base flood elevation plus one foot.

**6.3.2.2.** Basement floors that are below grade on all sides are prohibited.

6.3.2.3. The space below the lowest floor shall either be free of obstruction or, if enclosed by walls, shall meet the requirements of Section 6.3.3. See FEMA Technical Bulletin #5 – *Free of Obstruction Requirements*, as may be amended.

**6.3.3. Enclosures Below the Lowest Floor.**

6.3.3.1. Enclosures below the lowest floor shall be used solely for parking of vehicles, building access or storage.

6.3.3.2. Walls and partitions are permitted below the elevated floor, provided that such walls and partitions are designed to break away under flood loads and are not part of the structural support of the building or structure. See FEMA Technical Bulletin #9 – *Design and Construction Guidance for Breakaway Walls*, as may be amended.

6.3.3.3. Electrical, mechanical, and plumbing system components shall not be mounted on or penetrate through walls that are designed to break away under flood loads.

6.3.3.4. Walls intended to break away under flood loads shall be constructed with insect screening or open lattice, or shall be designed to break away or collapse without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system. Such walls, framing and connections shall have a design safe loading resistance of not less than 10 pounds per square foot and no more than 20 pounds per square foot; or

6.3.3.5. Where wind loading values of the local building requirements exceed 20 pounds per square foot, the applicant shall submit a certification prepared and sealed by a professional engineer registered in the State of Delaware or professional architect licensed in the State of Delaware that:

6.3.3.5.1. The walls and partitions below the lowest floor have been designed to collapse from a water load less than that which would occur during the base flood.

6.3.3.5.2. The elevated portion of the building and supporting foundation system have been designed to withstand the effects of wind and flood loads acting simultaneously on all building components (structural and nonstructural). Water loading values used shall be those associated with the base flood; wind loading values used shall be those required by the local building requirements.

**6.3.4. Manufactured Homes.** In accordance with the “Town of Slaughter Beach Zoning Ordinance,” manufactured homes are no longer permitted as a new use in the Town of Slaughter Beach.

**6.3.5. Certification of Design.** The applicant shall include in the application a certification prepared by a professional engineer registered in the State of

Delaware or a professional architect licensed in the State of Delaware that the design and methods of construction to be used meet the applicable criteria of these regulations.

## **SECTION 7. VARIANCES AND APPEALS.**

**7.1. Variances.** The Town of Slaughter Beach Board of Adjustment shall have the power to authorize, in specific cases, such variances from the requirements of these regulations, not inconsistent with Federal regulations, as will not be contrary to the public interest where, owing to special conditions of the lot or parcel, a literal enforcement of the provisions of these regulations would result in unnecessary hardship. All variance applicants shall be entitled to a public hearing, which shall be held in accordance with the provisions of the Slaughter Beach Zoning Ordinance, including any subsequent amendments and future corresponding provisions of law, for holding public hearings before the Slaughter Beach Board of Adjustment, including, but not limited to, all public notice requirements.

### **7.1.1. Application for a Variance.**

**7.1.1.1.** Any owner, or agent thereof, of property for which a variance is sought shall submit an application for a variance to the Floodplain Administrator.

**7.1.1.2.** At a minimum, such application shall contain the following information: Name, address, and telephone number of the applicant; legal description of the property; parcel map; description of the existing use; description of the proposed use; location of the floodplain; description of the variance sought; and reason for the variance request. Each variance application shall specifically address each of the considerations in Section 7.1.2 and the limitations and conditions of Section 7.1.3.

**7.1.2. Considerations for Variances.** In considering variance applications, the Town of Slaughter Beach Board of Adjustment shall consider and make findings of fact on all evaluations, all relevant factors, and all requirements specified in other sections of these regulations. Additionally, the Board of Adjustment may consider the following factors:

**7.1.2.1.** The danger that materials may be swept onto other lands to the injury of others.

**7.1.2.2.** The danger to life and property due to flooding or erosion damage.

**7.1.2.3.** The susceptibility of the proposed development and its contents (if applicable) to flood damage and the effect of such damage on the individual owner.

**7.1.2.4.** The importance of the services provided by the proposed development to the community.

- 7.1.2.5. The availability of alternative locations for the proposed use which are not subject to, or are subject to less, flooding or erosion damage.
- 7.1.2.6. The necessity to the facility of a waterfront location, where applicable, or if the facility is a functionally dependent use.
- 7.1.2.7. The compatibility of the proposed use with existing and anticipated development.
- 7.1.2.8. The relationship of the proposed use to the comprehensive plan for that area.
- 7.1.2.9. The safety of access to the property in times of flood for ordinary and emergency vehicles.
- 7.1.2.10. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site.
- 7.1.2.11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

**7.1.3. Limitations for Variances.**

- 7.1.3.1. An affirmative decision on a variance request shall only be issued upon:
  - 7.1.3.1.1. A showing of good and sufficient cause. A “good and sufficient” cause is one that deals solely with the physical characteristics of the property and cannot be based on the character of the planned construction or substantial improvement, the personal characteristics of the owner or inhabitants, or local provisions that regulate standards other than health and public safety standards.
  - 7.1.3.1.2. A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the property.
  - 7.1.3.1.3. Increased cost or inconvenience of meeting the requirements of these regulations does not constitute an exceptional hardship to the applicant.
  - 7.1.3.1.4. A determination that the granting of a variance will not result in additional threats to public safety; extraordinary public expense, nuisances, fraud on or victimization of the public, or conflict with existing local laws.
  - 7.1.3.1.5. A determination that the structure or other development is protected by methods to minimize flood damages.

- 7.1.3.1.6. A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- 7.1.3.2. Upon consideration of the individual circumstances, the limitations and conditions, and the purposes of these regulations, the Board of Adjustment may attach such conditions to variances as it deems necessary to further the purposes of these regulations.
- 7.1.3.3. The Town of Slaughter Beach Board of Adjustment shall notify, in writing, any applicant to whom a variance is granted for a building or structure with a lowest floor elevation below the base flood elevation that the variance is to the floodplain management requirements of these regulations only, and that the cost of federal flood insurance will be commensurate with the increased risk.

## **7.2. Appeals.**

- 7.2.1. Any person aggrieved by a decision taken by the Town of Slaughter Beach, the Code Enforcement Official, or any other department, agency, or government entity duly authorized by the Town of Slaughter Beach to administer and enforce this ordinance (collectively referred to herein as “administrative entity”) in the administration and enforcement of this ordinance may file a written notice of appeal with the Slaughter Beach Board of Adjustment within thirty (30) days after the giving or posting of notice of such decision. An appeal under this section shall stay the effect of the decision made by the administrative entity until a decision has been rendered by the Slaughter Beach Board of Adjustment. The written appeal shall include the name of the property owner(s), the address of the property, the decision of the administrative entity that is being appealed, the code provision in question, and the manner in which the applicant believes the code should be interpreted.
- 7.2.2. All appeals shall be heard at a public hearing before the Board of Adjustment, which shall be held in accordance with the provisions of the Slaughter Beach Zoning Ordinance, including any subsequent amendments and future corresponding provisions of law, for holding public hearings before the Slaughter Beach Board of Adjustment, including, but not limited to, all public notice requirements.
- 7.2.3. The administrative entity whose decision is being appealed may present testimony at the hearing as to the justification for the decision made. By a concurring vote of the majority of its members, the Board of Adjustment may reverse or affirm wholly or partly, or may modify the decision being appealed, and shall make such other order or determination as it deems just. Failure to secure such concurring votes shall be deemed a confirmation of the decision of the administrative entity.
- 7.2.4. A member of the Board of Adjustment shall not participate in any hearings or vote on any appeal in which that member has a direct or indirect financial interest.



- 7.2.5. The Board of Adjustment shall keep a written or recorded record of each meeting showing clearly the basis for each decision made by the board.

## **SECTION 8. ENFORCEMENT.**

### **8.1. Compliance Required.**

- 8.1.1. No structure or land development shall hereafter be located, erected, constructed, reconstructed, repaired, extended, converted, enlarged or altered without full compliance with these regulations and all other applicable regulations which apply to uses within the jurisdiction of these regulations.
- 8.1.2. Failure to obtain a permit shall be a violation of these regulations and shall be punishable in accordance with Section 9.2.
- 8.1.3. Permits issued on the basis of plans and applications approved by the Floodplain Administrator authorize only the specific activities set forth in such approved plans and applications or amendments thereto. Use, arrangement, or construction of such specific activities that is contrary to that authorized shall be deemed a violation of these regulations.

## **SECTION 9. VIOLATIONS AND PENALTIES.**

- 9.1. **Remedies.** In case any building or structure is or is in the process of being erected, constructed, reconstructed, altered, repaired, converted, maintained, or demolished or any building, structure, or land is used in violation of any provision of this ordinance, the Town Council, the Code Enforcement Official, or the Town's authorized agent may institute, in addition to other remedies, any appropriate action or proceeding to prevent, abate, restrain, enjoin or correct such violation(s) including, but not limited to, issuing a stop-work order and/or revoking a construction or demolition permit in accordance with the procedures for doing the same that are outlined in the "Town of Slaughter Beach Zoning Ordinance," including any subsequent amendments and future corresponding provisions of law.

### **9.2. Penalties.**

- 9.2.1. Any person who shall violate any of the provisions of this ordinance or who shall fail to comply therewith or with any of the requirements thereof or who shall build or alter any building in violation of any detailed statement or plan submitted and approved hereunder shall be in violation of this ordinance and shall be liable to a fine of not more than \$100, and each day such violation shall be permitted to exist shall constitute a separate offense. The owner or owners of any building or premises or part thereof where anything in violation of the ordinance shall be placed or shall exist and any architect, builder, contractor, agent, person or corporation employed in connection therewith and who has assisted in the commission of any such violation shall each be deemed to be individually in violation of this ordinance for a separate offense, and as determined by a court of competent jurisdiction, shall be liable for a fine of not more than \$100 per offense.

- 9.2.2.** Any structure or portion thereof hereafter erected or placed upon any lot or premises within the Town in violation of the provisions of this ordinance is hereby declared to be a common and public nuisance and may be abated in the same manner provided by the Charter of the Town of Slaughter Beach for the abatement of other nuisance in addition to the provisions of this ordinance.
- 9.2.3.** In the event any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building or structure or parcel of land improved or unimproved is used in violation of or contrary to the provisions of this ordinance, the Town may institute an action to enjoin, or any other appropriate action or proceeding, to prevent such erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use.
- 9.2.4.** The Town may file suit in a court of competent jurisdiction against any person or property owner that took or failed to take any action that resulted in a violation of this ordinance, and the Town may petition the Court to require the person or property owner to pay the Town's attorney fees associated with the legal action.

**SECTION 10. LIABILITY.** The granting of a permit or approval of a site plan in an identified flood-prone area shall not constitute a representation, guarantee or warranty of any kind by the Town Council of the Town of Slaughter Beach or by any of its elected or appointed officials, directors, or employees thereof of the practicability or safety of the proposed use, and shall create no liability upon the Town of Slaughter Beach, or its elected or appointed officials, directors or employees.

**SECTION 11. REPEALER.** Any and all ordinances and regulations in conflict herewith are hereby repealed to the extent of any conflict. This ordinance specifically repeals and replaces Title IV, Chapter 4, "Flood Zone Ordinance" adopted November 12, 2002 and Amendments to the "Flood Zone Ordinance" adopted on May 8, 2006.

**SECTION 12. INCLUSION INTO THE CODE OF ORDINANCES.** It is the intent of the Town Council of the Town of Slaughter Beach that the provisions of this ordinance shall become and be made a part of the Town of Slaughter Beach Code of Ordinances, and that the sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," "regulation," or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 13. EFFECTIVE DATE.** This ordinance shall take effect on the first day after adoption by the Town Council.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, by the Town Council Town of Slaughter Beach, Sussex County, Delaware at a duly called meeting at which a quorum of the Town Council was present.

Attest: \_\_\_\_\_  
Secretary

\_\_\_\_\_  
Mayor

This shall certify that a public hearing on the foregoing ordinance was held on \_\_\_\_\_, 2015, at \_\_\_\_\_ p.m. at the Slaughter Beach Volunteer Fire Company Fire Hall and that Notice of such hearing was given as follows:

1. Notice was posted on \_\_\_\_\_, 201\_ (being at least thirty (30) days before the date of the hearing) at the Slaughter Beach Volunteer Fire Company Fire Hall and at \_\_\_\_\_.
2. Notice was mailed, via regular mail, on \_\_\_\_\_, 201\_ (being at least thirty (30) days before the date of the hearing) to all taxpayers and property owners at their addresses as shown on the Town's tax records and to non-property owning residents at their last known addresses as provided to the Town.
3. Notice was published in the Delaware State News on \_\_\_\_\_, 201\_ (being at least fifteen (15) days before the date of the hearing) or bordered in black in the legal notices section.

**SO CERTIFIES:**

Date: \_\_\_\_\_

\_\_\_\_\_  
MAYOR