

General Summary of Development Regulations for the 100-Year (1% ACFH) Floodplain

Residential	Non-Residential	Mixed-Use
<ul style="list-style-type: none"> New residential development is allowed. Lowest floor must be elevated 2-feet above BFE. 	<ul style="list-style-type: none"> New non-residential development is allowed. Lowest floor must be elevated 2-feet above BFE or floodproofed to 2-feet above BFE. 	<ul style="list-style-type: none"> New mixed-use development is allowed. Lowest floor of residential areas must be elevated 2-feet above BFE or floodproofed to 2-feet above BFE.
<ul style="list-style-type: none"> Additions or expansions are allowed. The lowest floor of the addition must be elevated 2-feet above BFE. New floor area must not exceed 50% of existing structure floor area. 	<ul style="list-style-type: none"> Additions or expansions are allowed. The lowest floor of the addition must be elevated 2-feet above BFE or floodproofed to 2-feet above BFE. New floor area must not exceed 50% of existing structure floor area. 	<ul style="list-style-type: none"> Additions or expansions are allowed. Lowest floor of residential areas must be elevated 2-feet above BFE or floodproofed to 2-feet above BFE. New floor area must not exceed 50% of existing structure floor area.
<ul style="list-style-type: none"> Alterations are allowed. The lowest floor of the alteration must be elevated 2-feet above BFE and is subject to substantial improvement requirements. 	<ul style="list-style-type: none"> Alterations are allowed. The lowest floor of the alteration must be elevated 2-feet above BFE or floodproofed to 2-feet above BFE and is subject to substantial improvement requirements. 	<ul style="list-style-type: none"> Alterations are allowed. The lowest floor of the residential area alteration must be elevated 2-feet above BFE and is subject to substantial improvement requirements.
<ul style="list-style-type: none"> Remodels are allowed subject to substantial improvement requirements. 	<ul style="list-style-type: none"> Remodels are allowed subject to substantial improvement requirements. 	<ul style="list-style-type: none"> Remodels are allowed subject to substantial improvement requirements.
<ul style="list-style-type: none"> New basements (including underground parking) are not allowed 	<ul style="list-style-type: none"> New basements (including underground parking) are allowed. Lowest floor must be elevated 2-feet above BFE or be floodproofed to 2-feet above BFE. 	<ul style="list-style-type: none"> New basements (including underground parking) are allowed. Lowest floor must be elevated 2-feet above BFE or be floodproofed to 2-feet above BFE.
<ul style="list-style-type: none"> Crawlspaces and at grade garages are allowed with flood venting. 	<ul style="list-style-type: none"> Crawlspaces and at grade garages are allowed with flood venting. 	<ul style="list-style-type: none"> Crawlspaces and at grade garages are allowed with flood venting.
<ul style="list-style-type: none"> Fill is allowed. 	<ul style="list-style-type: none"> Fill is allowed. 	<ul style="list-style-type: none"> Fill is allowed.
<ul style="list-style-type: none"> New parking is allowed if flood depths are less than 18-inches. 	<ul style="list-style-type: none"> New parking is allowed if flood depths are less than 18-inches. 	<ul style="list-style-type: none"> New parking is allowed if flood depths are less than 18-inches.
<ul style="list-style-type: none"> New fences are allowed provided the applicant demonstrate proper anchoring such that the fence will not wash away in a flood event. See fence section below. 	<ul style="list-style-type: none"> New fences are allowed provided the applicant demonstrate proper anchoring such that the fence will not wash away in a flood event. See fence section below. 	<ul style="list-style-type: none"> New fences are allowed provided the applicant demonstrate proper anchoring such that the fence will not wash away in a flood event. See fence section below.

Addition: addition of floor area including exterior floor area such as a mud room, porch or deck

Alteration: change in the structural, mechanical or electrical layout of the structure such as the construction of a new dwelling unit within an existing structure or adding a bathroom

Remodel/Renovation: work performed within or to an existing structure that does not fundamentally alter its use such as a kitchen remodel or new floor layout.

General Summary of Development Regulations for the FEMA Floodway

Residential	Non-Residential	Mixed-Use
<ul style="list-style-type: none"> New residential development is allowed if the applicant can demonstrate a 'no-rise'. 	<ul style="list-style-type: none"> New non-residential development is allowed unless if the applicant can demonstrate a 'no-rise'. 	<ul style="list-style-type: none"> New mixed-use development is allowed if the applicant can demonstrate a 'no-rise'.
<ul style="list-style-type: none"> Additions or expansions are allowed if the applicant can demonstrate a 'no-rise'. 	<ul style="list-style-type: none"> Additions or expansions are allowed if the applicant can demonstrate a 'no-rise'. 	<ul style="list-style-type: none"> Additions or expansions are allowed if the applicant can demonstrate a 'no-rise'.
<ul style="list-style-type: none"> Fill is allowed if the applicant can demonstrate a 'no-rise'. 	<ul style="list-style-type: none"> Fill is allowed if the applicant can demonstrate a 'no-rise'. 	<ul style="list-style-type: none"> Fill is allowed if the applicant can demonstrate a 'no-rise'.
<ul style="list-style-type: none"> New fences are allowed provided the applicant demonstrate proper anchoring such that the fence will not wash away in a flood event. The lowest part of the fence must allow floodwaters to pass either by a hinge mechanism or elevation above the BFE. See fence section below. 	<ul style="list-style-type: none"> New fences are allowed provided the applicant demonstrate proper anchoring such that the fence will not wash away in a flood event. The lowest part of the fence must allow floodwaters to pass either by a hinge mechanism or elevation above the BFE. See fence section below. 	<ul style="list-style-type: none"> New fences are allowed provided the applicant demonstrate proper anchoring such that the fence will not wash away in a flood event. The lowest part of the fence must allow floodwaters to pass either by a hinge mechanism or elevation above the BFE. See fence section below.

General Summary of Development Regulations for the 500-Year (0.2% ACFH) Floodplain

Residential	Non-Residential	Mixed-Use
<ul style="list-style-type: none"> New residential development is allowed. 	<ul style="list-style-type: none"> New non-residential development is allowed. Additional restrictions for a Critical Facility. 	<ul style="list-style-type: none"> New mixed-use development is allowed. Additional restrictions for a Critical Facility.
<ul style="list-style-type: none"> Additions or expansions are allowed. 	<ul style="list-style-type: none"> Additions or expansions are allowed. Additional restrictions for a Critical Facility. 	<ul style="list-style-type: none"> Additions or expansions are allowed. Additional restrictions for a Critical Facility.
<ul style="list-style-type: none"> Alterations are allowed. 	<ul style="list-style-type: none"> Alterations are allowed. Additional restrictions for a Critical Facility. 	<ul style="list-style-type: none"> Alterations are allowed. Additional restrictions for a Critical Facility.
<ul style="list-style-type: none"> Remodels are allowed. 	<ul style="list-style-type: none"> Remodels are allowed. Additional restrictions for a Critical Facility. 	<ul style="list-style-type: none"> Remodels are allowed. Additional restrictions for a Critical Facility.
<ul style="list-style-type: none"> New basements (including underground parking) are allowed. 	<ul style="list-style-type: none"> New basements (including underground parking) are allowed. Additional restrictions for a Critical Facility. 	<ul style="list-style-type: none"> New basements (including underground parking) are allowed. Additional restrictions for a Critical Facility.
<ul style="list-style-type: none"> Crawlspaces and at grade garages are allowed. 	<ul style="list-style-type: none"> Crawlspaces and at grade garages are allowed. Additional restrictions for a Critical Facility. 	<ul style="list-style-type: none"> Crawlspaces and at grade garages are allowed. Additional restrictions for a Critical Facility.
<ul style="list-style-type: none"> Fill is allowed. 	<ul style="list-style-type: none"> Fill is allowed. 	<ul style="list-style-type: none"> Fill is allowed.
<ul style="list-style-type: none"> New parking is allowed. 	<ul style="list-style-type: none"> New parking is allowed. 	<ul style="list-style-type: none"> New parking is allowed.
<ul style="list-style-type: none"> New fences are allowed. 	<ul style="list-style-type: none"> New fences are allowed. 	<ul style="list-style-type: none"> New fences are allowed.

NOTE: Highly recommended to have Lowest Adjacent Grade, Lowest Floor (or basement openings) above BFE (preferably 2' or more).

General Summary for Fences in the Floodplain

Fence Type	Uses of Fencing Allowed		
	Flood Fringe	Floodway	Shallow Flooding Zone
Open barbed or barbless wire	Yes	Yes	Yes
Open pipe or rail fencing (i.e. corrals)	Yes	Yes, with limited cross fencing	Yes
Other wire, pipe, or rail fencing (i.e. field fence, welded wire)	Yes	Yes	Yes
Chain link	Case by case review	No	Yes
Solid wood fence	Case by case review	No	Yes, if elevated to or above the flood height, or adequate openings provided
Collapsible or breakaway fencing	Case by case review of design is required		

- Open barbed or barbless wire fencing shall have no more than one horizontal strand per foot of height and no more than one vertical wire or post every six feet. Horizontal wire strands may be placed below the flood height provided spacing is not closer than 6-inches apart. Vertical wire strands may be placed below the flood height provided spacing is not closer than 6-feet apart.
- Open pipe or rail fencing shall be 90% "open" and have posts placed no closer than 8-feet apart.
- Other wire, pipe, or rail fencing that is not considered "open" shall include minimum spacing not less than 6-inch x 6-inch square openings.
- Fencing perpendicular to predicted flood flows will be reviewed on a case by case basis.
- For more information or to inquire about a Floodplain Development Permit, please contact the Town.

FEMA Matrix for Additions to Buildings in Special Flood Hazard Areas

Table 6-1a. Compliance Matrix (A Zones)

Types of Work	Building is Pre-FIRM	Building is Post-FIRM
Rehabilitation (renovate or remodel), <u>not SI</u>	Compliance not required	Work shall comply and shall not be allowed to make the building non-compliant with any aspect of the building that was required for compliance
Rehabilitation (renovate or remodel), SI	Building required to comply	Work shall comply and shall not be allowed to make the building non-compliant with any aspect of the building that was required for compliance (see Note below table)
Lateral addition and Rehabilitation, SI	Addition required to comply; building required to comply	Addition required to comply; building required to comply (see Note below table)
Lateral addition, <u>not SI</u>	Addition not required to comply	Addition required to be elevated to at least the elevation of the existing lowest floor
Lateral addition, SI, <u>not</u> structurally connected	Addition required to comply; building not required to comply	Addition required to comply
Lateral addition, SI, structurally connected	Addition required to comply; building required to comply	Addition required to comply; building required to comply (see Note below table)
Vertical addition above building, <u>not SI</u>	Compliance not required	Work shall comply and shall not be allowed to make the building non-compliant with any aspect of the building that was required for compliance
Vertical addition above building, SI	Building required to comply	Work shall comply and shall not be allowed to make the building non-compliant with any aspect of the building that was required for compliance (see Note below table)
Repair foundation, <u>not SI</u>	Compliance not required	Repairs shall comply and shall not be allowed to make the building non-compliant with any aspect of the building that was required for compliance
Repair foundation, SI	Building required to comply	Building required to comply (see Note below table)
Replace/extend foundation, SI (including "elevate-in-place")	Building required to comply	Building required to comply (see Note below table)
Repair damage, SD	Building required to comply	Work shall comply and shall not be allowed to make the building non-compliant with any aspect of the building that was required for compliance (see Note below table)
Reconstruct new building on existing or new foundation, SI	Reconstructed building required to comply	Reconstructed building required to comply (see Note below table)

Note: If a map revision has resulted in a higher BFE, a post-FIRM building must comply based on the new BFE.

FEMA Summary of Key NFIP Requirements for Zone A

Table 2-1. Summary of Key NFIP Requirements for Zone A

Provision	Requirement
Design and Construction 44 CFR 60.3(a)(3)(i)	Building and foundation must be designed, constructed, and adequately anchored to prevent flotation, collapse, and lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
Lowest Floor Elevation 44 CFR 60.3(c)(2)	Top of lowest floor must be at or above BFE.
Flood Damage-Resistant Materials 44 CFR 60.3(a)(3)(ii)	Structural and nonstructural building materials below the BFE must be flood damage-resistant.
Enclosures 44 CFR 60.3(c)(5)	Use of enclosures is restricted to parking of vehicles, building access, and storage. Walls of enclosures must have a minimum of two flood openings to allow passage of flood waters.
Utilities 44 CFR 60.3(a)(3)(iv)	Utilities and equipment must be located (elevated) at or above the BFE or designed to prevent flood waters from entering and accumulating in components during flooding.

NOTE: Town of Lyons requires the top of lowest floor to be 2' above BFE.

All information shown in this document is for information only and subject to change.