

ARTICLE XXI FLOODPLAIN MANAGEMENT ORDINANCE

Section 1. Statutory Authorization, Findings of Fact, and Purposes

A. Statutory Authorization

The Legislature of the State of Missouri has in 64.211 through 64.295 RSMo delegated the responsibility to local governmental units to adopt Floodplain Management Regulations designed to protect the health, safety, and general welfare. Therefore, the County Commission of Greene County, Missouri ordains as follows:

B. Findings of Fact.

1. Flood losses resulting from periodic inundation

The special flood hazard areas of Greene County, Missouri are subject to inundation which results 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.

2. General Causes of the Flood Losses

These flood losses are caused by:

- a. the cumulative effect of development in any delineated floodplain causing increases in flood heights and velocities; and
- b. the occupancy of flood hazard areas by uses vulnerable to floods, hazardous to others, inadequately elevated, or otherwise unprotected from flood damages.

3. Methods Used to Analyze Flood Hazards

The Flood Insurance Study (FIS) that is the basis of this ordinance uses a standard engineering method of analyzing flood hazards which consist of a series of interrelated steps.

- a. Selection of a base flood that is based upon engineering calculations which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated, and the depth of inundation. The base flood selected for this ordinance is representative of large floods which are characteristic of what can be expected to occur on the particular streams subject to this ordinance. It is in the general order of a flood which could be expected to have a one percent chance of occurrence in any one year as delineated on the Federal Insurance Administrator's FIS, and illustrative materials for Greene County dated December 17, 2010 as amended, and any future revisions thereto.
- b. Calculation of water surface profiles are based on a standard hydraulic engineering analysis of the capacity of the stream channel and overbank areas to convey the regulatory flood.
- c. Computation of a floodway required to convey this flood without increasing flood heights more than one foot at any point.
- d. Delineation of floodway encroachment lines within which no development is permitted that would cause any increase in flood height.
- e. Delineation of flood fringe, i.e., that area outside the floodway encroachment lines, but still subject to inundation by the base flood.

1 C. Statement of Purpose

2
3 It is the purpose of this ordinance to promote the public health, safety, and general welfare; to minimize those losses
4 described in Section 1,B (1); to establish or maintain the community's eligibility for participation in the National
5 Flood Insurance Program (NFIP) as defined in 44 Code of Federal Regulations (CFR) 59.22 (a)(3); and to meet the
6 requirement of 44 CFR 60.3(d) by applying the provisions of this ordinance to:

- 7
8 1. restrict or prohibit uses that are dangerous to health, safety, or property in times of flooding or cause undue
9 increases in flood heights or velocities;
- 10
11 2. require uses vulnerable to floods, including public facilities that serve such uses, be provided with flood
12 protection at the time of initial construction; and
- 13
14 3. protect individuals from buying lands that are unsuited for the intended development purposes due to the
15 flood hazard.

16
17 **Section 2 General Provisions**

18
19 A. Lands to Which Ordinance Applies

20
21 This ordinance shall apply to all lands within the jurisdiction of the County Commission of Greene County,
22 Missouri, identified as numbered and unnumbered A zones and AE zones on the Flood Insurance Rate Map (FIRM)
23 for Greene County, Missouri on Index Map Panel 29077CIND0A dated December 17, 2010 as amended, and any
24 future revisions thereto. In all areas covered by this ordinance, no development shall be permitted except through
25 the issuance of a Floodplain Development Permit, granted by the Greene County Commission or its duly designated
26 representative under such safeguards and restrictions as the Greene County Commission or the designated
27 representative may reasonably impose for the promotion and maintenance of the general welfare, health of the
28 inhabitants of the community, and as specifically noted in Section 4.

29
30 B. Floodplain Administrator

31
32 The Greene County Stormwater Engineer is hereby designated as the Floodplain Administrator under this ordinance.

33
34 C. Rules for Interpretation of District Boundaries.

35
36 The boundaries of the floodplain, floodway and floodway fringe overlay districts shall be determined by scaling
37 distances on the official zoning map or on the Flood Insurance Rate Map or Floodway Map. Where interpretation is
38 needed to the exact location of the boundaries of the districts as shown on the official zoning map, as for example
39 where there appears to be a conflict between a mapped boundary and actual field conditions, the Floodplain
40 Administrator shall make the necessary interpretation.

- 41
42 1. In such cases where the interpretation is contested, the Board of Zoning Adjustment will resolve the dispute.
- 43
44 2. The regulatory flood elevation for the point in question shall be the governing factor in locating the district
45 boundary on the land.
- 46
47 3. The person contesting the location of the district boundary shall be given a reasonable opportunity to
48 present his case to the Board of Zoning Adjustment and to submit his own technical evidence, if he so
49 desires.

50
51 D. Compliance

52
53 No development located within the special flood hazard areas of this community shall be located, extended,
54 converted, or structurally altered without full compliance with the terms of this ordinance and other applicable
55 regulations.

1 E. Abrogation and Greater Restrictions

2
3 It is not intended by this ordinance to repeal, abrogate, or impair any existing easements, covenants, or deed
4 restrictions. However, where this ordinance imposes greater restrictions, the provisions of this ordinance shall
5 prevail. All other ordinances inconsistent with this ordinance are hereby repealed to the extent of the inconsistency
6 only.

7
8 F. Interpretation

9
10 In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements,
11 shall be liberally construed in favor of the governing body, and shall not be deemed a limitation or repeal of any
12 other powers granted by State statutes.

13
14 G. Warning and Disclaimer of Liability

15
16 The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is
17 based on engineering and scientific methods of study. Larger floods may occur on rare occasions or the flood
18 heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris.
19 This ordinance does not imply that areas outside floodway and flood fringe or land uses permitted within such will
20 be free from flooding or flood damage. This ordinance shall not create a liability on the part of Greene County, any
21 officer or employee thereof, for any flood damages that may result from reliance on this ordinance of any
22 administrative decision lawfully made thereunder.

23
24 H. Severability

25
26 If any section, clause, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court of
27 appropriate jurisdiction, the remainder of this ordinance shall not be affected thereby.

28
29 **Section 3 Administration**

30
31 A. Floodplain Development Permit (REQUIRED)

32
33 A Floodplain Development Permit shall be required for all proposed construction or other development, including
34 the placement of manufactured homes, in the areas described in Section 2, A. No person, firm, corporation, or unit
35 of government shall initiate any development or substantial improvement or cause the same to be done without first
36 obtaining a separate Floodplain Development Permit for each structure or other development.

37
38 B. Designation of Floodplain Administrator

39
40 The Greene County Stormwater Engineer is hereby appointed to administer and implement the provisions of this
41 ordinance.

42
43 C. Duties and Responsibilities of Floodplain Administrator

44
45 Duties of the Floodplain Administrator shall include, but not be limited to:

- 46
47 1. review of all applications for Floodplain Development Permits to assure that sites are reasonably safe from
48 flooding and that the Floodplain Development Permit requirements of this ordinance have been satisfied;
49
50 2. review of all applications for Floodplain Development Permits for proposed development to assure that all
51 necessary permits have been obtained from Federal, State, or local governmental agencies from which prior
52 approval is required by Federal, State, or local law;
53
54 3. review all subdivision proposals and other proposed new development, including manufactured home parks
55 or subdivisions, to determine whether such proposals will be reasonably safe from flooding;
56

- 1 4. issue Floodplain Development Permits for all approved applications;
- 2
- 3 5. notify adjacent communities and the State Emergency Management Agency (SEMA) prior to any alteration
- 4 or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency
- 5 Management Agency (FEMA);
- 6
- 7 6. assure that the flood-carrying capacity is not diminished and shall be maintained within the altered or
- 8 relocated portion of any watercourse;
- 9
- 10 7. verify and maintain a record of the actual elevation (in relation to mean sea level) of the lowest floor,
- 11 including basement, or all new or substantially improved structures;
- 12
- 13 8. verify and maintain a record of the actual elevation (in relation to mean sea level) that the new or
- 14 substantially improved non-residential structures have been floodproofed;
- 15
- 16 9. when floodproofing techniques are utilized for a particular non-residential structure, the Floodplain
- 17 Administrator shall require certification from a registered professional engineer or architect.
- 18

19 **D. Application for Floodplain Development Permit**

20
21 To obtain a Floodplain Development Permit, the applicant shall first file an application in writing on a form
22 furnished for that purpose. Every Floodplain Development Permit application shall:

- 23
- 24 1. describe the land on which the proposed work is to be done by lot, block and tract, house and street address,
- 25 or similar description that will readily identify and specifically locate the proposed structure or work;
- 26
- 27 2. identify and describe the work to be covered by the Floodplain Development Permit;
- 28
- 29 3. indicate the use or occupancy for which the proposed work is intended;
- 30
- 31 4. indicate the assessed value of the structure and the fair market value of the improvement;
- 32
- 33 5. specify whether development is located in designated flood fringe or floodway;
- 34
- 35 6. identify the existing base flood elevation and the elevation of the proposed development;
- 36
- 37 7. give such other information as reasonably may be required by the Floodplain Administrator;
- 38
- 39 8. be accompanied by plans and specifications for proposed construction; and
- 40
- 41 9. be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such
- 42 authority.
- 43

44 **Section 4 Provisions for Flood Hazard Reduction**

45
46 **A. General Standards**

- 47
- 48 1. No permit for floodplain development shall be granted for new construction, substantial improvements, and
- 49 other improvements, including the placement of manufactured homes, within any numbered or unnumbered
- 50 A zones and AE zones, unless the conditions of this section are satisfied.
- 51
- 52 2. All areas identified as unnumbered A zones on the FIRM are subject to inundation of the 100-year flood;
- 53 however, the base flood elevation is not provided. Development within unnumbered A zones is subject to
- 54 all provisions of this ordinance. If Flood Insurance Study data is not available, the community shall obtain,
- 55 review, and reasonably utilize any base flood elevation or floodway data currently available from Federal.,
- 56 State, or other sources.

- 1 3. Until a floodway is designated, no new construction, substantial improvements, or other developments,
2 including fill, shall be permitted within any numbered A zone or AE zone on the FIRM, unless it is
3 demonstrated that the cumulative effect of the proposed development, when combined with all other
4 existing and anticipated development, will not increase the water surface elevation of the base flood more
5 than one foot at any point within the community.
6
- 7 4. All new construction, subdivision proposals, substantial improvements, prefabricated structures, placement
8 of manufactured homes, and other developments shall require:
9
- 10 a. design or adequate anchorage to prevent flotation, collapse, or lateral movement of the structure
11 resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
12
- 13 b. construction with materials resistant to flood damage;
14
- 15 c. utilization of methods and practices that minimize flood damage;
16
- 17 d. all electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service
18 facilities be designed and/or located so as to prevent water from entering or accumulating within
19 the components during conditions of flooding;
20
- 21 e. new or replacement water supply systems and/or sanitary sewage systems be designed to minimize
22 or eliminate infiltration of flood waters into the systems and discharges from the systems into flood
23 waters, and on-site wastewater treatment & disposal systems be located so as to avoid impairment
24 or contamination; and
25
- 26 f. subdivision proposals and other proposed new development, including manufactured home parks
27 or subdivisions, located within special flood hazard areas are required to assure that:
28
- 29 (1) all such proposals are consistent with the need to minimize flood damage;
30
- 31 (2) all public utilities and facilities, such as sewer, gas, electrical, and water systems are
32 located and constructed to minimize or eliminate flood damage;
33
- 34 (3) adequate drainage is provided so as to reduce exposure to flood hazards; and
35
- 36 (4) all proposals for development, including proposals for manufactured home parks and
37 subdivisions, of five acres or fifty lots, whichever is lesser, include within such proposals
38 base flood elevation data.
39
- 40 5. Storage, Material, and Equipment
41
- 42 a. The storage or processing of materials within the special flood hazard area that are in time of
43 flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is
44 prohibited.
45
- 46 b. Storage or other material or equipment may be allowed if not subject to major damage by floods if
47 firmly anchored to prevent flotation, or if readily removable from the area within the time available
48 after a flood warning.
49
- 50 6. Agricultural Structures
51
- 52 Structures used solely for agricultural purposes in connection with the production, harvesting, storage,
53 drying, or raising of agricultural commodities, including the raising of livestock, may be constructed at-
54 grade and wet-floodproofed provided there is no human habitation or occupancy of the structure; the
55 structure is of single-wall design; there is no permanent retail, wholesale, or manufacturing use included in
56 the structure; a variance has been granted from the floodplain management requirements of this ordinance;

1 and a Floodplain Development Permit has been issued.

2
3 7. Accessory Structures

4
5 Structures used solely for parking and limited storage purposes, not attached to any other structure on the
6 site, of limited investment value, and not larger than 400 square feet, may be constructed at-grade and wet-
7 floodproofed provided there is no human habitation or occupancy of the structure; the structure is of single-
8 wall design; a variance has been granted from the standard floodplain management requirements of this
9 ordinance; and a Floodplain Development Permit has been issued.

10
11 8. Critical Facilities

12
13 All new or substantially improved critical nonresidential facilities including, but not limited to,
14 governmental buildings, police stations, fire stations, hospitals, orphanages, penal institutions,
15 communication centers, water and sewer pumping stations, water and sewer treatment facilities,
16 transportation maintenance facilities, places of public assembly, emergency aviation facilities, and schools
17 shall be elevated above the 500-year flood level or together with attendant utility and sanitary facilities, be
18 floodproofed so that below the 500-year flood level the structure is water tight with walls substantially
19 impermeable to the passage of water and with structural components having the capability of resisting
20 hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered professional engineer or
21 architect shall certify that the standards of this subsection are satisfied. Such certification shall be provided
22 to the Floodplain Administrator.

23
24 All critical facilities shall have access routes that are above the elevation of the 500-year flood.

25
26 No critical facilities shall be constructed in any designated floodway.

27
28 9. Hazardous Materials

29
30 All hazardous material storage and handling sites shall be located out of the special flood hazard area.

31
32 10. Non-conforming Use

33
34 A structure, or the use of a structure or premises that was lawful before the passage or amendment of the
35 ordinance, but which is not in conformity with the provisions of this ordinance, may be continued subject to
36 the following conditions:

- 37
38 a. If such structure, use, or utility service is discontinued for 12 consecutive months, any future use of
39 the building shall conform to this ordinance.
40
41 b. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be
42 reconstructed if the cost is more than 50 percent of the pre-damaged market value of the structure.
43 This limitation does not include the cost of any alternation to comply with existing State or local
44 health, sanitary, building, safety codes, regulations or the cost of any alteration of a structure listed
45 on the National Register of Historic Places, the State Inventory of Historic Places, or local
46 inventory of historic places upon determination.

47
48 11. Cumulative Improvement

49
50 A structure may be improved (remodeled or enlarged) without conforming to current requirements for
51 elevation so long as the cumulative value of all work done within the last five calendar years does not
52 exceed 50 percent of the structure's current market value. If the cumulative value of the improvement
53 exceeds 50 percent of the structure's current market value, the structure must be brought into compliance
54 with Section 4,B(1) which requires elevation of residential structures to one foot above the base flood
55 elevation or the elevation/floodproofing of non-residential structures to one foot above the base flood
56 elevation.

1 B. Specific Standards

2
3 1. In all areas identified as numbered and unnumbered A zones and AE zones, where base flood elevation data
4 have been provided, as set forth in Section 4,A(2), the following provisions are required:

5
6 a. Residential Construction

7
8 New construction or substantial improvement of any residential structures, including manufactured
9 homes, shall have the lowest floor, including basement, elevated to one foot above the base flood
10 elevation.

11
12 b. Non-Residential Construction

13
14 New construction or substantial improvements of any commercial, industrial, or other non-
15 residential structures, including manufactured homes, shall have the lowest floor, including
16 basement, elevated to one foot above the base flood elevation or, together with attendant utility and
17 sanitary facilities, be floodproofed so that below the base flood elevation the structure is watertight
18 with walls substantially impermeable to the passage of water and with structural components
19 having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A
20 registered professional engineer or architect shall certify that the standards of this subsection are
21 satisfied. Such certification shall be provided to the Floodplain Administrator as set forth in
22 Section 3,C(9).

23
24 c. Require, for all new construction and substantial improvements, that fully enclosed areas below
25 lowest floor used solely for parking of vehicles, building access, or storage in an area other than a
26 basement and that are subject to flooding shall be designed to automatically equalize hydrostatic
27 flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for
28 meeting this requirement must either be certified by a registered professional engineer or architect
29 or meet or exceed the following minimum criteria:

- 30
31 (1) A minimum of two openings having a total net area of not less than one square inch for
32 every square foot of enclosed area subject to flooding shall be provided; and
33
34 (2) The bottom of all openings shall be no higher than one foot above grade. Openings may
35 be equipped with screens, louvers, valves, or other coverings or devices provided that
36 they permit the automatic entry and exit of floodwaters.

37
38 C. Manufactured Homes

39
40 1. All manufactured homes to be placed within all unnumbered and numbered A zones and AE zones, on the
41 community's FIRM shall be required to be installed using methods and practices that minimize flood
42 damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist
43 flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of
44 over-the-top or frame ties to ground anchors.

45
46 2. Require manufactured homes that are placed or substantially improved within unnumbered or numbered A
47 zones and AE zones, on the community's FIRM on sites:

- 48
49 a. outside of manufactured home park or subdivision;
50
51 b. in a new manufactured home park or subdivision;
52
53 c. in an expansion to an existing manufactured home park or subdivision; or
54
55 d. in an existing manufactured home park or subdivision on which a manufactured home has incurred
56 substantial-damage as the result of a flood, be elevated on a permanent foundation such that the

1 lowest floor of the manufactured home is elevated to one foot above the base flood elevation and
2 be securely attached to an adequately anchored foundation system to resist flotation, collapse, and
3 lateral movement.

- 4
5 3. Require that manufactured homes to be placed or substantially improved on sites in an existing
6 manufactured home park or subdivision within all unnumbered and numbered A zones and AE zones, on
7 the community's FIRM, that are not subject to the provisions of Section 4,C(2) of this ordinance, be
8 elevated so that either:
9
10 a. the lowest floor of the manufactured home is at one foot above the base flood level; or
11
12 b. the manufactured home chassis is supported by reinforced piers or other foundation elements of at
13 least equivalent strength that are no less than thirty-six inches in height above grade and be
14 securely attached to an adequately anchored foundation system to resist flotation, collapse, and
15 lateral movement.

16
17 D. Floodway

18
19 Located within areas of special flood hazard established in Section 2, A are areas designated as floodways. Since the
20 floodway is an extremely hazardous area due to the velocity of flood waters that carry debris and potential
21 projectiles, the following provisions shall apply:
22

- 23 1. The community shall select and adopt a regulatory floodway based on the principle that the area chosen for
24 the regulatory floodway must be designed to carry the waters of the base flood without increasing the water
25 surface elevation of that flood more than one foot at any point.
26
27 2. The community shall prohibit any encroachments, including fill, new construction, substantial-
28 improvements, and other development within the adopted regulatory floodway unless it has been
29 demonstrated through hydrologic and hydraulic analyses performed in accordance with standard
30 engineering practice that the proposed encroachment would not result in any increase in flood levels within
31 the community during the occurrence of the base flood discharge.
32
33 3. If Section 4,D(2) is satisfied, all new construction and substantial improvements shall comply with all
34 applicable flood hazard reduction provisions of Section 4.
35
36 4. In unnumbered A zones, the community shall obtain, review, and reasonably utilize any base flood
37 elevation or floodway data currently available from Federal, State, or other sources as set forth in Section
38 4,A(2).
39

40 E. Recreational Vehicles

- 41
42 1. Require that recreational vehicles placed on sites within all unnumbered and numbered A zones and AE
43 zones on the community's FIRM either:
44
45 a. be on the site for fewer than 180 consecutive days, or
46
47 b. be fully licensed and ready for highway use*; or
48
49 c. meet the permitting, elevating, and the anchoring requirements for manufactured homes of this
50 ordinance.

51
52 * A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site
53 only by quick-disconnect type utilities and security devices, and has no permanently attached additions.
54
55
56

Section 5 Floodplain Management Variance Procedures

A. Establishment of Appeal Board

The Greene County Board of Zoning Adjustment as established by Greene County shall hear and decide appeals and requests for variances from the floodplain management requirements of this ordinance.

B. Responsibility of Appeal Board

Where an application for a floodplain development permit or request for a variance from the floodplain management regulations is denied by the Floodplain Administrator, the applicant may apply for such floodplain development permit or variance directly to the Appeal Board, as defined in Section 5, A.

The Board of Zoning Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this ordinance.

C. Further Appeals

Any person aggrieved by the decision of the Board of Zoning Adjustment or any taxpayer may appeal such decision to the Circuit Court of Greene County as provided in Chapter 64 RSMo.

D. Floodplain Management Variance Criteria

In passing upon such applications for variances, the Board of Zoning Adjustment shall consider all technical data and evaluations, all relevant factors, standards specified in other sections of this ordinance, and the following criteria:

1. the danger to life and property due to flood damage;
2. the danger that materials may be swept onto other lands to the injury of others;
3. the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. the importance of the services provided by the proposed facility to the community;
5. the necessity to the facility of a waterfront location, where applicable;
6. the availability of alternative locations, not subject to flood damage, for the proposed use;
7. the compatibility of the proposed use with existing and anticipated development;
8. the relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. the safety or access to the property in times of flood for ordinary and emergency vehicles;
10. the expected heights, velocity, duration, rate of rise and sediment transport of the flood waters, if applicable, expected at the site; and,
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; streets; and bridges.

1 E. Conditions for Approving Floodplain Management Variances

- 2
- 3 1. Generally, variances may be issued for new construction and substantial improvements to be erected on a
- 4 lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed
- 5 below the base flood elevation, providing items 2 through 6 below have been fully considered. As the lot
- 6 size increases beyond the one-half acre, the technical justification required for issuing the variance
- 7 increases.
- 8
- 9 2. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed in the
- 10 National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic
- 11 places upon determination provided the proposed activity will not preclude the structure's continued
- 12 historic designation.
- 13
- 14 3. Variances shall not be issued within any designated floodway if any increase in flood levels during the base
- 15 flood discharge would result.
- 16
- 17 4. Variances shall only be issued upon a determination that the variance is the minimum necessary,
- 18 considering the flood hazard, to afford relief.
- 19
- 20 5. Variances shall only be issued upon
- 21
- 22 a. a showing of good and sufficient cause,
- 23
- 24 b. a determination that failure to grant the variance would result in exceptional hardship to the
- 25 applicant, and
- 26
- 27 c. a determination that the granting of a variance will not result in increased flood heights, additional
- 28 threats to public safety, extraordinary public expense, create nuisances, cause fraud on or
- 29 victimization of the public, or conflict with existing local laws or ordinances.
- 30
- 31 6. A community shall notify the applicant in writing over the signature of a community official that
- 32
- 33 a. the issuance of a variance to construct a structure below base flood elevation will result in
- 34 increased premium rates for flood insurance up to amounts as high as \$25.00 for \$100.00 of
- 35 insurance coverage and
- 36
- 37 b. such construction below the base flood elevation increases risks to life and property.

38

39 Such notification shall be maintained with the record of all variance actions as required by this ordinance.

40

41 F. Conditions for Approving Variances for Agricultural Structures

42

43 Any variance granted for an agricultural structure shall be decided individually based on a case by case analysis of

44 the building's unique circumstances. Variances granted shall meet the following conditions as well as those criteria

45 and conditions set forth in Section 5, D and E of this ordinance.

46

47 In order to minimize flood damages during the 100-year flood and the threat to public health and safety, the

48 following conditions shall be included for any variance issued for agricultural structures that are constructed at-grade

49 and wet-floodproofed.

50

- 51 1. All agricultural structures considered for a variance from the Floodplain Management Regulations of this
- 52 ordinance shall demonstrate that the varied structure is located in wide, expansive floodplain areas and no
- 53 other alternate location outside of the special flood hazard area exists for the agricultural structure.
- 54 Residential structures, such as farm houses, cannot be considered agricultural structures.
- 55
- 56 2. Use of the varied structures must be limited to agricultural purposes in zone A only as identified on the

community's Flood Insurance Rate Map (FIRM).

3. For any new or substantially damaged agricultural structures, the exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below the base flood elevation, must be built with flood-resistant materials in accordance with Section 4, A(4)(b) of this ordinance.
4. The agricultural structures must be adequately anchored to prevent flotation, collapse, or lateral movement of the structures in accordance with Section 4, A(4)(a) of this ordinance. All of the building's structural components must be capable of resisting specific flood-related forces including hydrostatic, buoyancy, and hydrodynamic and debris impact forces.
5. Any mechanical, electrical, or other utility equipment must be located above the base flood elevation or floodproofed so that they are contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions in accordance with Section 4, A(4)(d) of this ordinance.
6. The agricultural structures must meet all National Flood Insurance Program (NFIP) opening requirements. The NFIP requires that enclosure or foundation walls, subject to the 100-year flood, contain openings that will permit the automatic entry and exit of floodwaters in accordance with Section 4, B(1)(c) of this ordinance.
7. The agricultural structures must comply with the floodplain management floodway encroachment provisions of Section 4, D(2) of this ordinance. No variances may be issued for agricultural structures within any designated floodway, if any increase in flood levels would result during the 100-year flood.
8. Major equipment, machinery, or other contents must be protected from any flood damage.
9. No disaster relief assistance under any program administered by any Federal agency shall be paid for any repair or restoration costs of the agricultural structures.
10. A community shall notify the applicant in writing over the signature of a community official that
 - a. the issuance of a variance to construct a structure below base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25.00 for \$100.00 of insurance coverage, and
 - b. such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this ordinance.
11. Wet-floodproofing construction techniques must be reviewed and approved by the community and a registered professional engineer or architect prior to the issuance of any Floodplain Development Permit for construction.

G. Conditions for Approving Variances for Accessory Structures

Any variance granted for an accessory structure shall be decided individually based on a case by case analysis of the building's unique circumstances. Variances granted shall meet the following conditions as well as those criteria and conditions set forth in Section 5, D and E of this ordinance.

In order to minimize flood damages during the 100-year flood and the threat to public health and safety, the following conditions shall be included for any variance issued for accessory structures that are constructed at-grade and wet-floodproofed:

1. Use of the accessory structures must be solely for parking and limited storage purposes in zone A only as identified on the community's Flood Insurance Rate Map (FIRM).

2. For any new or substantially damaged accessory structures, the exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below the base flood elevation, must be built with flood-resistant materials in accordance with Section 4, A(4)(b) of this ordinance.
3. The accessory structures must be adequately anchored to prevent flotation, collapse, or lateral movement of the structure in accordance with Section 4, A(4)(a) of this ordinance. All of the building's structural components must be capable of resisting specific flood-related forces including hydrostatic, buoyancy, and hydrodynamic and debris impact forces.
4. Any mechanical, electrical, or other utility equipment must be located above the base flood elevation or floodproofed so that they are contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions in accordance with Section 4, A(4)(d) of this ordinance.
5. The accessory structures must meet all National Flood Insurance Program (NFIP) opening requirements. The NFIP requires that enclosure or foundation walls, subject to the 100-year flood, contain openings that will permit the automatic entry and exit of floodwaters in accordance with Section 4, B(1)(c) of this ordinance.
6. The accessory structures must comply with the floodplain management floodway encroachment provisions of Section 4, D(2) of this ordinance. No variances may be issued for accessory structures within any designated floodway, if any increase in flood levels would result during the 100-year flood.
7. Equipment, machinery, or other contents must be protected from any flood damage.
8. No disaster relief assistance under any program administered by any Federal agency shall be paid for any repair or restoration costs of the accessory structures.
9. A community shall notify the applicant in writing over the signature of a community official that
 - a. the issuance of a variance to construct a structure below base flood elevation will result in increased premium rates for flood insurance up to amounts as high as \$25.00 for \$100.00 of insurance coverage, and
 - b. such construction below the base flood elevation increases risks to life and property.Such notification shall be maintained with the record of all variance actions as required by this ordinance.
10. Wet-floodproofing construction techniques must be reviewed and approved by the community and registered professional engineer or architect prior to the issuance of any Floodplain Development Permit for construction.

H. Conditions for Approving Variances for Temporary Structures

Any variance granted for a temporary structure shall be decided individually based on a case by case analysis of the building's unique circumstances. Variances granted shall meet the following conditions as well as those criteria and conditions set forth in Section 5, D and E of this ordinance.

1. A temporary structure may be considered for location within the 100-year floodplain only when all of the following criteria are met:
 - a. use of the temporary structure is unique to the land to be developed and cannot be located outside of the floodplain nor meet the NFIP design standards;
 - b. denial of the temporary structure permit will create an undue hardship on the property owner;

- c. the community has adopted up-to-date NFIP and building regulations to direct placement and removal of the temporary structure; and
 - d. the community has sufficient staff to monitor the placement, use, and removal of the temporary structure throughout the duration of the permit.
2. Once all the above conditions are met, an application for a special use permit must be made to the Board of Zoning Adjustment. The Board of Zoning Adjustment shall consider all applications for special use permits for a temporary structure based on the following criteria:
- a. The placement of any temporary structure within the special flood hazard areas as shown on the community's adopted Federal Emergency Management Agency/National Flood Insurance Program map shall require an approved special use permit. The special use permit shall be valid for a period not to exceed 180 days.
 - b. Special use permit applications, for a temporary structure to be located in special flood hazard areas, shall conform to the standard public hearing process prior to any community action on the permit request.
 - c. An emergency plan for the removal of the temporary structure that includes specific removal criteria and time frames from the agency or firm responsible for providing the manpower, equipment, and the relocation and disconnection of all utilities shall be required as part of the special use permit application for the placement of any temporary structure.
 - d. On or before the expiration of the end of the 180-day special use permit period, the temporary structure shall be removed from the site. All utilities, including water, sewer, communication, and electrical services shall be disconnected.
 - e. To ensure the continuous mobility of the temporary structure for the duration of the permit, the temporary structure shall retain its wheels and tires, licenses, and towing appurtenance on the structure at all times.
 - f. Under emergency flooding conditions, the temporary structure shall be removed immediately or as directed by the community and as specified in the emergency removal plan.
 - g. Location of any temporary structure within any defined floodway, as determined from data available from other sources, requires the provision of a "no-rise" certificate by a registered professional engineer.
 - h. Violation of or non-compliance with any of the stated conditions of the special use permit during the term thereof, shall make the permit subject to revocation by resolution of the governing body of the community. Issuance of permit revocation notice shall be made to the landowner, the occupant of the land, and to the general public.
 - i. Any deviation from the approved site plan shall be deemed a violation of the special use permit approval and the uses allowed shall automatically be revoked. The subsequent use of the land shall be as it was prior to the special permit approval. In event of any violation, all permitted special uses shall be deemed a violation of this ordinance and shall be illegal, non-conforming uses and shall be summarily removed and abated.
 - j. If the temporary structure is to be returned to its previously occupied site, the process for issuing a special use permit must be repeated in full. Any subsequent permit shall be valid for 180 days only.

1 **Section 6 Penalties for Violation**

2
3 Violation of the provisions of this ordinance or failure to comply with any of its requirements (including violations of
4 conditions and safeguards established in connection with granting of variances) shall constitute a misdemeanor. Any
5 person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be
6 fined not more than \$100.00 and in addition, shall pay all costs and expenses involved in the case. Each day such
7 violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Greene
8 County Commission or other appropriate authority from taking such other lawful action as is necessary to prevent or
9 remedy any violation.
10

11 **Section 7 Amendments**

- 12
13 1. The regulations, restrictions, and boundaries set forth in this ordinance may from time to time be amended,
14 supplemented, changed, or appealed to reflect any and all changes in the National Flood Disaster Protection
15 Act of 1973, provided, however, that no such action may be taken until after a public hearing in relation
16 thereto, at which parties of interest and citizens shall have an opportunity to be heard.
17
18 2. Notice of the time and place of such hearing shall be published in a newspaper of general circulation in the
19 County of Greene.
20
21 3. At least 20 days shall elapse between the date of this publication and the public hearing.
22
23 4. A copy of such amendments will be provided to the Region VII office of the Federal Emergency
24 Management Agency (FEMA). The regulations of this ordinance are in compliance with the National Flood
25 Insurance Program (NFIP) regulations.
26

27 **Section 8 Definitions**

28
29 Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the
30 same meaning they have in common usage and to give this ordinance its most reasonable application.
31

- 32 1. **"100-year Flood"** see "base flood".
33
34 2. **"Accessory Structure"** means the same as "appurtenant structure".
35
36 3. **"Actuarial Rates"** see "risk premium rates".
37
38 4. **"Administrator"** means the Federal Insurance Administrator.
39
40 5. **"Agency"** means the Federal Emergency Management Agency (FEMA).
41
42 6. **"Agricultural Commodities"** means agricultural products and livestock.
43
44 7. **"Agricultural Structure"** means any structure used exclusively in connection with the production,
45 harvesting, storage, drying, or raising of agricultural commodities.
46
47 8. **"Appeal"** means a request for review of the Floodplain Administrator's interpretation of any provision of
48 this ordinance or a request for a variance.
49
50 9. **"Appurtenant Structure"** means a structure that is on the same parcel of property as the principle
51 structure to be insured and the use of which is incidental to the use of the principal structure.
52
53 10. **"Areas of Special Flood Hazard"** is the land in the floodplain within a community subject to a one percent
54 or greater chance of flooding in any given year.
55
56 11. **"Base Flood"** means the flood having a one percent chance of being equaled or exceeded in any given year.

- 1 12. **“Basement”** means any area of the structure having its floor subgrade (below grade level) on all sides.
- 2
- 3 13. **“Building”** see “structure”
- 4
- 5 14. **“Chief Executive Officer” or “Chief Elected Official”** means the official of the community who is
- 6 charged with the authority to implement and administer laws, ordinances, and regulations for that
- 7 community.
- 8
- 9 15. **“Community”** means any State or area or political subdivision thereof, which has authority to adopt and
- 10 enforce Floodplain Management Regulations for the areas within its jurisdiction.
- 11
- 12 16. **“Development”** means any man-made change to improved or unimproved real estate, including but not
- 13 limited to buildings or other structures, levees, levee systems, mining, dredging, filling, grading, paving,
- 14 excavation or drilling operations, or storage of equipment or materials.
- 15
- 16 17. **“Elevated Building”** means for insurance purposes, a non-basement building which has its lowest elevated
- 17 floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.
- 18
- 19 18. **“Eligible Community” or “Participating Community”** means a community for which the Administrator
- 20 has authorized the sale of flood insurance under the National Flood Insurance Program (NFIP).
- 21
- 22 19. **“Existing Construction”** means for the purposes of determining rates, structures for which the “start of
- 23 construction” commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs
- 24 effective before that date. “Existing construction” may also be referred to as “existing structures”.
- 25
- 26 20. **“Existing Manufactured Home Park or Subdivision”** means a manufactured home park or subdivision
- 27 for which the construction of facilities for servicing the lots on which the manufactured homes are to be
- 28 affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site
- 29 grading or the pouring of concrete pads) is completed before the effective date of the Floodplain
- 30 Management Regulations adopted by a community.
- 31
- 32 21. **“Expansion to an Existing Manufactured Home Park or Subdivision”** means the preparation of
- 33 additional sites by the construction of facilities for servicing the lots on which the manufactured homes are
- 34 to be affixed (including the installation of utilities, the construction of streets, and either final site grading or
- 35 the pouring of concrete pads).
- 36
- 37 22. **“Flood” or “Flooding”** means a general and temporary condition of partial or complete inundation of
- 38 normally dry land areas from (1) the overflow of inland and/or (2) the unusual and rapid accumulation or
- 39 runoff of surface waters from any source.
- 40
- 41 23. **“Flood Boundary and Floodway Map (FBFM)”** means an official map of a community on which the
- 42 Administrator has delineated both special flood hazard areas and the designated regulatory floodway.
- 43
- 44
- 45 24. **“Flood Elevation Determination”** means a determination by the Administrator of the water surface
- 46 elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in
- 47 any given year.
- 48
- 49 25. **“Flood Elevation Study”** means an examination, evaluation and determination of flood hazards.
- 50
- 51 26. **“Flood Fringe”** means the area outside the floodway encroachment lines, but still subject to inundation by
- 52 the regulatory flood.
- 53
- 54 27. **“Flood Hazard Boundary Map (FHBM)”** means an official map of a community, issued by the
- 55 Administrator, where the boundaries of the flood areas having special flood hazards have been designated
- 56 as (unnumbered or numbered) A zones.

- 1 28. **“Flood Insurance Rate Map (FIRM)”** means an official map of a community, on which the Administrator
2 has delineated both the special flood hazard areas and the risk premium zones applicable to the community.
3
- 4 29. **“Flood Insurance Study (FIS)”** means an examination, evaluation and determination of flood hazards and,
5 if appropriate, corresponding water surface elevations.
6
- 7 30. **“Floodplain” or “Flood-prone Area”** means any land area susceptible to being inundated by water from
8 any source (see “flooding”).
9
- 10 31. **“Floodplain Management”** means the operation of an overall program of corrective and preventive
11 measures for reducing flood damage, including but not limited to emergency preparedness plans, flood
12 control works, and Floodplain Management Regulations.
13
- 14 32. **“Floodplain Management Regulations”** means zoning ordinances, subdivision regulations, building
15 codes, health regulations, special purpose ordinances (such as floodplain and grading ordinances) and other
16 applications of police power. The term describes such state or local regulations, in any combination
17 thereof, that provide standards for the purpose of flood damage prevention and reduction.
18
- 19 33. **“Floodproofing”** means any combination of structural and nonstructural additions, changes, or adjustments
20 to structures that reduce or eliminate flood damage to real estate or improved real property, water and
21 sanitary facilities, or structures and their contents.
22
- 23 34. **“Floodway” or “Regulatory Floodway”** means the channel of a river or other watercourse and the
24 adjacent land areas that must be reserved in order to discharge the base flood without cumulatively
25 increasing the water surface elevation more than one foot.
26
- 27 35. **“Floodway Encroachment Lines”** means the lines marking the limits of floodways on Federal, State and
28 local floodplain maps.
29
- 30 36. **“Freeboard”** means a factor of safety usually expressed in feet above a flood level for purposes of
31 floodplain management. “Freeboard” tends to compensate for the many unknown factors that could
32 contribute to flood heights greater than the height calculated for a selected size flood and floodway
33 conditions, such as bridge openings and the hydrological effect of urbanization of the watershed.
34
- 35 37. **“Functionally Dependent Use”** means a use that cannot perform its intended purpose unless it is located or
36 carried out in close proximity to water. This term includes only docking facilities and facilities that are
37 necessary for the loading and unloading of cargo or passengers, but does not include long-term storage or
38 related manufacturing facilities.
39
- 40 38. **“Highest Adjacent Grade”** means the highest natural elevation of the ground surface prior to construction
41 next to the proposed walls of a structure.
42
- 43 39. **“Historic Structure”** means any structure that is (a) listed individually in the National Register of Historic
44 Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of
45 the Interior as meeting the requirements for individual listing on the National Register; (b) certified or
46 preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a
47 registered historic district or a district preliminarily determined by the Secretary to qualify as a registered
48 historic district; (c) individually listed on a state inventory of historic places in states with historic
49 preservation programs which have been approved by the Secretary of the Interior; or (d) individually listed
50 on a local inventory of historic places in communities with historic preservation programs that have been
51 certified either (1) by an approved state program as determined by the Secretary of the Interior, or (2)
52 directly by the Secretary of the Interior in states without approved programs.
53
- 54 40. **“Lowest Floor”** means the lowest floor of the lowest enclosed area, including basement. An unfinished or
55 flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage, in an area other
56 than a basement area, is not considered a building’s lowest floor, provided that such enclosure is not built so

as to render the structure in violation of the applicable floodproofing design requirements of this ordinance.

41. **“Manufactured Home”** means a structure, transportable in one or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle.”
42. **“Manufactured Home Park or Subdivision”** means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.
43. **“Map”** means the Flood Hazard Boundary Map (FHBM), Flood Insurance Rate Map (FIRM), or the Flood Boundary and Floodway Map (FBFM) for a community issued by the Federal Emergency Management Agency (FEMA).
44. **“Market Value” or “Fair Market Value”** means an estimate of what is fair, economic, just and equitable value under normal local market conditions.
45. **“Mean Sea Level”** means, for purposes of the National Flood insurance Program (NFIP), the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community’s Flood Insurance Rate Map (FIRM) are referenced.
46. **“New Construction”** means, for the purposes of determining insurance rates, structures for which the “start of construction” commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, “new construction” means structures for which the “start of construction” commenced on or after the effective date of the Floodplain Management Regulations adopted by a community and includes any subsequent improvements to such structures.
47. **“New Manufactured Home Park or Subdivision”** means a manufactured home park or subdivision for which the construction of facilities for servicing the lot on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of Floodplain Management Regulations adopted by the community.
48. **“(NFIP)”** means the National Flood Insurance Program (NFIP).
49. **“Participating Community”** also known as an **“Eligible Community”** means a community in which the Administrator has authorized the sale of flood insurance.
50. **“Person”** includes any individual or group of individuals, corporation, partnership, association, or any other entity, including Federal, State and local governments and agencies.
51. **“Principally Above Ground”** means that at least 51 percent of the actual cash value of the structure, less land value, is above ground.
52. **“Recreational Vehicle”** means a vehicle which is (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projections; (c) designed to be self-propelled or permanently towable by a light-duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
53. **“Remedy a Violation”** means to bring the structure or other development into compliance with Federal, State, or local Floodplain Management Regulations; or, if this is not possible, to reduce the impacts of its noncompliance.
54. **“Risk Premium Rates”** means those rates established by the Administrator pursuant to individual community studies and investigations which are undertaken to provide flood insurance in accordance with Section 1307 of the National Flood Disaster Protection Act of 1973 and the accepted actuarial principles.

1 "Risk premium rates" include provisions for operating costs and allowances.
2

3 55. "Special Flood Hazard Area" see "area of special flood hazard".
4

5 56. "Special Hazard Area" means an area having special flood hazards and shown on an FHBM, FIRM, or
6 FBFM as zones (unnumbered or numbered) A and AE.
7

8 57. "Start of Construction" includes substantial improvements, and means the date the building permit was
9 issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement,
10 or other improvements were within 180 days of the permit date. The actual start means either the first
11 placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the
12 installation of piles, the construction of columns, any work beyond the stage of excavation, or the placement
13 of a manufactured home on a foundation. Permanent construction does not include land preparation, such
14 as clearing, grading and filling, the installation of streets and/or walkways, excavation for a basement,
15 footings, piers, foundations, the erection of temporary forms, nor installation on the property of accessory
16 structures, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a
17 substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor,
18 or other structural part of a building, whether or not that alteration affects the external dimensions of the
19 building.
20

21 58. "State Coordinating Agency" means that agency of the state government, or other office designated by the
22 governor of the state or by state statute at the request of the Administrator to assist in the implementation of
23 the National Flood Insurance Program (NFIP) in that state.
24

25 59. "Structure" means, for floodplain management purposes, a walled and roofed building, including a gas or
26 liquid storage tank, that is principally above ground, as well as a manufactured home. "Structure" for
27 insurance purposes, means a walled and roofed building, other than a gas or liquid storage tank, that is
28 principally above ground and affixed to a permanent site, as well as a manufactured home on a permanent
29 foundation. For the latter purpose, the term includes a building while in the course of construction,
30 alteration or repair, but does not include building materials or supplies intended for use in such
31 construction, alteration or repair, unless such materials or supplies are within an enclosed building on the
32 premises.
33

34 60. "Substantial Damage" means damage of any origin sustained by a structure whereby the cost of restoring
35 the structure to pre-damage condition would equal or exceed 50 percent of the market value of the structure
36 before the damage occurred.
37

38 61. "Substantial Improvement" means any reconstruction, rehabilitation, addition, or other improvement of a
39 structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "start of
40 construction" of the improvement. This term includes structures which have incurred "substantial damage",
41 regardless of the actual repair work performed. The term does not, however, include either (a) any project
42 for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code
43 specifications that have been identified by the local code enforcement official and which are the minimum
44 necessary to assure safe living conditions, or (b) any alteration of a "historic structure", provided that the
45 alteration will not preclude the structure's continued designation as a "historic structure."
46

47 62. "Temporary Structure" means a structure permitted in a district for a period not to exceed 180 days and is
48 required to be removed upon the expiration of the permit period. Temporary structures may include
49 recreational vehicles, temporary construction offices, or temporary business facilities used until permanent
50 facilities can be constructed, but at no time shall it include manufactured homes used as residences.
51

52 63. "Variance" means a grant of relief by the community from the terms of a Floodplain Management
53 Regulation. Flood insurance requirements remain in place for any varied use or structure and cannot be
54 varied by the community.
55

56 64. "Violation" means the failure of a structure or other development to be fully compliant with the

1 community's Floodplain Management Regulations. A structure or other development without the elevation
2 certificate, other certifications, or other evidence of compliance required by this ordinance is presumed to
3 be in violation until such time as that documentation is provided.
4

- 5 65. **“Water Surface Elevation”** means the height, in relation to the National Geodetic Vertical Datum
6 (NGVD) of 1929 (or other datum where specified) of floods of various magnitudes and frequencies in the
7 floodplain.
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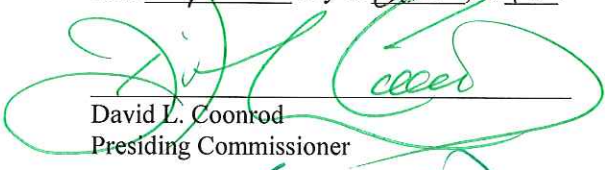
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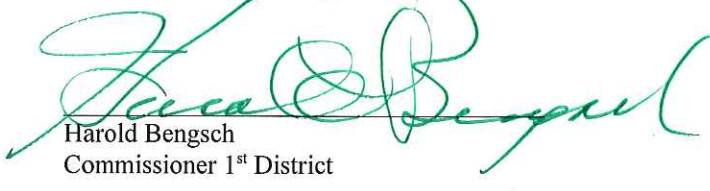
Section 9 Certification of adoption

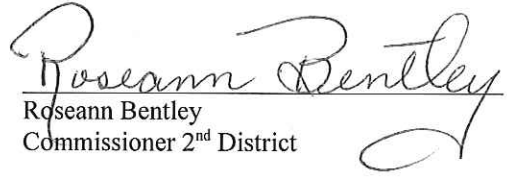
This Floodplain Management Ordinance for the community of Greene County, Missouri

ADOPTED AND APPROVED by the Greene County Commission

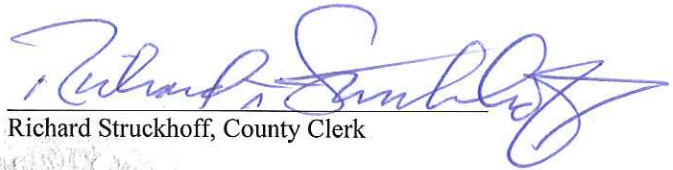
This 4th day of Oct., 2010.


David L. Coonrod
Presiding Commissioner


Harold Bengsch
Commissioner 1st District


Roseann Bentley
Commissioner 2nd District

ATTEST:


Richard Struckhoff, County Clerk

