
1150.23 Standards and requirements for activities, development and uses in the floodway fringe.

Only one (1) or more of the following activities may be allowed in the floodway fringe, provided it complies with all standards of the Columbus City Codes. In floodway fringe areas where base flood elevation data are not available from any source, identified as Zone AO on the Flood Insurance Rate Map, the lowest floor of any new construction or substantial improvement of any building or structure shall be elevated at least two (2) feet above the highest adjacent natural grade.

- A. An existing or new building, structure or development that is entirely within or partially within the floodway fringe shall be used as specified by the underlying zoning district and in accordance with the following specifications:
 - 1. Residential new construction, or substantial improvement of an existing residential building shall be elevated such that the lowest floor is equal to or above the flood protection elevation for the site. A residential building shall have a means of ingress and egress to land outside the flood plain that is equal to or above the base flood elevation and substantial enough for pedestrian access during a base flood within the subject site.
 - 2. Commercial, manufacturing, and other new construction, or substantial improvement of any building, structure, or appurtenant work shall:
 - a. Be elevated such that the lowest floor or level is equal to or above the flood protection elevation for the site; or
 - b. Together with attendant utility and sanitary facilities, shall be certified as floodproofed as provided in the Columbus Building Code to a point equal to or above the flood protection elevation.

Accessory land uses such as yards and parking lots may be at lower elevations.

 - 3. New public streets shall be at a point equal to or above the base flood ~~protection~~ elevation, or in developed areas shall meet the maximum elevation already established. Resurfacing and replacement of pavement sections is permitted to maintain the existing elevations.
 - 4. Pipes, railroads, transmission lines, pipes, well fields and related facilities must be elevated to a point equal to or above the flood protection elevation where failure or interruption of these public facilities would result in danger to the public health or safety or where such facilities are essential to the orderly functioning of the area.
 - 5. Storage of material that, in time of flooding, is buoyant, flammable, explosive, or could be injurious to human, animal or plant life shall be stored at or above the flood protection elevation, floodproofed, or protected by structural measures consistent with the standards set forth in the Columbus Building Code.
 - 6. Utilities water supply system or sanitary sewage system shall be designed to minimize or eliminate infiltration of flood waters into the system. Any new or replacement sanitary sewage system shall also be designed to minimize discharge from the system into flood waters. An on-site waste disposal system shall be located so as to avoid impairment to it or contamination from it during flooding.
- B. An accessory structure, including but not limited to garage, storage building, or deck may be constructed in the floodway fringe below the flood protection elevation and without dry flood proofing provided the accessory structure:
 - 1. Is in compliance with the provisions of the underlying zoning district;

-
2. Is constructed of flood resistant materials;
 3. Is constructed with approved openings and located to minimize resistance to floodwater flow;
 4. Is firmly anchored to prevent flotation;
 5. Is designed in accordance with the Columbus Building Code;
 6. Is not used for human habitation;
 7. Does not contain more than 720 square feet of gross floor area; and
 8. Has all service facilities including electrical, heating and mechanical equipment elevated or floodproofed to or above the base flood elevation.

(Ord. No. 1177-2010, § 1, 9-27-2010)