

Part I: Code Amendments at a Glance – Flood Damage Prevention (Chapter 19.30):**A. What is it?**

FEMA has updated the Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) for our community and are scheduled to become effective on June 19, 2020. Adoption of the new FIS and FIRM through revisions to Chapter 30 in Title 19 is required to avoid suspension from the National Flood Insurance Program (NFIP). We have opted to use the state model ordinance to make the necessary changes to come into compliance with FEMA's regulations.

B. Type of revision drafted:

- Minor revision to an existing chapter(s)
- Rewrite of existing chapter
- New chapter

C. Key changes from existing code:

Proposed changes to chapter 30 include:

- 1) The applicability section is updated to include or modify such things as statutory authorization, findings of fact, statement of purpose, and methods of reducing flood loss.
- 2) The lands to which this chapter applies to in the current EMC 19.30.020, overlay zoning districts and their descriptions, will be removed. Areas within the special flood hazard area will be defined by FEMA's Flood Insurance Rate Maps (FIRMs).
- 3) Definitions for Chapter 30 will be updated to match the NFIP definitions. Density Fringe Area is a definition that will be added that is not in the NFIP.
- 4) Applicable Density Fringe Area regulations from Snohomish County will be adopted that will apply only to the Density Fringe Area on the FIRM.
- 5) Residential and nonresidential construction standards will be revised so that the lowest floor shall be elevated to one foot above the base flood elevation rather than two feet except when the base flood elevation is unknown.
- 6) The allowance to increase the water surface elevation of the base flood of one foot at any point in the community within the floodway will be replaced with a no-rise within the floodway.
- 7) Regulations will be added to address mobile homes, recreational vehicles, and accessory buildings.
- 8) Provision for residential construction in floodways will be added.
- 9) Variance requirements and the variance criteria in the current EMC19.30.080 will be updated.