

ORDINANCE NO. 2147

AN ORDINANCE REPEALING CERTAIN SECTIONS OF ORDINANCE 1992 FLOODPLAIN MANAGEMENT ORDINANCE TO MEET FEMA AND STATE REGULATIONS.

BE IT ORDAINED BY THE GOVERNING BODY FOR THE CITY OF BURLINGAME, KANSAS:

Section 1: Article 2 Section A, Article 4.B.1.b, Article 4.B.1.a, Article 4.C.2.d, and 4.C.3.b are hereby repealed.

Section 2: SECTIONS REPLACED:

ARTICLE 2 GENERAL PROVISIONS

SECTION A. LANDS TO WHICH ORDINANCE APPLIES

This ordinance shall apply to all lands within the jurisdiction of the City of Burlingame, Kansas identified as unnumbered A zones on the Index Map dated February 3, 2010 of the Flood Insurance Rate Map (FIRM) as amended, and any future revisions thereto. In all areas covered by this ordinance, no development shall be permitted, except through the issuance of a floodplain development permit, granted by the City Council (governing body) or its duly designated representative under such safeguards and restrictions as the City Council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community, and as specifically noted in Article 4.

ARTICLE 4, SECTION B.

SECTION B. SPECIFIC STANDARDS

1. In all areas of special flood hazard, once base flood elevation data is obtained, as set forth in Article 4, Section A(2), the following provisions are required:
 - a. Residential Construction

New construction or substantial-improvement of any residential structure, including manufactured homes, shall have the lowest floor, including basement, elevated to a minimum of one (1) foot above base flood level. The elevation of the lowest floor shall be certified by a licensed land surveyor or professional engineer.
 - b. Non-Residential Construction

New construction or substantial-improvement of any commercial, industrial, or other non-residential structure, including manufactured homes, shall have the lowest floor, including basement, elevated a minimum of one (1) foot above the base flood level or, together with attendant utility and sanitary facilities, be floodproofed so that below one foot above the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. The elevation of the lowest floor shall be certified by a licensed land surveyor or professional engineer. Floodplain Administrator as set forth in Article 3, Section C (7)(8)(9).

SECTION C. MANUFACTURED HOMES

2. Require manufactured homes that are placed or substantially improved within unnumbered A zones on the community's FIRM or FHBM on sites:
 - d. In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial-damage" as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to a minimum of one (1) foot above the base flood level and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. The elevation of the lowest floor shall be certified by a licensed land surveyor or professional engineer.
3. Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within unnumbered A zones on the community's FIRM or FHBM, that are not subject to the provisions of Article 4, Section C(2) of this ordinance, be elevated so that either:
 - b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. The elevation of the lowest floor shall be certified by a licensed land surveyor or professional engineer.

Section 3: Effective Date.

This Ordinance shall take effect and be in force from and after its passage, approval and publication in the Osage County Herald Chronicle, the official City newspaper of said City.

PASSED AND APPROVED, this 7th day of December 2009.

Raymond Hovestadt, Mayor

Attest:

Patti Gilbert, City Clerk