

33.631 Sites in the Combined Flood Hazard Area

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33.631.010 Purpose

The regulations for lands subject to regular or periodic flooding will help minimize public and private losses from flooding. The standards and approval criteria limit the creation of lots on lands subject to flood in order to direct development away from hazardous areas. The standards and approval criteria promote the safety and well-being of citizens and protect property while preserving the natural function of floodplains.

33.631.020 Where these Regulations Apply

The standards stated in 33.631.100 apply to proposals for land divisions where any portion of the site is in the combined flood hazard area. Adjustments to the standards are prohibited. For proposals that cannot meet all of the standards, the approval criteria stated in 33.631.200 apply. Where a proposal can meet the standards, the applicant may choose to meet all of the approval criteria stated in 33.631.200 instead of all of the standards.

33.631.100 Flood Hazard Area Standards

All of the following standards must be met.

- A.** All proposed lots must be outside of the combined flood hazard area;
- B.** All services must be outside of the combined flood hazard area, except as follows:
 - 1. Stormwater outfalls, when such discharges are allowed, are allowed within the combined flood hazard area; and
 - 2. Subsurface connections to existing sewer, stormwater, or water services are allowed within the combined flood hazard area.
- C.** The combined flood hazard area must be entirely within a flood hazard tract.

33.631.200 Flood Hazard Area Approval Criteria

- A. RF through R2.5 zones.** The following criteria must be met in the RF through R2.5 zones:
 - 1. Where possible, all lots must be outside of the combined flood hazard area; and
 - 2. Where it is not possible to have all lots outside of the combined flood hazard area, all proposed lots must have adequate building area outside of the combined flood hazard area.
- B. RM1 through RMP, C, E, I, IR, and CI zones.** The following criteria must be met in the RM1 through RMP, C, E, I, IR, and CI zones:

1. Each lot must have adequate area outside of the combined flood hazard area to accommodate allowed or proposed uses. This criterion does not apply to river-dependent uses; and
 2. Where the proposed uses and development are river-dependent, lots must be configured so that development on them will minimize obstruction of floodwaters.
- C. In all zones.** The following criteria must be met in all zones:
1. Services proposed in the combined flood hazard area must be located and built to minimize or eliminate flood damage to the services; and
 2. The floodway must be entirely within a flood hazard area tract unless river-dependent land-uses and development are proposed on the site.

(Added by: Ord. Nos. 175965 and 176333, effective 7/1/02. Amended by: Ord. No. 178509, effective 7/16/04; Ord. No. 179980, effective 4/22/06; Ord. No. 184235, effective 11/26/10; Ord. No. 188177, effective 5/24/18; Ord. No. 188958, effective 5/24/18; Ord. No. 189137, effective 8/22/18; Ord. No. 189805, effective 3/1/20; Ord. No. 191477, effective 3/1/24; Ord. No. 191848, effective 10/1/24.)