

27-35.1(a)(1) The purpose of the Flood Plain (FP) District is to guide development in areas where a potential for damage from floodwaters exists and for which no detailed flood data has been provided. These areas are shown as zone A on the Flood Insurance Rate Map and as approximate 100 year flood plains on the Floodway maps. The identification of these areas has been made by the Federal Insurance Administration. The Flood Plain (FP) District may stand by itself or be combined with any other district.

SECTION 6: Section 27-35.1(c) be amended by adding thereto two new subsections to be number (6) and (7) and read as follows:

- (6) Mobile homes (temporary or permanent) having pads (concrete or stands of compacted fill) at or above the regulatory flood elevation and ground anchors meeting Mobile Home Tie Downs; Schedule A. In addition, adequate drainage and access for a hauler shall be provided.
- (7) Residential structures. The structure or structures, if permitted in a Flood Plain (FP) District, shall be constructed on the building site so as to minimize obstruction to the flow of floodwaters. Floodproofing of non-residential structures, if proposed, must be in accordance with the definition of a flood proofed building as set forth in this ordinance and must be so certified by a professional engineer or a registered architect licensed to practice in Indiana.

SECTION 7: Section 27-35.2(a) (Statement of Purpose) be amended by striking therefrom the wording contained in subsection 27-35.2(a)(1) and inserting in place thereof the following wording:

Subsection 27-35.2(a)(1) The purpose of the Floodway (FW) District is to guide development in areas identified as a floodway. The identification of these areas has been made by the Federal Insurance Administration. However, all such identifications shall be made in compliance with the current rules, procedures and policies of Natural Resources. Natural Resources exercises primary jurisdiction in the Floodway (FW) District under the provisions of IC 1971, 13-1-11, however, the (Plan) Commission may impose terms and conditions on any permit it issues in this district which are more restrictive than those imposed by Natural Resources. The Floodway (FW) District may stand by itself or be combined with any other district.

SECTION 8: Section 27-35.3 be amended by adding thereto a new subsection to be titled Permitted Uses and numbered Section 27-35.3(b) to read as follows:

Section 27-35.3(b) Permitted Uses:

All facilities, structures, uses and buildings consistent with other provisions of this ordinance such as businesses, medical facilities, community and government buildings, industrial facilities, restaurants, commercial facilities, storage facilities, residential buildings, and civic or fraternal facilities, may be constructed in this district provided that the flood protection grade for all buildings shall be at least two feet above the regulatory flood profile. Further, mobile homes must have pads (concrete or stands of compacted fill) at or above the elevation of the regulatory flood and must be provided with ground anchors meeting Mobile Home Tie Downs; Schedule A. In addition, adequate drainage and access for a hauler shall be provided. Flood proofed non-residential buildings may also be constructed in this district provided that the plans and specifications for all necessary structural facilities and modifications are certified by a Professional Engineer or Registered Architect licensed to practice in Indiana. Also, on site waste disposal systems must be so located as to avoid impairment of them or contamination from them during the occurrence of the regulatory flood.

SECTION 9: A new section, titled Existing Residential Buildings and numbered 27-35.4 shall be added to said code following Section 27-35.3 and shall read as follows:

Section 27-35.4 Existing Residential Structures

Any residential structure now in the "FW" district which may hereafter be damaged may be repaired or rebuilt on the same site so long as such damage does not exceed forty percent (40%) of the replacement value thereof as determined by the director of planning and development.

SECTION 10: Section 27-81(e) of the City Code of Lebanon, Indiana, be amended by adding a new subsection thereto numbered 27-81(e)(9) which shall read as follows:

Section 27-81(e)(9) Shall review all applications for improvement location permits for new construction or additions to existing construction to ascertain as to whether the proposed construction or addition lies in a flood hazard area as defined elsewhere by ordinance. If the proposed construction or addition is found to lie in such area, the Director of Planning & Development may require such modifications to the design and materials as the Director of Planning & Development may deem appropriate to prevent flotation, collapse, or lateral movement of the structure and minimize potential future flood damage.