

ORDINANCE NO. 13-81  
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMAN Shirley Heutz ON THE 6th DAY  
OF July, 1981.

AN ORDINANCE AMENDING RESOLUTION NUMBER 22-75, RESOLUTION NUMBER 23-75 AND ORDINANCE NUMBER 44-75, AND PROVIDING A FLOOD DAMAGE PREVENTION PROGRAM FOR THE CITY OF CENTERVILLE, OHIO.

WHEREAS, the Ohio Constitution grants municipalities the legal authority to adopt land use and control measures for promoting the public health, safety, and general welfare of its citizens; and,

WHEREAS, the flood hazard areas of the City of Centerville are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare; and

WHEREAS, these flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

NOW, THEREFORE, THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

Section 1. STATEMENT OF PURPOSE

It is the purpose of this ordinance to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) protect human life and health;
- (2) minimize expenditure of public money for costly flood control projects;
- (3) minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) minimize prolonged business interruptions;
- (5) minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazards;
- (6) help maintain a stable tax base by providing for the proper use and development of areas of special flood hazard so as to minimize future flood blight areas;
- (7) ensure that potential buyers are aware that property is in an area of special flood hazard; and,
- (8) ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

Methods of Reducing Flood Losses

In order to accomplish its purposes, this ordinance includes methods and provisions for:

- (1) restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

- (2) requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- (4) controlling filling, grading, dredging, and other development which may increase flood damage; and,
- (5) preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

## Section 2. DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

"Accessory structure" means a structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure.

"Appeal" means a request for a review of the City Engineer's interpretation of any provision of this ordinance or a request for a variance.

"Area of shallow flooding" means a designated AO Zone and/or AH Zone on a community's Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, and where the path of flooding is unpredictable and indeterminate.

"Area of special flood hazard" means the land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year.

"Base flood" means the flood having a one percent chance of being equalled or exceeded in any given year.

"Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.

"Existing mobile home park or mobile home subdivision" means a parcel (or contiguous parcels) of land divided into two or more mobile home lots for rent or sale for which the construction of facilities for servicing the lot on which the mobile home is to be affixed (including, at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets), is completed before the effective date of this ordinance.

"Expansion to an existing mobile home park or mobile home subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the mobile homes are to be affixed (including the installation of utilities, either final site grading or pouring of concrete pads, or the construction of streets).

"Federal Emergency Management Agency (FEMA)" means the agency with the overall responsibility for administering the National Flood Insurance Program.

"Flood" or "flooding" means a general and temporary condition or partial or complete inundation of normally dry land areas from:

- (1) the overflow of inland or tidal waters, and/or
- (2) the unusual and rapid accumulation or runoff of surface waters from any source.

"Flood Insurance Rate Map (FIRM)" means an official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

"Flood Insurance Study" means the official report in which the Federal Emergency Management Agency has provided flood profiles, as well as the Flood Boundary and Floodway Map, and the water surface elevation of the base flood.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

"Habitable floor" means any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A floor used only for storage purposes is not a "habitable floor".

"Mobile home" means a structure that is transportable in one or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers.

"New construction" means structures for which the "start of construction" commenced on or after the effective date of this ordinance.

"New mobile home park or mobile home subdivision" means a parcel (or contiguous parcels) of land divided into two or more mobile home lots for rent or sale for which the construction of facilities for servicing the lot on which the mobile home is to be affixed (including, at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets), is completed on or after the effective date of this ordinance.

"Start of construction" means the first placement of permanent construction of a structure (other than a mobile home) on a site, such as the pouring of slabs or footings or any work beyond the stage of excavation. Permanent construction does not include land preparation, such as clearing, grading, and filling, nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footing, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not as part of the main structure. For a structure (other than a mobile home) without a basement or poured footings, the "start of construction" includes the first permanent framing or assembly of the structure or any part thereof on its piling or foundation. For mobile homes not within a mobile home park or mobile home subdivision, "start of construction" means the affixing of the mobile home to its permanent site. For mobile homes within mobile home park or mobile home subdivisions, "start of construction" is the date of which the construction of facilities for servicing the site on which the mobile home is to be affixed (including, at a minimum, the construction of streets, either final site grading or the pouring of concrete pads, and installation of utilities) is completed.

"Structure" means a walled and roofed building, mobile home, or gas or liquid storage tank that is principally above ground.

"Substantial improvement" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

"Variance" is a grant of relief to a person from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance.

### Section 3. GENERAL PROVISIONS

#### Lands to which this Ordinance Applies

This ordinance shall apply to all areas of special flood hazard within the jurisdiction of the City of Centerville.

## Basis for Establishing the Areas of Special Flood Hazard

The areas of special flood hazard have been identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "Flood Insurance Study for the City of Centerville, Ohio". This study, with accompanying Flood Boundary and Floodway Maps and Flood Insurance Rate Maps dated November 18, 1981 and any revisions thereto is hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study is on file at City of Centerville; 100 West Spring Valley Road; Centerville, Ohio, 45459.

## Compliance

Unless specifically exempted from filing for a development permit as stated in Section 4, Exemption from Filing a Development Permit, no structure or land shall hereafter be located, erected, constructed, repaired, extended, converted, enlarged or altered without full compliance with the terms of this ordinance and all other applicable regulations which apply to uses within the jurisdiction of this ordinance.

## Abrogation and Greater Restrictions

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

## Interpretation

In the interpretation and application of this ordinance, all provisions shall be:

- (1) considered as minimum requirements;
- (2) liberally construed in favor of the governing body; and
- (3) deemed neither to limit nor repeal any other powers granted under State statutes.

## Warning and Disclaimer of Liability

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Centerville, any officer or employee thereof, or the Federal Emergency Management Agency, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

## Violations and Penalties

Violation of the provisions of this ordinance or failure to comply with any of its requirements shall constitute a misdemeanor of the fourth degree. Any person who violates this ordinance or fails to comply with any of its requirements (including violations of conditions of and safeguards established in connection with conditions) shall upon conviction thereof be fined or imprisoned as provided by the laws of the City of Centerville. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Centerville from taking such other lawful action as necessary to prevent or remedy any violation.

## Section 4. ADMINISTRATION

### Establishment of Development Permit

A Development Permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 3, Basis for Establishing the Areas of Special Flood Hazard. Application for a Development Permit shall be made on forms furnished by the City Engineer and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage or materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- (1) elevation in relation to mean sea level of the lowest floor, including basement of all proposed structures;
- (2) elevation in relation to mean sea level to which any proposed structure will be floodproofed;
- (3) certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 5, Nonresidential Construction (1); and,
- (4) description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

### Exemption from Filing a Development Permit

An application for a Development Permit shall not be required for maintenance work such as roofing, painting, and basement sealing, or for small development activities (except for filling) valued at less than \$500.00.

### Designation of the Flood Damage Prevention Ordinance Administrator

The City Engineer is hereby appointed to administer and implement this ordinance by granting or denying development permit applications in accordance with its provisions.

### Duties and Responsibilities of the City Engineer

Duties of the City Engineer shall include, but are not limited to:

#### Permit Review

- (1) Review all development permits to determine that the permit requirements of this ordinance have been satisfied.
- (2) Review all development permits to determine that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required.
- (3) Review all development permits to determine if the proposed development is located within the designated floodway as indicated in the Flood Boundary and Floodway Map of the Flood Insurance Study. If the proposed development is located within the designated floodway, assure that the encroachment provision of Section 5, Floodways (1), is met.

### Use of Other Base Flood Data

When base flood elevation data have not been provided by the Federal Emergency Management Agency in accordance with Section 3, Basis for Establishing the Areas of Special Flood Hazard, the City Engineer shall obtain, review, and reasonably utilize any base flood elevation data available from a federal, state, or other source in order to administer Section 5, Specific Standards: Residential Construction and Section 5, Specific Standards: Nonresidential Construction.

### Information to be Obtained and Maintained

- (1) Obtain and record the actual elevation (in relation to mean sea level) of the lowest habitable floor, including basement, of all new or substantially improved structures, whether or not such structures contain a basement.
- (2) For all new or substantially improved floodproofed structures:
  - (i) verify and record the actual elevation (in relation to mean sea level) to which the structure was floodproofed, and
  - (ii) maintain the floodproofing certifications required in Section 4, Establishment of Development Permit (3).
- (3) Maintain for public inspection all records pertaining to the provisions of this ordinance.

### Alteration of Watercourses

- (1) Notify adjacent communities and the Ohio Department of Natural Resources, Division of Water, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
- (2) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

### Interpretation of Flood Boundaries

Make interpretations, where needed, as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 4, Variance Procedure.

### Variance Procedure

#### Appeal Board

- (1) The City Planning Commission as established by the City of Centerville shall hear and decide appeals and requests for variances from the requirements of this ordinance.
- (2) The City Planning Commission shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the City Engineer in the enforcement or administration of this ordinance.
- (3) Those aggrieved by the decision of the City Planning Commission or any taxpayer, may appeal such decision to the City Council, as provided in "The Zoning Ordinance of the City of Centerville".
- (4) In passing upon such applications, the City Planning Commission shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and:
  - (i) the danger that materials may be swept onto other lands to the injury of others;
  - (ii) the danger to life and property due to flooding or erosion damage;

- (iii) the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - (iv) the importance of the services provided by the proposed facility to the community;
  - (v) the availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
  - (vi) the necessity to the facility of a waterfront location, where applicable;
  - (vii) the compatibility of the proposed use with existing and anticipated development;
  - (viii) the relationship of the proposed use to the comprehensive plan and flood plain management program for that area;
  - (ix) the safety of access to the property in times of flood for ordinary and emergency vehicles;
  - (x) the expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,
  - (xi) the costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- (5) Upon consideration of the factors of Section 4, Variance Procedure: Appeal Board (4), and the purposes of this ordinance, the City Planning Commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.
- (6) The City Engineer shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

#### Conditions for Variances

- (1) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (i-xi) in Section 4, Variance Procedure: Appeal Board (4), have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- (2) Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this section.

- (3) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (4) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (5) Variances shall only be issued upon:
  - (i) a showing of good and sufficient cause;
  - (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and,
  - (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in Section 4, Variance Procedure: Appeal Board (4), or conflict with existing local laws or ordinances.
- (6) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

## Section 5. PROVISIONS FOR FLOOD HAZARD REDUCTION

### General Standards

In all areas of special flood hazards the following standards are required:

#### Anchoring

- (1) All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
- (2) All mobile homes shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors. Specific requirements shall be that:
  - (i) over-the-top ties be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations (for mobile homes less than 50 feet long only one additional tie per side shall be required);
  - (ii) frame ties be provided at each corner of the mobile home with five additional ties per side at intermediate points (for mobile homes less than 50 feet long only four additional ties per side shall be required);
  - (iii) all components of the anchoring system be capable of carrying a force of 4,800 pounds; and,
  - (iv) any additions to the mobile home be similarly anchored.

#### Construction Materials and Methods

- (1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.



- (2) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

#### Utilities

- (1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;
- (2) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and,
- (3) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

#### Subdivision Proposals

- (1) All subdivision proposals shall be consistent with the need to minimize flood damage;
- (2) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
- (3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and,
- (4) Base flood elevation data shall be provided for subdivision proposals and other proposed development which contain at least 50 lots or 5 acres (whichever is less).

#### Specific Standards

In all areas of special flood hazards where base flood elevation data have been provided as set forth in Section 3, Basis for Establishing the Areas of Special Flood Hazard, or Section 4, Use of Other Base Flood Data, the following provisions are required:

##### Residential Construction

- (1) New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated a minimum of one and one-half (1.5) feet above the base flood elevation.
- (2) In A0 zones new construction and substantial improvements shall have the lowest floor, including basement, elevated above the crown of the nearest street a minimum of one and one-half (1.5) feet above the depth number specified on the community's Flood Insurance Rate Map.

##### Nonresidential Construction

- (1) New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:
  - (i) be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
  - (ii) have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and,

- (iii) be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certification shall be provided to the official as set forth in Section 4, Establishment of Development Permit (3).
- (2) In A0 zones new construction and substantial improvements shall either have the lowest floor, including basement, elevated above the crown of the nearest street to or above the depth number specified on the community's Flood Insurance Rate Map; or be floodproofed to or above that level consistent with the floodproofing standards of Section 5, Nonresidential Construction (1)(i), (ii), (iii).
  - (3) A variance to the elevation or dry floodproofing standards may be granted for accessory structures (e.g., sheds, detached garages) built at a cost of less than \$5,000. Such structures must meet the encroachment provisions of Section 5, Floodways (1), and the following additional standards:
    - (i) they shall not be used for human habitation;
    - (ii) they shall be designed to have low flood damage potential;
    - (iii) they shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of flood waters;
    - (iv) they shall be firmly anchored to prevent flotation; and,
    - (v) service facilities such as electrical and heating equipment shall be elevated or floodproofed.

#### Mobile Homes

- (1) Mobile homes shall be anchored in accordance with Section 5, Anchoring (2).
- (2) For new mobile home parks and mobile home subdivisions; for expansions to existing mobile home parks and mobile home subdivisions; for existing mobile home parks and mobile home subdivisions where the repair, reconstruction or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement has commenced; and for mobile homes not placed in a mobile home park or mobile home subdivision, require that:
  - (i) stands or lots are elevated on compacted fill or on pilings so that the lowest floor of the mobile home will be at or above the base flood level;
  - (ii) adequate surface drainage and access for a hauler are provided; and,
  - (iii) in the instance of elevation on pilings, that:
    - lots are large enough to permit steps,
    - piling foundations are placed in stable soil no more than ten feet apart, and
    - reinforcement is provided for pilings more than six feet above the ground level.

- (3) No mobile home shall be placed in a floodway, except in an existing mobile home park or existing mobile home subdivision.
- (4) The flood protection provisions of this Ordinance shall be in addition to the approvals required by the Ohio Department of Health, Public Health Council, Mobile Home Parks, Chapter 3701-27.

Floodways


Located within areas of special flood hazard established in Section 3, Basis for Establishing the Areas of Special Flood Hazard, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

- (1) Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless a technical evaluation demonstrates that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- (2) If Section 5, Floodways (1), is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 5, Provisions for Flood Hazard Reduction.
- (3) Prohibit the placement of any mobile homes, except in an existing mobile home park or existing mobile home subdivision.

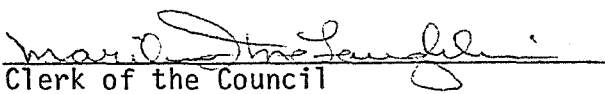
Section 6. Resolution Number 22-75, Resolution Number 23-75 and Ordinance Number 44-75 attached hereto are hereby repealed in their entirety.

Section 7. This Ordinance shall become effective November 18, 1981.

PASSED THIS 6th day of July, 1981.

  
Mayor of the City of Centerville, Ohio

ATTEST:

  
Clerk of the Council  
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of the Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 13-81, passed by the Council of the City of Centerville, Ohio, on the 7th day of July, 1981.

  
Clerk of the Council

RESOLUTION NO. 25-25  
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMAN Charles McClellan ON THE 21st  
DAY OF April, 1975.

A RESOLUTION AMENDING THE UNIFORM BUILDING CODE TO PROVIDE FOR A REVIEW OF BUILDING PERMIT APPLICATIONS WITH REFERENCE TO FLOOD HAZARDS.

THE MUNICIPALITY OF CENTERVILLE HEREBY RESOLVES:

WHEREAS, the City of Centerville has adopted and is enforcing the Uniform Building Code, and

WHEREAS, Section 111.01 of the aforesaid prohibits any person, firm or corporation from erecting, constructing, enlarging, altering, repairing, improving, moving or demolishing any building or structure without first obtaining a separate building permit for each building or structure from the administrative official (Building Inspector), and

WHEREAS, the Building Inspector must examine all plans and specifications for the proposed construction when application is made to him for a building permit.

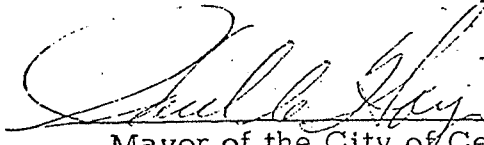
NOW, THEREFORE, THE MUNICIPALITY OF CENTERVILLE HEREBY RESOLVES:

Section 1. That the Building Inspector shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a location that has a flood hazard, any proposed new construction or substantial improvement (including prefabricated and mobile homes) must (i) be designed (or modified) and anchored to prevent flotation, collapse, or lateral movement of the structure, (ii) use construction materials and utility equipment that are resistant to flood damage, and (iii) use construction methods and practices that will minimize flood damage; and

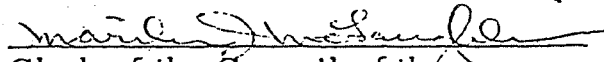
Section 2. That the Building Inspector shall review subdivision proposals and other proposed new developments to insure that (i) all such proposals are consistent with the need to minimize flood damage, (ii) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located, elevated, and constructed to minimize or eliminate flood damage, and (iii) adequate drainage is provided so as to reduce exposure to flood hazards; and

Section 3. That the Building Inspector shall require new or replacement water supply systems and/or sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

PASSED this 21st day of April, 1975.

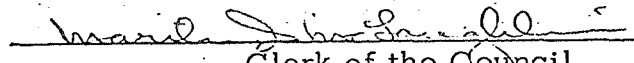
  
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Mayor of the City of Centerville, Ohio

ATTEST:

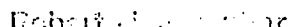
  
\_\_\_\_\_  
Clerk of the Council of the  
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of the Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of <sup>Resolution</sup> Ordinance-No. 22-75, passed by the Council of the City of Centerville, Ohio, on the 21st day of April, 1975.

  
\_\_\_\_\_  
Clerk of the Council

Approved as to form, consistency  
with ordinance, the  
charter and the laws of Ohio.

  
\_\_\_\_\_  
Robert J. Campbell  
Municipal Attorney

RESOLUTION NO. 23-75

CITY OF CENTERVILLE, OHIO

Sponsored by Councilman J. V. Stone on the 21st  
day of April, 1975.

A RESOLUTION AUTHORIZING AND DIRECTING  
AN APPLICATION BE MADE FOR FLOOD INSURANCE

WHEREAS, certain areas of the City of Centerville are subject to periodic flooding from streams and rivers causing serious damages to properties within these areas; and

WHEREAS, relief is available in the form of Federally subsidized flood insurance as authorized by the National Flood Insurance Act of 1968; and

WHEREAS, it is the intent of the Council of the City of Centerville to require the recognition and evaluation of flood hazards in all official actions relating to land use in the flood plain areas having special flood hazards; and

WHEREAS, this body has the legal authority to adopt land use and control measures to reduce future flood losses pursuant to Title Seven of the Ohio Revised Code;

NOW, THEREFORE, BE IT RESOLVED, THAT THE COUNCIL OF THE CITY OF CENTERVILLE HEREBY:

Section I. Assures the Federal Insurance Administration that it will enact as necessary, and maintain in full force for those areas having flood hazards, adequate land use and control measures with effective enforcement provisions consistent with the Criteria set forth in Section 1910 of the National Flood Insurance Program Regulations; and

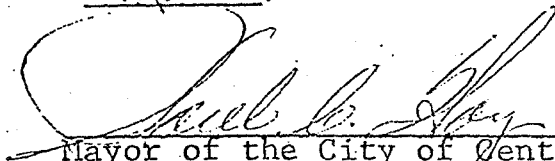
Section II. Thus the City Manager or his authorized deputy with the responsibility, authority, and means to:

- (a) Delineate or assist the Administrator at his request, in delineating the limits of the areas having special flood hazards on available local maps of sufficient scale to identify the location of building sites.
- (b) Provide such information as the Administrator may request concerning present uses and occupancy of the flood plain.
- (c) Cooperation with Federal, State and local agencies and private firms which undertake to study, survey, map, and identify flood plain or mud slide areas, and cooperate with neighboring communities with respect to management of adjoining flood plain and/or mud slide areas in order to prevent aggravation of existing hazards.
- (d) Submit on the anniversary date of the community's initial eligibility an annual report to the Administrator on the progress made during the past year within the community in the development and implementation of flood plain management measures.

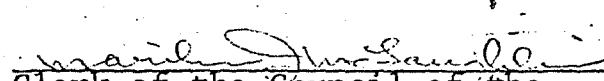
Section III. Appoints the City Manager to maintain for public inspection and to furnish upon request a record of elevations (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures located in the special flood hazard areas. If the lowest floor is the low grade on one or more sides, the elevation of the floor immediately above must also be recorded.

Section IV. Agrees to take such other official action as may be reasonably necessary to carry out the objective of the program.

PASSED THIS 21st day of April, 1975.

  
Mayor of the City of Centerville, Ohio

ATTEST:

  
Clerk of the Council of the  
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of the Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Resolution No. 23-75, passed by the Council of the City of Centerville, Ohio, on the 21st day of April, 1975.

  
Clerk of the Council

Approved as to form, consistency  
with existing ordinances, the  
charter & constitution of the city,

Deputy City Clerk  
Robert N. Farquhar  
Municipal Attorney

ORDINANCE NO. 44-75  
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMAN J. V. Stoue ON THE 5th DAY  
OF May, 1975.

AN ORDINANCE AMENDING THE UNIFORM BUILDING  
CODE, AS ADOPTED BY THE CITY OF CENTERVILLE,  
BY THE ADDITION OF SECTION 312 ET SEQ. RELATING  
TO FLOOD PROTECTION.

THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

Section 1. That the Uniform Building Code as adopted by the City of  
Centerville is hereby amended by the addition of the following sections:

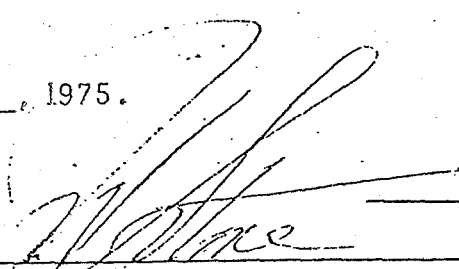
Section 312.0. FLOOD PROTECTION.

Section 312.01. SITE REVIEW. All building permit  
applications for new construction or substantial improve-  
ments shall be reviewed to determined whether proposed  
building sites will be reasonably safe from flooding.  
Accordingly, all applications for building permits shall  
be accompanied by a topographical survey of the building  
site.

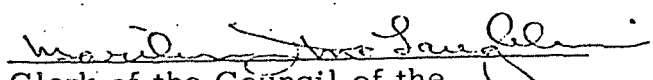
Section 312.02. SITES WITH FLOOD HAZARD.  
If a proposed building site is in a location that has a  
flood hazard, any proposed new construction or substan-  
tial improvement (including prefabricated and mobile  
homes) must (A) be designed (or modified) and anchored  
to prevent flotation, collapse, or lateral movement of  
the structure, (B) use construction materials and utility  
equipement that are resistant to flood damage, and  
(C) use construction methods and practices that will  
minimize flood damage.

Section 2. This Ordinance shall become effective from and after the  
earliest date allowed by law.

PASSED this 5th day of May, 1975.

  
Deputy - Mayor of the City of Centerville, Ohio

ATTEST:

  
Clerk of the Council of the  
City of Centerville, Ohio

Approved as to form, consistency  
with charter and laws of Ohio  
charter of the City of Centerville, Ohio.  
Robert H. ...  
Municipal Attorney