

Section 120-050 Provisions for Flood Hazard Reductions

No plan for the construction or substantial improvement of any structure nor for the development of any land located in any area of special flood hazard shall be approved by the Zoning Commission, unless the plan complies with the following standards:

1. All new construction and/or substantial improvements shall be constructed:
 - a. With materials resistant to flood damage; and
 - b. Utilizing methods and practices that minimize flood damage.
 - c. Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities shall be designed and/or located to prevent water from entering or accumulating within the components during conditions of flooding.
2. New construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
3. In any portion of a watercourse, which is altered or relocated the flood carrying capacity shall be maintained.
4. In all special flood hazard areas, where base flood elevation data has been provided the following provisions shall apply in addition to all the general standards contained above:
 - a. Residential construction: New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above the base flood elevation.
 - b. Manufactured homes: Shall be placed on a permanent, adequately anchored foundation so that the lowest floor of the structure is elevated to or above the base flood elevation. The structure shall be securely anchored to the foundation system to resist flotation, collapse and lateral movement.
 - c. Recreational vehicles: Recreational vehicles placed on sites within the special flood hazard area shall be on site for fewer than 180 consecutive days and be fully ready for highway use. A recreational vehicle is ready for highway use if it is on wheels, or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.
 - d. Non-residential construction: 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 be designed so that below 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. Where a non-residential structure is intended to be made watertight below the base flood level a registered professional engineer or architect shall review and/or develop structural design specifications and plans for the construction, and shall certify that the design and methods of construction are in accordance with acceptable standards of practice for meeting the provisions of this subsection. Such certification shall be provided to the Zoning Enforcement Officer.

5. Utilities:

- a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
- b. All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from the systems into floodwaters.
- c. All new and replacement on-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

6. Floodway:

- a. Floodways are located within special flood hazard areas as identified in the New Milford Flood Insurance Study prepared by the Federal Emergency Management Agency and delineated on floodway and flood insurance maps.
- b. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris and potential projectiles and have erosion potential, no encroachments, including fill, new construction, substantial improvements and other developments shall be permitted unless certification (with supporting technical data) by a registered professional engineer is provided demonstrating that encroachments shall result in no increase in flood levels during occurrence of the base flood discharge.