

1 Introduced July 8, 2014, by Councilman
2 Cusimano, seconded by Councilwoman
3 Harbison, (by request of Administration)

4
5 **Item No. 14-07-3047**

6 **ORDINANCE NO. 3741**

7
8 An ordinance amending the Code of Ordinances of the City of Slidell, Chapter
9 15 Floods, relative to accessory structures.

10 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that
11
12 Chapter 15 Floods, Sec. 15-34 Specific standards for different types of construction be
13 amended as follows:
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15 Add the following paragraph to the end of Section 15-34:

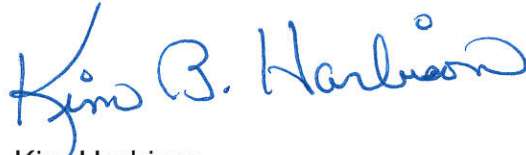
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17 “(4) Accessory structures, used solely for vehicle parking (two-car detached
18 garages or smaller) or limited storage (small, low cost sheds) may be
19 constructed with the floor below the Design Flood Elevation (DFE). The DFE
20 is the Base Flood Elevation (BFE) or the Advisory Base Flood Elevation
21 (ABFE) for the site plus Freeboard, if required by the City’s Flood Hazard
22 Prevention Ordinances.

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26 a. In A or AE Flood Zones, low-cost small accessory structure is defined as
27 being 600 sq. ft. or less;
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29 b. Shall be anchored to resist flotation, collapse, and lateral movement;
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31 c. Portions of structure located below the DEF shall be constructed of flood-
32 resistant materials;
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34 d. Shall be designed for the automatic entry and exit of flood waters;
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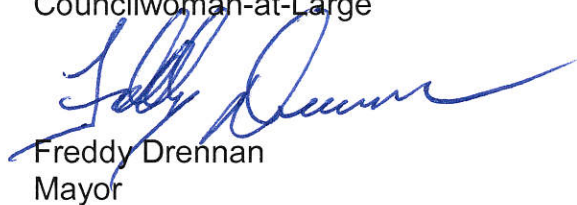
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- 4 e. Mechanical and utility equipment must be elevated or floodproofed to or
5 above the DFE;
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7 f. Shall comply with the floodway encroachment provisions of the NFIP
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9 Regulations; and
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11 g. Use shall be limited to parking and/or limited storage.”
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13 **ADOPTED** this 12th day of August, 2014.

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15 Kim Harbison
16 President of the Council
17 Councilwoman-at-Large

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Freddy Drennan
Mayor



Thomas P. Reeves
Council Administrator

DELIVERED	8/15/14
11:45 p.m.	to the Mayor
RECEIVED	8/18/14
2:30 p.m.	from the Mayor

shall be required to supply to the city engineer and building official a legal, stamped survey or certification that certifies the elevation above mean sea level (MSL) of the bottom of the lowest structural member of the lowest floor of the structure. This certification shall be performed immediately after the construction and installation of the lowest finished floor elevation.

(Code 1966, § 7-33; Ord. No. 2877, § 7-33, 4-13-1999)

Sec. 15-34. Specific standards for different types of construction.

In all areas of special flood hazards where base flood elevation data has been provided, the following provisions are required:

- (1) *Residential construction.* New construction or substantial improvement of any residential structure shall have the lowest floor, including the basement, elevated to or above the base flood elevation. A registered professional engineer, architect or land surveyor shall submit a certification to the administrator that the standard of this subsection, as proposed in section 15-31(1), is satisfied.
- (2) *Nonresidential construction.* New construction or substantial improvements of any commercial, industrial or other nonresidential structure shall have the lowest floor, including the basement, elevated to or above the level of the base flood elevation. A registered professional engineer or architect shall submit a certification to the administrator that the standards of this subsection, as defined in section 15-31(2), are satisfied.

Where a nonresidential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting

the applicable provisions of this article, and a record of such certificates which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained with the building official.

Such structure, together with attendant utility and sanitary facilities, shall be designed so that below the base flood level it 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.

(3) *Manufactured homes.*

- a. No manufactured home shall be placed in a floodway or coastal high hazard area.
- b. All manufactured homes shall be anchored to resist flotation, collapse, or lateral movement. Specific requirements shall be:
 1. Over-the-top ties at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations; manufactured homes less than 50 feet long require only one additional tie per side; or frame ties at each corner of the home with one additional tie per each 12 feet of side at intermediate points; manufactured homes less than 50 feet long require only four additional ties per side;
 2. All components of the anchoring system must individually be capable of carrying a force of 4,800 pounds;
 3. Any additions to the manufactured home be similarly anchored;
 4. All manufactured homes to be placed or substantially improved within zones A-1—A-30, AH and AE on the community's FIRM shall be elevated on a perma-

ment foundation such that the lowest floor of the manufactured home is at or above base flood elevation and be securely anchored in accordance with this subsection (3)b.

(Code 1966, § 7-34; Ord. No. 2877, § 7-34, 4-13-1999)

Sec. 15-35. Standards for subdivision proposals.

(a) All subdivision proposals shall be consistent with sections 15-21 through 15-23.

(b) All proposals for the development of subdivisions shall meet development permit requirements of sections 15-27, 15-31 and 15-33 through 15-35.

(c) Base flood elevation data shall be provided for subdivision proposals and other proposed development, including proposals for manufactured home parks, which is greater than the lesser of 50 lots or five acres, if not otherwise provided pursuant to section 15-27 or 15-30(b)(7).

(d) All subdivision proposals shall include a drainage plan for stormwater runoff. The plan shall identify the following items:

- (1) Existing runoff quantities.
- (2) Indicate retention/detention design criteria to limit post construction runoff.
- (3) Postconstruction runoff shall at a maximum be equal to 90 percent of the preconstruction runoff. The developer shall determine the means necessary to reduce postconstruction runoff to accommodate this regulation. The reduction in runoff shall be achieved through retention/detention methods unless otherwise approved by the city administration, which would normally consist of the mayor or his designee, the director of planning, the permit director and the city engineer. Prior to any approval of less than 90 percent preconstruction runoff, the city administration shall give written notification to the city council office and justification therefor. Requests for lower percentage reduction must be approved in writing by

the city administration, which would normally consist of the mayor or his designee, the director of planning, the permit director and the city engineer.

(e) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damages.

(Code 1966, § 7-35; Ord. No. 2877, § 7-35, 4-13-1999)

Sec. 15-36. Recreational vehicles.

(a) For the purposes of this section, the term "recreational vehicle" shall mean a vehicle which is:

- (1) Built on a single chassis;
- (2) Four hundred square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

(b) All recreational vehicles shall:

- (1) Be on the site for fewer than 180 days;
- (2) Be fully licensed and ready for highway use; or
- (3) Meet the permit requirements of section 15-27 and the elevation and anchoring requirements for manufactured homes in section 15-34(3).

(Ord. No. 2877, § 7-36, 4-13-1999)

Sec. 15-37. Retention/detention pond maintenance required.

Developers of property that have privately owned retention/detention ponds shall maintain said ponds to properly function according to the drainage report and construction plans. Proper maintenance should include, but not be limited to: Periodic mowing, removal of debris, erosion con-