



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

May 14, 2014

ORDINANCE AMENDMENT – ARTICLE Y FLOODPLAIN ZONING DISTRICT

The City of Harrisonburg is requesting adoption of an updated Article Y, Floodplain Zoning District of the City's Zoning Ordinance per requirements of the Federal Emergency Management Agency (FEMA).

The Virginia Department of Conservation & Recreation (DCR), on behalf of FEMA, periodically conducts Community Assistance Visits (CAVs) to Virginia communities that participate in the National Flood Insurance Program (NFIP). The primary purpose of the CAV is to help the City maintain compliance with NFIP requirements. City Staff met with a representative of DCR as part of a recent CAV and the outcome of the meeting identified some changes that needed to be made within Article Y in order to maintain compliance with the NFIP requirements. After evaluating the needed changes, rather than trying to modify the existing text, staff chose to adapt FEMA's 2011 Virginia Model Floodplain Ordinance text specific to the City's needs, thus ensuring all current requirements would be met. This update is very similar to the Floodplain Zoning District amendment City Council approved in 2007; however at that time the flood map was revised as well. A formal adoption of a compliant floodplain ordinance must be completed this summer to complete the CAV review.

Staff recommends adopting the updated Article Y, Floodplain Zoning District of the Zoning Ordinance.