

**TITLE 10**  
**LAND USE MANAGEMENT**

## TITLE 10

### LAND USE MANAGEMENT

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## Chapter 10.01

### ADVISORY PLAN COMMISSION

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**10.01.001 Purpose of Advisory Plan Commission.** The Town of Troy is in need of an Advisory Plan Commission to improve the health, safety, convenience and welfare of its citizens and to plan for the future development of the community to the end:

- (1) That highway systems be carefully planned;
- (2) that new communities grow only with adequate public way, utility, health, educational, and recreational facilities;
- (3) that the needs of agriculture, forestry, industry, and business be recognized in future growth;
- (4) that residential areas provide healthful surroundings for family and life; and
- (5) that the growth of the community is commensurate with and promotive of the efficient and economical use of public funds; (I. C. 36-7-4-201) (Ord. 2006-01, Whereas, Mar. 15, 2006)

**10.01.002 Comprehensive Plan preparation.** The Town of Troy is more specifically in need of an Advisory Plan Commission to prepare a Comprehensive Plan pursuant to state statute for the Town of Troy; (Ord. 2006-01, Whereas, Mar. 15, 2006)

**10.01.003 Comprehensive Plan Purpose.** A Comprehensive Plan is deemed necessary by the Town Council in order:

- (1) to implement certain goals and objectives of the comprehensive plan;
- (2) to preserve, promote and protect the public health, safety, comfort, morals, convenience and general welfare of the Town;

- (3) to provide for adequate light, air and privacy, to secure safety from fire, flood and other danger, and to prevent overcrowding of the land and undue concentration of population;
- (4) to protect the character and the social and economic stability of all parts of the Town and to encourage the orderly and beneficial development of all parts of the Town;
- (5) to protect and conserve the value of land throughout the Town and the value of buildings and improvements upon the land and to minimize the conflicts between the use of land and buildings through establishing and maintaining a rational pattern of relationships between various land uses;
- (6) to guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation and other public improvements and facilities;
- (7) to prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the Town in order to preserve the integrity, stability and beauty of the community and the value of land;
- (8) to preserve the natural beauty and topography of the Town and to ensure appropriate development with regard to these natural features; and
- (9) to preserve and enhance sites, areas, and structures of historic, aesthetic, social, cultural, environmental or architectural importance. (Ord. 2006-01, Whereas, Mar. 15, 2006)

**10.01.004 Indiana Code Authority.** Indiana Code 36-7-4-202 provides in applicable part that "The legislative body of a -----municipality may establish by ordinance an advisory plan commission." (Ord. 2006-01, Whereas, Mar. 15, 2006)

**10.01.010 Establishment and Name.** The Town Council of the Town of Troy hereby establishes the Town of Troy Advisory Plan Commission pursuant to Indiana Code 36-7-4-200 series, which shall hereinafter be referred to as the Plan Commission. (Ord. 2006-01, S1, Mar. 15, 2006)

**10.01.020 Membership.** The Plan Commission consists of seven (7) voting members or if extraterritorial jurisdiction areas are established, nine (9) voting members. The Town Clerk shall certify members appointed by the Town Council and the Town Council President shall certify his appointments. The certificates shall be sent to and made a part of the records of the Plan Commission.

- (1) The Town Council appoints three (3) persons, who must be elected or appointed municipal officials or employees in the municipal government, as members. (I.C. 36-7-4-207)

- (2) The Town Council President appoints four (4) citizen members, of whom no more than two (2) may be of the same political party. Each citizen member shall be appointed because of the member's knowledge and experience in community affairs, the member's awareness of the social, economic, agricultural, and industrial problems of the area, and the members interest in the development and integration of the area. A citizen member may not hold otherelective or appointive office in municipal, county, or state government. A citizen member must be a resident of the jurisdictional area of the Plan Commission. (I.C. 36-7-4-207)
- (3) The County Executive shall appoint two (2) additional citizen members to the Plan Commission if the Town exercises zoning jurisdiction outside its corporate boundaries. The citizen members must:
  - A. reside in the unincorporated area; and
  - B. not be of the same political party. (I.C. 36-7-4-214) (Ord. 2006-01, S2, Mar. 15, 2006)

**10.01.030 Terms of Voting Members.**

- (1) Citizen Members.
  - A. Terms.
    - 1. Town Council President Appointments.  
Two (2) citizen members were initially appointed for a term of three (3) years and two (2) for a term of four (4) years. Each such member's term expires on the first Monday of January of the third or fourth year, respectively, after the year of the member's appointment.
    - 2. County Appointments from the Extra Territorial Jurisdictional area.  
Initially, one (1) member shall be appointed for a term of one (1) year and the other for a term of four (4) years. Each such member's term expires on the first Monday of January of the first or fourth year, respectively, after the year of the member's appointment.
  - B. Subsequent Terms.  
A member serves until his successor is appointed and qualified. A member is eligible for reappointment. When an initial term of office of a citizen member expires, each new appointment of a citizen member is for a term of four (4) years. (I.C. 36-7-4-218)

- (2) **Town Employees and Town Officials.**  
The term of office of a member who is appointed from the membership of a legislative body, a park board, or the advisory council on town affairs is coextensive with the member's term of office on that body, board, or council, unless that body, board, or council appoints, at its first regular meeting in any year, another to serve as its representative. (I.C. 36-7-4-217) (Ord. 2006-01, S3, Mar. 15, 2006)

**10.01.040 Vacancies.** If a vacancy occurs among the Plan Commission members who are appointed, then the appointing authority shall appoint a member for the unexpired term of the vacating member. (I.C. 36-7-4-220) (Ord. 2006-01, S4, Mar. 15, 2006)

**10.01.050 Conflict of Interest.** A member of the Plan Commission may not participate as a member in a hearing or decision of the Plan Commission concerning a zoning matter in which the member has a direct or indirect financial interest. The Commission shall enter in its records the fact that its member has such a disqualification. A member of the Plan Commission may not directly or personally represent another person in a hearing before the Commission concerning a zoning matter. As used in this section, "zoning matter" does not include the preparation or adoption of a comprehensive plan. (I.C.36-7-4-223) (Ord. 2006-01, 5, Mar. 15, 2006)

**10.01.060 Quorum.** Action of the Plan Commission is not official unless it is authorized at a regular or special meeting by a majority of the entire membership of the Plan Commission. I.C. 36-7-4-302) (Ord. 2006-01, S6, Mar. 15, 2006)

**10.01.070 Organization.**

- (1) **President and Vice-President.**  
At its first regular meeting in each year, the Plan Commission shall elect from its members a president and a vice president. The vice president may act as president of the Plan Commission during the absence or disability of the president. (I.C. 36-7-4-303)
- (2) **Secretary.**  
The Plan Commission may appoint and fix the duties of a secretary, who is not required to be a member of the Commission. (I.C. 36-7-4-304)
- (3) **Meetings and Minutes.**  
The Plan Commission shall fix the time for holding regular meetings each month or as necessary. The Commission shall keep minutes of its meetings. The minutes of Commission meetings and all records shall be filed in the office of the Commission and are public records. Special meetings of the Plan Commission may be called by the president or by two (2) members of the Commission upon written request to the secretary. The secretary shall send to all members, at least three (3) days before the special meeting, a written notice fixing the time and place of the meeting. Written notice of a special meeting is not required if: (1) the date, time, and place of a special meeting is fixed in a regular meeting and all members of the Commission are

present at the regular meeting. (I.C. 36-7-4-306) (I.C. 36-7-4-307) (Ord. 2006-01, S7, Mar. 15, 2006)

**10.01.080 Duties.**

- (1) Recommendations to the Town Council
  - A. Comprehensive Plan.  
The Plan Commission shall make recommendations to the Town Council concerning the adoption of the comprehensive plan, ordinance, and amendments for the development of the Town and of the contiguous unincorporated area, designated by the Commission, that is outside the corporate boundaries of the Town, and that, in the judgment of the Commission, bears reasonable relation to the development of the Town.
  - B. Zoning Ordinance and Map.  
The Plan Commission shall make recommendations to the Town Council concerning the adoption of the zoning ordinance and official zoning map and text amendments to the zoning ordinance and amendments to the Official Zoning Map, and any other matter, within the jurisdiction of the Commission, authorized by the advisory planning law.
  - C. Subdivision Ordinance.  
The Plan Commission shall make recommendations to the Town Council concerning the adoption of the subdivision ordinance and text amendments to the subdivision ordinance.
  - D. Ordinances and Plans Relating to Town's Development.  
The Plan Commission shall make recommendations to the Town Council concerning the review, development, or recommendation of, or changes to ordinances, plans, maps, reports, and issues related to the physical development of the Town such as housing and building codes, capital improvement plans, annexation policies, etc. (I.C. 36-7-4-405)
- (2) Plan Commission Final Authority for Approval.
  - A. Plats.  
The Plan Commission shall render decisions concerning and approving plats or replats of subdivisions;
  - B. Development Plans.  
The Plan Commission shall render decisions concerning and approving development plans for permitted residential, commercial, and industrial uses;

- C. **Redevelopment Plans.**  
The Plan Commission shall render decisions concerning and approving redevelopment or economic development plans submitted by the redevelopment commission for conformance with the comprehensive plan; and
  - D. **Street Numbers.**  
The Plan Commission shall render decisions concerning and approving street number assignments to lots and structures. (I.C. 36-7-4-405)
- (3) **Administrative Duties.**
- A. **Administrative and Fiscal Duties**  
The Plan Commission shall supervise, and make rules for, the administration of the affairs of the Commission, shall supervise the Zoning Administrator and other Commission staff, shall supervise the fiscal affairs of the Commission and prepare and submit an annual budget to the Town Council and shall prescribe uniform rules pertaining to investigations and hearings.
  - B. **Records and Certifications.**  
The Plan Commission shall keep a complete record of all proceedings, shall certify to all official acts, adopt a seal and shall record and file all bonds and contracts and assume responsibility for the custody and preservation of all papers.
  - C. **Dissemination of Information.**  
The Plan Commission shall prepare, publish, and distribute reports, ordinances, and other material relating to authorized activities. (I.C. 36-7-4-401) (Ord. 2006-01, S8, Mar. 15, 2006)

**Chapter 10.02**

**COMPREHENSIVE PLAN**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TROY, INDIANA  
ADOPTING THE COMPREHENSIVE PLAN OF THE TOWN OF TROY, INDIANA

WHEREAS, the Advisory Plan Commission of Troy, Indiana, did on November 29, 2006 hold a legally advertised public meeting to consider adoption of the attached Comprehensive Plan (Exhibit A) for the town; and

WHEREAS, the Plan Commission did consider said Comprehensive Plan until all comments and objections were heard, and

WHEREAS, the Plan Commission found that the plan meets the requirements of Indiana Code 36-7-4-500, and that the adoption of this plan is found to be in the best interests of Troy, Indiana, and

WHEREAS, the Town Council finds that it is in the best interest of the Town to adopt said plan.

NOW THEREFORE, BE IT RESOLVED, that the Town Council of Troy, Indiana hereby adopts Exhibit A, attached and made a part hereof, as the Comprehensive Plan of the Town of Troy, Indiana.

This resolution shall take effect from and after its passage as provided by law.

DULY ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TROY, INDIANA, ON THIS THE 13<sup>TH</sup> DAY OF DECEMBER, 2006. (Res. 2-2006, Whereas, Dec. 13, 2006)

**Chapter 10.06**

**ZONING ORDINANCE**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF TROY,  
INDIANA ADOPTING THE ZONING ORDINANCE OF THE TOWN OF TROY,  
INDIANA**

WHEREAS, the ordinance is enacted in accordance with Indiana State Law (Indiana Code 36-7-4-600 series) for the purpose of promoting the public health, safety, comfort, morals, convenience, and general welfare by establishing land use classifications, by dividing the Town into districts, imposing regulations, restrictions, and prohibitions on the use and occupancy of real property, by limiting the height, area, and bulk of buildings and other structures, by providing for yards and other open spaces around them, by establishing standards of performance and design, and by providing for the administration and enforcement thereof; and

WHEREAS, the Advisory Plan Commission of Troy, Indiana, did on August 29, 2007 hold a legally advertised public meeting to consider adoption of the attached Zoning Ordinance (Exhibit A) for the town; and

WHEREAS, the Plan Commission did consider said Zoning Ordinance until all comments and objections were heard, and

WHEREAS, the Plan Commission found that the Zoning Ordinance meets the requirements of Indiana Code 36- 7-4-600, and that the adoption of this Zoning Ordinance is found to be in the best interests of Troy, Indiana, and

WHEREAS, the Town Council finds that it is in the best interest of the Town to adopt said Zoning Ordinance.

NOW THEREFORE, BE IT ORDAINED, that the Town Council of Troy, Indiana, hereby adopts Exhibit A, attached and made a part hereof, as the Zoning Ordinance of the Town of Troy, Indiana.

This ordinance shall take effect from and after its passage as provided by law.

DULY ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TROY,  
INDIANA, ON THIS THE 12<sup>TH</sup> DAY OF SEPTEMBER, 2007. (Ord. 1-07, Whereas,  
Sept. 12, 2007)

Chapter 10.08

FEE SCHEDULE FOR PLANNING AND ZONING

Sections:

- 10.08.010 Planning and Zoning Fee Schedule Effective
- 10.08.020 Building and Improvement Location Permits
- 10.08.030 Board of Zoning Appeals Actions
- 10.08.040 Plan Commission Actions
- 10.08.050 Payment of Fees

10.08.010 Planning and Zoning Fee Schedule Effective. The Town Council of the Town of Troy, Indiana that from and after September 12, 2007, fees concerning planning and zoning shall be as follows. (Ord. 2008-01, Jan. 16, 2008)

10.08.020 Building and Improvement Location Permits:

Principal Building Construction, Reconstruction Addition or Placement.....	\$25.00
Accessory Structures and Signs which require permit.....	No Fee
Principal Building Demolition or Relocation.....	\$25.00
Driveways and Parking Lot Construction or Expansion.....	\$10.00
Temporary Outdoor Sales Annual Permit .....	\$0 Non-profit (must obtain permit) \$0 Resident (must obtain permit) \$0 Business (must obtain permit)
Dumpster Permit (for demolition, construction, Reconstruction or general clean-up) for 60 days With one (1) renewal for 60 days for additional \$10 .....	\$10.00

(Ord. 2008-01, Jan. 16, 2008)

10.08.030 Board of Zoning Appeals Actions:

Variance .....	\$250.00
Conditional Use/Special Use/Special Use Amendment.....	\$100.00

Appeal .....\$10.00  
(Ord. 2008-01, Jan. 16, 2008)

**10.08.040 Plan Commission Actions:**

Zoning Map Amendments (Rezoning) ..... \$250.00

Amendment to the Comprehensive Plan ..... \$500.00

Text Amendment to the Zoning Ordinance..... No fee is required

Interpretation ..... No fee is required

Recording Fee ..... \$0.00; paid by Town for municipal actions only. (Private actions requiring official county recordings are the sole responsibility of the private property owner.)

(Ord. 2008-01, Jan. 16, 2008)

**10.08.050 Payment of Fees.** Fees shall be payable at the time of submittal of the application. (Ord. 2008-01, Jan. 16, 2008)

## Chapter 10.12

### SUBDIVISION CONTROL ORDINANCE

#### AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF TROY, INDIANA ADOPTING THE SUBDIVISION CONTROL ORDINANCE OF THE TOWN OF TROY, INDIANA

WHEREAS, the ordinance is enacted in accordance with Indiana State Law (Indiana Code 36-7-4-700 series) for the purpose of establishing control over the recording and division of lands, the development of lands, the control of land uses, the proper and legal description of side lands for the assessment of taxes, the recording of property purchased or sold, and for the health, welfare and enjoyment of properties by the current and future citizens of Troy; and

WHEREAS, the Advisory Plan Commission of Troy, Indiana, did on November 28, 2007 hold a legally advertised public meeting to consider adoption of the attached Subdivision Control Ordinance (Exhibit A) for the town; and

WHEREAS, the Plan Commission did consider said Subdivision Control Ordinance until all comments and objections were heard, and

WHEREAS, the Plan Commission found that the Subdivision Control Ordinance meets the requirements of Indiana Code 36-7-4-700, and that the adoption of this Subdivision Control Ordinance is found to be in the best interests of Troy, Indiana, and

WHEREAS, the Town Council finds that it is in the best interest of the Town to adopt said Subdivision Control Ordinance.

NOW THEREFORE, BE IT ORDAINED, that the Town Council of Troy, Indiana, hereby adopts Exhibit A, attached and made a part hereof, as the Subdivision Control Ordinance of the Town of Troy, Indiana.

This ordinance shall take effect from and after its passage as provided by law.

DULY ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TROY,  
INDIANA, ON THIS THE 12<sup>th</sup> DAY DECEMBER, 2007.

## Chapter 10.20

### FLOOD PLAIN MANAGEMENT COMMISSION

#### Sections:

10.20.005	Purpose
10.20.007	Indiana Code reference
10.20.010	Established
10.20.020	Powers and duties
10.20.030	Members/Terms
10.20.040	Effective when

**10.20.005 Purpose.** The Town of Troy recognizes the need to establish flood plain management regulations to:

- (1) Divert unwarranted and unwise development away from flood-prone areas;
- (2) Encourage flood damage abatement through public and private efforts;
- (3) Deter the unnecessary and improper use of public utilities and public facilities in flood prone areas. (Ord. 2-76, Whereas, June 16, 1976)

**10.20.007 Indiana Code reference** Indiana Code 1971, 18-7-4.5 permits the establishment of flood plain commissions with single purpose zoning authority to promulgate minimum standards and regulations for the management of identified flood hazard areas. (Ord. 2-76, Whereas, June 16, 1976)

**10.20.010 Established.** There is hereby established the Troy Flood Plain Commission for the Town of Troy, Indiana, under the authority provided in I.C. 1971, 18-7-4.5. (Ord. 2-76, S1, June 16, 1976)

**10.20.020 Powers and duties.** The Flood Plain Commission shall exercise those powers and duties as provided in said I.C. 1971, 18-7-4.5. (Ord. 2-76, S2, June 16, 1976)

**10.20.030 Members/Terms.** The Flood Plain Commission shall consist of three members with qualifications, terms of office, and methods of appointment as provided in the said I.C. 1971, 18-7-4.5. (Ord. 2-76, S3, June 16, 1976)

**10.20.040 Effective when.** This ordinance shall be in full force and effect from and after adoption by the Board of Town Trustees of Troy, Indiana, and approved by the President of said Board and due publication according to law. ADOPTED this 16th day of June, 1976. (Ord. 2-76, S4, June 16, 1976)

## Chapter 10.22

### FLOOD PLAIN ZONING ORDINANCE

#### Sections:

10.22.010	Statutory authorization
10.22.020	Findings of Fact
10.22.030	Statement of Purpose
10.22.040	Objectives
10.22.050	Definitions
10.22.060	Lands to Which This Ordinance Applies
10.22.070	Basis for Establishing Regulatory Flood Data
10.22.080	Establishment of Floodplain Development Permit
10.22.090	Compliance
10.22.100	Abrogation and Greater Restrictions
10.22.110	Discrepancy between Mapped Floodplain and Actual Ground Elevations
10.22.120	Interpretation
10.22.130	Warning and Disclaimer of Liability
10.22.140	Penalties for Violation
10.22.150	Designation of Administrator
10.22.160	Permit Procedures
10.22.170	Duties and Responsibilities of the Floodplain Administrator
10.22.180	General Standards
10.22.190	Specific Standards
10.22.200	Standards for Subdivision Proposals
10.22.210	Critical Facility
10.22.220	Standards for Identified Floodways
10.22.230	Standards for Identified Fringe
10.22.240	Standards for SFHAs Without Established Base Flood Elevation and/or Floodways/Fringes
10.22.250	Designation of Variance and Appeals Board
10.22.260	Duties of Variance and Appeals Board
10.22.270	Variance Procedures
10.22.280	Conditions for Variances
10.22.290	Variance Notification
10.22.300	Historic Structure
10.22.310	Special Conditions
10.22.320	Severability
10.22.330	Effective Date

#### Article 1: Statutory Authorization, Findings of Fact, Purpose, and Objectives.

**10.22.010 Statutory Authorization.** The Indiana Legislature has in IC 36-7-4 granted the power to local government units to control land use within their jurisdictions. Therefore,

the Town Council of Troy does hereby adopt the following floodplain management regulations. (Ord. Unnumbered, Article 1, SA, Aug. 10, 2005) (Ord. 2000-4, S1, Dec. 20, 2000)

**10.22.020 Findings of Fact.**

- (1) The flood hazard areas of Troy are subject to periodic inundation which results 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.
- (2) These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, and by the occupancy in flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, flood-proofed, or otherwise unprotected from flood damages. (Ord. Unnumbered, Article 1, SB, Aug. 10, 2005)

**10.22.030 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) Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, which result in damaging increases in erosion or in flood heights or velocities;
- (2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;
- (4) Control filling, grading, dredging, and other development which may increase erosion or flood damage;
- (5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands; and,
- (6) Make federally subsidized flood insurance available for structures and their contents in the Town by fulfilling the requirements of the National Flood Insurance Program. (Ord. Unnumbered, Article 1, SC, Aug. 10, 2005) (Ord. 2000-4, S2, Dec. 20, 2000)

**10.22.040 Objectives.** The objectives of this ordinance are:

- (1) To protect human life and health;

- (2) To minimize expenditure of public money for costly flood control projects;
- (3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) To minimize prolonged business interruptions;
- (5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, streets, and bridges located in floodplains;
- (6) To help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize flood blight areas, and;
- (7) To ensure that potential homebuyers are notified that property is in a flood area. (Ord. Unnumbered, Article 1, SD, Aug. 10, 2005)

## Article 2: Definitions

**10.22.050 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.

- (1) **A zone** means portions of the SFHA in which the principal source of flooding is runoff from rainfall, snowmelt, or a combination of both. In A zones, floodwaters may move slowly or rapidly, but waves are usually not a significant threat to buildings. These areas are labeled as Zone A, Zone AE, Zones A1-A30, Zone AO, Zone AH, Zone AR and Zone A99 on a FIRM or FHBM. The definitions are presented below:
  - A. Zone A: Areas subject to inundation by the one-percent annual chance flood event. Because detailed hydraulic analyses have not been performed, no base flood elevation or depths are shown. Mandatory flood insurance purchase requirements apply.
  - B. Zone AE and A1-A30: Areas subject to inundation by the one-percent annual chance flood event determined by detailed methods. Base flood elevations are shown within these zones. Mandatory flood insurance purchase requirements apply. (Zone AE is on new and revised maps in place of Zones A1-A30.)
  - C. Zone AO: Areas subject to inundation by one-percent annual chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown within this zone. Mandatory flood insurance purchase requirements apply.

- D. Zone AH: Areas subject to inundation by one-percent annual chance shallow flooding (usually areas of ponding) where average depths are 1-3 feet. Average flood depths derived from detailed hydraulic analyses are shown within this zone. Mandatory flood insurance purchase requirements apply.
- E. Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements apply.
- F. Zone A99: Areas subject to inundation by the one-percent annual chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No base flood elevations or depths are shown. Mandatory flood insurance purchase requirements apply.
- (2) **Accessory structure** (appurtenant structure) means a structure that is located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal initial investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.
- (3) **Addition** (to an existing structure) means any walled and roofed expansion to the perimeter of a structure in which the addition is connected by a common load-bearing wall other than a firewall. Any walled and roofed addition, which is connected by a firewall or is separated by independent perimeter load-bearing walls, is new construction.
- (4) **Appeal** means a request for a review of the floodplain administrator's interpretation of any provision of this ordinance or a request for a variance.
- (5) **Area of shallow flooding** means a designated AO or AH Zone on the community's Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.
- (6) **Base Flood Elevation (BFE)** means the elevation of the one-percent annual chance flood.

- (7) **Basement** means that portion of a structure having its floor sub-grade (below ground level) on all sides.
- (8) **Building** - see "Structure."
- (9) **Community** means a political entity that has the authority to adopt and enforce floodplain ordinances for the area under its jurisdiction.
- (10) **Community Rating System (CRS)** means a program developed by the Federal Insurance Administration to provide incentives for those communities in the Regular Program that have gone beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding.
- (11) **Critical facility** means a facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to, schools, nursing homes, hospitals, police, fire, and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.
- (12) **Development** means any man-made change to improved or unimproved real estate including but not limited to:
- A. construction, reconstruction, or placement of a structure or any addition to a structure;
  - B. installing a manufactured home on a site, preparing a site for a manufactured home or installing recreational vehicle on a site for more than 180 days;
  - C. installing utilities, erection of walls and fences, construction of roads, or similar projects;
  - D. construction of flood control structures such as levees, dikes, dams, channel improvements, etc.;
  - E. mining, dredging, filling, grading, excavation, or drilling operations;
  - F. construction and/or reconstruction of bridges or culverts;
  - G. storage of materials; or
  - H. any other activity that might change the direction, height, or velocity of flood or surface waters.

"Development" does not include activities such as the maintenance of existing structures and facilities such as painting, re-roofing; resurfacing

roads; or gardening, plowing, and similar agricultural practices that do not involve filling, grading, excavation, or the construction of permanent structures.

- (13) **Elevated structure** means a non-basement structure built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, or columns (posts and piers).
- (14) **Elevation Certificate** is a certified statement that verifies a structure's elevation information.
- (15) **Emergency Program** means the first phase under which a community participates in the NFIP. It is intended to provide a first layer amount of insurance at subsidized rates on all insurable structures in that community before the effective date of the initial FIRM.
- (16) **Encroachment** means the advance or infringement of uses, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.
- (17) **Existing Construction** means any structure for which the "start of construction" commenced before effective date of the community's first floodplain ordinance.
- (18) **Existing manufactured home park or subdivision** means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the community's first floodplain ordinance.
- (19) **Expansion to an existing manufactured home park or subdivision** means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
- (20) **FEMA** means the Federal Emergency Management Agency.
- (21) **Five-hundred year flood (500-year flood)** means the flood that has a 0.2 percent chance of being equaled or exceeded in any year.
- (22) **Flood** means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow, the unusual and rapid accumulation, or the runoff of surface waters from any source.
- (23) **Flood Boundary and Floodway Map (FBFM)** means an official map on

which the Federal Emergency Management Agency (FEMA) or Federal Insurance Administration (FIA) has delineated the areas of flood hazards and regulatory floodway.

- (24) **Flood Hazard Boundary Map (FHBM)** means an official map of a community, issued by FEMA, where the boundaries of the areas of special flood hazard have been identified as Zone A.
- (25) **Flood insurance Rate Map (FIRM)** means an official map of a community, on which FEMA has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.
- (26) **Flood Insurance Study (FIS)** is the official hydraulic and hydrologic report provided by FEMA. The report contains flood profiles, as well as the FIRM, FBFM (where applicable), and the water surface elevation of the base flood.
- (27) **Floodplain** means the channel proper and the areas adjoining any wetland, lake or watercourse which have been or hereafter may be covered by the regulatory flood. The floodplain includes both the floodway and the fringe districts.
- (28) **Floodplain management** means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.
- (29) **Floodplain management regulations** means this ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances, and other applications of police power which control development in flood-prone areas. This term describes federal, state, or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage. Floodplain management regulations are also referred to as floodplain regulations, floodplain ordinance, flood damage prevention ordinance, and floodplain management requirements.
- (30) **Flood Protection Grade (FPG)** is the elevation of the regulatory flood plus two feet at any given location in the SFHA. (see "Freeboard")
- (31) **Floodproofing (dry floodproofing)** is a method of protecting a structure that ensures that the structure, together with attendant utilities and sanitary facilities, is watertight to the floodproofed design elevation with walls that are substantially impermeable to the passage of water. All structural components of these walls are capable of resisting hydrostatic and hydrodynamic flood forces, including the effects of buoyancy, and anticipated debris impact forces.

- (32) **Floodproofing certificate** is a form used to certify compliance for non-residential structures as an alternative to elevating structures to or above the FPG. This certification must be by a Registered Professional Engineer or Architect.
- (33) **Floodway** is the channel of a river or stream and those portions of the floodplains adjoining the channel which are reasonably required to efficiently carry and discharge the peak flood flow of the regulatory flood of any river or stream.
- (34) **Freeboard** means a factor of safety, usually expressed in feet above the BFE, which is applied for the purposes of floodplain management. It is used to compensate for the many unknown factors that could contribute to flood heights greater than those calculated for the base flood.
- (35) **Fringe** is those portions of the floodplain lying outside the floodway.
- (36) **Functionally dependent facility** means a facility which cannot be used for its intended purpose unless it is located or carried out in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, ship repair, or seafood processing facilities. The term does not include long-term storage, manufacture, sales, or service facilities.
- (37) **Hardship** (as related to variances of this ordinance) means the exceptional hardship that would result from a failure to grant the requested variance. The Board of Zoning Appeals requires that the variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is NOT exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.
- (38) **Highest adjacent grade** means the highest natural elevation of the ground surface, prior to the start of construction, next to the proposed walls of a structure.
- (39) **Historic structure** means any structure individually listed on the Register of Historic Places or the Indiana State Survey of Historic Architectural, Archaeological and Cultural Sites, Structures, Districts, and Objects.
- (40) **Increased Cost of Compliance (ICC)** means the cost to repair a substantially damaged structure that exceeds the minimal repair cost and that is required to bring a substantially damaged structure into compliance with the local flood damage prevention ordinance. Acceptable mitigation

measures are elevation, relocation, demolition, or any combination thereof. All renewal and new business flood insurance policies with effective dates on or after June 1, 1997, will include ICC coverage.

- (41) **Letter of Map Amendment (LOMA)** means an amendment to the currently effective FEMA map that establishes that a property is not located in a SFHA. A LOMA is only issued by FEMA.
- (42) **Letter of Map Revision (LOMR)** means an official revision to the currently effective FEMA map. It is issued by FEMA and changes flood zones, delineations, and elevations.
- (43) **Letter of Map Revision Based on Fill (LOMR-F)** means an official revision by letter to an effective NFIP map. A LOMR-F provides FEMA's determination concerning whether a structure or parcel has been elevated on fill above the BFE and excluded from the SFHA.
- (44) **Lowest adjacent grade** means the lowest elevation, after completion of construction, of the ground, sidewalk, patio, deck support, or basement entryway immediately next to the structure.
- (45) **Lowest floor** means the lowest of the following:
  - A. the top of the lowest level of the structure;
  - B. the top of the basement floor;
  - C. the top of the garage floor, if the garage is the lowest level of the structure;
  - D. the top of the first floor of a structure elevated on pilings or pillars;
  - E. the top of the first floor of a structure constructed with a crawl space, provided that the lowest point of the interior grade is at or above the BFE and construction meets requirements of F.1; or
  - F. the top of the floor level of any enclosure, other than a basement, below an elevated structure where the walls of the enclosure provide any resistance to the flow of flood waters unless:
    - 1. the walls are designed to automatically equalize the hydrostatic flood forces on the walls by allowing for the entry and exit of flood waters, by providing a minimum of two openings (in addition to doorways and windows) having a total net area of one (1) square inch for every square foot of enclosed area subject to flooding. The bottom of all such openings shall be no higher than one (1) foot above grade; and,

2. such enclosed space shall be usable solely for the parking of vehicles and building access.
- (46) **Manufactured home** means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."
- (47) **Manufactured home park or subdivision** means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.
- (48) **Map amendment** means a change to an effective NFIP map that results in the exclusion from the SFHA of an individual structure or a legally described parcel of land that has been inadvertently included in the SFHA (i.e., no alterations of topography have occurred since the date of the first NFIP map that showed the structure or parcel to be within the SFHA).
- (49) **Map panel number** is the four-digit number followed by a letter suffix assigned by FEMA on a flood map. The first four digits represent the map panel, and the letter suffix represents the number of times the map panel has been revised. (The letter "A" is not used by FEMA, the letter "B" is the first revision.)
- (50) **Market value** means the building value, excluding the land (as agreed to between a willing buyer and seller), as established by what the local real estate market will bear. Market value can be established by independent certified appraisal, replacement cost depreciated by age of building (actual cash value), or adjusted assessed values.
- (51) **Mitigation** means sustained actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects. The purpose of mitigation is two fold: to protect people and structures, and to minimize the cost of disaster response and recovery.
- (52) **National Flood Insurance Program (NFIP)** is the federal program that makes flood insurance available to owners of property in participating communities nationwide through the cooperative efforts of the Federal Government and the private insurance industry.
- (53) **National Geodetic Vertical Datum (NGVD)** as corrected in 1929 is a vertical control used as a reference for establishing varying elevations within the floodplain.
- (54) **New construction** means any structure for which the "start of construction" commenced after the effective date of the community's first floodplain ordinance.

- (55) **New manufactured home park or subdivision** means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the community's first floodplain ordinance.
- (56) **Obstruction** includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, canalization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation, or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water; or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.
- (57) **One-hundred year flood (100-year flood)** is the flood that has a one percent (1%) chance of being equaled or exceeded in any given year. Any flood zone that begins with the letter A is subject to the one-percent annual chance flood. See "Regulatory Flood".
- (58) **One-percent annual chance flood** is the flood that has a one percent (1%) chance of being equaled or exceeded in any given year. Any flood zone that begins with the letter A is subject to the one-percent annual chance flood. See "Regulatory Flood".
- (59) **Participating community** is any community that voluntarily elects to participate in the NFIP by adopting and enforcing floodplain management regulations that are consistent with the standards of the NFIP.
- (60) **Physical Map Revision (PMR)** is an official republication of a community's FEMA map to effect changes to base (1-percent annual chance) flood elevations, floodplain boundary delineations, regulatory floodways, and planimetric features. These changes typically occur as a result of structural works or improvements, annexations resulting in additional flood hazard areas, or correction to base flood elevations or SFHAs.
- (61) **Post-FIRM construction** means construction or substantial improvement that started on or after the effective date of the initial FIRM of the community or after December 31, 1974, whichever is later.
- (62) **Pre-FIRM construction** means construction or substantial improvement, which started on or before December 31, 1974, or before the effective date of the initial FIRM of the community, whichever is later.
- (63) **Probation** is a means of formally notifying participating communities of violations and deficiencies in the administration and enforcement of the local floodplain management regulations.

- (64) **Public safety and nuisance**, anything which is injurious to the safety or health of an entire community, neighborhood or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.
- (65) **Recreational vehicle** means a vehicle which is (1) built on a single chassis; (2) 400 square feet or less when measured at the largest horizontal projections; (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 quarters for recreational camping, travel, or seasonal use.
- (66) **Regular program** means the phase of the community's participation in the NFIP where more comprehensive floodplain management requirements are imposed and higher amounts of insurance are available based upon risk zones and elevations determined in a FIS.
- (67) **Regulatory flood** means the flood having a one percent (1%) chance of being equaled or exceeded in any given year, as calculated by a method and procedure that is acceptable to and approved by the Indiana Department of Natural Resources and the Federal Emergency Management Agency. The regulatory flood elevation at any location is as defined in Article 3 (B) of this ordinance (10.22.070 of this Code Book Chapter). The "Regulatory Flood" is also known by the term "Base Flood", "One-Percent Annual Chance Flood", and "100-Year Flood".
- (68) **Repetitive loss** means flood-related damages sustained by a structure on two separate occasions during a 10-year period ending on the date of the event for which the second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25% of the market value of the structure at the time of each such flood event.
- (69) **Section 1316** is that section of the National Flood Insurance Act of 1968, as amended, which states that no new flood insurance coverage shall be provided for any property that the Administrator finds has been declared by a duly constituted state or local zoning authority or other authorized public body to be in violation of state or local laws, regulations, or ordinances that intended to discourage or otherwise restrict land development or occupancy in flood-prone areas
- (70) **Special Flood Hazard Area (SFHA)** means those lands within the jurisdictions of the Town subject to inundation by the regulatory flood. The SFHAs of the Town generally identified as such on the Flood Insurance Rate Map of the Town dated July 5, 1983, as well as any future updates, amendments, or revisions, prepared by the Federal Emergency Management Agency with the most recent date. The SFHAs of those parts of unincorporated Perry County that are within the extraterritorial jurisdiction of the Town or that may be annexed into the Town are generally identified as such on the Flood Insurance Rate Map prepared for Perry County by the

Federal Emergency Management Agency and dated November 1, 1995, as well as any future updates, amendments, or revisions prepared by the Federal Emergency Management Agency with the most recent date. (These areas are shown on a FHBM or FIRM as Zone A, AE, AI - A30, AH, AR, A99, or AO).

- (71) **Start of construction** includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement or permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footing, installation of piles, construction of columns, or any work beyond the stage of excavation for placement of a manufactured home on a foundation. 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, footings, piers, 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 part of the main structure. For substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.
- (72) **Structure** means a structure that is principally above ground and is enclosed by walls and a roof. The term includes a gas or liquid storage tank, a manufactured home, or a prefabricated building. The term also includes recreational vehicles to be installed on a site for more than 180 days.
- (73) **Substantial damage** means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
- (74) **Substantial improvement** means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage" regardless of the actual repair work performed. The term does not include improvements of structures to correct existing violations of state or local health, sanitary, or safety code requirements or any alteration of a "historic structure", provided that the alteration will not preclude the structures continued designation as a "historic structure".
- (75) **Suspension** means the removal of a participating community from the NFIP because the community has not enacted and/or enforced the proper floodplain management regulations required for participation in the NFIP.
- (76) **Variance** is a grant of relief from the requirements of this ordinance, which

permits construction in a manner otherwise prohibited by this ordinance where specific enforcement would result in unnecessary hardship.

- (77) **Violation** means the failure of a structure or other development to be fully compliant with this ordinance. A structure or other development without the elevation, other certification, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.
- (78) **Watercourse** means a lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.
- (79) **Water surface elevation** means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum where specified) of floods of various magnitudes and frequencies in the floodplains of riverine areas.
- (80) **X zone** means the area where the flood hazard is less than that in the SFHA. Shaded X zones shown on recent FIRMs (B zones on older FIRMs) designate areas subject to inundation by the flood with a 0.2 percent chance of being equaled or exceeded (the 500-year flood). Unshaded X zones (C zones on older FIRMs) designate areas where the annual exceedance probability of flooding is less than 0.2 percent.
- (81) **Zone** means a geographical area shown on a FHBM or FIRM that reflects the severity or type of flooding in the area.
- (82) **Zone A** (see definition for A zone)
- (83) **Zone B, C, and X** means areas identified in the community as areas of moderate or minimal hazard from the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Flood insurance is available in participating communities but is not required by regulation in these zones. (Zone X is used on new and revised maps in place of Zones B and C.) (Ord. Unnumbered, Article 2, Aug. 10, 2005) (Ord. 2000-4, S3, Dec. 20, 2000)

### **Article 3. General Provisions**

**10.22.060 Lands to Which This Ordinance Applies.** This ordinance shall apply to all SFHAs within the jurisdiction of Troy. (Ord. Unnumbered, Article 3, SA, Aug. 10, 2005)

**10.22.070 Basis for Establishing Regulatory Flood Data.** This ordinance's protection standard is the regulatory flood. The best available regulatory flood data is listed below. Whenever a party disagrees with the best available data, the party submitting the detailed

engineering study needs to replace existing data with better data and submit it to the Indiana Department of Natural Resources for review and approval.

- (1) The regulatory flood elevation for the studied SFHAs of the Ohio River shall be as delineated on the 100 year flood profiles in the Flood Insurance Study of the Town dated January 5, 1983 and the corresponding FIRM dated July 5, 1983, as well as any future updates, amendments, or revisions, prepared by the Federal Emergency Management Agency with the most recent date. The regulatory floodway and fringe limits for the Ohio River shall be according to the best data available as provided by the Indiana Department of Natural Resources.
- (2) The regulatory flood elevation, floodway, and fringe limits for each of the remaining SFHAs delineated as an "A Zone" on the FIRM of the Town shall be according to the best data available as provided by the Indiana Department of Natural Resources.
- (3) For the SFHAs of those parts of unincorporated Perry County that are within the extraterritorial jurisdiction of the Town or that may be annexed into the Town:
  - A. If the SFHA is delineated as "Zone A" on the County Flood Insurance Rate Map, the regulatory flood elevation, floodway, and fringe limits shall be according to the best data available as provided by the Indiana Department of Natural Resources (Ord. Unnumbered, Article 3, SB, Aug. 10, 2005) (Ord. 2000-4, S5, Dec. 20, 2000)

**10.22.080 Establishment of Floodplain Development Permit.** A Floodplain Development Permit shall be required in conformance with the provisions of this ordinance prior to the commencement of any development activities in areas of special flood hazard. (Ord. Unnumbered, Article 3, SC, Aug. 10, 2005) (Ord. 2000-4, S6, Dec. 20, 2000)

**10.22.090 Compliance.** No structure shall hereafter be located, extended, converted or structurally altered within the SFHA without full compliance with the terms of this ordinance and other applicable regulations. No land or stream within the SFHA shall hereafter be altered without full compliance with the terms of this ordinance and other applicable regulations. (Ord. Unnumbered, Article 3, SD, Aug. 10, 2005)

**10.22.100 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 conflict or overlap, whichever imposes the more stringent restrictions shall prevail. (Ord. Unnumbered, Article 3, SE, Aug. 10, 2005) (Ord. 2000-4, S13, Dec. 20, 2000)

**10.22.110 Discrepancy between Mapped Floodplain and Actual Ground Elevations.**

- (1) In cases where there is a discrepancy between the mapped floodplain (SFHA) on the FIRM and the actual ground elevations, the elevation provided on the profiles shall govern.
- (2) If the elevation of the site in question is below the base flood elevation, that site shall be included in the SFHA and regulated accordingly.
- (3) If the elevation (natural grade) of the site in question is above the base flood elevation, that site shall be considered outside the SFHA and the floodplain regulations will not be applied. The property owner should be advised to apply for a LOMA. (Ord. Unnumbered, Article 3, SF, Aug. 10, 2005)

**10.22.120 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. (Ord. Unnumbered, Article 3, SG, Aug. 10, 2005)

**10.22.130 Warning and Disclaimer of Liability.** The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on available information derived from engineering and scientific methods of study. Larger floods can and will occur on rare occasions. Therefore, this ordinance does not create any liability on the part of Troy, the Indiana Department of Natural Resources, or the State of Indiana, for any flood damage that results from reliance on this ordinance or any administrative decision made lawfully thereunder. (Ord. Unnumbered, Article 3, SH, Aug. 10, 2005) (Ord. 2000-4, S11, Dec. 20, 2000)

**10.22.140 Penalties for Violation.** Failure to obtain a Floodplain Development Permit in the SFHA or failure to comply with the requirements of a Floodplain Development Permit or conditions of a variance shall be deemed to be a violation of this ordinance. All violations shall be considered a common nuisance. All violations shall be punishable by a fine not exceeding \$50.00.

- (1) A separate offense shall be deemed to occur for each day the violation continues to exist.
- (2) The Floodplain Administrator shall inform the owner that any such violation is considered a willful act to increase flood damages and therefore may cause coverage by a Standard Flood Insurance Policy to be suspended.
- (3) Nothing herein shall prevent the Town from taking such other lawful action to prevent or remedy any violations. All costs connected therewith shall

accrue to the person or persons responsible. (Ord. Unnumbered, Article 3, SI, Aug. 10, 2005) (Ord. 2000-4, S12, Dec. 20, 2000)

**Article 4: Administration.**

**10.22.150 Designation of Administrator.** The Town Council of Troy hereby appoints the Town Council President to administer and implement the provisions of this ordinance and is herein referred to as the Floodplain Administrator. (Ord. Unnumbered, Article 4, SA, Aug. 10, 2005) (Ord. 2000-4, S4, Dec. 20, 2000)

**10.22.160 Permit Procedures.** Application for a Floodplain Development Permit shall be made to the Floodplain Administrator on forms furnished by him or her prior to any development activities, and may include, but not be limited to, the following plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill, storage of materials or equipment, drainage facilities, and the location of the foregoing. Specifically the following information is required:

- (1) Application stage.
  - A. A description of the proposed development;
  - B. Location of the proposed development sufficient to accurately locate property and structure in relation to existing roads and streams;
  - C. A legal description of the property site;
  - D. A site development plan showing existing and proposed development locations and existing and proposed land grades;
  - E. Elevation of the top of the lowest floor (including basement) of all proposed buildings. Elevation should be in National Geodetic Vertical Datum of 1929 (NGVD);
  - F. Elevation (in NGVD) to which any non-residential structure will be floodproofed;
  - G. Description of the extent to which any watercourse will be altered or related as a result of proposed development, and;
  - H. Construction stage. Upon placement of the lowest floor; or floodproofing, it shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the NGVD elevation of the lowest floor or floodproofed elevation, as built. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by the same. When floodproofing is utilized for a particular structure said certification shall be prepared by or under the direct supervision of a

professional engineer or architect and certified by same. Any work undertaken prior to submission of the certification shall be at the permit holders' risk. (The Floodplain Administrator shall review the lowest floor and floodproofing elevation survey data submitted.) The permit holder shall correct deficiencies detected by such review before any further work is allowed to proceed. Failure to submit the survey or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project. (Ord. Unnumbered, Article 4, SB, Aug. 10, 2005) (Ord. 2000-4, S6, Dec. 20, 2000)

**10.22.170 Duties and Responsibilities of the Floodplain Administrator.** The Floodplain Administrator and/or designated staff is hereby authorized and directed to enforce the provisions of this ordinance. The administrator is further authorized to render interpretations of this ordinance, which are consistent with its spirit and purpose.

Duties and Responsibilities of the Floodplain Administrator shall include, but not be limited to:

- (1) Review all floodplain development permits to assure that the permit requirements of this ordinance have been satisfied;
- (2) Inspect and inventory damaged structures in SFHA and complete substantial damage determinations;
- (3) Ensure that construction authorization has been granted by the Indiana Department of Natural Resources for all development projects subject to Article 5, Section D and F of this ordinance (Sections 10.22.210 and 10.22.230), and maintain a record of such authorization (either copy of actual permit or floodplain analysis/regulatory assessment.)
- (4) Ensure that all necessary federal or state permits have been received prior to issuance of the local floodplain development permit. Copies of such permits are to be maintained on file with the floodplain development permit;
- (5) Notify adjacent communities and the State Floodplain Coordinator prior to any alteration or relocation of a watercourse, and submit copies of such notifications to FEMA;
- (6) Maintain for public inspection and furnish upon request local permit documents, damaged structure inventories, substantial damage determinations, regulatory flood data, SFHA maps, Letters of Map Amendment (LOMA), Letters of Map Revision (LOMR), copies of DNR permits and floodplain analysis and regulatory assessments (letters of recommendation), federal permit documents, and "as-built" elevation and floodproofing data for all buildings constructed subject to this ordinance.
- (7) Utilize and enforce all Letters of Map Revision (LOMR) or Physical Map Revisions (PMR) issued by FEMA for the currently effective SFHA maps of the community.

- (8) Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished;
- (9) Verify and record the actual elevation of the lowest floor (including basement) of all new or substantially improved structures, in accordance with Article 4 Section B (Section 10.22.160);
- (10) Verify and record the actual elevation to which any new or substantially improved structures have been floodproofed, in accordance with Article 4, Section B (Section 10.22.160);
- (11) Review certified plans and specifications for compliance.
- (12) Stop Work Orders (optional)
  - A. Upon notice from the administrator, work on any building, structure or premises that is being done contrary to the provisions of this ordinance shall immediately cease.
  - B. Such notice shall be in writing and shall be given to the owner of the property, or to his agent, or to the person doing the work, and shall state the conditions under which work may be resumed.
- (13) Revocation of Permits (optional)
  - A. The administrator may revoke a permit or approval, issued under the provisions of the ordinance, in cases where there has been any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based.
  - B. The administrator may revoke a permit upon determination by the administrator that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the structure for which the permit was issued is in violation of, or not in conformity with, the provisions of this ordinance. (Ord. Unnumbered, Article 4, SC, Aug. 10, 2005) (Ord. 2000-4, S4, Dec. 20, 2000)

## **Article 5. Provisions for Flood Hazard Reduction**

### **10.22.180 General Standards.**

- (1) In all SFHAs the following provisions are required:
  - A. New construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure;

- B. Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable state requirements for resisting wind forces;
- C. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage below the FPG;
- D. New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;
- E. Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- F. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- G. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- H. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
- I. Any alteration, repair, reconstruction or improvements to a structure that is in compliance with the provisions of this ordinance shall meet the requirements of "new construction" as contained in this ordinance; and,
- J. Any alteration, repair, reconstruction or improvement to a structure that is not in compliance with the provisions of this ordinance, shall be undertaken only if said non-conformity is not further, extended, or replaced.
- K. Whenever any portion of the SFHA is authorized for use, the volume of space which will be occupied by the authorized fill or structure below the BFE shall be compensated for and balanced by an equivalent volume of excavation taken below the BFE. The excavation volume shall be at least equal to the volume of storage lost (replacement ratio of 1 to 1) due to the fill or structure.

1. The excavation shall take place in the floodplain and in the same immediate watershed in which the authorized fill or structure is located;
2. Under certain circumstances, the excavation may be allowed to take place outside of but adjacent to the floodplain provided that the excavated volume will be below the regulatory flood elevation, will be in the same immediate watershed in which the authorized fill or structure is located, will be accessible to the regulatory flood water, will not be subject to ponding when not inundated by flood water, and that it shall not be refilled;
3. The fill or structure shall not obstruct a drainage way leading to the floodplain;
4. The fill or structure shall be of a material deemed stable enough to remain firm and in place during periods of flooding and shall include provisions to protect adjacent property owners against any increased runoff or drainage resulting from its placement; and,
5. Plans depicting the areas to be excavated and filled shall be submitted prior to the actual start of construction or any site work; once site work is complete, but before the actual start of construction, the applicant shall provide to the Floodplain Administrator a certified survey of the excavation and fill sites demonstrating the fill and excavation comply with this article.

(Ord. Unnumbered, Article 5, SA, Aug. 10, 2005) (Ord. 2004-4, S9, Dec. 20, 2000)

#### **10.22.190 Specific Standards.**

- (1) In all SFHAs, the following provisions are required:
  - A. In addition to the requirements of Article 5, Section A (10.22.180), all structures to be located in the SFHA shall be protected from flood damage below the FPG. This building protection requirement applies to the following situations:
    1. Construction or placement of any new structure having a floor area greater than 400 square feet;
    2. Structural alterations made to:
      - (a) an existing (previously unaltered structure), the cost

of which equals or exceeds 50% of the value of the pre-altered structure (excluding the value of the land);

(b) any previously altered structure

3. Reconstruction or repairs made to a damaged structure that are valued at more than 50% of the market value of the structure (excluding the value of the land) before damaged occurred;
4. Installing a travel trailer or recreational vehicle on a site for more than 180 days.
5. Installing a manufactured home on a new site or a new manufactured home on an existing site. This ordinance does not apply to returning the existing manufactured home to the same site it lawfully occupied before it was removed to avoid flood damage; and
6. Reconstruction or repairs made to a repetitive loss structure;

B. **Residential Construction.** New construction or substantial improvement of any residential structure (or manufactured home) shall have the lowest floor; including basement, at or above the FPG (two feet above the base flood elevation). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with the standards of Article 5, Section B (4) (10.22.190(2) D).

C. **Non-Residential Construction.** New construction or substantial improvement of any commercial, industrial, or non-residential structure (or manufactured home) shall have the lowest floor, including basement, elevated to or above the FPG (two feet above the base flood elevation). Structures located in all "A Zones" may be floodproofed in lieu of being elevated if done in accordance with the following:

1. A Registered Professional Engineer or Architect shall certify that the structure has been designed so that below the FPG, the structure and attendant utility facilities are watertight and capable of resisting the effects of the regulatory flood. The structure design shall take into account flood velocities, duration, rate of rise, hydrostatic pressures, and impacts from debris or ice. Such certification shall be provided to the official as set forth in Article 4, Section C (9); (10.22.170(9)).
2. Floodproofing measures shall be operable without human

intervention and without an outside source of electricity.

D. **Elevated Structures.** New construction or substantial improvements of elevated structures that include fully enclosed areas formed by foundation and other exterior walls below the base flood elevations shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.

1. Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the follow minimum criteria:

- (a) provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
- (b) the bottom of all openings shall be no higher than one foot above foundation interior grade (which must be equal to in elevation or higher than the exterior foundation grade); and
- (c) openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.
- (d) access to the enclosed area shall be the minimum necessary to allow for parking for vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator); and
- (e) the interior portion of such enclosed area shall not be partitioned or finished into separate rooms.
- (f) where elevation requirements exceed 6 feet above the highest adjacent grade, a copy of the legally recorded deed restriction prohibiting the conversion of the area below the lowest floor to a use or dimension contrary to the structure's originally approved design. shall be presented as a condition of issuance of the final Certificate of Occupancy.

E. **Structures Constructed on Fill.** A residential or nonresidential structure may be constructed on a permanent land fill in accordance with the following:

1. The fill shall be placed in layers no greater than 1 foot deep before compacting to 95% of the maximum density obtainable with the Standard Proctor Test method.
2. The fill should extend at least ten feet beyond the foundation of the structure before sloping below the FPG.
3. The fill shall be protected against erosion and scour during flooding by vegetative cover, riprap, or bulkheading. If vegetative cover is used, the slopes shall be no steeper than 3 horizontal to 1 vertical.
4. The fill shall not adversely affect the flow of surface drainage from or onto neighboring properties.
5. The top of the lowest floor including basements shall be at or above the FPG.

F. **Standards for Structures Constructed with a Crawlspace.** A residential or nonresidential structure may be constructed with a crawlspace located below the flood protection grade provided that the following conditions are met:

1. The building must be designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy; and
2. Any enclosed area below the flood protection grade shall have openings that equalize hydrostatic pressures by allowing for the automatic entry and exit of floodwaters. A minimum of one opening on each wall having a total net area of not less than one square inch for every one square foot of enclosed area. The bottom of the openings shall be no more than one foot above grade; and
3. The interior grade of the crawlspace must be at or above the base flood elevation; and
4. The interior height of the crawlspace measured from the interior grade of the crawlspace to the top of the foundation wall must not exceed four feet at any point; and
5. An adequate drainage system must be installed to remove floodwaters from the interior area of the crawlspace within a reasonable period of time after a

flood event; and

6. Portions of the building below the flood protection grade must be constructed with materials resistant to flood damage; and
7. Utility systems within the crawlspace must be elevated above the flood protection grade.

**G. Standards for Manufactured Homes and Recreational Vehicles.**

Manufactured homes and recreational vehicles to be installed or substantially improved on a site for more than 180 days must meet one of the following requirements:

1. The manufactured home shall be elevated on a permanent foundation such that the lowest floor shall be at or above the FPG and securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. This requirement applies to all manufactured homes to be placed on a site;
  - (a) outside a manufactured home park or subdivision;
  - (b) in a new manufactured home park or subdivision;
  - (c) in an expansion to an existing manufactured home park or subdivision; or
  - (d) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood.
2. The manufactured home shall be elevated so that the lowest floor of the manufactured home chassis is supported by reinforced piers or other foundation elevations that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. This requirement applies to all manufactured homes to be placed on a site in an existing manufactured home park or subdivision that has not been substantially damaged by a flood.
3. Recreational vehicles placed on a site shall either:
  - (a) be on site for less than 180 days; and,
  - (b) be fully licensed and ready for highway use (defined

as being on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions); or

- (c) meet the requirements for "manufactured homes" as stated earlier in this section. (Ord. Unnumbered, Article 5, SB, Aug. 10, 2005) (Ord. 2000-4, S8, Dec. 20, 2000)

**10.22.200 Standards for 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 hazards, and;
- (4) Base flood elevation data shall be provided for subdivision proposals and other proposed development (including manufactured home parks and subdivisions), which is greater than the lesser of fifty lots or five acres. (Ord. Unnumbered, Article 5, SC, Aug. 10, 2005)

**10.22.210 Critical Facility.** Construction of new critical facilities shall be, to the extent possible, located outside the limits of the SFHA. Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated to or above the FPG at the site. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the FPG shall be provided to all critical facilities to the extent possible. (Ord. Unnumbered, Article 5, SD, Aug. 10, 2005)

**10.22.220 Standards for Identified Floodways.** Located within SFHAs, established in Article 3, Section B (10.22.070), are areas designated as floodways. The floodway is an extremely hazardous area due to the velocity of floodwaters, which carry debris, potential projectiles, and has erosion potential. If the site is in an identified floodway, the Floodplain Administrator shall require the applicant to forward the application, along with all pertinent plans and specifications, to the Indiana Department of Natural Resources and apply for a permit for construction in a floodway. Under the provisions of IC 14-28-1 a permit for construction in a floodway from the Indiana Department of Natural Resources is required prior to the issuance of a local building permit for any excavation, deposit, construction or obstruction activity located in the floodway. This includes land preparation activities such as filling, grading, clearing and paving etc. undertaken before the actual start of construction of the structure. However, it does exclude non-substantial additions/improvements to existing

(lawful) residences in a non-boundary river floodway. (IC 14-28-1-26 allows construction of non-substantial additions/ improvements to residences in a non-boundary river floodway without obtaining a permit for construction in a floodway from the Indiana Department of Natural Resources. Please note that if fill is needed to elevate an addition above the existing grade, prior approval (construction in a floodway permit) for the fill is required from the Indiana Department of Natural Resources.)

No action shall be taken by the Floodplain Administrator until a permit (when applicable) has been issued by the Indiana Department of Natural Resources granting approval for construction in a floodway. Once a permit for construction in a floodway has been issued by the Indiana Department of Natural Resources, the Floodplain Administrator may issue the local Floodplain Development Permit, provided the provisions contained in Article 5 of this ordinance have been met. The Floodplain Development Permit cannot be less restrictive than the permit for construction in a floodway issued by the Indiana Department of Natural Resources. However, a community's more restrictive regulations (if any) shall take precedence.

No development shall be allowed which acting alone or in combination with existing or future development, will increase the regulatory flood more than 0.14 of one foot; and

For all projects involving channel modifications or fill (including levees) the Town shall submit the data and request that the Federal Emergency Management Agency revise the regulatory flood data. (Ord. Unnumbered, Article 5, SE, Aug. 10, 2005)

**10.22.230 Standards for Identified Fringe.** If the site is located in an identified fringe, then the Floodplain Administrator may issue the local Floodplain Development Permit provided the provisions contained in Article 5 of this ordinance have been met. The key provision is that the top of the lowest floor of any new or substantially improved structure shall be at or above the FPG. (Ord. Unnumbered, Article 5, SF, Aug. 10, 2005)

**10.22.240 Standards for SFHAs Without Established Base Flood Elevation and/or Floodways/Fringes.**

- (1) Drainage area upstream of the site is greater than one square mile:

If the site is in an identified floodplain where the limits of the floodway and fringe have not yet been determined, and the drainage area upstream of the site is greater than one square mile, the Floodplain Administrator shall require the applicant to forward the application, along with all pertinent plans and specifications, to the Indiana Department of Natural Resources for review and comment.

No action shall be taken by the Floodplain Administrator until either a permit for construction in the floodway or a floodplain analysis/regulatory assessment citing the 100 year flood elevation and the recommended Flood Protection Grade has been received from the Indiana Department of Natural Resources.

Once the Floodplain Administrator has received the proper construction in a floodway permit or floodplain analysis/regulatory assessment approving the proposed development, a Floodplain Development Permit may be issued provided the conditions of the Floodplain Development Permit are not less restrictive than the conditions received from the Indiana Department of Natural Resources and the provisions contained in Article 5 of this ordinance have been met.

- (2) Drainage area upstream of the site is less than one square mile:

If the site is in an identified floodplain where the limits of the floodway and fringe have not yet been determined and the drainage area upstream of the site is less than one square mile, the Floodplain Administrator shall require the applicant to provide an engineering analysis showing the limits of the floodway, fringe and 100 year flood elevation for the site.

Upon receipt, the Floodplain Administrator may issue the local Floodplain Development Permit, provided the provisions contained in Article 5 of this ordinance have been met.

- (3) The total cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the regulatory flood more than 0.14 of one foot and will not increase flood damages or potential flood damages. (Ord. Unnumbered, Article 5, SG, Aug. 10, 2005) (Ord. 2000-4, S6, Dec. 20, 2000)

## **Article 6. Variance Procedures.**

**10.22.250 Designation of Variance and Appeals Board.** The Board of Zoning Appeals as established by Town Council of Troy shall hear and decide appeals and requests for variances from requirements of this ordinance. (Ord. Unnumbered, Article 6, SA, Aug. 10, 2005) (Ord. 2000-4, S10, Dec. 20, 2000)

**10.22.260 Duties of Variance and Appeals Board.** The board shall hear and decide appeals when it is alleged an error in any requirement, decision, or determination is made by the Floodplain Administrator in the enforcement or administration of this ordinance. Any person aggrieved by the decision of the board may appeal such decision to the [Appropriate Court], as provided in [Statute]. (Ord. Unnumbered, Article 6, SB, Aug. 10, 2005) (Ord. 2000-4, S10, Dec. 20, 2000)

**10.22.270 Variance Procedures.** In passing upon such applications, the Board of Zoning Appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and;

- (1) The danger of life and property due to flooding or erosion damage;
- (2) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

- (3) The importance of the services provided by the proposed facility to the community;
- (4) The necessity to the facility of a waterfront location, where applicable;
- (5) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
- (6) The compatibility of the proposed use with existing and anticipated development;
- (7) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- (8) The safety of access to the property in times of flood for ordinary and emergency vehicles;
- (9) The expected height, velocity, duration, rate of rise, and sediment of transport of the floodwaters at the site; and,
- (10) 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 (Ord. Unnumbered, Article 6, SC, Aug. 10, 2005) (Ord. 2000-4, S10, Dec. 20, 2000).

**10.22.280 Conditions for Variances.**

- (1) Variances shall only be issued when there is:
  - A. A showing of good and sufficient cause;
  - B. A determination that failure to grant the variance would result in exceptional hardship; and,
  - C. 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 or victimization of the public, or conflict with existing laws or ordinances.
- (2) No variance for a residential use within a floodway subject to Article 5, Section D (10.22.210) or Section F (10.22.230) of this ordinance may be granted.
- (3) Any variance granted in a floodway subject to Article 5, Section D (10.22.210) or Section F (10.22.230) of this ordinance will require a permit from the Indiana Department of Natural Resources.

- (4) Variances to the Provisions for Flood Hazard Reduction of Article 5, Section B (10.22.190), may be granted only when a new structure is to be located on a lot of one-half acre or less in size, contiguous to and surrounded by lots with existing structures constructed below the flood protection grade.
- (5) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (6) Variances may be granted for the reconstruction or restoration of any structure individually listed on the Register of Historic Places or the Indiana State Survey of Historic Architectural, Archaeological and Cultural Sites, Structures, Districts, and Objects.
- (7) Any application to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the lowest floor is to be built and stating that the cost of the flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation (See Section E - 10.22.290).
- (8) The Floodplain Administrator shall maintain the records of appeal actions and report any variances to the Federal Emergency Management Agency or the Indiana Department of Natural Resources upon request (See Section E - 10.22.290). (Ord. Unnumbered, Article 6, SD, Aug. 10, 2005) (Ord. 2000-4, S10, Dec. 20, 2000)

**10.22.290 Variance Notification.** Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that:

- (1) The issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; and;
- (2) Such construction below the base flood level increases risks to life and property. A copy of the notice shall be recorded by the Floodplain Administrator in the Office of the County Recorder and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land. (second sentence optional)

The Floodplain Administrator will maintain a record of all variance actions, including justification for their issuance, and report such variances issued in the community's biennial report submission to the Federal Emergency Management Agency. (Ord. Unnumbered, Article 6, SE, Aug. 10, 2005) (Ord. 2000-4, S10, Dec. 20, 2000)

**10.22.300 Historic Structure.** Variances may be issued for the repair or rehabilitation of "historic structures" upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an "historic structure" and the variance is the minimum to preserve the historic character and design of the structure. (Ord. Unnumbered, Article 6, SF, Aug. 10, 2005) (Ord. 2000-4, S10, Dec. 20, 2000)

**10.22.310 Special Conditions.** Upon the consideration of the factors listed in Article 6, and the purposes of this ordinance, the Board of Zoning Appeals may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance. (Ord. Unnumbered, Article 6, SG, Aug. 10, 2005)

**10.22.320 Severability.** If any section, clause, sentence, or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance. (Ord. Unnumbered, Article 7, Aug. 10, 2005) (Ord. 2000-4, S14, Dec. 20, 2000)

**10.22.330 Effective Date.** This ordinance shall take effect upon its passage by the Town Council of Troy. (Ord. Unnumbered, Article 8, Aug. 10, 2005) (Ord. 2000-4, S15, Dec. 20, 2000)