AN ORDINANCE to amend Sections 55-651 through 55-663 of the Omaha Municipal Code; to adopt a new and more detailed digital flood hazard map for the Elkhorn River; in addition to updating the flood fringe and floodway overlay district regulations; to repeal Sections 55-651 through 55-663 as heretofore existing; and to provide the effective date thereof.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

Section 1. That Sec. 55-651 of the Omaha Municipal Code is hereby amended to read as follows:

Sec. 55-651. FF Flood fringe district and FW floodway districts.

Sec. 55-652. Statutory authorization, findings of fact, and purposes.

(a) Statutory authorization. The Legislature of the State of Nebraska has delegated the responsibility to local governmental units to adopt zoning regulations designed to protect the health, safety, and general welfare. The Legislature, in Neb. Rev. Stat. Sections 31-1001 to 31-1022, has further assigned the responsibility to adopt, administer, and enforce floodplain management regulations to the County, City, or Village with zoning jurisdiction over the flood-prone area. Therefore, the City adopts this ordinance.

(b) Findings of fact.

(1) Flood losses resulting from periodic inundation. The flood hazard areas of this community are subject to inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for floor protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

(2) General causes of the flood losses. These flood losses are caused by: (1) the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, and (2) the occupancy of flood hazard areas by uses vulnerable to floods or hazardous to others, which are inadequately elevated or otherwise unprotected from flood damages.

(3) Methods used to analyze flood hazards. This ordinance uses a reasonable method of analyzing flood hazards, which consists of a series of interrelated steps.

a. Selection of a regulatory flood, which is based upon engineering calculations, which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated, and the depth of inundation. The base flood is
selected for this ordinance. It is representative of large floods, which are reasonably
characteristic of what can be expected to occur on the particular streams subject to
this ordinance. It is in the general order of a flood, which could be expected to have a
one percent chance of occurrence in any one year, as delineated on the Federal
Insurance Administration's Flood Insurance Study, and illustrative materials dated
December 2, 2005; March 19, 2007; and May 3, 2010 and May 19, 2014 as amended,
and any future revisions thereto.

b. Calculation of water surface profiles based on a hydraulic engineering analysis of
the capacity of the stream channel and overbank areas to convey the base flood.

c. Computation of the floodway required to convey this flood without increasing
flood heights more than one foot at any point.

d. Delineation of floodway encroachment lines within which no obstruction is
permitted which would cause any water surface increase along the floodway profile.

e. Delineation of flood fringe, i.e., that area outside the floodway encroachment lines,
but which still is subject to inundation by the base flood.

(c) **Statement of purpose.** It is the purpose of this ordinance to promote the public health,
safety, and general welfare and to minimize those losses described in subsection 55-
652(b)(1) by applying the provisions of this ordinance to:

(1) Restrict or prohibit uses which are dangerous to health, safety, or property in times of
flooding or cause undue increases in flood heights or velocities;

(2) Require that uses vulnerable to floods, including public facilities, which serve such
uses, be provided with flood protection at the time of initial construction;

(3) Protect individuals from buying lands, which are unsuited for intended purposes
because of flood hazard; and

(4) Assure that eligibility is maintained for property owners in the community to
purchase flood insurance in the National Flood Insurance Program.

**Sec. 55-653. General provisions.**

(a) **Lands to which ordinance applies.** This ordinance shall apply to all lands within the
zoning jurisdiction of the City of Omaha that are subject to a one percent or greater
chance of flooding in any given year, now or in the future, as identified as numbered and
unnumbered A Zones (including AE, AO and AH Zones) and the future base flood area
of zone X on the Flood Insurance Rate Map (FIRM), dated December 2, 2005; March 19
2007; and May 3, 2010; and May 19, 2014, or best available data as determined by more
recent hydrologic and hydraulic studies completed or approved by the City of Omaha.
Requirements established in section 55-656 shall apply to the zoning districts FW and FF
based on the most restrictive information available.
(b) The enforcement officer. The floodplain management coordinator of the city is hereby designated as the city's duly designated enforcement officer under this ordinance.

(c) Rules for interpretation of district boundaries. The boundaries of the floodway and flood fringe overlay districts shall be determined by scaling distances on the official zoning map, the flood insurance rate map or on the digital flood insurance rate map. Where interpretation is needed to determine the exact location of the boundaries of the districts as shown on the official zoning map, as for example where there appears to be a conflict between a mapped boundary and actual field conditions, the floodplain management coordinator shall make the necessary interpretation. In such cases where the interpretation is contested, the zoning board of appeals will resolve the dispute, upon the filing of an appeal to that board. The regulatory flood elevation for the point in question shall be the governing factor in locating the flood fringe overlay district boundary on the land. The location of the floodway overlay district boundary may be based on a map completed or approved by the City of Omaha, provided the boundary is not less restrictive than that shown on the flood insurance rate map (FIRM). The person contesting the location of the district boundary shall be given a reasonable opportunity to present his case to the zoning board of appeals and to submit his own technical evidence, if he so desires.

(d) Compliance. Within identified special flood hazard areas of this community, no development shall be located, extended, converted, or structurally altered without full compliance with the terms of this ordinance and other applicable regulations.

(e) Abrogation and greater restrictions. It is not intended by this ordinance to repeal, abrogate, or impair any existent easements, covenants, or deed restrictions. However, where this ordinance imposes greater restrictions, the provision of this ordinance shall prevail. All other ordinances inconsistent with this ordinance are hereby repealed to the extent of the inconsistency only.

(f) Interpretation. In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the city and shall not be deemed a limitation or repeal of any other powers granted by state statutes.

(g) Nonconforming uses/structures value of reconstruction. For purposes of reconstruction of nonconforming uses and/or structures, construction values shall be cumulative over time.

(h) Warning and disclaimer of liability. The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or the flood height may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This ordinance does not imply that areas outside floodway and flood fringe district boundaries or land uses permitted within such districts will be free from flooding or flood damage. This ordinance shall not create liability on the part of the city or any officer or employee thereof for any flood damages that may result from reliance on this ordinance or any administrative decision lawfully made thereunder.
Severability. If any section, clause, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

Appeal. Where a request for a permit to develop is denied by the floodplain management coordinator, the applicant may appeal the denial of such permit to the zoning board of appeals.

Sec. 55-654. 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:

"Appeal" means a request for a review of the floodplain management coordinator of the planning department's interpretation of any provision of this ordinance, or a request for a variance.

"Area of shallow flooding" means a designated AO or AH zone on this community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

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

"Basement" means any area of the building having its floor subgrade (below ground level) on all sides.

"Best available data" means any hydrologic and hydraulic studies which result in a base flood elevation, now or in the future, that is higher than that shown on the FIRM or FIS. Such study must be completed or approved by the City of Omaha.

"Community" means the City of Omaha and the areas within its zoning jurisdiction.

"Cumulative substantial improvement" shall mean any combination of repairs, demolition, reconstruction, rehabilitation or other improvements of a structure taking place during the time the structure has been located in a designated floodplain, the cumulative cost of which equals or exceeds fifty (50) percent of the market value of the structure before the start of construction of the improvement, provided that the footprint of the structure is not increased. The term cumulative substantial improvement shall include any repair or reconstruction work on structures that have incurred substantial damage. It shall not include any project for improvement of a structure to correct violations of state or local health, sanitary or safety code specifications that have been identified by the local code enforcement official, including only the minimum improvements necessary to assure safe living conditions. Also, cumulative substantial improvement shall not include ordinary maintenance activities, such as interior or exterior painting or decoration, replacement of doors or other nonstructural elements, repair or replacement of heating or air conditioning appliances or hot water heaters, provided that
such improvements shall not be excluded from the overall work when carried out in connection with structural improvements.

“Development” means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

“Existing construction” means (for the purposes of determine rates) structures for which the “start of construction” commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. “Existing construction” may also be referred to as “existing structures”.

“Fill” means a deposit of materials of any kind placed by artificial means.

“Flood” or “Flooding” means a general and temporary condition of partial or complete inundation of normally dry land areas from:
(1) The overflow of inland or tidal waters.
(2) The usual and rapid accumulation of runoff of surface waters from any source.

“Flood fringe” is that area of the floodplain, outside of the floodway, that on the average is likely to be flooded once every 100 years (i.e., that has a one percent chance of flood occurrence in any one year).

“Flood Insurance Rate Map (FIRM)” means an official map of the community, on which the Flood Insurance Study has delineated the Flood Hazard Boundaries and the zones establishing insurance rates applicable to the community.

“Flood insurance study (FIS)” is the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the flood boundary floodway map and the water surface elevation of the base flood.

“Floodplain” means any land area susceptible to being inundated by water from any source (see definition of “flooding”).

“Floodway” or “regulatory floodway” means the channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

“Freeboard” means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. “Freeboard” tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, clogged bridge openings, and the hydrological effect of urbanization of the watershed.

“Highest adjacent grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
"Historic structure" means any structure that is: (a) listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminary determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district; (c) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (1) by an approved state program as determined by the Secretary of the Interior; or (2) directly by the Secretary of Interior in states without approved programs.

"Human habitation" means any room or enclosed floor space, constructed or built which may wholly or partially be used or intended to be used for living, sleeping or cooking; specifically excludes camping tents which may be readily and easily removed.

"Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

"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 permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

"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.

"New construction" For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of the floodplain management regulation adopted by the community and includes any subsequent improvements to such structures.

"Overlay district" is a district in which additional requirements act in conjunction with the underlying zoning district(s). The original base zoning district designation does not change.

"Principally above ground" means that at least 51 percent of the actual cash value of the structure is above ground.

"Recreational vehicle" means a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use.
"Special flood hazard area" is the land in the floodplain within a community subject to one percent or greater chance of flooding in any given year.

"Start of construction" [for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348) includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the 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, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a 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 the alteration affects the external dimensions of the building.

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

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

"Substantial improvement" means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This includes structures, which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or (2) any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure".

"Variance" is a grant of relief to a person from the requirements of this ordinance, which permits construction in a manner otherwise prohibited by this ordinance where specific enforcement would result in practical difficulty or unnecessary hardship, as defined by state law.

"Violation" means a failure of a structure or other development to be fully compliant with the community's floodplain management regulations.

Sec. 55-655. Development permit.
(a) Permit required. No person, firm or corporation shall initiate any floodplain development or substantial improvement or cause the same to be done without first obtaining a separate permit for development as defined in Section 55-654.

(b) Administration.

(1) The floodplain management coordinator is hereby appointed to administer and implement the provisions of this ordinance.

(2) Duties of the floodplain management coordinator shall include, but not be limited to the following:

   a. Review all development permit applications to assure that sites are reasonably safe from flooding and that the permit requirements of this ordinance have been satisfied.

   b. Review applications for proposed development to assure that all necessary permits have been obtained from those federal, state, or local governmental agencies from which prior approval is required.

   c. Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding.

   d. Notify adjacent communities, the U.S. Army Corps of Engineers, and the Nebraska Department of Natural Resources prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.

   e. Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

   f. Verify, record and maintain record of the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures in special flood hazard areas.

   g. Verify, record and maintain record of the actual elevation (in relation to mean sea level) to which new or substantially improved structures have been floodproofed.

   h. Maintain records of all floodplain development permits and or building permits within the floodway or flood fringe overlay district to ensure that structures are not substantially improved over time. Permits within the flood plain shall be cumulatively calculated over time to determine whether or not they become a substantial improvement.

   h. When floodproofing is utilized for a particular structure, the floodplain management coordinator of the planning department shall be presented certification from a registered professional engineer or architect.
i. Facilitate the approval of new Flood Insurance Rate Maps or best available data as necessary.

j. Maintain records of all floodplain development permits and or building permits within the floodway or flood fringe district to ensure that structures are not substantial improvements.

k. Filling of the flood fringe associated with new development within the Papillion Creek System shall be limited to 25% of the flood fringe within that project area; unless approved mitigation measures are implemented. If an undeveloped parcel is adjacent to a developed area and the 25% fill restriction will may negatively impact other parcels the development area, further restrictions may be applied if warranted by a drainage analysis that is prepared by the developer. The remaining 75% of flood fringe within the project area shall be designated as a restricted fill zone. For redevelopment, these provisions may be modified or waived in whole or in part by the Planning Director. These provisions may be modified or waived in whole or in part by the planning director for redevelopment areas or if the project area was previously zoned and platted. Mitigation measures may apply. A drainage analysis and/or other information may be required to assist the planning director in determining if a waiver is appropriate or to determine appropriate mitigation measures.

(c) Application for permit. To obtain a floodplain development permit, the applicant shall first file an application in writing on a form furnished for the purpose. Every such application shall:

(1) Identify and describe the development to be covered by the floodplain development permit;

(2) Describe the land on which the proposed development is to be done by lot, block, tract and house and street address, or similar description that will readily identify and definitely locate the proposed building or development;

(3) Indicate the use or occupancy for which the proposed development is intended;

(4) Be accompanied by plans and specifications for proposed construction, including, but not limited to, the following information: 1) existing (natural) grades, 2) proposed grades as a result of proposed development, 3) the proposed lowest floor elevation and any higher floor elevations, including attached garage, of any proposed structures, 4) the lowest and highest adjacent grades next to any proposed structures, 5) the most restrictive base flood elevation nearest the proposed development;

(5) Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority; and

(6) Give such other information as reasonably may be required by the floodplain management coordinator of the planning department.
Sec. 55-656. Establishment of zoning districts.

Along watercourses where a floodway has been established, the mapped floodplain areas are hereby divided into the two following districts: A floodway overlay district (FW) and a flood fringe overlay district (FF) as identified in the flood insurance study, FIRM, or best available data. The zoning districts created by this ordinance overlay other zoning districts and place additional restrictions upon the manner in which lands in such underlying district may be used. Within these districts, all uses not meeting the standards of this ordinance and those standards of the underlying zoning district shall be prohibited.

Sec. 55-657. Standards for floodplain development.

(a) No permit for development shall be granted for new construction, cumulative substantial improvement, substantial improvements and other development(s), including the placement of manufactured homes, within all numbered and unnumbered A zones (including AE, AO and AH zones) and the future base flood area of zone X unless the conditions of this section are satisfied.

(b) All areas identified as unnumbered A zones on the FIRM or best available data are subject to inundation of the base flood; however, the water surface elevation was not provided. The unnumbered A zones shall be subject to all development provisions of section 55-658. If flood insurance study data is not available, the community shall utilize any base flood elevation or floodway data currently available from federal, state or other sources.

(c) Until a floodway has been designated, no development, cumulative substantial improvement or substantial improvement may be permitted within special flood hazard areas unless the applicant has demonstrated that the proposed development or substantial improvement, when combined with all other existing and reasonably anticipated developments or substantial improvements, will not increase the water surface elevation of the base flood more than one foot at any location as shown on the FIRM or best available data.

(d) New construction, subdivision proposals, substantial improvements, prefabricated buildings, placement of manufactured homes and other developments shall require:

(1) Design or anchorage to prevent flotation, collapse or lateral movements of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

(2) That new or replacement water supply systems and/or sanitary sewage systems be designed to minimize or eliminate infiltration of flood waters into the system and discharges from the systems into flood waters, and that on-site waste disposal systems be located so as to avoid impairment or contamination;

(3) Construction with materials resistant to flood damage, utilizing methods and practices that minimize flood damages, and with electrical, heating, ventilation, plumbing, and air conditioning equipment and other
service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and

(4) All electrical equipment and sanitary facilities, including circuits, installed electric appliances, toilets, sinks, and drains, in new developments and substantial improvements shall be located so as to not be subject to flooding or shall be floodproofed to prevent damage resulting from flood levels exceeding the base flood elevation by one foot. Back flow valves should be installed on all septic lines leading from the structure.

(e) Storage of material and equipment.

(1) The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal or plant life is prohibited.

(2) Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning.

(f) Subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, shall be required to assure that (a) all such proposals are consistent with the need to minimize flood damage, (b) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located, elevated, and constructed to minimize or eliminate flood damage, (c) adequate drainage is provided so as to reduce exposure to flood hazards, and (d) proposals for development (including proposals for manufactured home parks and subdivision) of five or more acres or 50 or more lots, include within such proposals the base flood elevation.

Sec. 55-658. Flood fringe overlay district (including AO and AH zones) and the future base flood area of zone X.

(a) Permitted uses. Any use permitted in the underlying base zoning district shall be permitted in the Flood Fringe Overlay District. No use shall be permitted in the district unless the standards of section 55-657 are met.

(b) Standards for the flood fringe overlay district.

(1) New construction, cumulative substantial improvements or substantial improvements of residential structures shall have the lowest floor, including basement, elevated to or above one foot above the highest base flood elevation available.

(2) New construction, cumulative substantial improvements or substantial improvements of nonresidential structures shall have the lowest floor, including basement, elevated to or above one foot above the highest base flood elevation available, or, together with attendant utility and sanitary facilities, be floodproofed so that below that level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the
capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
A registered professional engineer or architect shall certify that the standards of this
subsection are satisfied. Such certification shall be provided to the floodplain
management coordinator of the planning department as set forth in subsection 55-
655(b)(2)(h).

(3) All new construction, cumulative substantial improvements and substantial
improvements that fully enclose areas below the lowest floor that are usable solely
for parking of vehicles, building access or storage in an area other than a basement
and which are subject to flooding shall be designed to automatically equalize
hydrostatic flood forces on exterior walls by allowing for the entry and exit of
floodwaters. The area below lowest floor subject to flooding shall be a maximum of
four feet in height measured from the bottom of the floor joists, unless used for
parking of vehicles. When the area below the lowest floor is used for the parking of
vehicles, the City may require the owner to sign a non-conversion agreement and file
it with the Douglas County Register of Deeds. A non-conversion agreement may
only be used for attached garages or parking areas below elevated buildings at the
discretion of the City. Designs for meeting this requirement must either be certified
by a registered professional engineer or architect or meet or exceed the following
minimum criteria: 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 shall
be provided. The bottom of all openings shall be not higher than one foot above
grade. Openings may be equipped with screens, louvers, valves, or other coverings
or devices provided that they permit the automatic entry and exit of floodwaters.

(4) With AH zones, adequate drainage paths around structures on slopes shall be
required in order to guide floodwaters around and away from proposed structures.

(5) Manufactured homes.

a. All manufactured homes shall be anchored to resist flotation, collapse, or lateral
movement. Manufactured homes must be anchored in accordance with local
building codes or FEMA guidelines. In the event that over-the-top frame ties to
ground anchors are used, the following specific requirements (or their equivalent)
shall be met:

(i) Over-the-top ties shall be provided at each of the four corners of the
manufactured home with two additional ties per side at intermediate locations
with manufactured homes less than 50 feet long requiring one additional tie per
side;

(ii) Frame ties shall be provided at each corner of the home with five additional
ties per side at intermediate points with manufactured homes less than 50 feet
long requiring four additional ties per side;

(iii) All components of the anchoring system shall be capable of carrying a force of
4,800 pounds; and

(iv) Any additions to the manufactured home shall be similarly anchored.
b. Require that all manufactured homes be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above one foot above the base flood elevation; and be securely anchored to an adequately anchored foundation system in accordance with the provisions of subsection 55-658(b)(5)a.

(6) Recreational vehicles placed on sites within the special flood hazard areas on the community’s official map, shall either:

(i) Be on the site April 1 through October 31;

(ii) and be fully licensed and ready for highway use; or

(iii) Meet the permit requirements and the elevation and anchoring requirements for “manufactured homes” of this ordinance. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-connect type utilities and security devices, and has no permanently attached additions.

(7) Located within the areas of special flood hazard established in section 55-653(a) are areas designated as AO Zones. These areas have special flood hazards associated with base flood depths of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate; therefore, the following provisions apply within AO Zones:

a. All new construction, cumulative substantial improvements and substantial improvements of residential structures shall have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as one foot above the depth number specified in feet on the community’s FIRM (at least two feet if no depth number is specified).

b. All new construction, cumulative substantial improvement and substantial improvements of non-residential structures shall:

   (i) have the lowest floor elevated above the highest adjacent grade at least as high as one foot above the depth number specified in feet on the community’s FIRM (at least two feet if no depth number is specified), or

   (ii) together with attendant utility and sanitary facilities be completely floodproofed to or above that level so that any space below that level is watertight with wall substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Such certification shall be provided to the official as set forth in section 55-655(b)(2)h.

c. Adequate drainage paths around structures on slopes shall be required in order to guide floodwaters around and away from proposed structures.
Sec. 55-659. Floodway overlay district.

(a) Permitted uses. Only uses having a low flood-damage potential and not obstructing flood flows shall be permitted within the floodway district, but only to the extent that they are not prohibited by any other ordinance; accordingly, the following are the only permitted uses within the floodway district:

(1) Agricultural uses.
   Animal production;
   Crop production;
   Horticulture.

(2) Civic uses.
   Local utility services
   Parks and recreation services.

(3) Commercial uses.
   Campground

(b) Standards for the floodway overlay district. New structures for human habitation are prohibited. All encroachments, including fill, new construction, substantial improvements, cumulative substantial improvements and other development are prohibited unless certification by a registered professional engineer or architect is provided demonstrating that the development shall not result in any increase in water surface elevations along the floodway profile during occurrence of the base flood discharge. These uses are subject to the standards of sections 55-656 and 55-657.

Sec. 55-660. Variance procedures.

(a) The zoning board of appeals shall hear and decide appeals and requests for variances from the requirements of this ordinance.

(b) The zoning board of appeals shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the floodplain management coordinator in the enforcement or administration of this ordinance.

(c) Any person aggrieved by the decision of the zoning board of appeals or any taxpayer may appeal such decision to the district court as provided in Neb. Rev. Stat. Section 14-413.

(d) In passing upon such applications, the zoning board of appeals shall consider all technical evaluations, relevant factors, and the standards specified in other sections of this ordinance, and:

   (1) the danger that materials may be swept onto other lands to the injury of others;
(2) the danger of life and property due to flooding or erosion damage;

(3) the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

(4) the importance of the services provided by the proposed facility to the community;

(5) the necessity to the facility of a waterfront location, where applicable;

(6) the availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

(7) the compatibility of the proposed use with existing and anticipated development;

(8) the relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

(9) the safety of access to the property in times of flood for ordinary and emergency vehicles;

(10) the expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and effects of wave action, if applicable, expected at the site; and.

(11) 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.

(e) *Conditions for variances.*

(1) Generally, variances may be issued for new construction, **cumulative substantial improvements** and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the provisions in this section, particularly (e)(2) and (e)(3) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

(2) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

(3) Variances shall not be issued within any designated floodway if any increase in flood levels along the floodway profile during the base flood discharge would result.

(4) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
(5) Variances shall only be issued upon (i) a showing of good and sufficient cause; (ii) a determination that failure to grant the variance would result in practical difficulty or unnecessary hardship to the applicant, as defined by state law, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, the creation of nuisances, fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(6) An applicant for a variance shall be given a written notice over the signature of a community official that (1) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as $25.00 for $100 of insurance coverage, and (2) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this ordinance.

Sec. 55-661. Nonconforming Use or Nonconforming Structure.

(a) A structure or the use of a structure or premises which was lawful before the passage or relevant amendment of this ordinance, but which is not in conformity with the provisions of this ordinance may be continued, subject to the following conditions:

(1) No such structure or use shall be expanded, changed, enlarged or altered in a way which increases its nonconformity.

(2) If such use is discontinued for six consecutive months, any future use of the building premises shall conform to this ordinance. The public utility providers shall notify the floodplain management coordinator in writing of instances of nonconforming uses where utility services have been discontinued for a period of six months.

(3) Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as nonconforming uses.

(b) If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cumulative cost is more than 50 percent of the market value of the structure before the damage occurred, unless it is reconstructed in conformity with the provisions of this ordinance. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building, or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places, provided that the alteration shall not preclude its continued designation.

Sec. 55-662. Penalties for violation.

Violation of the provisions of this ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or special exceptions) shall constitute a misdemeanor, and be punishable by state or local law. Each day such violation continues shall be considered a separate offense.
Nothing herein contained shall prevent the city or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

Sec. 55-663. Amendments.

The regulations, restrictions, and boundaries set forth in this ordinance may from time to time be amended, supplemented, or changed, to reflect any and all changes in the National Flood Disaster Protection Act of 1973; provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notices of the time and place of such hearing shall be published in a newspaper of general circulation in the City of Omaha. At least ten days shall elapse between the date of this publication and the public hearing. A copy of such amendments will be provided to the Federal Emergency Management Agency. The regulations of this ordinance are in compliance with the National Flood Insurance Program Regulations as published in Title 44 of the Code of Federal Regulations, and the 1983 Nebraska Flood Plain Management Act.

Section 14. Sections 55-651 through 55-663 of the Omaha Municipal Code as heretofore existing are hereby repealed.

Section 15. That this Ordinance shall be in full force and effect fifteen (15) days from the date of its passage.

INTRODUCED BY COUNCILMEMBER

APPROVED BY:

MAYOR OF THE CITY OF OMAHA DATE

PASSED MAR 18 2014 1-0

ATTEST:

CITY CLERK OF THE CITY OF OMAHA DATE

APPROVED AS TO FORM:

CITY ATTORNEY DATE

I hereby certify that the foregoing is a true and correct copy of the original document now on file in the City Clerk's office.

DEPUTY CITY CLERK
THE DAILY RECORD
OF OMAHA
LYNDA K. HENNINGSSEN, Publisher
PROOF OF PUBLICATION

UNITED STATES OF AMERICA,
The State of Nebraska,
District of Nebraska,
County of Douglas,
City of Omaha,

J. BOYD
being duly sworn, deposes and says that she is

LEGAL EDITOR

of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 500 copies, printed in Omaha, in said County of Douglas, for more than fifty-two weeks last past; that the printed notice hereto attached was published in THE
DAILY RECORD, of Omaha, on March 7, 2014

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.

CONNIE L. NOVACEK

NOTARY PUBLIC - State of Nebraska

Subscribed in my presence and sworn to before me this 7th day of March 2014

15.50

Additional Copies $ 15.50

Total $ 15.50

Notary Public in and for Douglas County,
State of Nebraska
THE DAILY RECORD
OF OMAHA
LYNDA K. HENNINGSSEN, Publisher

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March 26, 2014

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.

GENERAL NOTARY - State of Nebraska
CONNIE L. NOVACEK
Subscribed in my presence and sworn to before me this 26th day of March 2014.

Publisher’s Fee $ 23.30
Additional Copies $ 23.30
Total $ 23.30

Notary Public in and for Douglas County,
State of Nebraska
ORDINANCE NO. 39944

AN ORDINANCE to amend Sections 55-651 through 55-663 of the Omaha Municipal Code; to adopt new and more detailed digital flood hazard maps for the Elkhorn River; in addition to updating the flood fringe and floodway overlay district regulations; to repeal Sections 55-651 through 55-663 as heretofore existing; and to provide the effective date thereof.

PRESENTED TO COUNCIL

1st Reading MAR 4 2014 - Hearing

Hearing MAR 11 2014 - Over To

Final Reading MAR 18 2014 - Passed 7-0

PUBLICATIONS

PUBLICATION OF HEARING

Date 3-7-14

PUBLICATION OF ORDINANCE

Date

BUSTER BROWN
City Clerk