

Chapter 210
Floodplain Management

ORDINANCE NO. 790-19

AN ORDINANCE TO AMEND THE TOWN OF BEL AIR CODE BY REVISING CHAPTER 210 ENTITLED FLOODPLAIN MANAGEMENT

WHEREAS, the Board of Town Commissioners wish to establish rules and regulations to govern the management of floodplain management within the Town of Bel Air, and

WHEREAS, to meet the requirements of the National Flood Insurance Program, the Maryland Department of the Environment, requires that each municipality enact floodplain regulations pursuant to the Land Use Article, of the Annotated Code of Maryland,

WHEREAS, placement of structures in the Floodplain is regulated to insure that flood waters flow freely and obstructions do not cause harm to property or people; and

WHEREAS, fences and sheds located in the floodplain have the potential to obstruct flood waters and break free if not properly regulated and designed to allow water to pass unhindered, and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Town Commissioners of the Town of Bel Air as follows:

Section 1.

The Bel Air Town Code is hereby amended by revising Chapter 210, Floodplain Management

Article II
Definitions

§ 210-10 **Terms defined.**

Unless specifically defined below, words or phrases used in these regulations shall be interpreted to have the meanings they have in common usage and to give these regulations the most reasonable application.

ACCESSORY STRUCTURE

A building or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure. For the purposes of these regulations, an accessory structure **may be a fence, shed, garage or other significant element that poses a potential obstruction to flood water.** ~~shall be used solely for parking of vehicles and limited storage.~~

Article V
Requirements in Flood Hazard Areas

§ 210-37 **Accessory structures.**

- A. Accessory structures shall be limited to not more than ~~25~~ **300** square feet in total floor area **without Town approval. Structures between 25 square feet and 200 square feet may be approved by the Floodplain Administrator and Zoning Administrator based upon Article IV of this chapter. Structures which exceed 200 square feet must be approved by the Board of Appeals based on Article IV of this chapter.**
- B. Accessory structures shall comply with the elevation requirements and other requirements of § 210-34, the floodproofing requirements of § 210-35B, or shall:

- (1) **Garage may be** usable only for parking of vehicles or limited storage;
- (2) **All structures must be** constructed with flood-damage-resistant materials below the base flood elevation;
- (3) **Fences must be** constructed and placed **to provide maximum openings and** to offer the minimum resistance to the flow of floodwaters;
- (4) **All structures must be** anchored to prevent flotation;
- (5) **Structures with** electrical service and mechanical equipment **must be** elevated to or above the base flood elevation; and
- (6) **Structures must have** flood openings that meet the requirements of § 210-34C.

BE IT FURTHER ENACTED AND ORDAINED that this Ordinance shall take effect _____, 2019.

INTRODUCTION:
PUBLIC HEARING:
ENACTMENT:
EFFECTIVE:

AYES:
NAYS:
ABSENT:

Susan Burdette, Chairperson
Board of Town Commissioners

Michael Krantz, Town Clerk