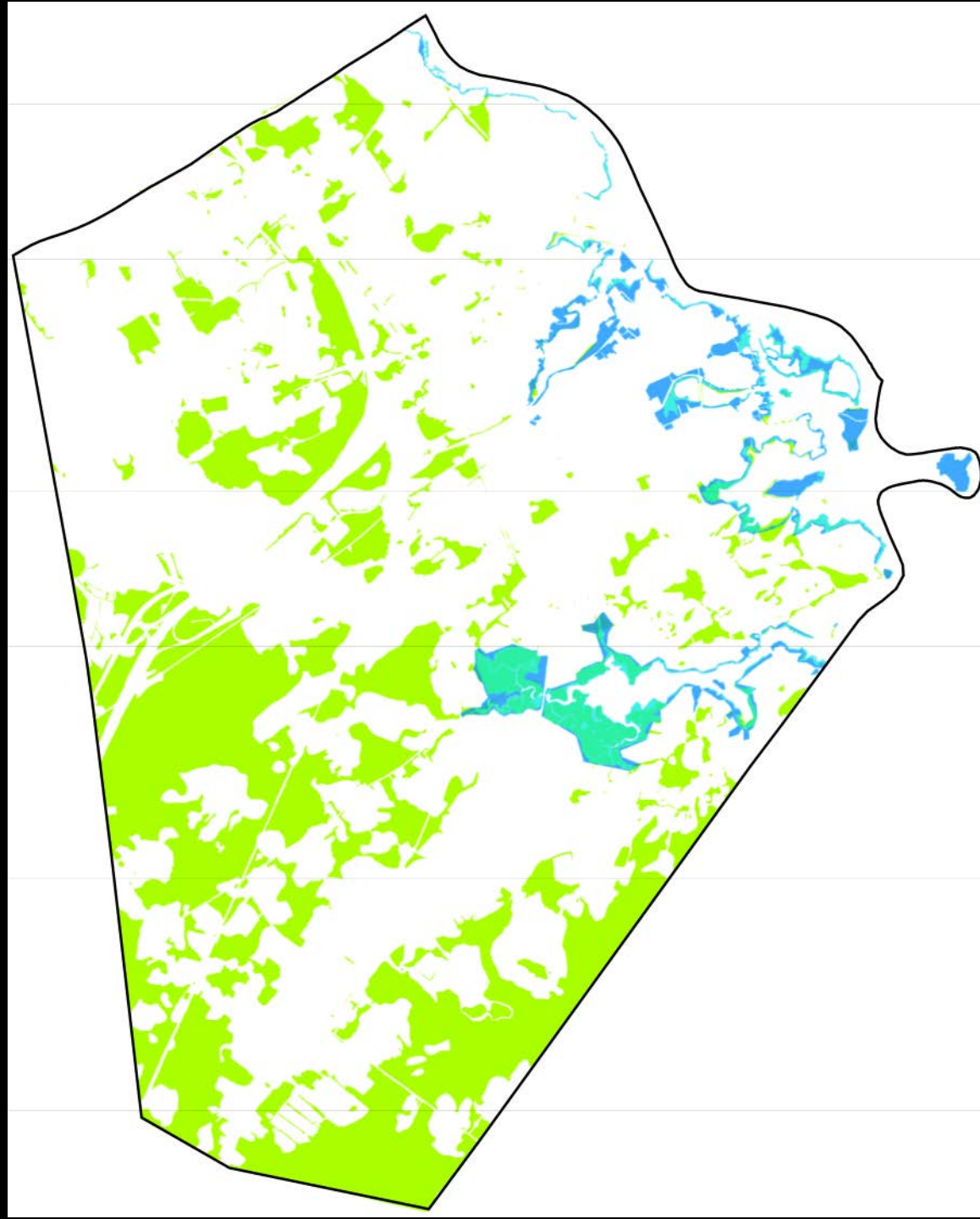


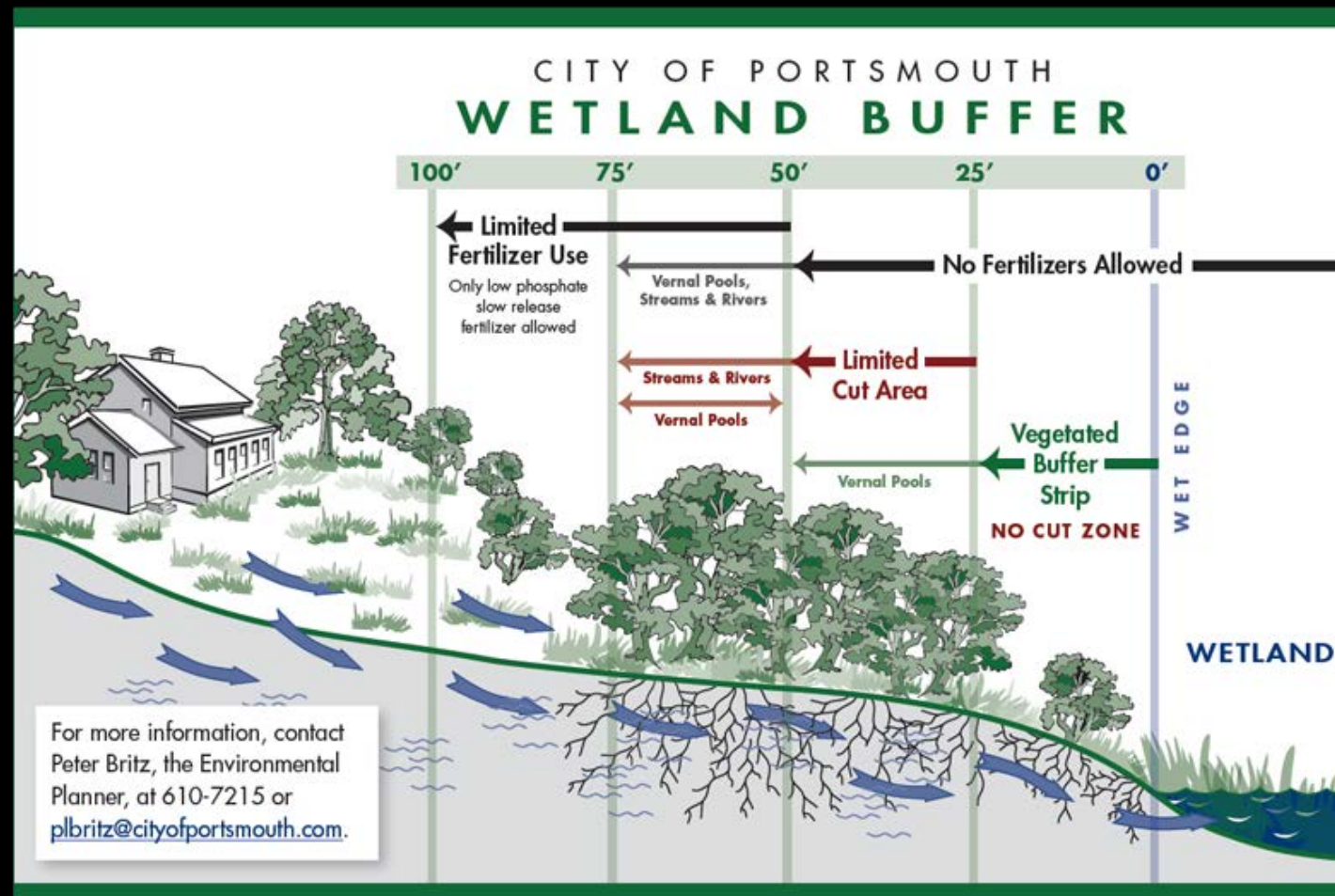
# Wetlands Protection & Flood Plain District

Proposed Amendments to Zoning Ordinance  
2 Public Hearings Before  
Portsmouth City Council November 12, 2019



# Wetlands Regulations - Current

- Purpose is to protect wetland and adjacent upland habitat areas
- Regulate building and other disturbance within / around wetland areas



# Revisions to Wetlands Ordinance Overview

- Supports the reduction of impervious surfaces in wetland buffer areas
- Better describes wetlands and wetland impacts to assist with permitting
- Does not expand Jurisdiction of Wetland Areas



# Wetlands – Proposed

- Requirement for no increase of impervious surface in buffer (i.e. remove pavement when pavement is added)
- Requires that any new pavements in buffer be porous
- Provides an exemption for fences without footings (verifies current practice)
- Requires installation of boundary markers along edge of wetland areas.



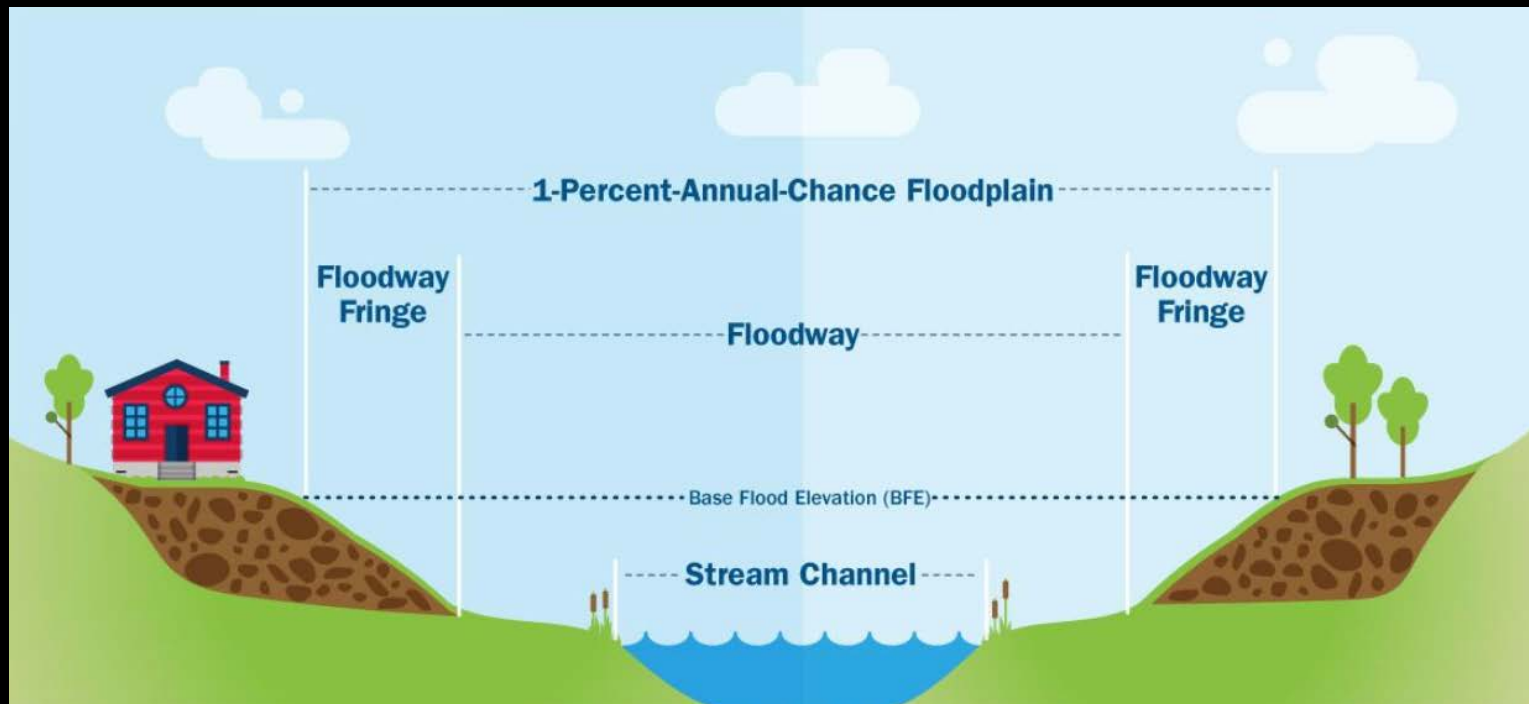
# Wetlands – Proposed

- Tools for understanding impacts
  - For small impacts (>250 sq ft) applicant must provide complete description of the buffer area
  - For medium size projects (250 to 1000 sq ft) the applicant must provide a wetland characterization
  - For large projects (over 1000 sq ft) applicant must provide a functions and values assessment

# Flood Plains Public Hearing

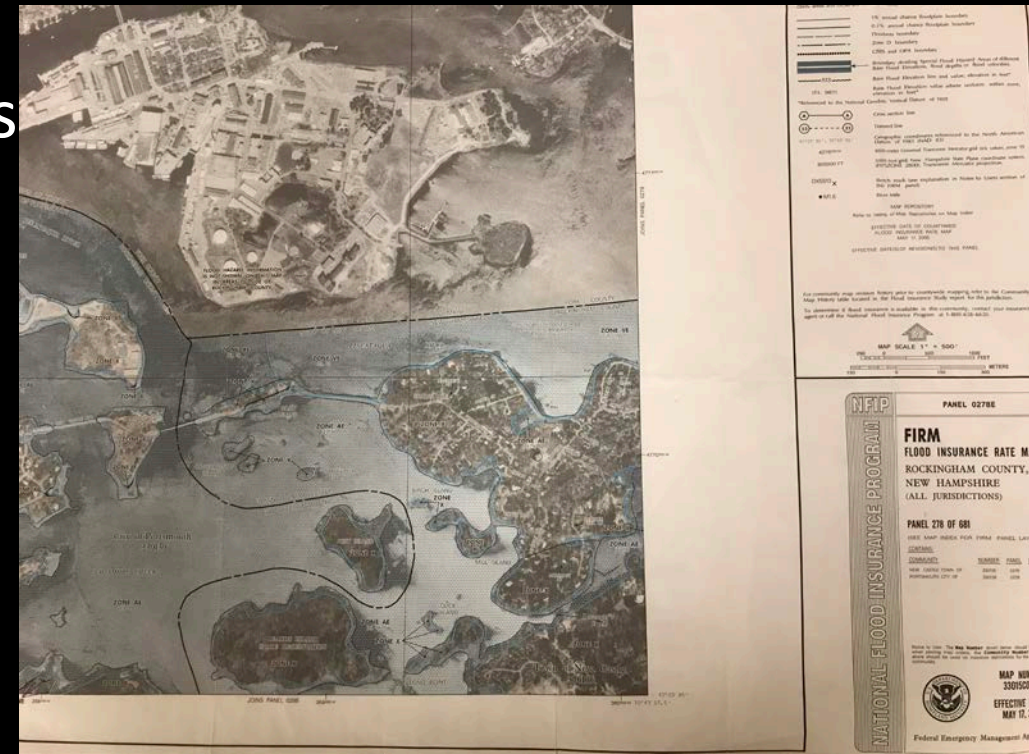
# Flood Plain Regulations Overview

- FEMA Flood Insurance Rate Map Defines area of special flood hazard (or 100 year flood area) where flood insurance is required
- New or substantially improved structures must meet or exceed the NFIP construction standards



# Flood Plains – Proposed Revisions Summary

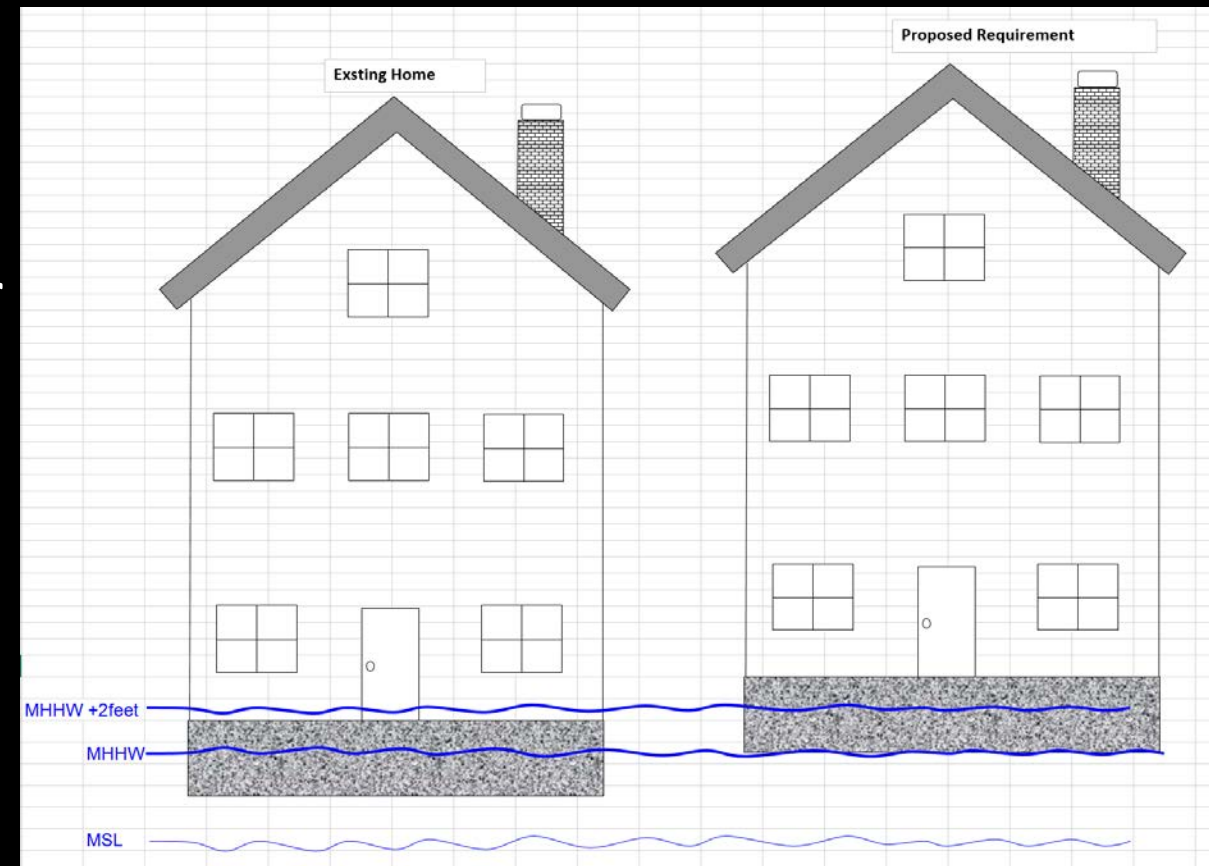
1. Revisions needed to comply with National Flood Insurance Program (NFIP) regulations
  - Updated definitions
  - Updated requirements for applicants to change structures located in flood zones
  - Provide standard for RV's in flood zones for more than 180 days
2. Revisions to address impacts of climate change
  - Extend flood hazard area to accommodate 2 feet of sea level rise





# Flood Plains – Proposed Local Revisions

- Revise Construction Standards to add “Freeboard” requirements
- For new construction require elevation (or floodproofing) to at least 2 feet above the Base Flood Elevation in a Special or Extended Flood Hazard Area



# Flood Plains – Proposed Local Revisions

- Current construction standards for substantial improvements apply when cost of construction exceeds 50 % of the market value of the structure
- Proposed threshold would change substantial improvement to 40 % of the market value

Total Value	Property	Structure	Substantial Improvement 30%	Substantial Improvement 40%	Substantial Improvement 50%	Property type
\$875,500	\$651,600	<b>\$223,900</b>	\$67,170	<b>\$89,560</b>	\$111,950	Commercial
\$915,200	\$426,500	<b>\$488,700</b>	\$146,610	<b>\$195,400</b>	\$244,350	Residential

# Floodplains -- Proposed Revisions for Consideration at Second Reading

1. Substantial Improvement definition -- Delete reference to cumulative costs  
“Any combination of repairs, reconstruction, additions, rehabilitation, alterations, or improvements to a structure in which the ~~cumulative~~ cost equals or exceeds 40 percent of the market value of the structure...”
2. New Construction definition -- Change proposed language specifying effective date  
“A structure for which the start of construction commenced on or after **January 1, 2020** ~~the effective date of this flood plain management regulation~~ and includes any subsequent improvements to such structure ~~and means, for the purposes of determining insurance rates, structures for which the “start of construction” commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures.~~”

This map shows the approximate area of special flood hazard in green and proposed extended flood hazard area in blue. This map is for general reference only. All properties will need a FEMA elevation certificate to determine if they are located in the floodplain district.

### Legend

- ASFH
- EFHA

