


Policy Title: **Residential Floor Elevation**

Policy Number: **2009-001 (Supersedes Policy Number 2006-006)**

Effective Date: **February 5, 2009**

Approved By:  Approved Date: 2/5/2009

Description: This policy memorandum clarifies and standardizes how the Growth Management Department will interpret and apply Section 6.02.03, Residential Floor Level, of the Land Development Code, Ordinance 91-1, as amended.

Subject Section of the LDC:

In Flood Zones C and X areas of minimum flooding, no residential dwelling shall be constructed with the lowest floor elevation (excluding basements and non-habitable garages) not less than one (1) foot above the average actual crown or center line of the lowest elevation of the road abutting the subject property.

Purpose/Rational: The opening sentence of Section 6.02.03 pertaining to average elevations of roads adjacent to proposed residences is ambiguous and can be interpreted different ways. There is a need to provide a single interpretation to ensure uniform application by staff as well as the development community.

Applicability: This policy applies to all residential dwellings proposed on properties located in Flood Zone C and X.

Policy Determination: The lowest finished floor elevation of any residential dwelling (excluding non-habitable areas) located in Flood Zone C or X **shall be** no less than twelve inches (12") above the *average* lowest elevation determined at the crown or center line of the abutting road. If the parcel abuts multiple roads, the minimum elevation requirement **shall be** based on the abutting roadway with the lowest average elevation.