



**ORDINANCE NUMBER 33-2017**

**AN ORDINANCE AMENDING THE CITY OF GREER CODE OF ORDINANCE CHAPTER 35 FLOOD DAMAGE PREVENTION, ARTICLE I IN GENERAL, SECTION 35-10 DEFINITIONS, ARTICLE II ADMINISTRATION, SECTION 35-31 DESIGNATION OF LOCAL FLOODPLAIN ADMINISTRATOR, ARTICLE III PROVISIONS FOR FLOOD HAZARD REDUCTION SECTION 35-51 GENERAL STANDARDS, SECTION 35-52 SPECIFIC STANDARDS AND SECTION 35-53 STANDARDS FOR STREAMS WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS AND/OR FLOODWAYS.**

**WHEREAS**, the City of Greer City Council at various times reviews the city ordinances to make necessary improvements and/or changes; and

**WHEREAS**, FEMA (Federal Emergency Management Agency) requests the following amendments to maintain compliance with 44CFR60.3. Therefore, the Greer City Council wishes to amend Chapter 35 Flood Damage Prevention, ARTICLE I In General, Section 35-10 Definitions by amending Existing construction, amending ARTICLE II Administration, Section 35-31 Designation of Local Floodplain Administrator, ARTICLE III Provisions for Flood Hazard Reduction amending Section 35-51 General Standards adding (12), amending Section 35-52 Specific Standards by deleting (5) c. and (7) a. 5. and amending Section 35-53 Standards for Streams Without Established Base Flood Elevations and/or Floodways by adding (5) c.;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Greer, South Carolina that the City of Greer Code of Ordinance be amended as follows:

Chapter 35 - FLOOD DAMAGE PREVENTION

**ARTICLE I. - IN GENERAL**

Sec. 35-10. - Definitions.

*Existing construction* means for the purposes of determining rates, structures for which the start of construction commenced before September 28, 1979.

**ARTICLE II. – ADMINISTRATION**

Sec. 35-31. - Designation of local floodplain administrator.

The planning and zoning coordinator or his/her designee is hereby appointed to administer and implement the provisions of this chapter.

ARTICLE III. - PROVISIONS FOR FLOOD HAZARD REDUCTION

Sec. 35-51. - General standards.

(11) *American with Disabilities Act (ADA)*. A building must meet the specific standards for floodplain construction outlined in [section 35-52](#), as well as any applicable ADA requirements. The ADA is not justification for issuing a variance or otherwise waiving these requirements. Also, the cost of improvements required to meet the ADA provisions shall be included in the costs of the improvements for calculating substantial improvement;

(12) *Reasonably Safe from Flooding*. Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding.

Sec. 35-52. - Specific standards.

(5) *Floodways*. Located within areas of special flood hazard established in [section 35-3](#), are areas designated as floodways. The floodway is an extremely hazardous area due to the velocity of floodwaters that carry debris and potential projectiles and has erosion potential. The following provisions shall apply within such areas:

c. No manufactured homes shall be permitted, except in an existing manufactured home park or subdivision. A replacement manufactured home may be placed on a lot in an existing manufactured home park or subdivision provided the anchoring and the elevation standards of subsection (3) are met.

d. Permissible uses within floodways may include: general farming, pasture, outdoor plant nurseries, horticulture, forestry, wildlife sanctuary, game farm, and other similar agricultural, wildlife, and related uses. Also, lawns, gardens, play areas, picnic grounds, and hiking and horseback riding trails are acceptable uses, provided that they do not employ structures or fill. Substantial development of a permissible use may require a no-impact certification. The uses listed in this sub-section are permissible only if and to the extent that they do not cause any increase in base flood elevations or changes to the floodway configuration.

(7) *Map maintenance activities*. The National Flood Insurance Program requires flood data to be reviewed and approved by FEMA. This ensures that flood maps, studies and other data identified in [section 35-3](#), accurately represent flooding conditions so appropriate floodplain management criteria are based on current data, the following map maintenance

activities are identified:

a. *Requirement to submit new technical data.*

Sec. 35-53. - Standards for streams without established base flood elevations and/or floodways.

(5) When base flood elevation data is not available from a federal, state, or other source one of the following methods may be used to determine a BFE. For further information regarding the methods for determining BFEs listed below refer to FEMA's manual Managing Floodplain Development in Approximate Zone A Areas.

c. Hydrologic and Hydraulic Calculations – Perform hydrologic and hydraulic calculations determine BFE's using FEMA approved methods and software.

This ordinance shall be effective on the date of final reading.

**CITY OF GREER, SOUTH CAROLINA**

  
Richard W. Danner, Mayor

**ATTEST:**

  
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wayne Griffin

First Reading: November 14, 2017

Second and  
Final Reading: November 28, 2017

Approved as to Form:

  
John B. Duggan, City Attorney