

CHAPTER 18 FLOOD CONTROL

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Section 18-1-1 Definitions

- A. "Area of jurisdiction" means all lands within the corporate limits of the city.
- B. "Dwelling unit" means a place of residence and may be located in a single or multiple unit building, or manufactured home.
- C. "Flood" or "flood waters" means a temporary overflow of water on lands not normally covered by water.
- D. "Fifty-year flood" means a flood that has two percent chance of occurring.
- E. "One hundred-year flood" means a flood that has a one percent chance of occurring.
- F. "Flood plain" means the relatively flat areas or low lands adjoining the channel of a watercourse, or areas where drainage is or may be restricted by man-made structures which have been or may be covered partially or wholly by floodwater, but shall compose an area not less than that area confined by the fifty year flood and shall not exceed that area confined by the one hundred year flood.
- G. "Flood plain regulations" means the codes, ordinances, and other regulations relating to the use of land and construction within the channel and flood plain areas, including zoning ordinances, subdivision regulations, building codes, housing codes, setback requirements, open area regulations and similar methods of control affecting the use and development of the areas.
- H. "Person" means any individual or his agent, firm , partnership, association, corporation, or agent of the aforementioned groups, or the state or any agency or political subdivision thereof.
- I. "Flood Plain Commission" means the Mayor and Common Council of the City of Coolidge.

**AMENDED - 18-1-1 (F), 18-1-6 (B) & (C) - Ordinance 98-01; Adopted 01/12/98.**

J. "Watercourse" means any lake, river, creek, stream, wash, arroyo, channel, or other body of water having banks and bed through which waters flow at least periodically. The term may include specifically designated areas in which substantial flood damage may occur.

Section 18-1-2 Prohibition of New Construction or Development in Flood plains and Issuance of Special Building Permits

All subdivisions of land, construction of dwelling units or commercial or industrial construction or future development is prohibited within an area delineated as a flood plain, unless a special building permit is granted by the Flood Plain Commission. A special building permit shall only be issued if the Flood Plain Commission finds that the construction or development is not a danger to persons or property. The minimum floor elevation for all new construction within a delineated flood plain shall be above the highest-water line of the one hundred-year flood plain as determined by the City of Coolidge, the Arizona Water Commission or the Administrator of the Federal Insurance Administration. In all circumstances, the minimum floor elevation shall not be less than one foot (1') above the highest point of the high water line.

Section 18-1-3 Construction to Minimize Flood Damage

All new construction or substantial improvements to existing structures within a delineated flood plain, including pre-fabricated and manufactured homes, must be designed (or modified) and anchored to prevent flotation, collapse, or other lateral movement of the structure and shall use construction material and utility equipment that are resistant to flood damage and shall use construction methods and practices that will minimize flood damage. The issuance of a special building permit for such construction shall be conditioned upon the applicant consenting to construct according to the provisions set forth in this ordinance.

Section 18-1-4 New Subdivisions and Developments

The Building Official and City Engineer shall review all subdivision proposals and other proposed new developments to ensure that all such proposals are consistent with the need to minimize flood damage and that all public utilities and facilities such as sewer, gas, electrical, and water systems are located, elevated, and constructed to minimize or eliminate flood damage and adequate drainage is provided so as to reduce exposure to flood hazards.

Section 18-1-5 Water and Sanitary Sewer Systems

The City Engineer shall require any new or replacement water systems and sanitary sewage systems to be designed to minimize or eliminate infiltration or flood waters into the system and discharges from the systems into flood waters and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

Section 18-1-6 Review of All Building Permits

\*The Building Official shall review all building permit applications for new construction or substantial improvements to determine whether the proposed site will be reasonably safe from flooding and if the site will retain storm water. If it is determined that there is a potential flood hazard, the construction shall conform to the provisions of this article to minimize flood damage. As it concerns storm water, the following provisions shall be applicable before a building permit is issued for construction in a subdivision, a Manufactured Home subdivision or Manufactured Home park created after the effective date of this ordinance or for construction on any commercially or industrially zoned parcel of land consisting of more than 25,000 square feet in area.

- A. All water, except that in excess of a fifty year storm of a twenty-four hour duration (approximately three inches), which falls within a subdivision, or manufactured home park created after the effective date of this ordinance, or on any commercially or industrially zoned parcel of land consisting of more than 25,000 square feet in area must be retained within said parcels of real property unless prior approval has been given by the Flood plain Commission for alternate means of water retention and the method of collection and retention has been approved by the City Engineer. Where prior drainage easements or covenants exist for taking of off-site water, retention of the same shall also be provided.
- B. The design capacity of all retention basins will be determined by the peak run off from the affected drainage area(s) resulting from the one hundred (100) year frequency storm. Drywells may be used in lieu of retention basins for smaller drainage areas if the design is approved by the City Engineer.
- C. The design of all suitable fencing or other security measures to minimize exposure to local residents to flowing or standing storm water in the basins shall be approved by the Building Official and City Engineer and in no case shall the security fencing exceed eight feet (8') in height.

**AMENDED - 18-1-1 (F), 18-1-6 (B) & (C) - Ordinance 98-01; Adopted 01/12/98.**