

**CITY OF GRAND JUNCTION, COLORADO**

**Ordinance No. 2989**

**AMENDING SECTION 5-8 OF THE ZONING AND DEVELOPMENT CODE  
OF THE CITY OF GRAND JUNCTION PERTAINING TO  
FLOOD DAMAGE PREVENTION REGULATIONS**

RECITALS:

The City's floodplain regulations should be consistent with state and federal law regulating flood damage and flood hazard reduction. This Ordinance amends section 5-8 of the Zoning and Development Code to remove such inconsistencies.

Specifically, Section 5-8-2 is to be amended to add a definition of "Area of Shallow Flooding";

Section 5-8-4 (C)(3)(b)(2) is to be amended to reflect the recodification of Section 5-8-5(B)(2)(c).

Section 5-8-5 (B)(1) is to be amended to reflect current regulations for residential construction in "AO" and "AH" flood zones.

Section 5-8-5 (B)(2) is to be amended to reflect current regulations for nonresidential construction in "AO" and "AH" flood zones.

Section 5-8-5 (B)(4)(b)(1) is amended to revise the regulation regarding the placement of manufactured homes.

The City's Planning Commission considered the proposed text amendments at its February 4, 1997 hearing and recommended approval.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. That the following definition be added to Section 5-8-2 of the Grand Junction Zoning and Development Code:

**"Area of Shallow Flooding means a designated AH or AO zone with a one percent (1%) or greater annual chance of flooding to an average depth of one to three feet (1-3') where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity**

**flow may be evident. Such flooding is characterized by ponding or sheet flow.”**

2. That Section 5-8-4 (C)(3)(b)(2) of the Grand Junction Zoning and Development Code be amended to read as follows:

“2) maintain the floodproofing certifications required in **Section 5-8-5 (B)(2)(a)(3).**”

3. That Section 5-8-5 (B)(1) and (2) of the Grand Junction Zoning and Development Code be amended to read as follows:

“1. Residential Construction

- a. New construction and substantial improvement of any residential structure shall have the lowest floor (including basement) elevated at least one foot (1') above the base flood elevation.
- b. Require within any AO Zone on the FIRM that all new construction and substantial improvements of residential structures shall have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM (at least two feet (2') if no depth number is specified).**
- c. Require within Zones AH and AO on the FIRM adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures.”**

“2. Nonresidential Construction

- a. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated at least one foot (1') above the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:
  - 1) be floodproofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water;
  - 2) have structural components capable of resisting hydrostatic and hydrodynamic load and effect of buoyancy; and

3) be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this paragraph. Such certifications shall be provided to the official as set forth in Section 5-8-4C.3.

b. **Require within any AO Zone on the FIRM that all new construction and substantial improvements of nonresidential structures, (i) have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM (at least two feet (2') if no depth number is specified), or (ii) together with attendant utility and sanitary facilities be completely floodproofed to that level to meet the floodproofing standard specified in Section 5-8-5 (B)(2).**

c. **Require within Zones AH and AO on the FIRM adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.**“

4. That Section 5-8-5 (B)(4)(b)(1) of the Grand Junction Zoning and Development Code be amended to read as follows:

“1) require that manufactured homes that are placed or substantially improved on a site (i) outside a manufactured home **park** or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated ~~to or above the base flood elevation~~ **at least one foot (1') above the base flood elevation** and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.”

Introduced on first reading this 19th day of February, 1997.

PASSED and ADOPTED on second reading this 5th day of March, 1997.

/s/ Linda Afman  
Mayor

ATTEST:

/s/ Stephanie Nye  
City Clerk