

## ARTICLE V

### PROVISIONS FOR FLOOD HAZARD REDUCTION

#### **SECTION A. GENERAL STANDARDS**

In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements:

1. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
2. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
3. All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
4. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
5. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
6. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and,
7. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

#### **SECTION B. SPECIFIC STANDARDS**

In all areas of special flood hazards the following provisions are required:

1. **Residential Construction** - new construction and substantial improvement of any residential structure shall have the lowest floor (including basement) elevated at or above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this subsection is satisfied.
2. **Nonresidential Construction** - new construction and substantial improvements of any commercial, industrial or other nonresidential structure shall have the lowest floor (including basement) elevated at or above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this subsection is satisfied.

3. **Enclosures** - new construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
  - (a) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;
  - (b) The bottom of all openings shall be no higher than one foot above grade; and
  - (c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

4. **Manufactured Homes** -

Require that all manufactured homes to be placed or substantially improved within Zone A anywhere within the City of Krebs on the Pittsburg County FIRM shall be installed using methods and practices that minimize flood damage and have the bottom of the I-beam elevated at least at or above the base flood elevation. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces. The home shall be installed by a licensed installer according to Oklahoma state law and compliance herewith shall be certified in writing to the Floodplain Administrator by said installer prior to habitation of the manufactured home.

5. **Recreational Vehicles** - Require that recreational vehicles placed on sites within Zone A on the Pittsburg County or City of Krebs FIRM either:
  - (a) Be on the site for fewer than 180 consecutive days,
  - (b) Be fully licensed and ready for highway use, or
  - (c) Meet the permit requirements of Article IV, Section C, and the elevation and anchoring requirements for "manufactured homes" in paragraph (4) of this section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.
6. **Accessory Structure** – Accessory structures to be placed on sites within Zone A on the Pittsburg County or City of Krebs FIRM shall comply with the following:
  - (a) The structure shall be unfinished on the interior;
  - (b) The structure shall be used only for parking and limited storage;

- (c) The structure shall not be used for human habitation. Prohibited activities or uses include but are not limited to working, sleeping, living, cooking, or restroom use;
- (d) Service facilities such as electrical and heating equipment must be elevated to or above the BFE;
- (e) The structure shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
- (f) The structure shall be designed to have low flood damage potential and constructed with flood resistance materials;
- (g) The structure shall be firmly anchored to prevent flotation, collapse, and lateral movement;
- (h) Floodway requirements must be met in the construction of the structure;
- (i) Openings to relieve hydrostatic pressure during a flood shall be provided below the BFE; and
- (j) The structure shall be located so as not to cause damage to adjacent and nearby structures.

### **SECTION C. STANDARDS FOR SUBDIVISIONS**

1. The applicant for a Development Permit for any subdivision located in Zones A which is 50 or more lots or greater than 5 acres shall generate the base flood elevation data for that subdivision.
2. All subdivisions including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
3. All subdivisions including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

### **SECTION E. SEVERABILITY**

If any section, clause, sentence, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

**ARTICLE VI  
CITY OF KREBS FLOODPLAIN MANAGEMENT FEE SCHEDULE**

The Krebs Council establishes the following fee schedule not to exceed \$500.00 for any one service:

- a. Notice of Intent Fee- \$25.00 maximum
- b. Floodplain Development Permit Application Review-\$100.00
- c. Floodplain Development Permit Fee-\$ 25.00
- d. Inspection Fee-per inspection-\$25.00.

**ARTICLE VII  
PENALTIES FOR NONCOMPLIANCE**

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. A structure or other development without the elevation certificate or other certifications required in this ordinance is presumed to be in violation until such time as that documentation is provided. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500.00 for each violation and/or one year in jail, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the Council of the City of Krebs or its City Attorney from taking such other lawful action as is necessary to prevent or remedy any violation.

**CERTIFICATION**

It is hereby found and declared by the Council of the City of Krebs that severe flooding has occurred in the past within its jurisdiction and will certainly occur within the future; that flooding is likely to result in infliction of serious personal injury or death, and is likely to result in substantial injury or destruction of property within its jurisdiction; in order to effectively comply with minimum standards for coverage under the National Flood Insurance Program, and in order to effectively remedy the situation described herein, it is necessary that this ordinance become effective immediately.

**EMERGENCY CLAUSE**

Therefore, an emergency is hereby declared to exist, and this ordinance, being necessary for the immediate preservation of the public peace, health and safety, shall be in full force and effect from and after its passage and approval. This ordinance shall supersede any previous floodplain management regulations or ordinance(s) applicable to the City of Krebs.

ADOPTED BY THE COUNCIL OF THE CITY OF KREBS THIS 21<sup>st</sup> DAY OF May, 2019.

CITY OF KREBS

Bobby Watkins  
Bobby Watkins, Mayor

I, PAT LAYDEN / Pat Layden City attorney for City of Krebs  
(Pat Layden)  
approve the legality of this ordinance.

I, Julia Casey, the undersigned City Clerk of the City of Krebs, hereby certify that the above is a true and correct copy of a flood damage prevention ordinance duly adopted by the City Council of the City of Krebs at a regular meeting of said Council duly convened and held on May 21, 2019. I further certify that the Oklahoma Open Meeting Act was complied with in all respects for such meeting.

Julia Casey  
Julia Casey, City Clerk, City of Krebs

(SEAL)

