



DEVELOPMENT SERVICES CENTER



DSC Information Notice # 201 December 30, 2013

Topic: Floodplain Ordinance Changes & Proposed Flood Map Revision

On November 26, 2013 City Council adopted a new Floodplain Ordinance and made corresponding changes to other ordinances and code sections.

1. Please visit the following link to familiarize yourself with the new Floodplain Ordinance, Appendix K of the City Code.

[Appendix K](#)

2. Transition Rules were also adopted which allows some projects already under review to be approved under the previous ordinance.

[Transition rules](#)

3. To offset the increased freeboard requirement, the Zoning Ordinance was amended to allow residential buildings an additional 2 feet of height in certain circumstances.

[Appendix A](#)

4. Virginia Beach will be adopting revised Flood Insurance Rate Maps (FIRM) in 2014. Everyone proposing construction should utilize both the proposed FIRM and the current FIRM and design for the worst case scenario. There are areas in the city not currently mapped in a Flood Hazard Area that may be mapped in one on the proposed map. Also, the Base Flood Elevations are changing in some locations. Additional information will be sent when it becomes available in 2014. Preliminary maps can be viewed at:

<http://maps.riskmap3.com/VA/VaBeachCity/>.

Instructions for how to use and read the maps are available at:

<http://www.vbgov.com/government/offices/green/land-development/Pages/flood-zone-maps.aspx>.

5. Amendments to the Subdivision Regulations, Site Plan Ordinance, Stormwater Management Ordinance, Chesapeake Bay Preservation Area Ordinance, and Southern Watersheds Management Ordinance were also made for consistency.

[Appendix B](#)

[Appendix C](#)

[Appendix D](#)

[Appendix F](#)

[Appendix G](#)

Notable changes and information:

The following is a short list of notable changes and information; it is NOT a comprehensive list of the Floodplain Ordinance revisions, and all users should follow the links above and read the complete documents.

- The Floodplain Ordinance is now located in Appendix K of the City Code and was removed from the Site Plan Ordinance (Appendix C)
- All new building construction and substantial improvements to existing buildings must have 2 feet of Freeboard (ie. height of finished floor or lowest horizontal member above the base flood elevation)
- New and replacement manufactured homes must have 2 feet of Freeboard
- Defines what variances may be granted as an Administrative Variance
- Increases the Floodplain Variance application fee to \$650
- Specifies that Floodplain Variance applications must show fill and mitigation areas, tidal and non-tidal wetlands, Southern Watershed Management Area Buffers, and CBPA Resource Protection Area Buffers, among other requirements
- The order and wording was updated to reflect that of the State Model Ordinance, which was released in 2011
- The last major revision to the Floodplain Ordinance was in 2001, and the last FIRM update was in 2009

Effective Date: Immediately

For More Information, Please Contact:

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