



WATER QUALITY DIVISION

RIVER MANGEMENT PROGRAM

ADDITIONAL PLANNING CONSIDERATIONS

While planning measures and floodplain management regulations above and beyond the minimum NFIP requirements are not mandatory, communities should consider adopting further standards as part of a comprehensive floodplain management plan.

These additional considerations include, but are not limited to a community's responsibility to:

- Permit only that development of flood-prone areas which (i) is appropriate in light of the probability of flood damage and the need to reduce flood losses, (ii) is an acceptable social and economic use of the land in relation to the hazards involved, and (iii) does not increase the danger to human life.
- Prohibit nonessential or improper installation of public utilities and public facilities in flood-prone areas.
- Establish minimum floodproofing and access requirements for schools, hospitals, nursing homes, orphanages, penal institutions, fire stations, police stations, communications centers, water and sewage pumping stations, and other public or quasi-public facilities already located in the flood-prone area, to enable them to withstand flood damage, and to facilitate emergency operations.
- Require of additional elevation above the base flood level for all new construction and substantial improvements within Zones A1-30 and AE on the community's FIRM to provide an added margin of safety against floods having a magnitude greater than the base flood, or to compensate for future urban development.
- For riverine areas, require subdividers to furnish delineations for floodways before approving a subdivision.
- Require pilings or columns rather than fill, for the elevation of structures within flood-prone areas, in order to maintain the storage capacity of the flood plain and to minimize the potential for negative impacts to sensitive ecological areas.
- Prohibit, within any floodway, construction of plants or facilities in which hazardous substances are manufactured.
- Improve of local drainage to control increased runoff that might increase the danger of flooding to other properties.