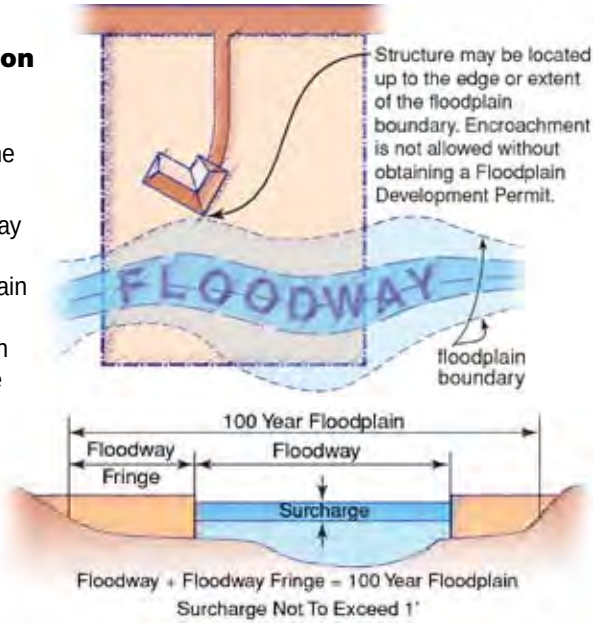
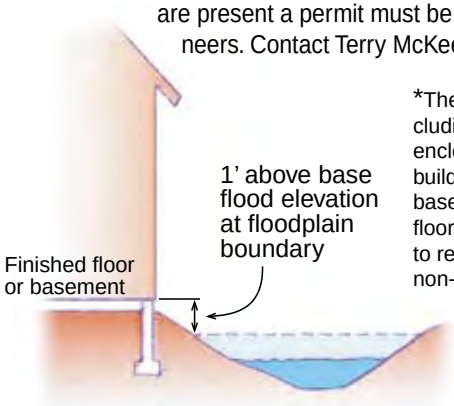
build adjacent to a floodplain?

Things to know when considering construction in or adjacent to the floodplain:



1. The floodplain boundary line should not be crossed.
2. No structures or grading may occur in the county zoned floodplain without a floodplain development permit. Engineering fees for a floodplain development permit can be expensive.
3. The lowest floor,* including the basement or enclosure, shall be elevated at least 1 foot above the base flood elevation.
4. If a structure or grading is proposed within the floodway, the improvements cannot increase the base flood elevation for a 100 year discharge.
5. If the FEMA floodway is altered, a letter of map revision (LOMR) is needed. If the Jefferson County or Urban Drainage floodplain is altered, a rezone will be required.
6. A floodplain easement will be required when building on a lot that has a floodplain.
7. Almost every creek or drainageway has a floodplain that is regulated by the county.
8. The floodplain should be evaluated to determine if wetlands are present. If wetlands are present a permit must be obtained from the U.S. Army Corps of Engineers. Contact Terry McKee at 303-979-4120.



*The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; Provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements

Floodplain maps are available at the Planning and Zoning Division