



City of Salisbury



CITY COUNCIL AGENDA

June 8, 2015
Government Office Building

6:00 p.m.
Room 301

Times shown for agenda items are estimates only.

6:00 p.m. CALL TO ORDER

6:01 p.m. WELCOME/ANNOUNCEMENTS

6:03 p.m. CITY INVOCATION – Pastor Andrew Thompson, Remedy Church

6:05 p.m. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

6:07 p.m. PRESENTATION

- Presentation of Grant by Local Government Insurance Trust to the Salisbury Police Department for the purchase of body cameras

6:22 p.m. ADOPTION OF LEGISLATIVE AGENDA

6:25 p.m. CONSENT AGENDA – City Clerk Kimberly Nichols

- April 20, 2015 closed session minutes
- May 4, 2015 work session minutes
- Resolution No. 2510 – accepting grant funds from the Local Government Insurance Trust in the amount of \$2,400.00 to purchase body worn cameras for the Police Department. The City will be required to match the grant award in the amount of \$2,400.00. The combined funds will enable the Police Department to purchase approximately six cameras
- Resolution No. 2511 – declaring that United Parcel Service is eligible to receive Enterprise Zone benefits for property located at 2236 Northwood Drive
- Resolution No. 2512 – to waive the Demolition Permit fee for the former Daily Times building located at 145 East Carroll Street

6:30 p.m. **FY16 BUDGET - PUBLIC HEARING – ORDINANCE NO. 2332 - 2nd READING** –
Council President Jacob R. Day

- Ordinance No. 2332 – 2nd reading - appropriating the necessary funds for the operation of the Government and Administration of the City of Salisbury, Maryland for the period July 1, 2015 to June 30, 2016, establishing the levy for the General Fund for the same fiscal period and establishing the appropriation for the Water and Sewer, Parking Authority, City Marina, and Storm Water Funds

6:45 p.m. ORDINANCES – presented by City Attorney Mark Tilghman

- **Ordinance No. 2333** – 2nd reading - to amend water and sewer rates to decrease sewer only rates and making said changes effective for all bills dated October 1, 2015 and thereafter unless and until subsequently revised or changed
- **Ordinance No. 2334** – 2nd reading - approving a budget amendment of the FY15 General Fund budget to appropriate the funds received from the recovery and recycling of brass shell casings at the Salisbury Police Range to purchase service weapons
- **Ordinance No. 2335** – 2nd reading - approving an amendment of the FY15 General Fund budget to appropriate funding for purchase of property at tax sale as part of a community development initiative
- **Ordinance No. 2336** – 2nd reading - to establish a fee schedule to obtain a permit to operate a Bed and Breakfast Inn
- **Ordinance No. 2337** – 1st reading - to establish and delineate a flood plain district within the City of Salisbury, to provide for the issuance of permits, and to impose certain regulations on construction and land development within the District

7:25 p.m. PUBLIC COMMENTS

7:30 p.m. ADJOURNMENT

Copies of the agenda items are available for review in the City Clerk's Office, Room 305 – City/County Government Office Building, 410-548-3140 or on the City's website

www.ci.salisbury.md.us

City Council meetings are conducted in open session unless otherwise indicated. All or part of the Council's meetings can be held in closed session under the authority of the Maryland Open Meetings Law, Annotated Code of Maryland 10-508(a), by vote of the City Council.

Proposed agenda items for June 22, 2015 (subject to change) (*list added to agenda on 6/4/15)

- Resolution No. ____ - Bicycle and Pedestrian Committee
- Resolution No. ____ - Acceptance of Funds for Upgrading the SPD Security Camera System
- Ordinance No. ____ -1st reading- Bike Lanes Fitzwater Street
- Ordinance No. ____ -1st reading-2015 MD Building Performance Standards
- Public Hearing - Ordinance No. ____ -1st reading- Text Amendments-Section 17.04.120 Emmanuel Wesleyan
- Public Hearing - Ordinance No. ____ -1st reading- Ordinance Permit- Day Care Center Expansion- Bundles of Joy
- Ordinance No. 2337 - 2nd reading- Flood Insurance Rate Maps

1 CITY OF SALISBURY
2 WORK SESSION
3 MAY 4, 2015
4

5 Public Officials Present
6

Council President Jacob R. Day Council Vice President Laura Mitchell
Councilwoman Eugenie P. Shields Councilman John “Jack” R. Heath
Councilman Timothy K. Spies

7
8 Public Officials Not Present
9

10 Mayor James Ireton, Jr.
11

12 In Attendance
13

14 City Clerk Kimberly Nichols, City Administrator Tom Stevenson, Assistant City Administrator
15 Julia Glanz, Building, Permits and Inspections Director William Holland, Neighborhood
16 Services and Code Compliance Director Susan Phillips, Public Works Director Mike Moulds,
17 City Attorney Mark Tilghman, interested citizens and members of the press.
18 -----

19 On May 4, 2014 City Council convened in Work Session at 4:35 p.m. in Council Chambers.
20

21 **Community Presentations**
22

23 • Entrepreneurship Week presentation
24

25 President Day asked Kathleen McClain, Channel 47ABC General Manager, forward to
26 receive the proclamation on Entrepreneurship Week, as May 4, 2015 marks the beginning
27 of Salisbury University (SU) Entrepreneurship Week.
28

29 Ms. McLain reported the 300 people expected to participate in the Shark Tank
30 competition was doubled from the number at last year’s Shark Tank event.
31

32 • SU Environmental Studies
33

34 SU students Jared Novial, Natalie Cohen, Ryan Tank and Kara Chopper were invited
35 forward to speak about green initiatives and the steps the City of Salisbury can take in
36 order to become a greener and more environmentally friendly city.
37

38 **B & B Fee Schedule**
39

40 Neighborhood Services and Code Compliance (NSCC) Director Susan Phillips joined Council to
41 discuss the B & B Fee Schedule, and reported the amount of \$60 was determined to be an
42 appropriate fee.
43

44 The process in which owners can apply for Bed & Breakfast Inn permits was discussed with Ms.
45 Phillips and City Attorney Tilghman.

46

47 Council asked for Ms. Phillips to develop the steps in which to obtain a Bed & Breakfast permit
48 in accordance with the legislation, and reached unanimous consensus to advance the fee schedule
49 to legislative session.

50

51 **Fire Service Agreement**

52

53 Fire Chief Rick Hoppes joined Council to provide an update on the Fire Service Agreement
54 (FSA) meeting held on April 28, 2015 with the County officials in which Assistant City
55 Administrator Julia Glanz also attended.

56

57 He discussed the following meeting discussion points and reported the meeting was very
58 productive:

59

- 60 • All present at the meeting agreed that the Fire Service be provided in an equitable,
61 affordable and sustainable way
- 62 • Valuation of services – an independent agency should provide the evaluation
- 63 • How much should the County be responsible for
- 64 • Geography – are our fire service districts appropriately outlined?
- 65 • How do we pay for it?
- 66 • How long should it take to negotiate a Fire Service Agreement
- 67 • How long should next FSA term be?
- 68 • The meeting was productive and positive

69

70 After discussing Mayor Ireton’s “nuclear option” (to stop first responder services for those who
71 receive fire and EMS services [in the County] but do not pay additional municipal taxes which
72 would begin July 1, 2015) Council unanimously agreed to support removing the “nuclear option”
73 threat to the County.

74

75 **Flood Insurance Rate Maps**

76

77 Building, Permits and Inspections Director William Holland joined Council to discuss the
78 finalized Flood Insurance Rate maps and the Maryland Model Floodplain Management
79 Ordinance. He reported that recently FEMA completed a re-evaluation of flood hazards in
80 Wicomico County and identified flood hazards and assessed flood risks. The City of Salisbury is
81 required to adopt and show evidence of adoption of the floodplain management regulations,
82 which meet both the federal government and State of Maryland standards, as a condition of
83 continued eligibility in the National Flood Insurance Program. The Flood Insurance Rate Maps
84 become effective on August 17, 2015.

85

86 Council reached unanimous consensus to advance the legislation to an upcoming legislative
87 agenda.

88

89 **Fixing the MWQFA loan amount for the WWTP**

90

91 Public Works Deputy Director Amanda Pollack joined Council to discuss the \$38,000,000.00
92 general obligation bonds authorized in Ordinance No. 2322 to be used for financing, reimbursing
93 or refinancing costs incurred in connection with Enhanced Nutrient removal and Biological
94 Nutrient Removal upgrades at the Wastewater Treatment Plant. The proposed resolution sets the
95 bond amount for the loan of \$36,045,000 (\$34,545,000 Base Loan and \$1,500,000 Principal
96 Forgiveness Loan). The project is funded through the Maryland Water Quality Financing
97 Administration (MWQFA) at zero interest rate over a 20-year term.

98
99 Council reached unanimous consensus to advance the legislation to an upcoming legislative
100 agenda.

101
102 **Accepting BNR and ENR Grants for the WWTP**

103
104 Ms. Pollack reported on the resolution to accept the grants in the amount of \$13,237,890 from
105 the Bay Restoration Fund and \$11,491,080 from a Biological Nutrient Removal fund to fund the
106 WWTP upgrade. The grant amounts are based on the actual construction bids and design and
107 construction management contracts, and the project's total grant eligible percentage is 41.685%.

108
109 Council reached unanimous consensus to advance the legislation to an upcoming legislative
110 agenda.

111
112 **Temporarily increasing the change order limits for the WWTP**

113
114 Ms. Pollack reported the City is operated under a Consent Order from the State of Maryland,
115 which requires that the WWTP upgrade be started by December 31, 2017. The City's change
116 order policy currently requires all change orders over \$5,000.00 be approved before Council.
117 This can be time consuming and with WWTP upgrade project being under the Consent Order,
118 change orders could potentially present time challenges.

119
120 Ms. Pollack requested the same modification and temporary increases of approval limits for
121 change orders for the WWTP Biological Nutrient Removal and Enhanced Nutrient Removal
122 Upgrade as was previously approved in the 2006 WWTP upgrade in Resolution No. 1360. They
123 are as follows:

- 124
- 125 • Tier one change orders - \$50,000.00 or less and follow the same procedures that
126 \$5,000.00 change orders currently follow (Public Works recommends, Procurement
127 reviews and it receives approval through Internal Services and Public Works)
 - 128
 - 129 • Tier two change orders - between \$50,000.00 and \$100,000.00 and would additionally
130 require the Mayor's signature
 - 131
 - 132 • Tier three change orders - between \$100,000.00 and \$150,000 and would require the
133 Mayor's signature and one Council member designated to sign
 - 134

135 All change orders over \$150,000 would require going through the current, normal channels. All
136 of the other changes orders would still come before Council at the next legislative session for
137 notification, confirmation, and public notice.

138
139 Ms. Pollack informed Council that there were only three change orders (out of 27 change orders
140 in all) in the last WWTP upgrade that were greater than \$150,000.00.

141
142 Mr. Day requested the addition of the language “less than \$150,000.00” on Line 56 after
143 “Orders” to read as follows: “7. Public Meeting: All Change Orders less than \$150,000.00 shall
144 be placed on the Agenda of the next legislative City Council meeting after the Change Order was
145 issued for ratification.”

146
147 Ms. Pollack noted that the following additional sentence shall follow Line 56 as approved: “All
148 Change Orders valued at more than \$150,000 shall be placed on an Agenda of a legislative City
149 Council meeting for ratification.”

150
151 Council reached unanimous consensus to advance the resolution to an upcoming agenda.

152
153 **Ben’s Red Swings Bathroom**

154
155 Ms. Pollack reported that Public Works had met with Mr. Matt Drew and Mr. Chris Eccleston on
156 behalf of the Layton family to develop concept drawings for the construction of the restrooms to
157 replace the portable toilets at the Ben’s Red Swings playground. The Layton’s have raised over
158 \$70,000 to date. Once the project is completed, the finished building will be donated to the City,
159 and the City of Salisbury will assume maintenance responsibilities.

160
161 Ms. Pollack informed Council that the Layton foundation would fully build the restrooms and
162 donate the facility to the City of Salisbury. The donation would be accepted contingent upon an
163 acceptable inspection by Public Works.

164
165 Ms. Pollack discussed the concept drawings, and explained the elevations are very similar to how
166 the playground looks including roof pitch, ADA accessible with ramps, and above the flood plain
167 elevation. Public Works Utilities Branch will run the water and sewer main as a donation back to
168 the project. There will be a small lift station needed for the sewer, installed by the Layton
169 foundation.

170
171 Council reached unanimous consensus to advance the legislation to the next agenda.

172
173 **Motion to convene in Closed Session**

174
175 At 6:20 p.m., upon a motion and seconded by Mrs. Shields and Mrs. Mitchell, respectively, and
176 by unanimous vote in favor, Council convened in Closed Session in accordance with the
177 Annotated Code of Maryland §10-508(a)(7)(8)(14). (Council to discuss the lease of City land
178 and the sale/bid of City owned land, a pending lawsuit and the settlement of a lawsuit)
179 The Work Session adjourned at 4:45 p.m.

180
181 At 7:47 p.m. upon the adjournment of the Closed Session, Council reconvened in Open Work
182 Session and President Day reported to the public that while in Closed Session Council agreed
183 upon a lease rate for the use of City property, agreed to re-issue an RFP for another piece of City

184 property, to consider a proposal received for an RFP on another City property, determined the
185 parameters of a settlement of a lawsuit and received an update on a second lawsuit.

186

187 **Ben's Red Swings Bathroom (continued)**

188

189 Mr. Matt Drew and Katherine Layton joined Council to discuss the restroom project. After
190 discussing the great fund raising efforts, lighting, fully funded amount of \$70,000, ADA
191 accessibility, stand-alone lighting, and the ramp with two landings, Council unanimously agreed
192 it was a great project and would place the project on an agenda for donation to the City upon the
193 completion and inspections.

194

195 With no further business to discuss, the Work Session adjourned at 7:57 p.m.

196

197

198

199 _____
City Clerk

200

201

202

203 _____
Council President

City of Salisbury



JAMES IRETON JR.
MAYOR
TOM STEVENSON
CITY ADMINISTRATOR



Maryland
699 W. SALISBURY PARKWAY
SALISBURY, MD 21801
TEL: 410-548-3165



BARBARA DUNCAN
CHIEF OF POLICE

May 19, 2015

TO: Tom Stevenson
FROM: Colonel David Meienschein
SUBJECT: Body-worn Cameras

The body worn camera is an important advance in policing. Body-worn cameras can increase accountability and will help preserve relationships between the public and the police. This technology is rapidly becoming standard service equipment for many law enforcement agencies across the nation and may help improve the high-quality public service expected of police officers, and promote the perceived legitimacy and sense of procedural justice that communities have about their police departments.

The police department has been awarded a \$2,400.00 Grant from The Local Government Insurance Trust, LIGT to be used for the purchase of body cameras. We will be required under the terms of the Grant to match the Grant funding for a total of \$4,800.00. The combined funds will be used to purchase approximately six body cameras.

SPD currently has the funds available to transfer from another account within the current year budget.

Unless you, or the Mayor, have further questions, please forward this Resolution to the Salisbury City Council.

Respectfully,

A handwritten signature in black ink, appearing to read "Colonel David T. Meienschein".

Colonel David T. Meienschein #0165
Assistant Chief

RESOLUTION NO. 2510

A RESOLUTION OF THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND ACCEPTING GRANT FUNDS FROM THE LOCAL GOVERNMENT INSURANCE TRUST (LGIT) IN THE AMOUNT OF \$2,400.00 TO PURCHASE BODY WORN CAMERAS FOR THE POLICE DEPARTMENT. THE CITY WILL BE REQUIRED TO MATCH THE GRANT AWARD IN THE AMOUNT OF \$2,400.00. THE COMBINED FUNDS WILL ENABLE THE POLICE DEPARTMENT TO PURCHASE APPROXIMATELY SIX CAMERAS IN ALL.

WHEREAS, the Police Department has been awarded a \$2,400.00 Grant to be used for the purchase of body cameras; and

WHEREAS, the Police Department will be required to match the award of \$2,400.00; and

WHEREAS, the combined funds will be used to purchase approximately six body cameras; and

WHEREAS, the Police Department has funding available in current accounts in the amount of \$2,400 to match the Grant award requirement; and

WHEREAS, this type of technology is rapidly becoming standard service equipment for many law enforcement agencies across the nation; and

WHEREAS, the body-worn cameras may help improve the high-quality public service expected of police officers and promote the perceived legitimacy and sense of procedural justice that communities have about their Police Departments; and

WHEREAS, the body worn camera is an important advance in policing. Body-worn cameras can increase accountability and will help preserve relationships between the public and the police.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND that the awarded funds in the amount of \$2,400 is accepted and shall be used towards the purchase of approximately six body worn cameras.

THIS RESOLUTION was duly passed at a meeting of the Council of the City of Salisbury held on _____, 2015, and is to become effective immediately upon adoption.

ATTEST;

Kimberly R. Nichols, City Clerk

Jacob R. Day, President
Salisbury City Council

APPROVED BY ME THIS:

_____ day of _____, 2015

James Ireton Jr, Mayor

INTER

OFFICE

MEMO

Office of the Mayor

To: City Council
From: Laura Kordzikowski
Subject: Enterprise Zone Eligibility – Equifax on behalf of United Parcel Service– 2236 Northwood Drive
Date: June 3, 2015

Attached is a copy of the application requesting Enterprise Zone designation for United Parcel Service from Khalilah Cornelius. I have reviewed this application and, to the best of my knowledge, this establishment meets all of the qualifications to be so designated. This property is located within the boundaries of the City’s Enterprise Zone, and this company has invested more than \$50,000 in the property and/or has hired two or more full time employees since locating in the Enterprise Zone.

I recommend that the City Council adopt the attached resolution designating Equifax on behalf of United Parcel Service located at 2236 Northwood Drive, eligible to receive the benefits of the Enterprise Zone.

The Mayor concurs with this recommendation.

As a reminder, companies that are declared eligible for enterprise zone benefits are able to receive both income tax and property tax benefits for ten years. The purpose of this program is to encourage industries to locate in areas identified as enterprise zones and to reinvest in such properties.

cc: Mayor Ireton
Tom Stevenson
Kim Nichols

Attachments

RESOLUTION NO. 2511

A RESOLUTION OF THE CITY OF SALISBURY, MARYLAND DECLARING THAT UNITED PARCEL SERVICE IS ELIGIBLE TO RECEIVE ENTERPRISE ZONE BENEFITS FOR PROPERTY LOCATED AT 2236 NORTHWOOD DRIVE, SALISBURY MD.

WHEREAS the City of Salisbury, Maryland and Wicomico County created an Enterprise Zone on June 6, 1983 for the purpose of encouraging economic development of the area encompassed within the boundaries of such zone; and

WHEREAS the Enterprise Zone was created under authority granted by the State of Maryland; and

WHEREAS the State Code permits certain benefits to be extended to businesses that locate or expand in the Enterprise Zone provided that they meet certain standards; and

WHEREAS, the City of Salisbury and Wicomico County have also established certain standards, which must be met in order for a business to be deemed eligible to receive Enterprise Zone benefits; and

WHEREAS, United Parcel Service meets the standards set forth in the State Code and in local regulations to be eligible to receive Enterprise Zone benefits; and

WHEREAS, Khalilah Cornelius, representing Equifax on behalf of United Parcel Service has requested that the company be designated as eligible for Enterprise Zone benefits because of its creation of 2 or more full time positions at their property located in the zone at 2236 Northwood Drive;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Salisbury, Maryland that Equifax on behalf of United Parcel Service be designated as eligible to receive the benefits of the Enterprise Zone effective upon the adoption of this resolution.

The above Resolution was introduced, read and passed at the regular meeting of the Salisbury City Council on the _____ day of _____, 2015.

Kimberly R. Nichols
CITY CLERK

Jacob R. Day
PRESIDENT, City Council

APPROVED by me this
_____ day of _____ 2015.

James Ireton, Jr.
MAYOR, City of Salisbury



City of Salisbury Enterprise Zone Program Information And Qualification Application

Application

Applying For:

Income Tax Credit Real Property Tax Credit Both

General Information

Today's Date: 04/23/2015
Name of Firm: United Parcel Service, Inc.
Contact Person: Loran Johnston
Title: Consultant, Equifax

Mailing Address:
Equifax Workforce Solutions
14755 Preston Road, Suite 525, Dallas, TX 75254

Street Address (if different):

Telephone Number: (314) 684-2532
E-Mail Address: loran.johnston@equifax.com

Property Information

Address of Property for Which Enterprise Benefits are sought:
2236 Northwood Drive, Sallsbury MD 21801

Property Tax # (10 digit – if available):
Name of Property Owner: Cova Corp
Address of Property Owner: Attn: Tax Dept; P.O. Box 28606, Atlanta GA 30358-0606
Approximate Size of Property: 10.43 Acres
Approximate Size of Existing Building: 23,798 Square Feet
Current Base Assessment Price: \$ 1,146,900

Information on Applicant Business

Is Company Located in Enterprise Zone now: Yes No
Is Company relocating from another place?: Yes No
If yes, where was previous location?:
Is Company a new, start up business?: Yes No
Headquarters location: 55 Glenlake Parkway NE , Atlanta, Georgia 30328

Submit Application to:
Business Development Specialist – City of Salisbury
125 North Division Street, Room 104
Salisbury, MD 21801
410-677-1915 | info@citylivingsalisbury.com



City of Salisbury
Enterprise Zone Program Information And Qualification Application

Describe the Company's primary and secondary products or services that are, or will be, produced at the facility in the Enterprise Zone:

Distribution - Mail Package and Freight Delivery

Business NAICS Code (if available): 492210

Proposed Project – Real Property Tax Credit

Proposed Project Is: New Construction Rehabilitation

Project Starting Date: _____

Anticipated Completion Date: _____

Description of Project:

Cost of Project: \$ _____

Proposed Project – State Income Tax Credit

Current Number of Employees in the Zone:

Total: 122 Full Time: 66 Part Time: 56

New Jobs Created in the Zone:

Total: 2 Full Time: 2 Part Time: _____

Creation Date: New jobs transitioned from part-time to full-time on 01/01/2014

Hourly Wage for Typical New Job (without benefits): \$ 20.88 /hour

Additional Cost of Benefits Provided (Per New Employee): \$ _____ /hour

Please include a list of all hired employees, the date of hire, how many hours a week they work, and what their wages are.

Signatures

Signature of Person Completing This Form: _____

Typed Name: Howard Mantel

Title: UPS East Region Tax Manager

Date: _____

How did you hear about this opportunity:

Submit Application to:
 Business Development Specialist – City of Salisbury
 125 North Division Street, Room 104
 Salisbury, MD 21801
 410-677-1915 | info@citylivingsalisbury.com

Department of Public Works

Inter Office Memorandum

To: Mike Moulds, Director of Public Works
From: Rick Baldwin
Subject: Enterprise Zone Qualifications – United Parcel Service
Date: May 19, 2015

Review of Public Works criteria for Enterprise Zone designation of United Parcel Service located at 2236 Northwood Drive, Salisbury, Maryland.

- United Parcel Service located at 2236 Northwood Drive is in compliance with the City's sewer use requirements specifically Chapter 13.12 of the City of Salisbury Code of Ordinances.
- United Parcel Service located at 2236 Northwood Drive is in compliance with State and local storm water management codes and regulations for the date built.

INTER

OFFICE

MEMO

Office of Business Development

To: Mike Moulds, Jack Lenox and Bill Holland
From: Laura Kordzikowski
Subject: Enterprise Zone Qualifications – Equifax on behalf of United Parcel Service
Date: May 6, 2015

I have received a request from Equifax on behalf of **United Parcel Service** located at 2236 Northwood Drive, that they be deemed qualified to receive Enterprise Zone benefits. In order to receive such designation, it is necessary that they meet certain criteria. I am requesting that your departments help me in processing their application by helping me to determine if they meet the necessary criteria.

Public Works

Does this business meet the limitations of the City's Sewer Use Ordinance?

Does this business meet State and local storm water management codes and regulations?

Planning & Zoning

Does this business meet the zoning code?

Does this business comply with subdivision regulations?

Building, Permits & Inspections

Does this business meet the building code (or did it at the time of construction)? **YES**

Does this business meet all permit requirements? **YES**

Please answer the questions above under the heading for your department and return to my office by **5/13/2015**. Your assistance is appreciated. If you have any questions, please let me know.

***UPS is only seeking the income tax credit**, but I figured their compliance with City all past and current regulations are important in order to qualify them for this credit

cc: Mayor Ireton



City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

P.O. BOX 870

125 NORTH DIVISION STREET, ROOMS 203 & 201

SALISBURY, MARYLAND 21803-4860

410-548-4860

FAX: 410-548-4955



JAMES IRETON, JR.
MAYOR

TOM STEVENSON
CITY ADMINISTRATOR

BOB CULVER
COUNTY EXECUTIVE

R. WAYNE STRAUSBURG
DIRECTOR OF ADMINISTRATION

May 8, 2015

TO: Laura Kordzikowski

FROM: John F. Lenox, AICP, Director of Planning & Zoning 

SUBJECT: United Parcel Service, Inc. – 2236 Northwood Drive

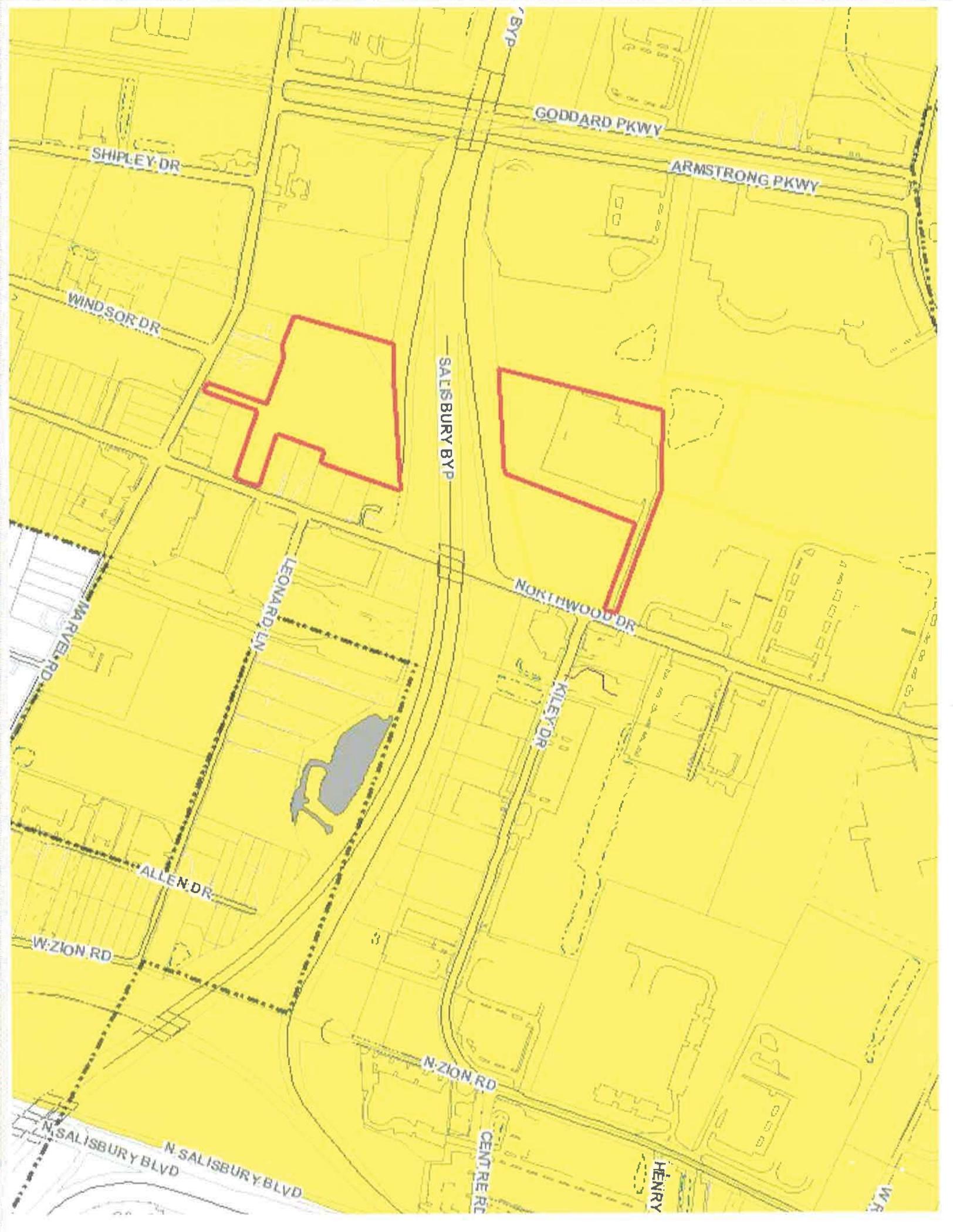
At your request, this department has reviewed the United Parcel request for Enterprise Zone designation. The subject site is located on State City Tax Map #100, Parcel #23 on the westerly side of Northwood Drive. The site is located in the Industrial Park District.

The Industrial Park District of the Salisbury Municipal Code (Section 17.80.060) permits manufacturing for the fabrication, assembly, processing, warehousing, wholesaling or distribution of manufactured goods and relative facilities.

Tax map and Planning Office records indicate this site contains 10.43 acres of land, which exceeds the 20,000-sq. ft. minimum lot area required by the Code for the sites in the Industrial Park District.

On September 20, 1989, the Salisbury Planning Commission approved a Site and Landscaping Plan for development of the United Parcel facility. On May 1, 1990, the Commission approved an Amended Landscaping Plan for the site.

If any additional information is needed, please do not hesitate to call.



Salisbury Byp

GODDARD PKWY

ARMSTRONG PKWY

SHIPLEY DR

WINDSOR DR

SALISBURY BYP



NORTHWOOD DR

LEONARD LN

KILEY DR



ALLEN DR

W ZION RD

N ZION RD

N SALISBURY BLVD

N SALISBURY BLVD

CENTRE RD

HENRY

Office of Community Development

MEMO

To: Tom Stevenson

From: Deborah Stam

**Subject: SD-SGIF Grant Project – Waiving of Demolition Permit Fee
for Old Daily Times Building Demolition**

Date: May 18, 2015

As you are aware, Salisbury was recently awarded \$250,000 in grant money through the Strategic Demolition and Smart Growth Impact Fund (SD-SGIF) of the Maryland Department of Housing and Community Development (DHCD), for the demolition of the former Daily Times building located at 115 East Carroll Street. The City will be utilizing these funds to assist the property owner, Peninsula Regional Medical Center (PRMC), with demolition and clearing of the lot so that a new project may be developed on that site.

In order to demolish this structure, PRMC will need to obtain a demolition permit from the City's Building, Permitting & Inspections Department. The fee for the demolition permit is \$125. I cannot use the SD-SGIF grant funds to reimburse PRMC for this fee, as that is the same as the City using the grant funds to pay itself.

Therefore, I would like to request that the City Council approve waiving the fee for the Daily Times building demolition permit. We can add the value of the demolition permit fee to our administrative support for the project.

Please forward this memo to the City Council for their consideration. Thank you for your assistance.


Deborah J. Stam
Community Development Director

CC: Julia Glanz
Ginny Hussey
Laura Kordzikowski
Bill Holland

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RESOLUTION NO. 2512

A RESOLUTION OF THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND TO WAIVE THE DEMOLITION PERMIT FEE FOR THE FORMER DAILY TIMES BUILDING LOCATED AT 145 EAST CARROLL STREET.

WHEREAS, the City of Salisbury was awarded \$250,000 in grant funds through the Strategic Demolition and Smart Growth Impact Fund (SD-SGIF) of the Maryland Department of Housing and Community Development (DHCD), for the demolition of the former Daily Times building located at 145 East Carroll Street, and;

WHEREAS, the City will be utilizing these funds to assist the property owner, Peninsula Regional Medical Center (PRMC), with the demolition and clearing of the lot so that a new project may be developed on that site, and;

WHEREAS, in order to demolish this structure, PRMC will need to obtain a demolition permit from the City's Building, Permitting & Inspections Department, and;

WHEREAS, the Mayor has recommended that the City waive the demolition fee for the former Daily Times Building as an additional local contribution to the administration of the SD-SGIF project, and;

WHEREAS, City policy requires the approval of the City Council in order to waive any fee that is associated with a project not being executed directly by the City.

NOW, THEREFORE, BE IT RESOLVED THAT, on this 8th day of June 2015, that the Council of the City of Salisbury, Maryland, does hereby waive the demolition permit fee of \$125 for the property known as the former Daily Times building located at 145 East Carroll Street.

THE ABOVE RESOLUTION was introduced and duly passed at a meeting of the Council of the City of Salisbury, Maryland held on June 8, 2015, and is to become effective immediately.

39 _____
Kimberly R. Nichols
40 CITY CLERK

39 _____
Jacob R. Day
40 COUNCIL PRESIDENT

41
42
43 APPROVED BY ME THIS

44 _____ Day of June, 2015
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49 _____
James Ireton, Jr.
50 Mayor

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ORDINANCE NO. 2332
AS AMENDED ON SECOND READING ON
JUNE 8, 2015

AN ORDINANCE APPROPRIATING THE NECESSARY FUNDS FOR THE OPERATION OF THE GOVERNMENT AND ADMINISTRATION OF THE CITY OF SALISBURY, MARYLAND FOR THE PERIOD JULY 1, 2015 TO JUNE 30, 2016, ESTABLISHING THE LEVY FOR THE GENERAL FUND FOR THE SAME FISCAL PERIOD AND ESTABLISHING THE APPROPRIATION FOR THE WATER AND SEWER, PARKING AUTHORITY, CITY MARINA, AND STORM WATER FUNDS.

BE IT ORDAINED, by the City of Salisbury, Maryland that the amounts listed in Schedule A – Operating Budget Appropriations are hereby appropriated for the Fiscal Year beginning July 1, 2015 and ending June 30, 2016 to fund operations of the City of Salisbury, Maryland.

BE IT FURTHER ORDAINED, by the City of Salisbury, Maryland that that the amounts listed in Schedule B – Capital Project Appropriations are hereby appropriated for Capital Projects.

BE IT FURTHER ORDAINED that:

- 1) The tax levy be, and the same be hereby set, at \$.937 per \$100 of assessed valuation of all real property, and at \$2.21 per \$100 of assessed valuation for all personal property, subject to taxation by the City of Salisbury for General Fund purposes, including debt service purposes (exclusive of revenues derived from the Water and Sewer Fund for debt service purposes attributed to water and sewer activities); and
- 2) All taxes levied by this ordinance shall be liens from and after July 1, 2015 and shall be due and payable as specified in Title 14 of the Tax Property article of the Annotated Code of Maryland, as amended;
- 3) That all fees adopted by this ordinance and all other fees currently in effect shall remain so unless changed at a future date by the Salisbury City Council.

AND BE IT FURTHER ORDAINED by the Salisbury City Council that a public hearing on the proposed budget ordinance will be held at 6:05 PM on June 8, 2015 in Room 301 of the City/County Government Office Building, 125 N. Division Street, Salisbury, Maryland.

AND BE IT FURTHER ORDAINED by the Salisbury City Council that this Ordinance shall take effect upon final passage.

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THIS ORDINANCE was introduced and read at a special meeting of the Council of the City of Salisbury held on the 27 day of April, 2015, and having been published as required by law, in the meantime, was finally passed by the Council on the ____ day of _____, 2015.

ATTEST:

Kimberly R. Nichols
City Clerk

Jacob R. Day
President, City Council

Approved by me, this _____
day of _____, 2015

James Ireton, Jr.
Mayor, City of Salisbury

70 **Schedule A - Operating Budget Appropriations**

71

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1)	General Fund – for the general municipal purposes of the City of Salisbury:		
	City Council / City Clerk	<u>218,580</u>	224,772
	Development Services	<u>81,977</u>	81,911
	Mayor's Office/Community Promotions	<u>1,073,949</u>	1,098,894
	Internal Services	<u>759,425</u>	758,818
	City Attorney	<u>263,000</u>	263,000
	Information Technology	<u>263,130</u>	262,914
	Planning & Zoning	<u>171,532</u>	281,532
	Municipal Buildings	<u>226,400</u>	226,400
	Police	<u>11,987,739</u>	12,157,503
	Fire	<u>8,405,421</u>	8,171,148
	Building Permits	<u>385,710</u>	377,870
	Neighborhood Services	<u>792,759</u>	782,228
	Public Works		
	Resource Management	<u>314,433</u>	331,347
	Engineering	<u>1,731,962</u>	1,709,601
	Traffic Control	<u>733,389</u>	726,266
	Streets, and Lighting	<u>1,786,229</u>	1,774,627
	Sanitation	<u>1,828,834</u>	1,813,280
	Fleet Management	<u>524,065</u>	517,345
	Carpenter Shop	<u>138,278</u>	135,825
	Parks and Zoo	<u>1,603,817</u>	1,622,946
	Debt Service & Other Uses	<u>3,334,398</u>	<u>4,165,729</u>
	Total	<u>36,625,027</u>	37,743,956

73

2)	Parking Authority Fund – for the special assessment district known as the Parking Authority		
	Total	<u>886,435</u>	882,435

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3)	Water Fund - for operations of the water department (including \$ 494,108 for redemption of bonds and payment of interest)		
	Total	<u>4,822,072</u>	4,750,905

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4)	Sewer Fund - for the operations of the sewer department (including \$ 3,955,498.86 for redemption of bonds and payment of interest)		
	Total	<u>11,492,726</u>	11,486,343

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5)	Marina Fund – for the operations of the enterprise known as the City Marina		
	Total	<u>107,582</u>	107,582

80

6)	Storm Water Fund – for the operations of the enterprise known as the Storm Water Fund		
	Total	<u>858,900</u>	858,900

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	Grand Total	<u>\$54,792,742</u>	\$55,570,121
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Schedule B – Capital Project Appropriations (Page 1 of.2)

General Capital Projects

Project Description	Project Amount	Funding Sources					Funds On Hand/ Transfer Source
		Bond Issuance	Grants	Donations/ In Kind	Transfer/ Pay Go	Funds on Hand	
Main Street Master Plan	2,240,000	2,240,000					
Main Street Master Plan Broad Band Fiber Optic	197,520				197,520		
East Main St Storm Drain	350,200	350,200					
Beaverdam Creek Tidal Dam Repair	1,236,000	1,136,000				100,000	MTBE settlement
Visitor Center Building	82,400			82,400			
Australian Exhibit	41,200			41,200			
Skate Park	682,000		650,000	32,000			
Total General Capital Projects	4,829,320	3,726,200	650,000	155,600	197,520	100,000	

Schedule B – Capital Project Appropriations (Page 2 of 2)

Water Sewer Capital Projects

		Funding Sources					
Project Description	Project Amount	Bond Issuance	Grants	Donations/ In Kind	Transfer/ Pay Go	Funds on Hand	Funds On Hand/ Transfer Source
Replace Distribution Piping and Valves	77,250				77,250		Water Sewer Revenues
Elevated Water Tank Maintenance	100,000				100,000		Water Sewer Revenues
OmniSite for Lift Stations	44,000				44,000		Water Sewer Revenues
Park Water Treatment Plant Pumps	20,600				20,600		Water Sewer Revenues
Water Storage Park Water Plant	16,480				16,480		Water Sewer Revenues
24" W in Gordy Rd	2,000,000	1,000,000				1,000,000	Water Impact Fund
Replace Sewer in E. Main St.	750,000					750,000	Revolving Fund
Replace East Main Street Water Mains	772,500					772,500	Revolving Fund
CCTV Inspection Camera	230,000					230,000	Revolving Fund
Restore Paleo Well Field	185,400					185,400	Revolving Fund
Total Water Sewer Capital Projects	4,196,230	1,000,000	-	-	258,330	2,937,900	

Storm Water Capital Projects

		Funding Sources					
Project Description	Project Amount	Bond Issuance	Grants	Donations/ In Kind	Transfer/ Pay Go	Funds on Hand	Funds On Hand/ Transfer Source
Storm Water Projects – TMDL Reduction	231,542.67				231,542.67		

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Schedule III Metered Water Charges – Wor-Wic Community College and Urban Service District Rates

Residential and Small Commercial	
Minimum Charge	\$29.24 / quarter
Commodity Charge	\$4.37 / thousand gallons
Commercial	
Customer Charge	\$547.31 / quarter
Commodity Charge	\$2.54 / thousand gallons
Large Commercial/Industrial	
Customer Charge	\$845.84 / quarter
Commodity Charge	\$2.04 / thousand gallons

Schedule IV Sewer Charges – In City Rates

Residential and Small Commercial	
Minimum Charge	\$48.16 / quarter
Commodity Charge	\$7.22 / thousand gallons
Commercial	
Customer Charge	\$909.75 / quarter
Commodity Charge	\$4.20 / thousand gallons
Large Commercial/Industrial	
Customer Charge	\$1,403.33 / quarter
Commodity Charge	\$3.36 / thousand gallons

Schedule V Sewer Charges – Outside City Rates

Residential and Small Commercial	
Minimum Charge	\$96.33 / quarter
Commodity Charge	\$14.45 / thousand gallons
Commercial	
Customer Charge	\$1,819.49 / quarter
Commodity Charge	\$8.38 / thousand gallons
Large Commercial/Industrial	
Customer Charge	\$2,806.67 / quarter
Commodity Charge	\$6.74 / thousand gallons

Schedule VI Sewer Charges – Wor-Wic Community College and Urban Service District Rates

Residential and Small Commercial

96	Minimum Charge	\$72.25 / quarter
97	Commodity Charge	\$10.84 / thousand gallons
98		
99	Commercial	
100	Customer Charge	\$1,364.62 / quarter
101	Commodity Charge	\$6.28 / thousand gallons
102		
103	Large Commercial/Industrial	
104	Customer Charge	\$2,104.99 / quarter
105	Commodity Charge	\$5.06 / thousand gallons
106		

107 Schedule VII Sewer Charges – Sewer Only Customers

108	109	110	111	112	113	114	115	116	117	118
					Quarterly	Quarterly	Quarterly			
					In	Outside	Urban			
					City	City	Service			
					Rate	Rate	District Rate			
	Rate	Number of fixtures								
		1	One to two fixtures		\$61.60	\$123.20	\$ 92.40			
		2	Three to five fixtures		\$92.40	\$184.80	\$138.60			
		3	Six to twenty fixtures		\$132.80	\$265.60	\$199.20			
			For every five fixtures over twenty		\$ 54.76	\$109.52	\$ 82.14			

119 Schedule VIII Commercial and Industrial Activities

120	121	122	123	124	125	126	127
					Annual	Annual	
					In City	Outside	
					Rate	City Rate	
			1) For each fire service		\$373	\$746	
			2) For each standby operational service		\$373	\$746	

128 B. Definitions:

129 Residential and Small Commercial Customers – These customers have average water utilization
 130 of less than 300,000 gallons in a quarter.

131
 132 Commercial Customers – These customers have average water utilization of 300,000 gallons to
 133 600,000 gallons per quarter.

134
 135 Large Commercial/Industrial – These customers have average water utilization over 600,000
 136 gallons per quarter.

137
 138 Average Water Utilization Per Quarter – This will be based on annual consumption divided by 4
 139 to get average quarterly water utilization.

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144 C. Calculation of Bills:
145 For Residential and Small Commercial Customers – The minimum charge for both water and
146 sewer will apply if water service is turned on at the water meter and usage is 0-6,000 gallons per
147 quarter. Only the City can turn a meter on and off. For usage of 7,000 gallons and above, the
148 commodity charge will be applied for each 1,000 gallons used and the minimum charge will not
149 be applied.

150
151 For Commercial and Large Commercial/Industrial Customers – Every quarterly bill will receive
152 a customer charge for both water and sewer. Then for each thousand gallons used the
153 appropriate commodity charge will be applied.

154
155 AND BE IT FURTHER ORDAINED AND ENACTED that this Ordinance was
156 introduced at a meeting of the City Council held on _____ the ____ day of _____, 2015
157 and duly passed at a meeting of the Council of the City of Salisbury, Maryland held on the ____
158 day of _____, 2015 and is to become effective with bills dated October 1, 2015 and after.

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161 ATTEST:

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164 _____
165 Kimberly R. Nichols
166 CITY CLERK

164 _____
165 Jacob R. Day
166 PRESIDENT, City Council

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169 APPROVED BY ME THIS
170 ____ day of _____, 2015

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174 _____
175 James Ireton, Jr.
176 MAYOR, City of Salisbury

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ORDINANCE NO. 2334

AN ORDINANCE OF THE CITY OF SALISBURY APPROVING A BUDGET AMENDMENT OF THE FY15 GENERAL FUND BUDGET TO APPROPRIATE THE FUNDS RECEIVED FROM THE RECOVERY AND RECYCLING OF BRASS SHELL CASINGS AT THE SALISBURY POLICE RANGE TO PURCHASE SERVICE WEAPONS.

WHEREAS, members of the Salisbury Police Department have retrieved, stored and recycled the brass shell casings from all firearms training at the Salisbury Police Range; and

WHEREAS, the recycling of these brass shell casings through Delmarva Recycling, Inc. has produced a monetary return for the efforts put forth; and

WHEREAS, Delmarva Recycling, Inc. has paid the City \$1,470.00 which was placed in the General Fund; and

WHEREAS, the Salisbury Police Department has use for the funds received from the recycled brass shell casings in the Small Tools Account (21021-546009) which is used, in part, to purchase service weapons for new police officers.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALISBURY, MARYLAND that the City's Fiscal Year 2015 General Fund Budget be and is hereby, amended as follows:

- 1) Increase General Fund Revenue (Delmarva Recycling Account) by \$1,470
- 2) Increase the Police Department budget by \$1,470

BE IT FURTHER ORDAINED that this Ordinance shall take effect from and after the date of its final passage.

THIS ORDINANCE was introduced and read at a meeting of the Council of the City of Salisbury held on this 26 day of May, 2015, and thereafter, a statement of the substance of the Ordinance having been published as required by law, was finally passed by the Council on the ____ day of _____, 2015.

ATTEST:

Kimberly R. Nichols, City Clerk

Jacob R. Day, City Council President

Approved by me this _____ day of _____, 2015

James Ireton, Jr., Mayor

ORDINANCE NO. 2335

AN ORDINANCE OF THE CITY OF SALISBURY APPROVING AN AMENDMENT OF THE
FY 2015 GENERAL FUND BUDGET TO APPROPRIATE FUNDING FOR PURCHASE OF
PROPERTY AT TAX SALE AS PART OF A COMMUNITY DEVELOPMENT INITIATIVE.

WHEREAS, the City of Salisbury is interested in the revitalization of abandoned or troubled
properties; and

WHEREAS, the City has identified properties which have the potential to become a blighting
influence on the neighborhood they are in; and

WHEREAS, the City believes that the revitalization of the areas they are in can be facilitated if
the city is able to gain control of this property; and

WHEREAS, the City believes that the properties have the potential to be redeveloped for low to
moderate income housing and community purposes; and

WHEREAS, the City agrees to fund the purchase at the 2015 tax sale of any or all of the
identified properties for community development purposes; and

WHEREAS, the City's FY 2016 budget does not contain an appropriation sufficient to cover this
purchase.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
SALISBURY, MARYLAND THAT THE City's Fiscal Year 2015 General Fund Budget be and hereby is
amended as follows:

- 1) Increase Current Surplus Available (01000- 469810) by \$37,527.14
- 2) Increase Land Acquisition (90500-577020) Budget by \$37,527.14

THIS ORDINANCE was introduced and read at a meeting of the Council of the City of Salisbury
held on this 26 day of May, 2015, and thereafter, a statement of the substance of the Ordinance having
been published as required by law, was finally passed by the Council on the ____ day of _____, 2015.

ATTEST:

Kimberly R. Nichols, City Clerk

Jacob R. Day, President
Salisbury City Council

APPROVED BY ME THIS ____ day of _____, 2015.

James Ireton, Jr., Mayor

Memorandum

To: Tom Stevenson, City Administrator
From: William T. Holland
Date: 4/24/2015
Re: Flood Insurance Rate Maps

On February 17, 2015, the city was formally notified by the Federal Emergency Management Agency (FEMA) that the Flood Insurance Rate Maps (FIRMS) and the Maryland Model Floodplain Management Ordinance has been finalized.

On September 28, 1984, the Department of Homeland Security's FEMA issued FIRM's that identified Special Flood Hazard Areas (SFHA) for the city of Salisbury. Recently FEMA completed a re-evaluation of flood hazards for Wicomico County. Through FEMA's flood hazard mapping program, Risk Mapping, Assessment and Planning, FEMA identifies flood hazards, assesses flood risks and partners with states and communities to provide accurate flood hazard risk data to guide them to mitigation actions.

Flood hazard mapping is an important part of the National Flood Insurance Program (NFIP), as it is the basis of the NFIP regulations and flood insurance requirements. FEMA maintains and updates data through FIRM's and risk assessments. FIRM's include statistical information such as river flow, storm tides, rainfall and topographic surveys. FEMA the uses the best available technical data to create flood hazard maps that outline a communities flood risk.

The FIRM's for Wicomico County become effective on August 17, 2015. Before the effective date, FEMA will send final copies of the FIS report and the FIRM's. Prior to August 17, 2015, the city of Salisbury is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt and show evidence of adoption of the floodplain management regulations that meet both the federal government and state of Maryland standards. The standards are the minimum requirements and do not supersede any State or local requirement of a more stringent nature.

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP.

Please let me know if you have any questions.



City of Salisbury, Maryland Floodplain Management Ordinance (Tidal)

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FLOODPLAIN MANAGEMENT ORDINANCE CITY OF SALISBURY, MARYLAND

SECTION I GENERAL PROVISIONS

15.16.010 Findings

The Federal Emergency Management Agency has identified *special flood hazard areas* within the boundaries of the City of Salisbury, Maryland. *Special flood hazard areas* are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare. *Structures* that are inadequately elevated, improperly *floodproofed*, or otherwise unprotected from flood damage also contribute to flood losses.

The City of Salisbury, Maryland, by resolution, agreed to meet the requirements of the National Flood Insurance Program and was accepted for participation in the program on September 28, 1984. As of that date, or as of September 28, 1984, the initial effective date of the City of Salisbury, Maryland *Flood Insurance Rate Map*, all *development* and *new construction* as defined herein, are to be compliant with these regulations.

15.16.020 Statutory Authorization

The Maryland General Assembly, in Md. Code Ann., Land Use Article, Title 4, has established as policy of the State that the orderly development and use of land and structures requires comprehensive regulation through the implementation of planning and zoning control, and that planning and zoning controls shall be implemented by local government in order to, among other purposes, secure the public safety, promote health and general welfare, and promote the conservation of natural resources. Therefore, the City Council of Salisbury, Maryland does hereby adopt the following floodplain management regulations.

15.16.030 Statement of Purpose

It is the purpose of these regulations to promote the public health, safety and general welfare, and to:

- (A) Protect human life, health and welfare;
- (B) Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future;
- (C) Minimize *flooding* of water supply and sanitary sewage disposal systems;
- (D) Maintain natural drainage;
- (E) Reduce financial burdens imposed on the *community*, its governmental units and its residents, by discouraging unwise design and construction of *development* in areas subject to *flooding*;

- (F) Minimize the need for rescue and relief efforts associated with *flooding* and generally undertaken at the expense of the general public;
- (G) Minimize prolonged business interruptions;
- (H) Minimize damage to public facilities and other utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges;
- (I) Reinforce that those who build in and occupy *special flood hazard areas* should assume responsibility for their actions;
- (J) Minimize the impact of *development* on adjacent properties within and near *flood-prone areas*;
- (K) Provide that the *flood* storage and conveyance functions of *floodplains* are maintained;
- (L) Minimize the impact of *development* on the natural and beneficial functions of *floodplains*;
- (M) Prevent *floodplain* uses that are either hazardous or environmentally incompatible; and
- (N) Meet community participation requirements of the National Flood Insurance Program as set forth in the Code of Federal Regulations (CFR) at 44 CFR Section 59.22.

15.16.040 Areas to Which These Regulations Apply

These regulations shall apply to all *special flood hazard areas* within the jurisdiction of the City of Salisbury, Maryland, and identified in Section 15.16.050.

15.16.050 Basis for Establishing Special Flood Hazard Areas and BFEs

- (A) For the purposes of these regulations, the minimum basis for establishing *special flood hazard areas* and *base flood elevations* is the *Flood Insurance Study* for Wicomico County, Maryland And Incorporated Areas dated August 17, 2015, or the most recent revision thereof, and the accompanying *Flood Insurance Rate Map(s)* and all subsequent amendments and revisions to the *FIRMs*. The *FIS* and *FIRMs* are retained on file and available to the public at the Department of Building, Permitting & Inspections.
- (B) Where field surveyed topography or digital topography indicates that ground elevations are below the closest applicable *base flood elevation*, even in areas not delineated as a special flood hazard on the *FIRM*, the area shall be considered as *special flood hazard area*.
- (C) To establish *base flood elevations* in *special flood hazard areas* that do not have such elevations shown on the *FIRM*, the Floodplain Administrator may provide the best available data for *base flood elevations*, may require the applicant to obtain available information from Federal, State or other sources, or may require the applicant to establish *special flood hazard areas* and *base flood elevations* as set forth in Section 15.16.130, Section 15.16.140, and Section 15.16.150 of these regulations.

15.16.060 Abrogation and Greater Restrictions

These regulations are not intended to repeal or abrogate any existing regulations and ordinances, including subdivision regulations, zoning ordinances, *building codes*, or any existing easements, covenants, or deed restrictions. In the event of a conflict between these regulations and any other ordinance, the more restrictive shall govern.

15.16.070 Interpretation

In the interpretation and application of these regulations, all provisions shall be:

- (A) Considered as minimum requirements;
- (B) Liberally construed in favor of the governing body; and,
- (C) Deemed neither to limit nor repeal any other powers granted under State statutes.

Notes referencing publications of the Federal Emergency Management Agency refer to the most recent edition of those publications, are intended only as guidance, and do not bind or alter the authority of the Floodplain Administrator to interpret and apply these regulations.

15.16.080 Warning and Disclaimer of Liability

The degree of *flood* protection required by these regulations is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur, and *flood* heights may be increased by man-made or natural causes. These regulations do not imply that land outside of the *special flood hazard areas* or uses that are permitted within such areas will be free from *flooding* or *flood* damage.

These regulations shall not create liability on the part of the City of Salisbury, Maryland, any officer or employee thereof, the Maryland Department of the Environment (MDE) or the Federal Emergency Management Agency (FEMA), for any *flood* damage that results from reliance on these regulations or any administrative decision lawfully made hereunder.

15.16.090 Severability

Should any section or provision of these regulations be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION II DEFINITIONS

15.16.100 Definitions

Unless specifically defined below, words or phrases used in these regulations shall be interpreted to have the meaning they have in common usage and to give these regulations the most reasonable application.

Accessory Structure: A building or *structure* on the same lot with, and of a nature customarily incidental and subordinate to, the principal *structure*. For the purposes of these regulations, an accessory structure shall be used solely for parking of vehicles and limited storage.

Agreement to Submit an Elevation Certificate: A form on which the applicant for a permit to construct a building or *structure*, to construct certain horizontal additions, to place or replace a *manufactured home*, to substantially improve a building, *structure*, or *manufactured home*, agrees to have an *Elevation Certificate* prepared by a *licensed* professional surveyor, as specified by the Floodplain Administrator, and to submit the certificate:

- (1) Upon placement of the *lowest floor* and prior to further vertical construction; and
- (2) Prior to the final inspection and issuance of the Certificate of Occupancy.

Alteration of a Watercourse: For the purpose of these regulations, alteration of a watercourse includes, but is not limited to widening, deepening or relocating the channel, including excavation or filling of the channel. Alteration of a watercourse does not include construction of a road, bridge, culvert, dam, or in-stream pond unless the channel is proposed to be realigned or relocated as part of such construction.

Area of Shallow Flooding: A designated Zone AO on the *Flood Insurance Rate Map* with a 1-percent annual chance or greater of *flooding* to an average depth of one to three feet 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.

Base Building: The building to which an addition is being added. This term is used in provisions relating to additions.

Base Flood: The *flood* having a one-percent chance of being equaled or exceeded in any given year; the base flood also is referred to as the 1-percent annual chance (100-year) *flood*.

Base Flood Elevation: The water surface elevation of the *base flood* in relation to the datum specified on the *community's Flood Insurance Rate Map*. In *areas of shallow flooding*, the base flood elevation is the highest adjacent natural grade elevation plus the depth number specified in feet on the *Flood Insurance Rate Map*, or at least four (4) feet if the depth number is not specified.

Basement: Any area of the building having its floor subgrade (below ground level) on all sides.

Building Code(s): The effective Maryland Building Performance Standards (COMAR 05.02.07), including the building code, residential code, and existing building code.

Community: A political subdivision of the State of Maryland (county, city or town) that has authority to adopt and enforce floodplain management regulations within its jurisdictional boundaries.

Critical and Essential Facilities: Buildings and other *structures* that are intended to remain operational in the event of extreme environmental loading from flood, wind, snow or earthquakes. [Note: See Maryland Building Performance Standards, Sec. 1602 and Table 1604.5.] Critical and essential facilities typically include hospitals, fire stations, police stations,

storage of critical records, facilities that handle or store hazardous materials, and similar facilities.

Declaration of Land Restriction (Nonconversion Agreement): A form signed by the owner to agree not to convert or modify in any manner that is inconsistent with the terms of the permit and these regulations, certain *enclosures below the lowest floor* of elevated buildings and certain *accessory structures*. The form requires the owner to record it on the property deed to inform future owners of the restrictions.

Development: Any manmade change to improved or unimproved real estate, including but not limited to buildings or other *structures*, placement of *manufactured homes*, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Elevation Certificate: FEMA form on which surveyed elevations and other data pertinent to a property and a building are identified and which shall be completed by a Maryland *licensed* professional land surveyor as specified by the Floodplain Administrator. When used to document the height above grade of buildings in *special flood hazard areas* for which *base flood elevation* data are not available, the Elevation Certificate shall be completed in accordance with the instructions issued by FEMA. [Note: FEMA Form 086-0-33 and instructions are available online at <http://www.fema.gov/library/viewRecord.do?id=1383>.]

Enclosure Below the Lowest Floor: An unfinished or *flood-resistant* enclosure that is located below an elevated building, is surrounded by walls on all sides, and is usable solely for parking of vehicles, building access or storage, in an area other than a *basement* area, provided that such enclosure is built in accordance with the applicable design requirements specified in these regulations. Also see “Lowest Floor.”

Federal Emergency Management Agency (FEMA): The Federal agency with the overall responsibility for administering the National Flood Insurance Program.

Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters, and/or
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Damage-Resistant Materials: Any construction material that is capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Note: See NFIP Technical Bulletin #2, “Flood Damage-Resistant Materials Requirements.”]

Flood Insurance Rate Map (FIRM): An official map on which the Federal Emergency Management Agency has delineated *special flood hazard areas* to indicate the magnitude and nature of *flood hazards*, to designate applicable flood zones, and to delineate floodways, if

applicable. FIRMs that have been prepared in digital format or converted to digital format are referred to as Digital FIRMs (DFIRM).

Flood Insurance Study (FIS): The official report in which the Federal Emergency Management Agency has provided *flood* profiles, *floodway* information, and the water surface elevations.

Flood Opening: A flood opening (non-engineered) is an opening that is used to meet the prescriptive requirement of 1 square inch of net open area for every square foot of enclosed area. An engineered flood opening is an opening that is designed and certified by a *licensed* professional engineer or *licensed* architect as meeting certain performance characteristics, including providing automatic entry and exit of floodwaters; this certification requirement may be satisfied by an individual certification for a specific structure or issuance of an Evaluation Report by the ICC Evaluation Service, Inc. [Note: See NFIP Technical Bulletin #1, "Openings in Foundation Walls and Walls of Enclosures."]

Flood Protection Elevation: The *base flood elevation* plus two (2) feet of freeboard. Freeboard is a factor of safety that compensates for uncertainty in factors that could contribute to *flood* heights greater than the height calculated for a selected size *flood* and *floodway* conditions, such as wave action, obstructed bridge openings, debris and ice jams, climate change, and the hydrologic effect of urbanization in a watershed.

Flood Protection Setback: A distance measured perpendicular to the top of bank of a *watercourse* that delineates an area to be left undisturbed to minimize future *flood* damage and to recognize the potential for bank erosion. Along *nontidal waters of the State*, the flood protection setback is:

- (1) 100 feet, if the *watercourse* has *special flood hazard areas* shown on the *FIRM*, except where the setback extends beyond the boundary of the flood hazard area; or
- (2) 50 feet, if the *watercourse* does not have *special flood hazard areas* shown on the *FIRM*.

Flood Zone: A designation for areas that are shown on *Flood Insurance Rate Maps*:

- (1) **Zone A:** *Special flood hazard areas* subject to inundation by the 1-percent annual chance (100-year) *flood*; *base flood elevations* are not determined.
- (2) **Zone AE and Zone A1-30:** *Special flood hazard areas* subject to inundation by the 1-percent annual chance (100-year) *flood*; *base flood elevations* are determined; *floodways* may or may not be determined. In areas subject to tidal *flooding*, the *Limit of Moderate Wave Action* may or may not be delineated.
- (3) **Zone AH and Zone AO:** *Areas of shallow flooding*, with *flood* depths of 1 to 3 feet (usually areas of ponding or sheet flow on sloping terrain), with or without BFEs or designated *flood* depths.

- (4) **Zone B and Zone X (shaded):** Areas subject to inundation by the 0.2-percent annual chance (500-year) *flood*; areas subject to the 1-percent annual chance (100-year) *flood* with average depths of less than 1 foot or with contributing drainage area less than 1 square mile; and areas protected from the *base flood* by levees.
- (5) **Zone C and Zone X (unshaded):** Areas outside of Zones designated A, AE, A1-30, AO, VE, V1-30, B, and X (shaded).
- (6) **Zone VE and Zone V1-30:** *Special flood hazard areas* subject to inundation by the 1-percent annual chance (100-year) *flood* and subject to high velocity wave action.

Floodplain: Any land area susceptible to being inundated by water from any source (see definition of “Flood” or “Flooding”).

Floodproofing or Floodproofed: Any combination of structural and nonstructural additions, changes, or adjustments to buildings or *structures* which reduce or eliminate *flood* damage to real estate or improved real property, water and sanitary facilities, *structures* and their contents, such that the buildings or *structures* are watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. [Note: State regulations at COMAR 26.17.04.11(B)(7) do not allow new nonresidential buildings in *nontidal waters of the State* to be floodproofed.]

Floodproofing Certificate: FEMA form that is to be completed, signed and sealed by a *licensed* professional engineer or *licensed* architect to certify that the design of *floodproofing* and proposed methods of construction are in accordance with the applicable requirements of Section 15.16.330(B) of these regulations. [Note: FEMA Form 086-0-34 is available online at <http://www.fema.gov/library/viewRecord.do?id=1600>.]

Floodway: The channel of a river or other *watercourse* and the adjacent land areas that must be reserved in order to pass the *base flood* discharge such that the cumulative increase in the water surface elevation of the *base flood* discharge is no more than a designated height. When shown on a *FIRM*, the floodway is referred to as the “designated floodway.”

Functionally Dependent Use: A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water; the term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Highest Adjacent Grade: The highest natural elevation of the ground surface, prior to construction, next to the proposed foundation of a *structure*.

Historic Structure: Any *structure* that is:

- (1) Individually listed in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listings on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) Individually listed on the Maryland Register of Historic Places; or
- (4) Individually listed on the inventory of historic places maintained by the City of Salisbury whose historic preservation program has been certified by the Maryland Historical Trust or the Secretary of the Interior.

Hydrologic and Hydraulic Engineering Analyses: Analyses performed by a *licensed* professional engineer, in accordance with standard engineering practices that are accepted by the Maryland Department of the Environment (Nontidal Wetlands & Waterways) and FEMA, used to determine the *base flood*, other frequency floods, *flood* elevations, *floodway* information and boundaries, and *flood* profiles.

Letter of Map Change (LOMC): A Letter of Map Change is an official FEMA determination, by letter, that amends or revises an effective *Flood Insurance Rate Map* or *Flood Insurance Study*. Letters of Map Change include:

Letter of Map Amendment (LOMA): An amendment based on technical data showing that a property was incorrectly included in a designated *special flood hazard area*. A LOMA amends the current effective *Flood Insurance Rate Map* and establishes that a specific property or *structure* is not located in a *special flood hazard area*.

Letter of Map Revision (LOMR): A revision based on technical data that may show changes to *flood zones*, *flood* elevations, *floodplain* and *floodway* delineations, and planimetric features. A Letter of Map Revision Based on Fill (LOMR-F), is a determination that a *structure* or parcel of land has been elevated by fill above the *base flood elevation* and is, therefore, no longer exposed to *flooding* associated with the *base flood*. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the *community's* floodplain management regulations.

Conditional Letter of Map Revision (CLOMR): A formal review and comment as to whether a proposed *flood* protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of *special flood hazard areas*. A Conditional Letter of Map Revision Based on Fill (CLOMR-F) is a determination that a parcel of land or proposed structure that will be elevated by fill would not be inundated by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed. A CLOMR does not revise the effective *Flood Insurance Rate Map* or *Flood Insurance Study*; upon submission and approval of certified as-built

documentation, a Letter of Map Revision may be issued by FEMA, to revise the effective *FIRM*.

Licensed: As used in these regulations, licensed refers to professionals who are authorized to practice in the State of Maryland by issuance of licenses by the Maryland Board of Architects, Maryland Board of Professional Engineers, Maryland Board of Professional Land Surveyors, and the Maryland Real Estate Appraisers and Home Inspectors Commission.

Limit of Moderate Wave Action (LiMWA): Inland limit of the area affected by waves greater than 1.5 feet during the base flood. Base flood conditions between the VE Zone and the LiMWA will be similar to, but less severe than those in the VE Zone.

Lowest Floor: The lowest floor of the lowest enclosed area (including *basement*) of a building or *structure*; the floor of an *enclosure below the lowest floor* is not the lowest floor provided the enclosure is constructed in accordance with these regulations. The lowest floor of a *manufactured home* is the bottom of the lowest horizontal supporting member (longitudinal chassis frame beam).

Manufactured Home: A *structure*, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term manufactured home does not include a *recreational vehicle*.

Market Value: The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. For the purposes of these regulations, the market value of a building is determined by a *licensed* real estate appraiser or the most recent, full phased-in assessment value of the building (improvement) determined by the Maryland Department of Assessments and Taxation.

Maryland Department of the Environment (MDE): A principal department of the State of Maryland that is charged with, among other responsibilities, the coordination of the National Flood Insurance Program in Maryland (NFIP State Coordinator) and the administration of regulatory programs for *development* and construction that occur within the *waters of the State*, including nontidal wetlands, nontidal waters and floodplains, and State and private tidal wetlands (Tidal Wetlands). Unless otherwise specified, "MDE" refers to the Department's Wetlands and Waterways Program.

Mixed-use Structure: Any *structure* that is used or intended for use for a mixture of nonresidential and residential uses in the same structure.

National Flood Insurance Program (NFIP): The program authorized by the U.S. Congress in 42 U.S.C. §§4001 - 4129. The NFIP makes flood insurance coverage available in communities

that agree to adopt and enforce minimum regulatory requirements for *development* in areas prone to *flooding* (see definition of “Special Flood Hazard Area”).

New Construction: *Structures*, including additions and improvements, and the placement of *manufactured homes*, for which the *start of construction* commenced on or after September 28, 1984, the initial effective date of the City of Salisbury, Maryland *Flood Insurance Rate Map*, including any subsequent improvements, alterations, modifications, and additions to such *structures*.

NFIP State Coordinator: See *Maryland Department of the Environment (MDE)*.

Nontidal Waters of the State: See “Waters of the State.” As used in these regulations, “nontidal waters of the State” refers to any stream or body of water within the State that is subject to State regulation, including the “100-year frequency *floodplain* of free-flowing waters.” COMAR 26.17.04.01 states that “the landward boundaries of any tidal waters shall be deemed coterminous with the wetlands boundary maps adopted pursuant to Environment Article, §16-301, Annotated Code of Maryland.” Therefore, the boundary between the tidal and nontidal waters of the State is the tidal wetlands boundary.

Person: An individual or group of individuals, corporation, partnership, association, or any other entity, including State and local governments and agencies.

Recreational Vehicle: A vehicle that is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light duty truck, and designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

Special Flood Hazard Area (SFHA): The land in the *floodplain* subject to a one-percent or greater chance of *flooding* in any given year. Special flood hazard areas are designated by the Federal Emergency Management Agency in *Flood Insurance Studies* and on *Flood Insurance Rate Maps* as Zones A, AE, AH, AO, A1-30, and A99, and Zones VE and V1-30. The term includes areas shown on other flood maps that are identified in Section 15.16.050.

Start of Construction: The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a *structure* on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a *manufactured home* on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a *basement*, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of *accessory structures*, such as garages or sheds not occupied as dwelling units or not part of the main *structure*. For *substantial improvements*, the actual start of construction means the first

alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure: That which is built or constructed; specifically, a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a *manufactured home*.

Substantial Damage: Damage of any origin sustained by a building or *structure* whereby the cost of restoring the building or *structure* to its before damaged condition would equal or exceed 50 percent of the *market value* of the building or *structure* before the damage occurred. Also used as “substantially damaged” structures. [Note: See “Substantial Improvement/Substantial Damage Desk Reference” (FEMA P-758).]

Substantial Improvement: Any reconstruction, rehabilitation, addition, or other improvement of a building or *structure*, the cost of which equals or exceeds 50 percent of the *market value* of the building or *structure* before the *start of construction* of the improvement. The term includes *structures* which have incurred *substantial damage*, regardless of the actual repair work performed. The term does not, however, include any project for improvement of a building or *structure* to correct existing violations of State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official prior to the submission of an application for a permit and which are the minimum necessary to assure safe living conditions. [Note: See “Substantial Improvement/Substantial Damage Desk Reference” (FEMA P-758).]

Temporary Structure: A *structure* installed, used, or erected for a period of less than 180 days.

Variance: A grant of relief from the strict application of one or more requirements of these regulations.

Violation: Any construction or *development* in a *special flood hazard area* that is being performed without an issued permit. The failure of a building, *structure*, or other *development* for which a permit is issued to be fully compliant with these regulations and the conditions of the issued permit. A building, *structure*, or other *development* without the required design certifications, the *Elevation Certificate*, or other evidence of compliance required is presumed to be a *violation* until such time as the required documentation is provided.

Watercourse: The channel, including channel banks and bed, of *nontidal waters of the State*.

Waters of the State: [See Environment Article, Title 5, Subtitle 1, Annotated Code of Maryland.] Waters of the State include:

- (1) Both surface and underground waters within the boundaries of the State subject to its jurisdiction;
- (2) That portion of the Atlantic Ocean within the boundaries of the State;

- (3) The Chesapeake Bay and its tributaries;
- (4) All ponds, lakes, rivers, streams, public ditches, tax ditches, and public drainage systems within the State, other than those designed and used to collect, convey, or dispose of sanitary sewage; and
- (5) The *floodplain* of free-flowing waters determined by MDE on the basis of the 100-year *flood* frequency.

SECTION III ADMINISTRATION

15.15.110 Designation of the Floodplain Administrator

The Director of Building, Permitting & Inspections is hereby appointed to administer and implement these regulations and is referred to herein as the Floodplain Administrator. The Floodplain Administrator may:

- (A) Delegate duties and responsibilities set forth in these regulations to qualified technical personnel, plan examiners, inspectors, and other employees.
- (B) Enter into a written agreement or written contract with another Maryland *community* or private sector entity to administer specific provisions of these regulations. Administration of any part of these regulations by another entity shall not relieve the *community* of its responsibilities pursuant to the participation requirements of the National Flood Insurance Program as set forth in the Code of Federal Regulations (CFR) at 44 CFR Section 59.22.

15.16.120 Duties and Responsibilities of the Floodplain Administrator

The duties and responsibilities of the Floodplain Administrator shall include but are not limited to:

- (A) Review applications for permits to determine whether proposed activities will be located in flood hazard areas.
- (B) Interpret *floodplain* boundaries and provide available *base flood elevation* and *flood hazard* information.
- (C) Review applications to determine whether proposed activities will be reasonably safe from *flooding* and require *new construction* and *substantial improvements* to meet the requirements of these regulations.
- (D) Review applications to determine whether all necessary permits have been obtained from the Federal, State or local agencies from which prior or concurrent approval is required; in particular, permits from MDE for any construction, reconstruction, repair, or alteration of a dam, reservoir, or waterway obstruction (including bridges, culverts, *structures*), any *alteration of a watercourse*, or any change of the course, current, or

cross section of a stream or body of water, including any change to the 100-year frequency *floodplain* of free-flowing *nontidal waters of the State*.

- (E) Verify that applicants proposing an *alteration of a watercourse* have notified adjacent communities and MDE (NFIP State Coordinator), and have submitted copies of such notifications to FEMA.
- (F) Approve applications and issue permits to develop in *flood* hazard areas if the provisions of these regulations have been met, or disapprove applications if the provisions of these regulations have not been met.
- (G) Inspect or cause to be inspected, buildings, *structures*, and other *development* for which permits have been issued to determine compliance with these regulations or to determine if non-compliance has occurred or *violations* have been committed.
- (H) Review *Elevation Certificates* and require incomplete or deficient certificates to be corrected.
- (I) Submit to FEMA, or require applicants to submit to FEMA, data and information necessary to maintain *FIRMs*, including *hydrologic and hydraulic engineering analyses* prepared by or for the City of Salisbury, Maryland, within six months after such data and information becomes available if the analyses indicate changes in *base flood elevations* or boundaries.
- (J) Maintain and permanently keep records that are necessary for the administration of these regulations, including:
 - (1) *Flood Insurance Studies, Flood Insurance Rate Maps* (including historic studies and maps and current effective studies and maps) and Letters of Map Change; and
 - (2) Documentation supporting issuance and denial of permits, *Elevation Certificates*, documentation of the elevation (in relation to the datum on the *FIRM*) to which *structures* have been *floodproofed*, other required design certifications, *variances*, and records of enforcement actions taken to correct *violations* of these regulations.
- (K) Enforce the provisions of these regulations, investigate *violations*, issue notices of *violations* or stop work orders, and require permit holders to take corrective action.
- (L) Advise the Building Board of Adjustments & Appeals regarding the intent of these regulations and, for each application for a *variance*, prepare a staff report and recommendation.
- (M) Administer the requirements related to proposed work on existing buildings:

- (1) Make determinations as to whether buildings and *structures* that are located in *flood hazard areas* and that are damaged by any cause have been *substantially damaged*.
 - (2) Make reasonable efforts to notify owners of *substantially damaged structures* of the need to obtain a permit to repair, rehabilitate, or reconstruct, and prohibit the non-compliant repair of *substantially damaged* buildings except for temporary emergency protective measures necessary to secure a property or stabilize a building or *structure* to prevent additional damage.
- (N) Undertake, as determined appropriate by the Floodplain Administrator due to the circumstances, other actions which may include but are not limited to: issuing press releases, public service announcements, and other public information materials related to permit requests and repair of damaged *structures*; coordinating with other Federal, State, and local agencies to assist with substantial damage determinations; providing owners of damaged *structures* information related to the proper repair of damaged *structures in special flood hazard areas*; and assisting property owners with documentation necessary to file claims for Increased Cost of Compliance (ICC) coverage under NFIP flood insurance policies.
- (O) Notify the Federal Emergency Management Agency when the corporate boundaries of the City of Salisbury, Maryland have been modified and:
- (1) Provide a map that clearly delineates the new corporate boundaries or the new area for which the authority to regulate pursuant to these regulations has either been assumed or relinquished through annexation; and
 - (2) If the *FIRM* for any annexed area includes *special flood hazard areas* that have *flood zones* that have regulatory requirements that are not set forth in these regulations, prepare amendments to these regulations to adopt the *FIRM* and appropriate requirements, and submit the amendments to the governing body for adoption; such adoption shall take place within six months of the date of annexation and a copy of the amended regulations shall be provided to MDE (NFIP State Coordinator) and FEMA.
- (P) Upon the request of FEMA, complete and submit a report concerning participation in the NFIP which may request information regarding the number of buildings in the SFHA, number of permits issued for *development* in the SFHA, and number of *variances* issued for *development* in the SFHA.

15.16.130 Use and Interpretation of FIRMs

The Floodplain Administrator shall make interpretations, where needed, as to the exact location of *special flood hazard areas*, *floodplain* boundaries, and *floodway* boundaries. The following shall apply to the use and interpretation of *FIRMs* and data:

- (A) Where field surveyed topography indicates that ground elevations:
- (1) Are below the *base flood elevation*, even in areas not delineated as a *special flood hazard area* on a *FIRM*, the area shall be considered as *special flood hazard area* and subject to the requirements of these regulations;
 - (2) Are above the *base flood elevation*, the area shall be regulated as *special flood hazard area* unless the applicant obtains a *Letter of Map Change* that removes the area from the *special flood hazard area*.
- (B) In FEMA-identified *special flood hazard areas* where *base flood elevation* and *floodway* data have not been identified and in areas where FEMA has not identified *special flood hazard areas*, any other flood hazard data available from a Federal, State, or other source shall be reviewed and reasonably used.
- (C) *Base flood elevations* and designated *floodway* boundaries on *FIRMs* and in *FISs* shall take precedence over *base flood elevations* and *floodway* boundaries by any other sources if such sources show reduced *floodway* widths and/or lower *base flood elevations*.
- (D) Other sources of data shall be reasonably used if such sources show increased *base flood elevations* and/or larger *floodway* areas than are shown on *FIRMs* and in *FISs*.
- (E) If a Preliminary *Flood Insurance Rate Map* and/or a Preliminary *Flood Insurance Study* has been provided by FEMA:
- (1) Upon the issuance of a Letter of Final Determination by FEMA, if the preliminary flood hazard data is more restrictive than the effective data, it shall be used and shall replace the flood hazard data previously provided from FEMA for the purposes of administering these regulations.
 - (2) Prior to the issuance of a Letter of Final Determination by FEMA, the use of preliminary flood hazard data shall be deemed the best available data pursuant to Section 1.5(C) and used where no *base flood elevations* and/or *floodway* areas are provided on the effective *FIRM*.
 - (3) Prior to issuance of a Letter of Final Determination by FEMA, the use of preliminary flood hazard data is permitted where the preliminary *base flood elevations*, *floodplain* or *floodway* boundaries exceed the *base flood elevations* and/or designated *floodway* widths in existing flood hazard data provided by FEMA. Such preliminary data may be subject to change and/or appeal to FEMA.

15.16.140 Permits Required and Expiration

- (A) It shall be unlawful for any *person* to begin any *development* or construction which is wholly within, partially within, or in contact with any flood hazard area established in Section 15.16.050, including but not limited to: filling; grading; construction of new *structures*; the *substantial improvement* of buildings or *structures*, including repair of *substantial damage*; placement or replacement of *manufactured homes*, including *substantial improvement* or repair of *substantial damage* of *manufactured homes*; erecting or installing a *temporary structure*, or *alteration of a watercourse*, until a permit is obtained from the City of Salisbury, Maryland. No such permit shall be issued until the requirements of these regulations have been met.

- (B) In addition to the permits required in paragraph (A), applicants for permits in *nontidal waters of the State* are advised to contact MDE. Unless waived by MDE, pursuant to Code of Maryland Regulations 26.17.04, Construction on Nontidal Waters and Floodplains, MDE regulates the “100-year frequency floodplain of free-flowing waters,” also referred to as *nontidal waters of the State*. To determine the 100-year frequency floodplain, hydrologic calculations are based on the ultimate *development* of the watershed, assuming existing zoning. The resulting flood hazard areas delineated using the results of such calculations may be different than the *special flood hazard areas* established in Section 15.16.050 of these regulations. A permit from the City of Salisbury, Maryland is still required in addition to any State requirements.

- (C) A permit is valid provided the actual start of work is within 180 days of the date of permit issuance. Requests for extensions shall be submitted in writing and justifiable cause demonstrated. The Floodplain Administrator may grant, in writing, one or more extensions of time, for additional periods not exceeding 90 days each and provided there has been no amendment or revision to the basis for establishing *special flood hazard areas* and BFEs set forth in Section 15.16.050.

15.16.150 Application Required

Application for a permit shall be made by the owner of the property or the owner’s authorized agent (herein referred to as the applicant) prior to the start of any work. The application shall be on a form furnished for that purpose.

(A) Application Contents

At a minimum, applications shall include:

- (1) Site plans drawn to scale showing the nature, location, dimensions, and existing and proposed topography of the area in question, and the location of existing and proposed *structures*, excavation, filling, storage of materials, drainage facilities, and other proposed activities.

- (2) Elevation of the existing natural ground where buildings or *structures* are proposed, referenced to the datum on the *FIRM*.
- (3) Delineation of flood hazard areas, designated *floodway* boundaries, *flood zones*, *base flood elevations*, and *flood protection setbacks*. *Base flood elevations* shall be used to delineate the boundary of flood hazard areas and such delineations shall prevail over the boundary of SFHAs shown on *FIRMs*.
- (4) Where floodways are not delineated or *base flood elevations* are not shown on the *FIRMs*, the Floodplain Administrator has the authority to require the applicant to use information provided by the Floodplain Administrator, information that is available from Federal, State, or other sources, or to determine such information using accepted engineering practices or methods approved by the Floodplain Administrator. [Note: See “Managing Floodplain Development in Approximate Zone A Areas: A Guide for Obtaining and Developing Base (100-Year) Flood Elevations” (FEMA 265).]
- (5) Determination of the *base flood elevations*, for *development* proposals and subdivision proposals, each with at least 5 lots or at least 5 acres, whichever is the lesser, in *special flood hazard areas* where *base flood elevations* are not shown on the *FIRM*; if *hydrologic and hydraulic engineering analyses* are submitted, such analyses shall be performed in accordance with the requirements and specifications of MDE and FEMA.
- (6) *Hydrologic and hydraulic engineering analyses* for proposals in *special flood hazard areas* where FEMA has provided *base flood elevations* but has not delineated a *floodway*; such analyses shall demonstrate that the cumulative effect of proposed *development*, when combined with all other existing and anticipated development will not increase the water surface elevation of the *base flood* by more than one foot, or a lower increase if required by MDE.
- (7) For encroachments in *floodways*, an evaluation of alternatives to such encroachments, including different uses of the site or portion of the site within the *floodway*, and minimization of such encroachment.
- (8) If fill is proposed to be placed for a purpose other than to elevate *structures*, the applicant shall indicate the intended purpose for the fill.
- (9) For proposed buildings and *structures*, including *substantial improvement* and repair of *substantial damage*, and placement and replacement of manufactured homes, including *substantial improvement* and repair of *substantial damage*:

- (a) The proposed elevation of the *lowest floor*, including *basement*, referenced to the datum on the *FIRM* and a signed *Agreement to Submit an Elevation Certificate*.
 - (b) The signed *Declaration of Land Restriction (Nonconversion Agreement)* that shall be recorded on the property deed prior to issuance of the Certificate of Occupancy, if the application includes an *enclosure below the lowest floor* or a crawl/underfloor space that is more than four (4) feet in height.
 - (c) A written evaluation of alternative methods considered to elevate *structures* and *manufactured homes*, if the location is in *nontidal waters of the State* and fill is proposed to achieve the elevation required in Section 15.16.320(A) or Section 15.16.330(A).
- (10) For *accessory structures* that are 300 square feet or larger in area (footprint) and that are below the *base flood elevation*, a variance is required as set forth in Section VII. If a variance is granted, a signed *Declaration of Land Restriction (Nonconversion Agreement)* shall be recorded on the property deed prior to issuance of the Certificate of Occupancy.
- (11) For *temporary structures* and temporary storage, specification of the duration of the temporary use.
- (12) For proposed work on existing buildings, *structure*, and *manufactured homes*, including any improvement, addition, repairs, alterations, rehabilitation, or reconstruction, sufficient information to determine if the work constitutes *substantial improvement* or repair of *substantial damage*, including but not limited to:
- (a) If the existing building or *structure* was constructed after September 28, 1984, evidence that the work will not alter any aspect of the building or *structure* that was required for compliance with the floodplain management requirements in effect at the time the building or *structure* was permitted.
 - (b) If the proposed work is a horizontal addition, a description of the addition and whether it will be independently supported or structurally connected to the *base building* and the nature of all other modifications to the *base building*, if any.
 - (c) Documentation of the *market value* of the building or *structure* before the improvement or, if the work is repair of damage, before the damage occurred.

- (d) Documentation of the actual cash value of all proposed work, including the actual cash value of all work necessary to repair and restore damage to the before-damaged condition, regardless of the amount of work that will be performed. The value of work performed by the owner or volunteers shall be valued at market labor rates; the value of donated or discounted materials shall be valued at market rates.
- (13) Certifications and/or technical analyses prepared or conducted by a *licensed* professional engineer or *licensed* architect as appropriate, including:
- (a) The determination of the *base flood elevations* or *hydrologic and hydraulic engineering analyses* prepared by a *licensed* professional engineer that are required by the Floodplain Administrator or are required by these regulations in: Section 15.16.180 for certain subdivisions and *development*; Section 15.16.310(A) for *development* in designated *floodways*; Section 15.16.310(C) for *development* in flood hazard areas with *base flood elevations* but no designated *floodways*; and Section 15.16.310(E) for deliberate alteration or relocation of *watercourses*.
 - (b) The *Floodproofing Certificate* for nonresidential *structures* that are *floodproofed* as required in Section 15.16.330(B).
 - (c) Certification that engineered *flood openings* are designed to meet the minimum requirements of Section 15.16.320(C)(3) to automatically equalize hydrostatic flood forces.
- (14) For nonresidential *structures* that are proposed with *floodproofing*, an operations and maintenance plan as specified in Section 15.16.330(B)(3).
- (15) Such other material and information as may be requested by the Floodplain Administrator and necessary to determine conformance with these regulations.

(B) New Technical Data

- (1) The applicant may seek a *Letter of Map Change* by submitting new technical data to FEMA, such as base maps, topography, and engineering analyses to support revision of *floodplain* and *floodway* boundaries and/or *base flood elevations*. Such submissions shall be prepared in a format acceptable to FEMA and any fees shall be the sole responsibility of the applicant. A copy of the submittal shall be attached to the application for a permit.
- (2) If the applicant submits new technical data to support any change in *floodplain* and designated *floodway* boundaries and/or *base flood elevations* but has not sought a *Letter of Map Change* from FEMA, the applicant shall submit such data to FEMA as soon as practicable, but not later than six months after the date

such information becomes available. Such submissions shall be prepared in a format acceptable to FEMA and any fees shall be the sole responsibility of the applicant.

(C) Review of Application

The Floodplain Administrator shall:

- (1) Review applications for *development in special flood hazard areas* to determine the completeness of information submitted. The applicant shall be notified of incompleteness or additional information that is required to support the application.
- (2) Notify applicants that permits from MDE and the U.S. Army Corps of Engineers, and other State and Federal authorities may be required.
- (3) Review all permit applications to assure that all necessary permits have been received from the Federal, State or local governmental agencies from which prior approval is required. The applicant shall be responsible for obtaining such permits, including permits issued by:
 - (a) The U.S. Army Corps of Engineers under Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act;
 - (b) MDE pursuant to COMAR 26.23 (Nontidal Wetlands) and Section 401 of the Clean Water Act;
 - (c) MDE for construction on *nontidal waters of the State* pursuant to COMAR 26.17.04; and
 - (d) MDE pursuant to COMAR 26.24 (Tidal Wetlands).
- (4) Review applications for compliance with these regulations after all information required in Section 15.16.150 of these regulations or identified and required by the Floodplain Administrator has been received.

(D) Inspections

The Floodplain Administrator shall make periodic inspections of *development* permitted in *special flood hazard areas*, at appropriate times throughout the period of construction in order to monitor compliance. Such inspections may include:

- (1) Stake-out inspection, to determine location on the site relative to the flood hazard area and designated *floodway*.
- (2) Foundation inspection, upon placement of the *lowest floor* and prior to further vertical construction, to collect information or certification of the elevation of the *lowest floor*.

- (3) Inspection of *enclosures below the lowest floor*, including crawl/underfloor spaces, to determine compliance with applicable provisions.
- (4) Utility inspection, upon installation of specified equipment and appliances, to determine appropriate location with respect to the *base flood elevation*.
- (5) Final inspection prior to issuance of the Certificate of Occupancy.

15.16.160 Submissions Required Prior to Final Inspection

Pursuant to the *Agreement to Submit an Elevation Certificate* submitted with the application as required in Section 15.16.150(A)(9), the permittee shall have an *Elevation Certificate* prepared and submitted prior to final inspection and issuance of a Certificate of Occupancy for elevated *structures* and *manufactured homes*, including new *structures* and *manufactured homes*, substantially-improved *structures* and *manufactured homes*, and additions to *structures* and *manufactured homes*.

SECTION IV REQUIREMENTS IN ALL FLOOD HAZARD AREAS

15.16.170 Application of Requirements

The general requirements of this section apply to all *development* proposed within all *special flood hazard areas* identified in Section 15.16.050.

15.16.180 Subdivision Proposals and Development Proposals

(A) In all *flood zones*:

- (1) Subdivision proposals and *development* proposals shall be consistent with the need to minimize flood damage and are subject to all applicable standards in these regulations.
- (2) Subdivision proposals and *development* proposals shall have utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- (3) Subdivision proposals and *development* proposals shall have adequate drainage paths provided to reduce exposure to flood hazards and to guide floodwaters around and away from proposed *structures*.
- (4) Subdivision proposals and *development* proposals containing at least 5 lots or at least 5 acres, whichever is the lesser, that are wholly or partially in flood hazard areas where *base flood elevation* data are not provided by the Floodplain Administrator or available from other sources, shall be supported by determinations of *base flood elevations* as required in Section 15.16.150 of these regulations.
- (5) Subdivision access roads shall have the driving surface at or above the *base flood elevation*.

(B) In *special flood hazard areas of nontidal waters of the State*:

- (1) Subdivision proposals shall be laid out such that proposed building pads are located outside of the *special flood hazard area* and any portion of platted lots that include land areas that are below the *base flood elevation* shall be used for other purposes, deed restricted, or otherwise protected to preserve it as open space.
- (2) Subdivision access roads shall have the driving surface at or above the *base flood elevation*.

15.16.190 Protection of Water Supply and Sanitary Sewage Systems

- (A) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems.
- (B) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into systems and discharges from systems into floodwaters.
- (C) On-site waste disposal systems shall be located to avoid impairment to or contamination from them during conditions of *flooding*.

15.16.200 Buildings and Structures

New buildings and *structures* (including the placement and replacement of *manufactured homes*) and *substantial improvement* of existing *structures* (including *manufactured homes*) that are located, in whole or in part, in any *special flood hazard area* shall:

- (A) Be designed (or modified) and constructed to safely support flood loads. The construction shall provide a complete load path capable of transferring all loads from their point of origin through the load-resisting elements to the foundation. *Structures* shall be designed, connected and anchored to resist flotation, collapse or permanent lateral movement due to structural loads and stresses, including hydrodynamic and hydrostatic loads and the effects of buoyancy, from *flooding* equal to the *flood protection elevation* or the elevation required by these regulations or the *building code*, whichever is higher.
- (B) Be constructed by methods and practices that minimize flood damage.
- (C) Use *flood damage-resistant materials* below the elevation of the *lowest floor* required in Section 15.16.320(A) or Section 15.16.330(A).
- (D) Have electrical systems, equipment and components, and mechanical, heating, ventilating, air conditioning, and plumbing appliances, plumbing fixtures, duct systems, and other service equipment located at or above the elevation of the *lowest floor* required in Section 15.16.320(A) or Section 15.16.330(A). Electrical wiring systems are permitted to be located below elevation of the *lowest floor* provided they conform to the provisions of the electrical part of the *building code* for wet locations.

If replaced as part of a *substantial improvement*, electrical systems, equipment and components, and heating, ventilation, air conditioning, and plumbing appliances, plumbing fixtures, duct systems, and other service equipment shall meet the requirements of this section.

- (E) As an alternative to paragraph (D), electrical systems, equipment and components, and heating, ventilating, air conditioning, and plumbing appliances, plumbing fixtures, duct systems, and other service equipment are permitted to be located below the elevation of the *lowest floor* provided they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to that elevation.
- (F) Have the electric panelboard elevated at least three (3) feet above the BFE.
- (G) Comply with the specific requirements of Section V.
- (H) Comply with the requirements of the most restrictive designation if located on a site that has more than one *flood zone* designation (A Zone, designated *floodway*).

15.16.210 Placement of Fill

- (A) Disposal of fill, including but not limited to earthen soils, rock, rubble, construction debris, woody debris, and trash, shall not be permitted in *special flood hazard areas*.
- (B) Fill proposed to be placed to elevate *structures* in flood hazard areas shall comply with the *floodways* requirements in Section 15.16.310(A), Section 15.16.310(B), and Section 15.16.310(C) and the limitations of Section 15.16.320(B).

15.16.220 Historic Structures

Repair, alteration, addition, rehabilitation, or other improvement of *historic structures* that does not conform with the requirements of this ordinance shall be permitted only by *variance*. Evidence submitted for consideration of the *variance* shall include a determination that the proposed work will not preclude the *structure's* continued eligibility or designation as a *historic structure*.

15.16.230 Manufactured Homes

- (A) New *manufactured homes* shall not be placed or installed in *floodways*.
- (B) For the purpose of these regulations, the *lowest floor* of a *manufactured home* is the bottom of the lowest horizontal supporting member (longitudinal chassis frame beam).
- (C) New *manufactured homes* located outside of *floodways*, replacement *manufactured homes* in any flood hazard areas, and *substantial improvement* (including repair of *substantial damage*) of existing *manufactured homes* in all flood hazard area, shall:

- (1) Be elevated on a permanent, reinforced foundation in accordance with Section V;
- (2) Be installed in accordance with the anchor and tie-down requirements of the *building code* or the manufacturer's written installation instructions and specifications; and
- (3) Have *enclosures below the lowest floor* of the elevated *manufactured home*, if any, including enclosures that are surrounded by rigid skirting or other material that is attached to the frame or foundation, that comply with the requirements of Section V.

[Note: See "Protecting Manufactured Homes from Floods and Other Hazards: A Multi-Hazard Foundation and Installation Guide" (FEMA P-85).]

15.16.240 Recreational Vehicles

Recreational vehicles shall:

- (A) Meet the requirements for *manufactured homes* in Section 15.16.230; or
- (B) Be fully licensed and ready for highway use; or
- (C) Be on a site for less than 180 consecutive days.

15.16.250 Critical and Essential Facilities

Critical and essential facilities shall:

- (A) Not be located in *floodways*; or
- (B) If located in flood hazard areas other than *floodways*, be elevated to the higher of elevation required by these regulations plus one (1) foot, the elevation required by the *building code*, or the elevation of the 0.2 percent chance (500-year) flood.

15.16.260 Temporary Structures and Temporary Storage

In addition to the application requirements of Section 15.16.150, applications for the placement or erection of *temporary structures* and the temporary storage of any goods, materials, and equipment, shall specify the duration of the temporary use. *Temporary structures* and temporary storage in *floodways* shall meet the limitations of Section 15.16.310(A) of these regulations. In addition:

- (A) *Temporary structures* shall:

- (1) Be designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic loads and hydrostatic loads during conditions of the *base flood*;
- (2) Have electric service installed in compliance with the electric code; and
- (3) Comply with all other requirements of the applicable State and local permit authorities.

(B) Temporary storage shall not include hazardous materials.

15.16.270 Gas or Liquid Storage Tanks

(A) Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the *base flood*.

(B) Above-ground tanks in flood hazard areas shall be anchored to a supporting structure and elevated to or above the *base flood elevation*, or shall be anchored or otherwise designed and constructed to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the *base flood*.

(C) In flood hazard areas, tank inlets, fill openings, outlets and vents shall be:

- (1) At or above the *base flood elevation* or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the *base flood*; and
- (2) Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the *base flood*.

15.16.280 Functionally Dependent Uses

Applications for *functionally dependent uses* that do not conform to the requirements of these regulations shall be approved only by *variances* issued pursuant to Section VII. If approved, *functionally dependent uses* shall be protected by methods that minimize flood damage during the *base flood*, including measures to allow floodwaters to enter and exit, use of *flood damage-resistant materials*, and elevation of electric service and equipment to the extent practical given the use of the building.

SECTION V REQUIREMENTS IN FLOOD HAZARD AREAS

15.16.290 General Requirements

In addition to the general requirements of Section IV, the requirements of this section shall:

- (A) Apply in flood hazard areas, including *special flood hazard areas* along *nontidal waters of the State*.
- (B) Apply to all *development, new construction, substantial improvements* (including repair of *substantial damage*), and placement, replacement, and *substantial improvement* (including repair of *substantial damage*) of *manufactured homes*.

15.16.300 Flood Protection Setbacks

Within areas defined by *flood protection setbacks* along *nontidal waters of the State*:

- (A) No new buildings, *structures*, or other *development* shall be permitted unless the applicant demonstrates that the site cannot be developed without such encroachment into the *flood protection setback* and the encroachment is the minimum necessary after consideration of varying other siting standards such as side, front, and back lot line setbacks.
- (B) Disturbance of natural vegetation shall be minimized and any disturbance allowed shall be vegetatively stabilized.
- (C) Public works and temporary construction may be permitted.

15.16.310 Development that Affects Flood-Carrying Capacity of Nontidal Waters of the State

(A) Development in Designated Floodways

For proposed *development* that will encroach into a designated *floodway*, Section 15.16.150(A)(7) requires the applicant to submit an evaluation of alternatives to such encroachment, including different uses of the site or the portion of the site within the *floodway*, and minimization of such encroachment. This requirement does not apply to fences that do not block the flow of floodwaters or trap debris.

Proposed *development* in a designated *floodway* may be permitted only if:

- (1) The applicant has been issued a permit by MDE; and
- (2) The applicant has developed *hydrologic and hydraulic engineering analyses* and technical data prepared by a *licensed* professional engineer reflecting such changes, and the analyses, which shall be submitted to the Floodplain Administrator, demonstrate that the proposed activity will not result in any increase in the *base flood elevation*; or
- (3) If the analyses demonstrate that the proposed activities will result in an increase in the *base flood elevation*, the applicant has obtained a Conditional Letter of Map Revision and a Letter of Map Revision from FEMA upon completion of

the project. Submittal requirements and fees shall be the responsibility of the applicant.

(B) Development that Includes the Placement of Fill in Nontidal Waters of the State

For proposed *development* that includes the placement of fill in *nontidal waters of the State*, other than *development* that is subject to paragraph (D), a hydraulically-equivalent volume of excavation is required. Such excavations shall be designed to drain freely.

(C) Development in Areas with Base Flood Elevations but No Designated Floodways

For *development in special flood hazard areas of nontidal waters of the State with base flood elevations* but no designated *floodways*:

- (1) The applicant shall develop *hydrologic and hydraulic engineering analyses* and technical data reflecting the proposed activity and shall submit such technical data to the Floodplain Administrator as required in Section 15.16.150(A)(6). The analyses shall be prepared by a *licensed* professional engineer in a format required by FEMA for a Conditional Letter of Map Revision and a Letter of Map Revision upon completion of the project. Submittal requirements and fees shall be the responsibility of the applicant.
- (2) The proposed *development* may be permitted if the applicant has received a permit by MDE and if the analyses demonstrate that the cumulative effect of the proposed *development*, when combined with all other existing and potential flood hazard area encroachments will not increase the *base flood elevation* more than 1.0 foot at any point.

(D) Construction of Roads, Bridges, Culverts, Dams and In-Stream Ponds

Construction of roads, bridges, culverts, dams, and in-stream ponds in *nontidal waters of the State* shall not be approved unless they comply with this section and the applicant has received a permit from MDE.

(E) Alteration of a Watercourse

For any proposed *development* that involves *alteration of a watercourse* not subject to paragraph (C), unless waived by MDE, the applicant shall develop *hydrologic and hydraulic engineering analyses* and technical data reflecting such changes, including the *floodway* analysis required in Section 15.16.150(A), and submit such technical data to the Floodplain Administrator and to FEMA. The analyses shall be prepared by a *licensed* professional engineer in a format required by MDE and by FEMA for a Conditional Letter of Map Revision or Letter of Map Revision. Submittal requirements and fees shall be the responsibility of the applicant.

Alteration of a watercourse may be permitted only upon submission, by the applicant, of the following:

- (1) A description of the extent to which the *watercourse* will be altered or relocated;
- (2) A certification by a *licensed* professional engineer that the flood-carrying capacity of the *watercourse* will not be diminished;
- (3) Evidence that adjacent communities, the U.S. Army Corps of Engineers, and MDE have been notified of the proposal, and evidence that such notifications have been submitted to FEMA; and
- (4) Evidence that the applicant shall be responsible for providing the necessary maintenance for the altered or relocated portion of the *watercourse* so that the flood carrying capacity will not be diminished. The Floodplain Administrator may require the applicant to enter into an agreement with the City of Salisbury, Maryland specifying the maintenance responsibilities; if an agreement is required, the permit shall be conditioned to require that the agreement be recorded on the deed of the property which shall be binding on future owners.

15.16.320 Residential Structures and Residential Portions of Mixed Use Structures

New residential *structures* and residential portions of mixed use *structures*, and *substantial improvement* (including repair of *substantial damage*) of existing residential *structures* and residential portions of mixed use *structures* shall comply with the applicable requirements of Section IV and this section. See Section 15.16.340 for requirements for horizontal additions.

(A) Elevation Requirements

- (1) *Lowest floors* shall be elevated to or above the *flood protection elevation*.
- (2) In *areas of shallow flooding* (Zone AO), the *lowest floor* (including *basement*) shall be elevated at least as high above the *highest adjacent grade* as the depth number specified in feet on the *FIRM* plus two (2) feet, or at least four (4) feet if a depth number is not specified.
- (3) *Enclosures below the lowest floor* shall meet the requirements of paragraph (C).

(B) Limitations on Use of Fill to Elevate Structures

Unless otherwise restricted by these regulations, especially by the limitations in Section 15.16.310(A), Section 15.16.310(B), and Section 15.16.310(C), fill placed for the purpose of raising the ground level to support a building or *structure* shall:

- (1) Consist of earthen soil or rock materials only.

- (2) Extend laterally from the building footprint to provide for adequate access as a function of use; the Floodplain Administrator may seek advice from the State Fire Marshal's Office and/or the local fire services agency;
- (3) Comply with the requirements of the *building code* and be placed and compacted to provide for stability under conditions of rising and falling floodwaters and resistance to erosion, scour, and settling;
- (4) Be sloped no steeper than one (1) vertical to two (2) horizontal, unless approved by the Floodplain Administrator;
- (5) Be protected from erosion associated with expected velocities during the occurrence of the *base flood*; unless approved by the Floodplain Administrator, fill slopes shall be protected by vegetation if the expected velocity is less than five feet per second, and by other means if the expected velocity is five feet per second or more; and
- (6) Be designed with provisions for adequate drainage and no adverse effect on adjacent properties.

(C) Enclosures Below the Lowest Floor

- (1) *Enclosures below the lowest floor* shall be used solely for parking of vehicles, building access, crawl/underfloor spaces, or limited storage.
- (2) *Enclosures below the lowest floor* shall be constructed using *flood damage-resistant materials*.
- (3) *Enclosures below the lowest floor* shall be provided with *flood openings* which shall meet the following criteria: [Note: See NFIP Technical Bulletin #1, "Openings in Foundation Walls and Walls of Enclosures."]
 - (a) There shall be a minimum of two *flood openings* on different sides of each enclosed area; if a building has more than one *enclosure below the lowest floor*, each such enclosure shall have *flood openings* on exterior walls.
 - (b) The total net area of all *flood openings* shall be at least 1 square inch for each square foot of enclosed area (non-engineered *flood openings*), or the *flood openings* shall be engineered *flood openings* that are designed and certified by a *licensed* professional engineer to automatically allow entry and exit of floodwaters; the certification requirement may be satisfied by an individual certification or an Evaluation Report issued by the ICC Evaluation Service, Inc.

- (c) The bottom of each *flood opening* shall be 1 foot or less above the higher of the interior floor or grade, or the exterior grade, immediately below the opening.
- (d) Any louvers, screens or other covers for the *flood openings* shall allow the automatic flow of floodwaters into and out of the enclosed area.
- (e) If installed in doors, *flood openings* that meet requirements of paragraphs (a) through (d), are acceptable; however, doors without installed *flood openings* do not meet the requirements of this section.

15.16.330 Nonresidential Structures and Nonresidential Portions of Mixed Use Structures

New nonresidential *structures* and nonresidential portions of mixed use *structures*, and *substantial improvement* (including repair of *substantial damage*) of existing nonresidential *structures* and nonresidential portions of mixed use *structures* shall comply with the applicable requirements of Section IV and the requirements of this section. See Section 15.16.340 for requirements for horizontal additions.

(A) Elevation Requirements

Elevated *structures* shall:

- (1) Have the *lowest floor* (including *basement*) elevated to or above the *flood protection elevation*; or
- (2) In *areas of shallow flooding* (Zone AO), have the *lowest floor* (including *basement*) elevated at least as high above the *highest adjacent grade* as the depth number specified in feet on the *FIRM* plus two (2) feet, or at least four (4) feet if a depth number is not specified; and
- (3) Have *enclosures below the lowest floor*, if any, that comply with the requirements of Section 15.16.320(C); or
- (4) If proposed to be elevated on fill, meet the limitations on fill in Section 15.16.320(B).

(B) Floodproofing Requirements

- (1) *Floodproofing* of new nonresidential buildings is not allowed in *nontidal waters of the State* (COMAR 26.17.04.11(B)(7)).
- (2) *Floodproofing* for *substantial improvement* of nonresidential buildings is allowed in *nontidal waters of the State*.

- (3) If *floodproofing* is proposed, *structures* shall:
- (a) Be designed to be dry *floodproofed* such that the building or *structure* is watertight with walls and floors substantially impermeable to the passage of water to the level of the *flood protection elevation* plus 1.0 foot, or
 - (b) If located in an *area of shallow flooding* (Zone AO), be dry *floodproofed* at least as high above the *highest adjacent grade* as the depth number specified on the *FIRM* plus three (3) feet, or at least five (5) feet if a depth number is not specified; and
 - (c) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
 - (d) Have *floodproofing* measures that are designed taking into consideration the nature of flood-related hazards; frequency, depth and duration of *flooding*; rate of rise and fall of floodwater; soil characteristics; flood-borne debris; at least 12 hours of flood warning time from a credible source; and time necessary to implement any measures that require human intervention;
 - (e) Have at least one door above the applicable flood elevation that allows human ingress and egress during conditions of *flooding*;
 - (f) Have an operations and maintenance plan that is filed with local emergency management officials and that specifies the owner/occupant's responsibilities to monitor flood potential; the location of any shields, doors, closures, tools, or other goods that are required for implementation; maintenance of such goods; methods of installation; and periodic inspection; and
 - (g) Be certified by a *licensed* professional engineer or *licensed* architect, through execution of a *Floodproofing Certificate* that states that the design and methods of construction meet the requirements of this section. The *Floodproofing Certificate* shall be submitted with the construction drawings as required in Section 15.16.150(A)(13).

15.16.340 Horizontal Additions

- (A) A horizontal addition proposed for a building or *structure* that was constructed after the date specified in Section 15.16.010 shall comply with the applicable requirements of Section IV and this section.

- (B) In *nontidal waters of the State* that are subject to the regulatory authority of MDE, all horizontal additions shall comply with the applicable requirements of Section IV and this section and:
- (1) If the addition is structurally connected to the *base building*, the requirements of paragraph (C) apply.
 - (2) If the addition has an independent foundation and is not structurally connected to the *base building* and the common wall with the *base building* is modified by no more than a doorway, the *base building* is not required to be brought into compliance.
- (C) For horizontal additions that are structurally connected to the *base building*:
- (1) If the addition combined with other proposed repairs, alterations, or modifications of the *base building* constitutes *substantial improvement*, the *base building* and the addition shall comply with the applicable requirements of Section 4.0 and this section.
 - (2) If the addition constitutes *substantial improvement*, the *base building* and the addition shall comply with all of the applicable requirements of Section 4.0 and this section.
- (D) For horizontal additions with independent foundations that are not structurally connected to the *base building* and the common wall with the *base building* is modified by no more than a doorway, the *base building* is not required to be brought into compliance.
- (E) A horizontal addition to a building or *structure* that is not *substantial improvement*, and is not located in *nontidal waters of the State*, is not required to comply with this section.

[Note: See “Substantial Improvement/Substantial Damage Desk Reference” (FEMA P-758).]

15.16.350 Accessory Structures

- (A) *Accessory structures* shall be limited to not more than 300 square feet in total floor area.
- (B) *Accessory structures* shall comply with the elevation requirements and other requirements of Section 15.16.320, the *floodproofing* requirements of Section 15.16.330(B), or shall:
 - (1) Be useable only for parking of vehicles or limited storage;

- (2) Be constructed with *flood damage-resistant materials* below the *base flood elevation*;
- (3) Be constructed and placed to offer the minimum resistance to the flow of floodwaters;
- (4) Be anchored to prevent flotation;
- (5) Have electrical service and mechanical equipment elevated to or above the *base flood elevation*; and
- (6) Have *flood openings* that meet the requirements of Section 15.16.320(C).

SECTION VI RESERVED

SECTION VII VARIANCES

15.16.360 General

The Building Board of Adjustments & Appeals shall have the power to consider and authorize or deny *variances* from the strict application of the requirements of these regulations. A *variance* shall be approved only if it is determined to not be contrary to the public interest and where, owing to special conditions of the lot or parcel, a literal enforcement of the provisions of these regulations, an unnecessary hardship would result.

Upon consideration of the purposes of these regulations, the individual circumstances, and the considerations and limitations of this section, the Building Board of Adjustments & Appeals may attach such conditions to *variances* as it deems necessary to further the purposes of these regulations.

The Building Board of Adjustments & Appeals shall notify, in writing, any applicant to whom a *variance* is granted to construct or substantially improve a building or *structure* with its *lowest floor* below the elevation required by these regulations that the *variance* is to the floodplain management requirements of these regulations only, and that the cost of Federal flood insurance will be commensurate with the increased risk, with rates up to \$25 per \$100 of insurance coverage.

A record of all *variance* actions, including justification for issuance shall be maintained pursuant to Section 15.16.120(J) of these regulations.

15.16.370 Application for a Variance

- (A) The owner of property, or the owner's authorized agent, for which a *variance* is sought shall submit an application for a *variance* to the Floodplain Administrator.
- (B) At a minimum, the application shall contain the following information: name, address, and telephone number of the applicant and property owner; legal description of the

property; parcel map; description of the existing use; description of the proposed use; site map showing the location of flood hazard areas, designated *floodway* boundaries, *flood zones*, *base flood elevations*, and *flood protection setbacks*; description of the *variance* sought; and reason for the *variance* request. *Variance* applications shall specifically address each of the considerations in Section 15.16.380.

- (C) If the application is for a *variance* to allow the *lowest floor* of a building or *structure* below the applicable minimum elevation required by these regulations, the application shall include a statement signed by the owner that, if granted, the conditions of the *variance* shall be recorded on the deed of the property.
- (D) If the application is for a *variance* for a *historic structure* pursuant to Section 15.16.220 of these regulations, the application shall contain documentation that the proposed work does not preclude the *structure*'s continued eligibility and designation as a *historic structure*. The documentation shall be obtained from a source that is authorized to make such determinations (see definition of "Historic Structure").

15.16.380 Considerations for Variances

The Floodplain Administrator shall request comments on *variance* applications from MDE (NFIP State Coordinator) and shall provide such comments to the Building Board of Adjustments & Appeals.

In considering *variance* applications, the Building Board of Adjustments & Appeals shall consider and make findings of fact on all evaluations, all relevant factors, requirements specified in other sections of these regulations, and the following factors:

- (A) The danger that materials may be swept onto other lands to the injury of others.
- (B) The danger to life and property due to *flooding* or erosion damage.
- (C) The susceptibility of the proposed *development* and its contents (if applicable) to flood damage and the effect of such damage on the individual owner.
- (D) The importance of the services to the *community* provided by the proposed *development*.
- (E) The availability of alternative locations for the proposed use which are not subject to, or are subject to less, *flooding* or erosion damage.
- (F) The necessity to the facility of a waterfront location, where applicable, or if the facility is a *functionally dependent use*.
- (G) The compatibility of the proposed use with existing and anticipated *development*.

- (H) The relationship of the proposed use to the comprehensive plan and hazard mitigation plan for that area.
- (I) The safety of access to the property in times of flood for passenger vehicles and emergency vehicles.
- (J) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.
- (K) The costs of providing government services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- (L) The comments provided by MDE (NFIP State Coordinator).

15.16.390 Limitations for Granting Variances

The Building Board of Adjustments & Appeals shall make an affirmative decision on a *variance* request only upon:

- (A) A showing of good and sufficient cause. Good and sufficient cause deals solely with the physical characteristics of the property and cannot be based on the character of the improvement, the personal characteristics of the owner/inhabitants, or local provision that regulate standards other than health and public safety.
- (B) A determination that failure to grant the *variance* would result in exceptional hardship due to the physical characteristics of the property. Increased cost or inconvenience of meeting the requirements of these regulations does not constitute an exceptional hardship to the applicant.
- (C) A determination that the granting of a *variance* for *development* within any designated *floodway*, or flood hazard area with *base flood elevations* but no designated *floodway*, will not result in increased flood heights beyond that which is allowed in these regulations.
- (D) A determination that the granting of a *variance* will not result in additional threats to public safety; extraordinary public expense, nuisances, fraud or victimization of the public, or conflict with existing local laws.
- (E) A determination that the building, *structure* or other *development* is protected by methods to minimize flood damages.
- (F) A determination that the *variance* is the minimum necessary to afford relief, considering the flood hazard.

SECTION VII ENFORCEMENT

15.16.400 Compliance Required

- (A) No building, *structure* or *development* shall hereafter be located, erected, constructed, reconstructed, improved, repaired, extended, converted, enlarged or altered without full compliance with these regulations and all other applicable regulations.
- (B) Failure to obtain a permit shall be a *violation* of these regulations and shall be subject to penalties in accordance with Section 15.16.420.
- (C) Permits issued on the basis of plans and applications approved by the Floodplain Administrator authorize only the specific activities set forth in such approved plans and applications or amendments thereto. Use, arrangement, or construction of such specific activities that are contrary to that authorization shall be deemed a *violation* of these regulations.

15.16.410 Notice of Violation and Stop Work Order

If the Floodplain Administrator determines that there has been a *violation* of any provision of these regulations, the Floodplain Administrator shall give notice of such *violation* to the owner, the owner's authorized agent, and the *person* responsible for such *violation*, and may issue a stop work order. The notice of *violation* or stop work order shall be in writing and shall:

- (A) Include a list of *violations*, referring to the section or sections of these regulations that have been violated;
- (B) Order remedial action which, if taken, will effect compliance with the provisions of these regulations;
- (C) Specify a reasonable period of time to correct the *violation*;
- (D) Advise the recipients of the right to appeal; and
- (E) Be served in person; or
- (F) Be posted in a conspicuous place in or on the property and sent by registered or certified mail to the last known mailing address, residence, or place of business of the recipients.

15.16.420 Violations and Penalties

Violations of these regulations or failure to comply with the requirements of these regulations or any conditions attached to a permit or *variance* shall constitute a misdemeanor. Any *person* responsible for a *violation* shall comply with the notice of *violation* or stop work order. Failure to comply shall be guilty of a municipal infraction not to exceed five hundred dollars (\$500.00). Each day a *violation* continues shall be considered a separate offense. Nothing herein contained

shall prevent the City of Salisbury, Maryland from taking such other lawful action as is necessary to prevent or remedy any *violation*.

SECTION VIII SUBSEQUENT AMENDMENTS AND EFFECTIVE DATE

15.16.430 Subsequent Amendments

All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency. This ordinance shall be amended as required by the Federal Emergency Management Agency, Title 44, Code of Federal Regulations. All subsequent amendments to this ordinance are subject to the approval of the Federal Emergency Management Agency and the Maryland Department of the Environment.

15.16.440 Effective Date

ADOPTED this _____ day of _____, 2015 and to be effective on the 17th day of August, 2015.

Signed:

Date:

James Ireton, Jr., Mayor

Jacob Day, Council President

Laura Mitchell, Councilwoman

John R. Heath, Councilwoman

Eugenie P. Shields, Councilwoman

Tim Spies, Councilman

ORDINANCE NO. 2337

AN ORDINANCE OF THE CITY OF SALISBURY, MARYLAND, TO ESTABLISH AND DELINEATE A FLOOD PLAIN DISTRICT WITHIN THE CITY OF SALISBURY, TO PROVIDE FOR THE ISSUANCE OF PERMITS, AND TO IMPOSE CERTAIN REGULATIONS ON CONSTRUCTION AND LAND DEVELOPMENT WITHIN THE DISTRICT

WHEREAS, the State of Maryland is revising all flood maps throughout the state, and requires the City of Salisbury to update our current floodplain ordinance; and

WHEREAS, the City of Salisbury has received, by letter dated February 17, 2015, notification of the final flood elevation determinations and proof copies of the Flood Insurance Study and Flood Insurance Rate Maps; and

WHEREAS, the proof copies show the flood elevations as they will appear on the final maps; and

WHEREAS, to continue its participation in the national Flood Insurance Program, the City of Salisbury has until August 17, 2015 (6 months from the above date of notification) to submit adopted floodplain management regulations meeting Federal Emergency Management Agency (FEMA) standards; and

WHEREAS, the Salisbury Departments of Public Works and Building, Permitting & Inspections have duly and carefully considered such ordinance and have made a finding that the attached Floodplain Ordinance, meeting these standards and recently approved by FEMA, is recommended as a Model for the City; and

WHEREAS, in light of the recommendations of the Salisbury Departments of Public Works and Building, Permitting & Inspections concerning said Ordinance, and after a public hearing by the City Council, duly advertised, as required by law, at which all interested parties were afforded an opportunity to present their views, the Council believes it is desirable and in the public interest that the recommended ordinance be enacted.

NOW THEREFORE, BE IT ENACTED AND ORDAINED BY THE CITY OF SALISBURY, Maryland, that the proposed Floodplain Management Ordinance, comprised of a Table of Contents and pages 1 through 37, attached hereto, be enacted, as the new Chapter 15.16 of the Salisbury Municipal Code, entitled Floodplain Management, and simultaneously that any and all parts of the current Chapter 15.16 of the Salisbury Municipal Code are hereby repealed.

AND BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that this Ordinance shall take effect from and after the date of its final passage.

THIS ORDINANCE was introduced and read at a meeting of the Council of the City of Salisbury, Maryland, on the _____ day of _____ 2015, at its public meeting held on the _____ day of _____ 2015.

Kimberly R. Nichols

Jacob R. Day

52 CITY CLERK

PRESIDENT, City Council

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56 APPROVED by me this ____ Day of

57

58 _____, 2015

James Ireton, Jr.
MAYOR, City of Salisbury