

## **OPTIONAL ORDINANCE LANGUAGE FOR ACCESSORY STRUCTURES**

**Note: Normally, these actions must be processed through the variance procedures. However, communities may wish to include provisions in their floodplain management ordinances for permitting the construction of accessory structures. Approval from the FEMA Region VI office is required prior to adoption.**

### **DEFINITION OF ACCESSORY STRUCTURE to be included in the DEFINITION section**

Structures which are on the same parcel of property as the principle structure and the use of which is incidental to the use of the principle structure (such as garages and storage sheds).

### **STANDARDS FOR ACCESSORY STRUCTURES to be included in the appropriate regulatory section of the floodplain management ordinance**

The construction of such structure must satisfy the following standards in unnumbered and numbered A Zones:

1. Structure is low valued and represents a minimal investment
2. Structure shall small in size, not exceed 600 square feet in size.
3. Structure shall be unfinished on the interior.
4. Structure can be used only for parking and limited storage.
5. Structure shall not be used for human habitation (including work, sleeping, living, cooking, or restroom areas).
6. Service facilities such as electrical and heating equipment must be elevated to or above the BFE or floodproofed.
7. Structure is constructed and placed on building site so as to offer the minimum resistance to the flow of floodwaters.
8. Structure is designed to have low flood damage potential i.e. constructed with flood resistance materials.
9. Structure is firmly anchored to prevent flotation, collapse, and lateral movement.
10. Floodway requirements must be met in the construction of the structure.
11. Openings to relieve hydrostatic pressure during a flood shall be provided below the BFE

No accessory structures are allowed in V Zones except for “disposable” sheds. If constructed, fill cannot be used for structural support and the areas below the BFE must remain free of obstruction or be constructed with non-supporting breakaway walls, open latticework, or insect screening. All accessory structures are to be located so as not to cause damage to adjacent and nearby structures.