

## Higher Regulatory Standards

The following list includes examples of more restrictive requirements that a community may adopt. Although not required, communities are encouraged to adopt more restrictive standards, which would provide additional protection to lives and properties.

By adopting these or other higher regulatory standards, the community may qualify for participation in the Community Rating System (CRS). Please refer to CRS Publication (CRS Credit for Higher Regulatory Standards), which can be downloaded at <http://www.fema.gov/nfip/crs.htm>.

Also, another reference on the No Adverse Impacts (NAI) components is the Association of State Floodplain Managers (ASFPM) and its web site <http://www.floods.org>.

- Freeboard
  - Defined as a factor of safety usually expressed in feet above a flood level i.e.: require elevations to be 2 feet above base flood elevation (BFE)
- Protection of critical facilities
  - Meet 500-year floodplain standards
- Protection of floodplain storage capacity
  - Prohibit fill in the 100-year floodplain
- Enclosure limits
  - Prohibit *all* enclosures or limit the enclosure area
- Mandatory disclosure laws
  - Require notification that property is located in 100-year floodplain
- More strict enforcement of building codes as it relates to the floodplain
  - As it relates to planning and zoning
- Adoption of international building codes
  - More restrictive floodplain management standards
- Zoning requirements
  - More restrictive floodplain management standards
- Higher floodway standards
  - Designate 100-year floodplain as floodway
- Elevation certificate requirement for *all* new development
  - Development in Zones B, C, and X

- Lower substantial improvement threshold
  - More restrictive than the 50% minimum standard
- Cumulative substantial improvement/substantial damage
  - Combination of multiple improvements/damage in reaching certain threshold
- Regulate development in the B or *shaded X* Zones
  - Mandate 100-year standards in the 500-year floodplain
- Adopt *no adverse impact* on any property from any flooding source
  - Refer to ASFPM website for NAI components
- Enforce all Special Flood Hazard Areas as if they were floodways
  - Refer to “Higher Floodway Standards” above
- Enhance Storm water management plan
  - Require detention of flood waters, etc.
  - Specifically prohibit diverting drainage onto neighboring properties
  - Adopt and enforce a subdivision regulation ordinance
  - Adopt and enforce a master drainage plan
- Regulations for natural and beneficial functions
  - Restrictions on development in sensitive areas, i.e.: wetlands, riparian areas, shorelines, stream channels, banks, and habitats
- Foundation Protection
  - Require site-specific construction standards
- Land development criteria/Open space preservation
  - Prohibit/limit development in floodplains
- Low Density Zoning
  - Limit development i.e.: no more than one building constructed per acre of floodplain
- Allow no variances
  - Offer no relief to floodplain management standards
- Incorporating state-mandated regulatory standards
  - More restrictive floodplain management standards
- Other more restrictive or higher regulatory standards not listed above