

**CITY OF BALTIMORE  
COUNCIL BILL 14-0303  
(First Reader)**

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Introduced by: The Council President  
At the request of: The Administration (Department of Planning)  
Introduced and read first time: January 13, 2014  
Assigned to: Judiciary and Legislative Investigations Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Office of Sustainability, Environmental Control Board, Police Department

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Floodplain Management Code – Revision**

3 FOR the purpose of modifying the City laws governing floodplain management to meet or exceed  
4 requirements for eligibility in the National Flood Insurance Program and other requirements  
5 of Federal and State law; incorporating certain flood-resistant design and construction  
6 standards adopted by the American Society of Civil Engineers; defining and redefining  
7 certain terms; repealing redundant, obsolete, or otherwise superfluous provisions; correcting  
8 and conforming certain obsolete nomenclature; providing for alternative enforcement  
9 procedures; providing for administrative and judicial reviews of administrative actions;  
10 providing for a special effective date; and generally relating to the protection, maintenance,  
11 and enhancement of the public health, safety, and welfare through floodplain management.

12 BY repealing and reordaining with amendments

13 Article 7 - Natural Resources  
14 Division I - Floodplain Management  
15 Baltimore City Code  
16 (Edition 2000)

17 BY repealing and reordaining with amendments

18 Article 1 - Mayor, City Council, and Municipal Agencies  
19 Section(s) 40-14(e).5a  
20 Baltimore City Code  
21 (Edition 2000)

22 BY repealing and reordaining with amendments

23 Article 19 - Police Ordinances  
24 Section(s) 71-2(i).5  
25 Baltimore City Code  
26 (Edition 2000)

27 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
28 Laws of Baltimore City read as follows:

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

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**Baltimore City Code**

**Article 7. Natural Resources**

**Division I. Floodplain Management**

**Subtitle 1. Definitions; General Provisions**

**§ 1-1. Definitions – IN GENERAL.**

IN THIS DIVISION I, THE FOLLOWING TERMS HAVE THE MEANINGS INDICATED.

**§ 1-2. DEFINITIONS – “ACCESSORY STRUCTURE” TO “FLOODPLAIN DISTRICT”.**

(a) *Accessory[/appurtenant] structure.*

“Accessory[/appurtenant] structure” means a DETACHED structure [which]:

(1) THAT IS USABLE SOLELY FOR PARKING VEHICLES OR LIMITED STORAGE;

(2) [(1)] THAT is on the same parcel of property as the principal structure;

(3) [(2)] THAT is no [greater] LARGER than 300 square feet and 1 story; and

(4) [(3)] the use of which is incidental to the use of the principal structure.

(B) *ACTUAL START OF CONSTRUCTION.*

*SEE “NEW CONSTRUCTION”.*

(C) *ASCE 24.*

“ASCE 24” MEANS ASCE/SEI 24, “FLOOD RESISTANT DESIGN AND CONSTRUCTION” (AMERICAN SOCIETY OF CIVIL ENGINEERS).

(D) [(b)] *Base flood.*

“Base flood” means a flood that has a 1% chance of being equaled or exceeded in any given year.

(E) [(b-1)] *Base-flood elevation.*

(1) *IN GENERAL.*

“Base-flood elevation” means the water surface elevation of the base flood in relation to the datum specified on the [Baltimore City] Flood Insurance Rate Map.

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1 (2) *AREAS OF SHALLOW FLOODING.*

2 In areas of shallow flooding, “base-flood elevation” means the highest [adjacent]  
3 natural [grade] elevation OF THE GROUND SURFACE, PRIOR TO CONSTRUCTION, THAT IS  
4 ADJACENT TO THE PROPOSED FOUNDATION OF A STRUCTURE; plus:

5 (i) the depth number specified in feet on the Flood Insurance Rate Map; or

6 (ii) [4 feet] if the depth number is not specified, 4 FEET.

7 (F) [(c)] *Basement.*

8 “Basement” means any area of a [building] STRUCTURE having its floor subgrade (below  
9 ground level) on all sides.

10 [(d)] *Break away wall.*]

11 [(1) “Break away wall” means a wall that:

12 (i) is not part of the structural support of the building; and

13 (ii) is intended through its design and construction to collapse under specific  
14 lateral loading forces, without causing collapse, displacement, or other  
15 structural damage to the elevated portion of the building or supporting  
16 foundation system.]

17 [(2) For the purposes of this definition, a break away wall shall have a design safe loading  
18 resistance of not less than 10 and no more than 20 pounds per square foot. Such  
19 enclosed space shall be no lower than grade and shall be usable solely for parking of  
20 vehicles, building access, or storage. If a separate storage area is provided at grade,  
21 such area shall not exceed 300 square feet.]

22 [(3) Break away walls which exceed the above stated safe loading resistance may be  
23 permitted only if a registered professional engineer or architect certifies that the wall  
24 shall collapse under a force less than that exerted by a 100-year storm in this region  
25 without jeopardizing the structural integrity of the supporting foundation. When the  
26 design safe loading resistance exceeds 20 pounds per square foot, but is certified to  
27 collapse under a force less than that exerted by the 100-year storm, the designed  
28 resistance must be stated clearly and certified independently on the building plans.]

29 [(4) The 100-year storm means the storm which causes that level of flooding, water loads,  
30 wind speeds, duration, direction and forces which, when acting simultaneously, result  
31 in severe beach erosion and overwash and have a 1% chance of occurring each year.]

32 (G) *DESIGN FLOOD.*

33 “DESIGN FLOOD” IS THE GREATER OF THE FOLLOWING TWO FLOOD EVENTS:

34 (1) THE BASE FLOOD AFFECTING AREAS IDENTIFIED ON THE FLOOD INSURANCE RATE  
35 MAP AS SPECIAL FLOOD HAZARD AREAS; AND

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1 (2) THE FLOOD CORRESPONDING TO THE FLOOD RESILIENCE AREA.

2 (H) *DESIGN-FLOOD ELEVATION.*

3 “DESIGN-FLOOD ELEVATION”, AS USED IN THIS DIVISION I AND AS USED IN ASCE 24 FOR  
4 APPLICATION TO THE CITY, MEANS THE ELEVATION OF THE DESIGN FLOOD, INCLUDING  
5 WAVE HEIGHT, RELATIVE TO THE DATUM SPECIFIED ON THE FIRM.

6 (I) [(e)] *Development.*

7 (1) *IN GENERAL.*

8 “Development” means:

9 (I) any man-made change to improved or unimproved real estate[,]; OR

10 (II) THE SUBDIVISION OF LAND.

11 (2) *INCLUSIONS.*

12 “DEVELOPMENT” [including] INCLUDES any construction, reconstruction,  
13 modification, extension, or expansion of [buildings or other] structures, placement of  
14 fill or concrete, construction of new or replacement infrastructure, TEMPORARY  
15 DEVELOPMENT, PLACEMENT OF MANUFACTURED HOMES OR BUILDINGS, dumping,  
16 mining, dredging, grading, paving, drilling operations, storage of materials, land  
17 excavation, land clearing, land improvement, land fill operation, or any combination  
18 [thereof] OF THESE.

19 [(2) This term shall also include the subdivision of land.]

20 (J) *DRY FLOODPROOFING.*

21 *SEE “FLOODPROOFING”.*

22 (K) [(f)] *Elevation certificate.*

23 (1) *IN GENERAL.*

24 “Elevation certificate” means A CERTIFICATION, IN the [official] form [prepared and  
25 distributed] AND CONTAINING THE INFORMATION REQUIRED by the Federal Emergency  
26 Management Agency, OF THE ELEVATIONS OF A STRUCTURE AND ITS IMPROVEMENTS.

27 (2) *BY WHOM AND HOW PREPARED.*

28 AN ELEVATION CERTIFICATE MAY ONLY BE PREPARED AND CERTIFIED BY A LICENSED  
29 LAND SURVEYOR, using Mean Sea Level as established by the North American  
30 Vertical Datum of 1988 (“NAVD”).

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1 (L) [(f-1)] *Fair market value.*

2 (1) *IN GENERAL.*

3 “Fair market value” means the price at which property will change hands between a  
4 willing buyer and a willing seller, neither of which is under compulsion to buy or sell  
5 and both of which have reasonable knowledge of relevant facts.

6 (2) *BY WHOM DETERMINED.*

7 For purpose of this Division I, the fair market value of a [building] STRUCTURE is  
8 determined by:

9 (i) a licensed real estate appraiser; or

10 (ii) the most recent, fully phased-in assessed value of the [building] STRUCTURE,  
11 as determined by the Maryland Department of Assessments and Taxation.

12 (M) *FEMA.*

13 “FEMA” MEANS THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

14 (N) *FIRM.*

15 *SEE* “FLOOD INSURANCE RATE MAP”.

16 (O) *FIS.*

17 *SEE* “FLOOD INSURANCE STUDY”.

18 (P) [(g)] *Flood.*

19 “Flood” means a temporary inundation of normally dry land areas FROM:

20 (1) THE OVERFLOW OF INLAND OR TIDAL WATERS; OR

21 (2) THE UNUSUAL AND RAPID ACCUMULATION OR RUNOFF OF SURFACE WATERS FROM  
22 ANY SOURCE.

23 *SEE ALSO* “BASE FLOOD” AND “DESIGN FLOOD”.

24 (Q) *FLOOD ELEVATION.*

25 *SEE* “BASE-FLOOD ELEVATION”, “DESIGN-FLOOD ELEVATION”, AND “FLOOD-PROTECTION  
26 ELEVATION”.

27 (R) *FLOOD HAZARD AREA.*

28 *SEE* “REGULATED FLOOD HAZARD AREA” AND “SPECIAL FLOOD HAZARD AREA”.

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1 (S) [(h)] *Flood Insurance Rate Map; FIRM.*

2 “Flood Insurance Rate Map [(FIRM)]” OR “FIRM” means [a] THE OFFICIAL map [which]  
3 THAT depicts the [minimum special flood hazard area] REGULATED FLOOD HAZARD  
4 AREAS [to be regulated by] SUBJECT TO this Division I.

5 (T) [(i)] *Flood Insurance Study; FIS.*

6 “Flood Insurance Study” OR “FIS” means [an analysis of hydrologic and hydraulic  
7 conditions in streams and tributaries used to determine flood elevations and frequency]  
8 THE OFFICIAL REPORT IN WHICH THE FEDERAL EMERGENCY MANAGEMENT AGENCY HAS  
9 PROVIDED FLOOD PROFILES, FLOODWAY INFORMATION, AND WATER SURFACE  
10 ELEVATIONS.

11 (U) [(j)] *Flood-protection elevation.*

12 “Flood-protection elevation [(FPE)]” means the [elevation of the base flood] MINIMUM  
13 ELEVATION REQUIREMENTS OF ASCE 24, plus [1 foot] freeboard.

14 (V) [(k)] *Floodplain.*

15 “Floodplain” means:

- 16 (1) a relatively flat or low land area adjoining a river, stream, or watercourse [which]  
17 THAT is subject to partial or complete inundation;
- 18 (2) an area subject to the unusual and rapid accumulation or runoff of surface waters  
19 from any source; or
- 20 (3) an area subject to tidal surge or extreme tides.

21 (W) *FLOODPLAIN DISTRICT.*

22 “FLOODPLAIN DISTRICT” MEANS THE DISTRICT, AND ITS CONSTITUENT SUBDISTRICTS,  
23 ESTABLISHED UNDER SUBTITLE 2 {“FLOODPLAIN DISTRICT”} OF THIS ARTICLE.

24 **§ 1-3. DEFINITIONS – “FLOODPROOFING” TO “WET FLOODPROOFING”.**

25 (A) [(1)] *Floodproofing.*

26 (1) *IN GENERAL.*

27 “Floodproofing” means any combination of structural [and] OR non-structural  
28 [additions, changes, or] adjustments, CHANGES, OR ACTIONS [of properties and  
29 structures which] THAT reduce or eliminate flood damage to [lands, water, and  
30 sanitary facilities, structures, and contents of buildings] A STRUCTURE, ITS CONTENTS,  
31 AND ITS ATTENDANT UTILITIES AND EQUIPMENT.

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1 (2) *METHODS OF FLOODPROOFING.*

2 FOR PURPOSES OF THIS DIVISION I, THE TWO METHODS OF FLOODPROOFING ARE AS  
3 FOLLOWS:

4 (I) “DRY FLOODPROOFING”, WHICH IS THE FLOODPROOFING METHOD THAT, AS  
5 SPECIFIED IN ASCE 24, IS USED TO RENDER A STRUCTURE’S ENVELOPE  
6 SUBSTANTIALLY IMPERMEABLE TO THE ENTRANCE OF FLOODWATERS; AND

7 (II) “WET FLOODPROOFING” IS THE FLOODPROOFING METHOD THAT, AS SPECIFIED  
8 IN THE FOLLOWING FEMA TECHNICAL BULLETINS, RELIES ON FLOOD-  
9 DAMAGE-RESISTANT MATERIALS AND CONSTRUCTION TECHNIQUES TO  
10 MINIMIZE FLOOD DAMAGE TO AREAS BELOW THE DESIGN-FLOOD ELEVATION OF  
11 A STRUCTURE:

12 (A) FEMA TECHNICAL BULLETIN 2 {“FLOOD DAMAGE-RESISTANT  
13 MATERIAL REQUIREMENTS FOR BUILDINGS LOCATED IN SPECIAL  
14 FLOOD HAZARD AREAS IN ACCORDANCE WITH THE NATIONAL FLOOD  
15 INSURANCE PROGRAM”}; AND

16 (B) FEMA TECHNICAL BULLETIN 7 {“WET FLOODPROOFING  
17 REQUIREMENTS FOR STRUCTURES LOCATED IN SPECIAL FLOOD  
18 HAZARD AREAS IN ACCORDANCE WITH THE NATIONAL FLOOD  
19 INSURANCE PROGRAM”}.

20 (B) [(m)] *Floodproofing certificate.*

21 (1) *IN GENERAL.*

22 “Floodproofing certificate” means A CERTIFICATION, IN THE FORM [supplied] AND  
23 CONTAINING THE INFORMATION REQUIRED BY THE FEDERAL EMERGENCY  
24 MANAGEMENT AGENCY, [to certify] THAT A [building] STRUCTURE HAS BEEN DESIGNED  
25 AND CONSTRUCTED TO BE [structurally] DRY FLOODPROOFED TO THE FLOOD-PROTECTION  
26 ELEVATION.

27 (2) *BY WHOM PREPARED.*

28 A FLOODPROOFING CERTIFICATE MAY ONLY BE PREPARED AND CERTIFIED BY A  
29 LICENSED PROFESSIONAL ENGINEER OR PROFESSIONAL ARCHITECT.

30 (C) *FLOOD RESILIENCE AREA.*

31 “FLOOD RESILIENCE AREA” MEANS THE AREA DESCRIBED IN § 2-2(G) {“SUBDISTRICTS:  
32 FLOOD RESILIENCE AREA”} OF THIS ARTICLE.

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1 (D) [(m-1)] *Floodway*.

2 (1) *IN GENERAL*.

3 “Floodway” means the channel of a river or other watercourse and the adjacent land  
4 areas that are reserved to pass a base-flood discharge so that the cumulative increase  
5 in the water surface elevation of the base-flood discharge is no more than a designated  
6 height.

7 (2) *HOW SHOWN ON FIRM*.

8 When shown on a FIRM, the [floodway] FLOODWAY is referred to as the “designated  
9 floodway”.

10 (3) *CONSIDERED HIGH-VELOCITY-FLOW AREA*.

11 AN AREA SHOWN ON A FIRM AS A “DESIGNATED FLOODWAY” IS CONSIDERED AN AREA  
12 WITH “HIGH VELOCITY FLOW”, AS THAT TERM IS USED IN ASCE 24, § 1.2  
13 {“DEFINITIONS”}.

14 (E) [(n)] *Freeboard*.

15 “Freeboard” means [an] A 2-FOOT increment of elevation added to the [base flood  
16 elevation to provide a factor of safety for uncertainties in calculations, wave actions,  
17 subsidence, or other unpredictable effects] MINIMUM ELEVATION SPECIFICATIONS OF  
18 ASCE 24.

19 (F) *FUNCTIONALLY DEPENDENT USE*.

20 (1) *IN GENERAL*.

21 “FUNCTIONALLY DEPENDENT USE” MEANS, EXCEPT AS OTHERWISE PROVIDED IN THIS  
22 SUBSECTION, ANY OF THE FOLLOWING USES THAT CANNOT PERFORM THEIR INTENDED  
23 PURPOSES UNLESS LOCATED OR CARRIED OUT IN CLOSE PROXIMITY TO WATER:

24 (I) DOCKING FACILITIES THAT ARE NECESSARY FOR THE LOADING AND UNLOADING  
25 OF CARGO OR PASSENGERS; AND

26 (II) SHIP BUILDING AND SHIP REPAIR FACILITIES.

27 (2) *EXCLUSIONS*.

28 “FUNCTIONALLY DEPENDENT USE” DOES NOT INCLUDE LONG-TERM STORAGE OR  
29 RELATED MANUFACTURING FACILITIES.

30 (G) [(o)] *Historic structure*.

31 “Historic structure” means a structure THAT IS:



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1 (1) [listed] individually LISTED [on] IN the National Register of Historic Places OR  
2 CERTIFIED OR PRELIMINARILY DETERMINED BY THE SECRETARY OF THE INTERIOR  
3 AS MEETING THE REQUIREMENTS FOR INDIVIDUAL LISTING IN THE REGISTER[.];

4 (2) INDIVIDUALLY LISTED IN the Maryland Inventory of Historic Properties[, a local  
5 inventory of historic places certified by the Maryland Historical Trust or the  
6 Secretary of the Interior,] or CERTIFIED OR preliminarily determined BY THE  
7 MARYLAND HISTORICAL TRUST as meeting the requirements for [such]  
8 INDIVIDUAL listing [by the Maryland Historical Trust or the Secretary of the  
9 Interior] IN THE INVENTORY[, or];

10 (3) INDIVIDUALLY LISTED IN THE BALTIMORE CITY LANDMARK LIST;

11 (4) CERTIFIED OR PRELIMINARILY determined BY THE SECRETARY OF THE INTERIOR as  
12 [contribution] CONTRIBUTING to the historic significance of [a] AN historic district  
13 registered with the Secretary [of the Interior]; OR

14 (5) CERTIFIED OR PRELIMINARILY DETERMINED BY THE BALTIMORE CITY COMMISSION  
15 FOR HISTORICAL AND ARCHITECTURAL PRESERVATION AS CONTRIBUTING TO THE  
16 SIGNIFICANCE OF AN HISTORICAL AND ARCHITECTURAL PRESERVATION DISTRICT.

17 (H) [(p)] *Lowest floor.*

18 (1) *IN GENERAL.*

19 “Lowest floor” means, EXCEPT AS OTHERWISE PROVIDED IN THIS SUBSECTION, the  
20 lowest floor of the lowest enclosed area, [(including basement)].

21 (2) *EXCLUSIONS.*

22 [An] “LOWEST FLOOR” DOES NOT INCLUDE ANY unfinished or flood-resistant  
23 enclosure THAT IS usable solely for parking [of] vehicles, building access, or LIMITED  
24 storage [in an area other than a basement area is not considered a building's lowest  
25 floor], [provided that such] AS LONG AS THE enclosure is not built so as to render the  
26 structure in violation of the applicable non-elevation design requirements of the  
27 Federal Emergency Management Agency, National Flood Insurance Program.

28 (I) [(q)] *Manufactured home or building.*

29 (1) *IN GENERAL.*

30 “Manufactured home or building” means a structure, transportable in 1 or more  
31 sections, [which] THAT is built on a permanent chassis and is designed for use with or  
32 without a permanent foundation when connected to the required utilities.

33 (2) *INCLUSIONS.*

34 For floodplain management purposes, [the term] “manufactured home or building”  
35 [also] includes ANY park [trailers] TRAILER, travel [trailers] TRAILER, and other  
36 similar [vehicles] VEHICLE placed on a site for more than 180 consecutive days.

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1 [(r) *Manufactured-home park or subdivision.*]

2  
3 ["Manufactured home park or subdivision" means a parcel or contiguous parcels of land  
4 divided into 2 or more manufactured home lots for rent or sale.]

5 (J) [(s)] *New construction.*

6 (1) *EXCLUSIONS.*

7 "New construction" [means structures] DOES NOT INCLUDE ANY STRUCTURE for which  
8 [a] THE building permit [has been] WAS issued [on or after] BEFORE March 15, 1978,  
9 [so long as] AND THE actual START OF construction [commences] WAS within 180 days  
10 of the permit date.

11 (2) "*ACTUAL START OF CONSTRUCTION*".

12 [The] AS USED IN PARAGRAPH (1) OF THIS SUBSECTION, "actual start of construction"  
13 means either:

14 (I) the first placement of permanent construction of a structure on a site, such as  
15 the pouring of slab or footings, the installation of piles, the construction of  
16 columns, or any work beyond the stage of excavation[.]; or

17 (II) the placement of a manufactured home on a foundation.

18 (3) "Permanent construction".

19 [Permanent] AS USED IN PARAGRAPH (2) OF THIS SUBSECTION, "PERMANENT  
20 construction" does not include:

21 (I) land preparation, such as clearing, grading, and filling[.];

22 (II) the installation of streets [and/or] AND walkways[.];

23 (III) excavation for basements, footings, piers, OR foundations[.]; [or]

24 (IV) the erection of temporary forms; or

25 (V) the installation on the property of accessory [buildings] STRUCTURES.

26 (K) [(t) *Non-conforming structures*] *NONCONFORMING STRUCTURE.*

27 "[Non-conforming structures] NONCONFORMING STRUCTURE" means any lawfully  
28 existing [building or] structure [which] THAT does not comply with the applicable  
29 floodplain regulations of the subdistrict in which it is located.

30 (L) *NONRESIDENTIAL STRUCTURE.*

31 "NONRESIDENTIAL STRUCTURE" INCLUDES THE NONRESIDENTIAL PORTION OF A MIXED-  
32 USE STRUCTURE.

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1 [(u) *Occupancy permit.*]

2 ["Occupancy permit" means an approved building permit which contains all required  
3 authorizations signifying compliance with City codes and which indicates official  
4 approval of a building or structure for its authorized use.]

5 [(v) *{Reserved}*]

6 (M) *PLANNING DEPARTMENT.*

7 "PLANNING DEPARTMENT" MEANS THE BALTIMORE CITY DEPARTMENT OF PLANNING.

8 (N) *PLANNING DIRECTOR.*

9 "PLANNING DIRECTOR" MEANS THE DIRECTOR OF THE BALTIMORE CITY DEPARTMENT OF  
10 PLANNING OR THE DIRECTOR'S DESIGNEE.

11 [(w) *Principally above ground.*]

12  
13 ["Principally above ground" means a structure with at least 51% of the fair market value  
14 of the structure, less land value, above ground.]

15 (O) *REGULATED FLOOD HAZARD AREA.*

16 "REGULATED FLOOD HAZARD AREA" MEANS:

17 (1) ANY FLOOD RESILIENCE AREA; AND

18 (2) ANY SPECIAL FLOOD HAZARD AREA.

19 (P) *RESIDENTIAL STRUCTURE.*

20 "RESIDENTIAL STRUCTURE" INCLUDES THE RESIDENTIAL PORTION OF A MIXED-USE  
21 STRUCTURE.

22 (Q) [(w-1)] *Special [flood hazard area] FLOOD HAZARD AREA.*

23 (1) *IN GENERAL.*

24 "Special [flood hazard area] FLOOD HAZARD AREA" means the land in a floodplain  
25 subject to a 1% or greater chance of flooding in any given year.

26 [(2) "Special flood hazard area" includes areas identified under § 2-3(a)(2) of this  
27 Division I.]

28 (2) [(3)] *BY WHOM AND HOW DESIGNATED.*

29 Special [flood hazard areas] FLOOD HAZARD AREAS are designated by the Federal  
30 Emergency Management Agency in THE Flood Insurance [Studies] STUDY and on THE  
31 Flood Insurance Rate [Maps] MAP as Zones A, AE, AO, V, and VE.

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1           [(x) *Start of construction.*]

2                   [(1) “Start of construction” means the date of issue of the building permit for any  
3                   development, including new construction and substantial improvements,  
4                   provided that the actual start of the construction or improvement was within  
5                   180 days of permit issuance.]

6                   [(2) The actual start of construction is the placement of slab or footings, piles,  
7                   columns.]

8           (R) [(y)] *Structure.*

9                   (1) *IN GENERAL.*

10                   “Structure” means [a walled and/or roofed] ANY building OR OTHER STRUCTURE[.,].

11                   (2) *INCLUSIONS.*

12                   “STRUCTURE” [including, but not limited to,] INCLUDES a gas or liquid storage tank[, a  
13                   building foundation, platform, deck, swimming pool, bulkhead, or greenhouse that is  
14                   principally above ground and affixed to a permanent site or location].

15           (S) [(z)] *Subdivision.*

16                   (1) *IN GENERAL.*

17                   “Subdivision” means the division or redivision BY ANY MEANS OF A [lots] LOT, [tracts]  
18                   TRACT, or [parcels] PARCEL of land [by any means] into 2 or more lots, tracts, parcels,  
19                   or other divisions of land[.,].

20                   (2) *INCLUSIONS.*

21                   “SUBDIVISION” [including] INCLUDES a change in existing lot lines for the purpose,  
22                   whether immediate or future, of lease, transfer of ownership, building, or lot  
23                   development.

24           (T) [(aa)] *Substantial damage.*

25                   “Substantial damage” means damage of any origin sustained by a structure [whereby]  
26                   WHERE the cost of restoring the structure to its before-damaged condition would equal or  
27                   exceed 50% of the market value of the structure before the damage occurred.

28           (U) (bb) *Substantial improvement.*

29                   (1) *IN GENERAL.*

30                   (I) “Substantial improvement” means, EXCEPT AS OTHERWISE PROVIDED IN THIS  
31                   SUBSECTION, any COMBINATION OF [repair] REPAIRS, reconstruction,  
32                   REHABILITATION, ADDITIONS, or [improvement] OTHER IMPROVEMENTS [of] TO a

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1 structure MADE DURING THE 6-YEAR PERIOD IMMEDIATELY PRECEDING A PERMIT  
2 APPLICATION, the AGGREGATE cost of which, TOGETHER WITH THE COST OF THE  
3 WORK PROPOSED BY THE LATEST PERMIT APPLICATION, equals or exceeds 50% of  
4 the fair market value of the structure [either: (i)] before the improvement [or  
5 repair] is started[; or (ii) if the structure has been damaged or substantially  
6 damaged, and is being restored, before the damage occurred].

7 (II) THE CALCULATION OF THESE COSTS MUST COMPLY WITH FEMA P-758  
8 {"SUBSTANTIAL IMPROVEMENT / SUBSTANTIAL DAMAGE DESK REFERENCE"}.

9 (III) For [the purpose] PURPOSES of this definition, "substantial improvement" is  
10 considered to occur when the first alteration of any wall, ceiling, floor, or other  
11 structural part of the [building] STRUCTURE commences, whether or not that  
12 alteration affects the external dimensions of the structure.

13 (2) *INCLUSIONS.*

14 "SUBSTANTIAL IMPROVEMENT" INCLUDES IMPROVEMENTS TO A STRUCTURE THAT HAS  
15 BEEN SUBSTANTIALLY DAMAGED, REGARDLESS OF THE ACTUAL REPAIR WORK DONE.

16 (3) *EXCLUSIONS.*

17 [The term] "SUBSTANTIAL IMPROVEMENT" does not[, however,] include either:

18 (i) [any project for] AN improvement of a structure [to comply] THAT IS NEEDED  
19 TO SECURE SAFE LIVING CONDITIONS IN COMPLIANCE with [existing state or  
20 local] STATE OR CITY health, sanitary, or safety code specifications [which are  
21 solely necessary to assure safe living conditions]; or

22 (ii) [any] AN alteration of [a] AN HISTORIC structure [listed on the National  
23 Register of Historic Places, or the State Inventory of Historic Places, or the  
24 City Landmark List], [provided that] AS LONG AS the alteration will not  
25 preclude the structure's continued designation [on these lists] AS AN HISTORIC  
26 STRUCTURE.

27 [(cc) *Temporary development.*]

28 ["Temporary development" means any building, construction, and/or assemblage of  
29 structures, such as construction sheds, seats, canopies, tents, and fences used in  
30 construction work or for temporary purposes, such as reviewing stands, fairs, carnivals, or  
31 flea markets, which are completely removed upon the expiration of 180 days or less as  
32 stated in the permit.]

33 [(dd) *Temporary structure.*]

34 ["Temporary structure" means any structure completely removed within 360 days from  
35 issuance of the permit.]

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1 [(ee) *Variance.*]

2 ["Variance" means the grant of relief from the terms of this Division I.]

3 (v) [(ff) *Water Management Administration.*

4 "Water Management Administration" means the Water Management Administration of  
5 the Maryland Department of the Environment.

6 (w) [(gg) *Wetland.*

7 "Wetland" means any land that is:

8 (1) considered A "private wetland" or A "State wetland" under Title 9 {"Wetlands  
9 and Riparian Rights"} of the State Natural Resources Article; or

10 (2) defined as A "wetland" by the U.S. Fish and Wildlife Service Identification and  
11 Classification Procedures.

12 (X) *WET FLOODPROOFING.*

13 *SEE "FLOODPROOFING".*

14 **§ 1-4. {RESERVED}**

15 **§ 1-5. RULES OF CONSTRUCTION.**

16 (A) *IN GENERAL.*

17 IN INTERPRETING AND APPLYING THIS DIVISION I, THE FOLLOWING RULES OF  
18 CONSTRUCTION APPLY.

19 (B) *CAPTIONS OR HEADINGS.*

20 THE CAPTIONS OR HEADINGS OF THE VARIOUS SECTIONS AND SUBSECTIONS:

21 (1) ARE FOR CONVENIENCE OF REFERENCE ONLY, INTENDED TO SUMMARIZE THE  
22 STATUTORY PROVISIONS THAT FOLLOW; AND

23 (2) ARE NOT LAW AND ARE NOT TO BE TAKEN AS AFFECTING THE MEANING OR EFFECT  
24 OF THE LAW.

25 (C) *CONFLICTING PROVISIONS.*

26 (1) *DIVISION SETS MINIMUM REQUIREMENTS.*

27 IN THEIR INTERPRETATION AND APPLICATION, THE PROVISIONS OF THIS DIVISION I  
28 MUST BE TAKEN TO BE THE MINIMUM REQUIREMENTS FOR THE PROMOTION OF THE  
29 PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

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1 (2) *MOST RESTRICTIVE PROVISION GOVERNS.*

2 IF ANY CONDITION IMPOSED BY A PROVISION OF THIS DIVISION I IS EITHER MORE OR  
3 LESS RESTRICTIVE THAN A COMPARABLE CONDITION IMPOSED BY ANY OTHER  
4 PROVISION OF THIS DIVISION OR BY ANY OTHER LAW, RULE, OR REGULATION OF ANY  
5 KIND, THE CONDITION THAT IS THE MORE RESTRICTIVE GOVERNS.

6 (D) *GENDER.*

7 WORDS DENOTING ONE GENDER INCLUDE AND APPLY TO THE OTHER GENDERS AS WELL.

8 (E) *INCLUDES; INCLUDING.*

9 “INCLUDES” OR “INCLUDING” MEANS BY WAY OF ILLUSTRATION AND NOT BY WAY OF  
10 LIMITATION.

11 (F) *MANDATORY, PROHIBITORY, AND PERMISSIVE TERMS.*

12 (1) *MANDATORY TERMS.*

13 “MUST” AND “SHALL” ARE EACH MANDATORY TERMS USED TO EXPRESS A  
14 REQUIREMENT OR TO IMPOSE A DUTY.

15 (2) *PROHIBITORY TERMS.*

16 “MUST NOT”, “MAY NOT”, AND “NO ... MAY” ARE EACH MANDATORY NEGATIVE TERMS  
17 USED TO ESTABLISH A PROHIBITION.

18 (3) *PERMISSIVE TERMS.*

19 “MAY” IS PERMISSIVE.

20 (G) *NUMBER.*

21 THE SINGULAR INCLUDES THE PLURAL AND VICE VERSA.

22 (H) *REFERENCES TO OTHER LAWS.*

23 WHENEVER A PROVISION OF THIS DIVISION I REFERS TO ANY PART OF THE CITY CODE OR  
24 TO ANY OTHER LAW, THE REFERENCE APPLIES TO ANY SUBSEQUENT AMENDMENT OF THE  
25 LAW REFERRED TO, UNLESS THE REFERRING PROVISION EXPRESSLY PROVIDES OTHERWISE.

26 (I) *SEVERABILITY.*

27 ALL PROVISIONS OF THIS DIVISION I ARE SEVERABLE. IF A COURT DETERMINES THAT A  
28 WORD, PHRASE, CLAUSE, SENTENCE, PARAGRAPH, SUBSECTION, SECTION, OR OTHER  
29 PROVISION IS INVALID OR THAT THE APPLICATION OF ANY PART OF THE PROVISION TO ANY  
30 PERSON OR CIRCUMSTANCES IS INVALID, THE REMAINING PROVISIONS AND THE  
31 APPLICATION OF THOSE PROVISIONS TO OTHER PERSONS OR CIRCUMSTANCES ARE NOT  
32 AFFECTED BY THAT DECISION.

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1 (J) *TIME COMPUTATIONS.*

2 (1) *COMPUTATION OF TIME AFTER AN ACT, EVENT, OR DEFAULT.*

3 (I) IN COMPUTING ANY PERIOD OF TIME PRESCRIBED BY THIS DIVISION I, THE DAY OF  
4 THE ACT, EVENT, OR DEFAULT AFTER WHICH THE DESIGNATED PERIOD OF TIME  
5 BEGINS TO RUN IS NOT INCLUDED.

6 (II) IF THE PERIOD OF TIME ALLOWED IS MORE THAN 7 DAYS, INTERMEDIATE  
7 SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS ARE COUNTED.

8 (III) IF THE PERIOD OF TIME ALLOWED IS 7 DAYS OR LESS, INTERMEDIATE SATURDAYS,  
9 SUNDAYS, AND LEGAL HOLIDAYS ARE NOT COUNTED.

10 (IV) THE LAST DAY OF THE PERIOD SO COMPUTED IS INCLUDED UNLESS IT IS A  
11 SATURDAY, SUNDAY, OR LEGAL HOLIDAY, IN WHICH EVENT THE PERIOD RUNS  
12 UNTIL THE END OF THE NEXT DAY THAT IS NOT A SATURDAY, SUNDAY, OR LEGAL  
13 HOLIDAY.

14 (2) *COMPUTATION OF TIME BEFORE A DAY, ACT, OR EVENT.*

15 (I) IN DETERMINING THE LATEST DAY FOR PERFORMING AN ACT THAT IS REQUIRED BY  
16 THIS DIVISION I TO BE PERFORMED A PRESCRIBED NUMBER OF DAYS BEFORE A  
17 CERTAIN DAY, ACT, OR EVENT, ALL DAYS PRECEDING THAT DAY, INCLUDING  
18 INTERVENING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, ARE COUNTED IN  
19 THE NUMBER OF DAYS SO PRESCRIBED.

20 (II) THE LATEST DAY IS INCLUDED IN THE DETERMINATION UNLESS IT IS A SATURDAY,  
21 SUNDAY, OR LEGAL HOLIDAY, IN WHICH EVENT THE LATEST DAY IS THE FIRST  
22 PRECEDING DAY THAT IS NOT A SATURDAY, SUNDAY, OR LEGAL HOLIDAY.

23 **§ 1-6. [§ 1-3.] Interpretation.**

24 [(a) *In general.*]

25 In their interpretation and application, the provisions of this Division I [shall] ARE TO be:

26 (1) considered as minimum requirements;

27 (2) liberally construed in favor of proper flood hazard management and Baltimore City;  
28 and

29 (3) [deemed] CONSIDERED AS neither [to limit] REPEALING nor [repeal] LIMITING any  
30 [other] powers granted [under the Annotated Code of Maryland] BY STATE LAW.

31 [(b) *Dispute resolution.*]

32 [If a dispute arises over the interpretation of this Division I, the counsel of the Federal  
33 Emergency Management Agency, the Maryland Department of the Environment, or the  
34 Federal Emergency Management Agency, 44 Code of Federal Regulations, prevails.]



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1 [(c) *Conflicting provisions.*]

2 [This Division I supersedes any other ordinance currently in effect in the floodplain  
3 district. However, any other ordinance shall remain in full force and effect to the extent  
4 that its provisions are more restrictive.]

5 [(d) *Severability.*]

6 [If any section, subsection, paragraph, sentence, clause, or phrase of this Division I should  
7 be declared invalid for any reason whatsoever, such decision shall not affect the  
8 remaining portions of this Division I which shall remain in full force and effect, and for  
9 this purpose, the provisions of this Division I are hereby declared to be severable.]

10 **§§ 1-7 TO 1-8. {RESERVED}**

11 **§ 1-9. [§ 1-2.] Findings, intent, and design.**

12 (a) *Findings.*

13 (1) Certain areas of Baltimore City are subject to periodic inundation [which] THAT  
14 results in loss of life and property, risks to health and safety, disruption of commerce  
15 and governmental services, and extraordinary public expenditures for flood protection  
16 and relief.

17 (2) Flood losses and associated losses are created by structures inappropriately located,  
18 inadequately elevated, or otherwise unprotected and vulnerable to floods or erosion or  
19 by development [which] THAT increases flood or erosion damage to other lands or  
20 development.

21 (3) The biological values of floodplains, particularly tidal and non-tidal wetlands, can be  
22 adversely affected by floodplain development.

23 (4) Baltimore City has the responsibility under the Flood Hazard Management Act of  
24 1976, Title 5, Subtitle 8 of the State Environment Article, to control floodplain  
25 development in order to protect persons and property from danger and destruction and  
26 to preserve the biological values and environmental quality of the watersheds or THE  
27 portions [thereof] OF WATERSHEDS under its jurisdiction.

28 (5) Baltimore City has the responsibility under the National Flood Insurance Act of  
29 1968[, as amended,] and the Flood Disaster Protection Act of 1973[, as amended,] to  
30 adopt and enforce floodplain management regulations [which] THAT meet the  
31 requirements of 44 Code of Federal Regulations Parts 55-77 et seq., in order to  
32 participate in the National Flood Insurance Program and remain eligible for federally  
33 subsidized flood insurance, federal disaster relief, and [federal and state] FEDERAL  
34 AND STATE financial assistance.

35 (6) BALTIMORE CITY CONTAINS DENSELY DEVELOPED TIDAL SHORELINES THAT ARE AND  
36 WILL CONTINUE TO BE IN HIGH DEMAND. THE SCIENCE BEHIND CLIMATE CHANGE  
37 ACKNOWLEDGES THAT SEA-LEVEL RISE AND COASTAL FLOODING WILL IMPACT  
38 CURRENT AND FUTURE DEVELOPMENT ALONG THE SHORELINE. FLOODPLAIN

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1 REGULATIONS ARE MEANT TO PROTECT PEOPLE AND PROPERTY WHILE MAKING THE  
2 CITY MORE RESILIENT TO THE IMPACTS FROM NATURAL DISASTERS AND CLIMATE  
3 CHANGE.

4 (b) *Intent.*

5 It is, therefore, the intent of the Mayor and City Council by this Division I:

6 (1) to protect human life and health;

7 (2) to minimize public and private property damage;

8 (3) to encourage the utilization of appropriate construction practices in order to  
9 prevent or minimize flood damage in the future;

10 (4) to protect individuals from unwittingly buying lands and structures [which] THAT  
11 are unsuited for intended purposes because of the flood hazards;

12 (5) to protect water supply, sanitary sewage disposal, and natural drainage;

13 (6) to reduce financial burdens imposed on the community, its governmental units,  
14 and its residents by preventing the unwise design and construction of development  
15 in areas subject to flooding;

16 (7) to provide for public awareness of the flooding potential; and

17 (8) to provide for the biological and environmental quality of the watersheds or THE  
18 portions [thereof] OF WATERSHED located in Baltimore City.

19 (c) *Design.*

20 [The provisions of this] THIS Division I [provide] PROVIDES a unified comprehensive  
21 approach to floodplain management [which] THAT addresses THE requirements of the  
22 FOLLOWING [federal] FEDERAL and [state] STATE programs concerned with floodplain  
23 management[, namely]:

24 (1) the National Flood Insurance Program and the President's Executive Order 11988  
25 of May 27, 1977, on floodplain management;

26 (2) the State Waterway Construction Permit Program;

27 (3) the State Wetlands Permit Program;

28 (4) the U.S. Army Corps of Engineers' Section 10 and Section 404 Permit Programs;  
29 and

30 (5) the State Coastal Zone Management Program.

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### § 1-10. [§ 1-4.] Short title.

This Division I [shall hereafter] MAY be [referred to] CITED as the “Baltimore City Floodplain Management [Ordinance] CODE”.

### Subtitle 2. Floodplain District

#### § 2-1. Establishment of district.

##### (a) *City to establish.*

The City [shall] MUST establish a [floodplain district] FLOODPLAIN DISTRICT and an official floodplain map to include all areas subject to inundation by [the waters of a base flood] FLOODWATERS.

##### (b) [*Basis*] BASES.

- (1) The [source] BASES of this delineation [shall] MUST be, at a minimum, THE data contained in the most recent [flood insurance study] FLOOD INSURANCE STUDY for Baltimore City, and illustrated in the [“]Flood Insurance Rate [and Flood Boundary Maps] MAP[”]. The Flood Insurance Rate [Maps (FIRM) illustrate] MAP ILLUSTRATES BOTH the [special flood hazard areas] SPECIAL FLOOD HAZARD AREAS AND THAT PART OF THE TIDAL FLOODPLAIN DESIGNATED AS “AREAS OF 0.2% ANNUAL CHANCE FLOOD”..
- (2) The base-flood elevation, as determined in the Flood Insurance Study, is graphically delineated on the official floodplain [maps] MAP.
- (3) Where field-surveyed topography or digital topography indicates that ground elevations are above the base-flood elevation in a [special flood hazard area] SPECIAL FLOOD HAZARD AREA, then the area is considered in the [special flood hazard area] SPECIAL FLOOD HAZARD AREA until FEMA issues a Letter of Map Change.
- (4) Where field-surveyed topography or digital topography indicates that ground elevations are below the closest applicable [base] DESIGN-flood elevation, even in areas not delineated ON THE FIRM as a [special flood hazard] REGULATED FLOOD HAZARD AREA [on the FIRM], the area is considered TO BE a [special flood hazard area] REGULATED FLOOD HAZARD AREA.

##### (c) *District as overlay to zoning.*

The [floodplain district] FLOODPLAIN DISTRICT [and the official floodplain map are] IS an overlay [on any] zoning [districts] DISTRICT [in the City], as provided in the Zoning Code of Baltimore City.

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1     **§ 2-2. Subdistricts.**

2           (a) *In general.*

3           The [floodplain district] FLOODPLAIN DISTRICT [shall be comprised of] COMPRISES the  
4           following subdistricts.

5           (b) *Floodway.*

6           [Floodway (F1):] THE FLOODWAY IS that [portion] PART of the [floodplain district]  
7           FLOODPLAIN DISTRICT THAT IS [required to carry and discharge the waters of a base flood  
8           without increasing the water surface elevation at any point more than 1 foot above  
9           existing base-flood conditions] RESERVED TO PASS A BASE-FLOOD DISCHARGE SO THAT  
10          THE CUMULATIVE INCREASE IN THE WATER SURFACE ELEVATION OF THE BASE-FLOOD  
11          DISCHARGE IS NO MORE THAN A DESIGNATED HEIGHT.

12          (c) *Floodway Fringe.*

13          (1) [Floodway Fringe (Zone A with Base-Flood Elevation (F2):] THE FLOODWAY FRINGE  
14          COMPRISES those [portions of land] LANDS within the [floodplain district]  
15          FLOODPLAIN DISTRICT THAT:

16                  (I) ARE subject to inundation by a base flood[,]; AND

17                  (II) [lying] LIE beyond the [floodway] FLOODWAY (where a floodway has been  
18                  determined), or in areas where detailed study data, profiles, and base-flood  
19                  elevations have been established.

20          (2) The [floodway fringe] FLOODWAY FRINGE appears on the [“Flood Boundary and  
21          Floodway Maps” and “] Flood Insurance Rate [Maps] MAP[”] AS ZONE AE.

22          (d) [*Approximate*] APPROXIMATED *Floodplain.*

23          (1) [Approximate Floodplain (F3):] THE APPROXIMATED FLOODPLAIN COMPRISES those  
24          [portions of land] LANDS within the [floodplain district] FLOODPLAIN DISTRICT THAT:

25                  (I) ARE subject to inundation by a base flood[,]; AND

26                  (II) LIE IN:

27                          (A) AREAS [where] FOR WHICH a detailed study has not been performed,  
28                          but [where] a base floodplain boundary has been approximated; OR

29                          (B) AREAS THAT ARE SUBJECT TO SHALLOW FLOODING.

30          (2) A base-flood elevation [shall] MUST be established after consideration of any flood  
31          elevation and floodway data available from Federal, State, or other sources.

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1 (3) [(2)] The [approximate floodplain] APPROXIMATED FLOODPLAIN appears on [both]  
2 the [“]Flood Insurance Rate [Maps] MAP[”] and “Flood Boundary and Floodway  
3 Maps” and may appear on all panels] as [Zone] ZONES A and AO.

4 (e) *Coastal Floodplain.*

5 (1) [Coastal Floodplain (CFP):] THE COASTAL FLOODPLAIN COMPRISES those [portions  
6 of] LANDS WITHIN the [floodplain district] FLOODPLAIN DISTRICT THAT:

7 (I) DUE TO HIGH TIDES, HURRICANES, TROPICAL STORMS, AND STEADY ONSHORE  
8 WINDS, ARE subject to coastal or tidal [flooding] INUNDATION by a base  
9 flood[.]; AND

10 (II) LIE IN AREAS where detailed study data are available. [These areas are flooded  
11 due to high tides, hurricanes, tropical storms, and steady onshore winds.]

12 (2) The [coastal floodplain] COASTAL FLOODPLAIN appears on the [“]Flood Insurance  
13 Rate [Maps] MAP[”] as Zones A[, ] AND AE[, ] and A1 - A30]. (IN ZONE AE, A  
14 DESIGNATION ON THE FIRM INDICATING “LIMIT OF MODERATE WAVE ACTION”  
15 REFERS TO THE LANDWARD LIMIT OF WAVES OF 1.5 FEET OR MORE IN HEIGHT.)

16 (f) *Coastal High Hazard Area.*

17 (1) [Coastal High Hazard Area (CHHA):] THE COASTAL HIGH HAZARD AREA COMPRISES  
18 those [portions of land] LANDS within the [floodplain district] FLOODPLAIN DISTRICT  
19 THAT ARE subject to inundation by coastal or tidal flooding, with high velocity waters  
20 and wave action.

21 (2) The [coastal high hazard area] COASTAL HIGH HAZARD AREA appears on the [“]Flood  
22 Insurance Rate [Maps] MAP[”] as [Zone] ZONES V[, ] AND VE[, ] and V1 - V30].

23 (G) FLOOD RESILIENCE AREA.

24 (1) THE FLOOD RESILIENCE AREA COMPRISES THOSE LANDS WITHIN A TIDAL FLOODPLAIN  
25 THAT:

26 (I) DUE TO HURRICANES, TROPICAL STORMS, AND THE RISING BAY ARE SUBJECT TO  
27 A 0.2% CHANCE OF FLOODING IN ANY GIVEN YEAR; AND

28 (II) LIE IN AREAS WHERE DETAILED STUDY DATA ARE AVAILABLE.

29 (2) THE FLOOD RESILIENCE AREA APPEARS:

30 (I) ON THE FLOOD INSURANCE RATE MAP, AS THAT PART OF THE TIDAL  
31 FLOODPLAIN THAT IS DESIGNATED ZONE X (“AREAS OF 0.2% ANNUAL CHANCE  
32 FLOOD”); AND

33 (II) IN THE FLOOD INSURANCE STUDY’S TABLE 4 {“TRANSECT DATA”}, UNDER  
34 THE COLUMN HEADING “0.2% ANNUAL CHANCE”.

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1 **§ 2-3. Official [maps] MAP.**

2 (a) *[Floodplain map] IN GENERAL.*

3 (1) The official floodplain map [shall be] IS the most current [“]Flood Insurance Rate  
4 [Maps] MAP[”], as prepared by the Federal Emergency Management Agency.

5 (2) [(b) *District and subdistrict lines.*] The official floodplain map[, which reflects the  
6 boundaries of the floodplain district and its subdistricts, shall]:

7 (I) MUST be [prepared and] maintained by the PLANNING Department [of  
8 Planning,]; and

9 (II) IS incorporated by reference [herein] as part of this Division I.

10 (B) *BASES.*

11 (1) [(2)] The MINIMUM bases for establishing [special flood hazard areas] REGULATED  
12 FLOOD HAZARD AREAS and [base-flood] THEIR RESPECTIVE DESIGN-FLOOD elevations  
13 are as follows:

14 [(i) The minimum basis for establishing special flood hazard areas and base-flood  
15 elevations is:]

16 (I) the most recent revision of the Flood Insurance Study [(“FIS”)] for the City of  
17 Baltimore, dated [February 2, 2012,] APRIL 2, 2014; [and]

18 (II) the accompanying Flood Insurance Rate [Map(s) (“FIRM(s)”)] MAP; and

19 (III) [(C)] all subsequent amendments and revisions to the [FIRMs] FIRM.

20 [The FIS and FIRMs are retained on file and available to the public at the  
21 Planning Department.]

22 (C) *AREAS WITH GROUND LEVELS BELOW CLOSEST DFE.*

23 [(ii) Where field-surveyed topography or digital topography indicates that ground  
24 elevations are below the closest applicable [base] DESIGN-flood elevation, even in areas  
25 not delineated ON THE FIRM as a [special flood hazard on the FIRM] REGULATED FLOOD  
26 HAZARD AREA, the area [shall be] IS considered to be a [special flood hazard area]  
27 REGULATED FLOOD HAZARD AREA.

28 **§ 2-4. DESIGN-FLOOD ELEVATIONS.**

29 (A) *NONTIDAL FLOODPLAIN.*

30 (1) REGULATED FLOOD HAZARD AREAS IN THE NONTIDAL FLOODPLAIN ARE DESIGNATED  
31 ON THE FIRM AS “SPECIAL FLOOD HAZARD AREAS”.

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1 (2) THE DESIGN-FLOOD ELEVATIONS FOR THESE AREAS CORRESPOND TO THE BASE-FLOOD  
2 ELEVATIONS SPECIFIED IN THE FLOOD INSURANCE STUDY.

3 (B) *TIDAL FLOODPLAIN.*

4 (1) REGULATED FLOOD HAZARD AREAS IN THE TIDAL FLOODPLAIN ARE DESIGNATED ON  
5 THE FIRM AS ZONES A, AE, V, VE, AND X.

6 (2) THE DESIGN-FLOOD ELEVATIONS FOR ZONES V AND VE ARE AS SHOWN IN THE FLOOD  
7 INSURANCE STUDY'S TABLE 4 {"TRANSECT DATA"}, UNDER THE COLUMN HEADING  
8 "ZONE DESIGNATION AND BFE".

9 (3) THE DESIGN-FLOOD ELEVATIONS FOR ZONE X ("AREAS OF 0.2% ANNUAL CHANCE  
10 FLOOD") AND FOR ZONES A AND AE ARE THOSE SHOWN IN THE FLOOD INSURANCE  
11 STUDY'S TABLE 4 {"TRANSECT DATA"}, UNDER THE COLUMN HEADING "0.2%  
12 ANNUAL CHANCE".

13 (D) *NOT PROVIDED BY FIRM OR FIS.*

14 [§ 2-3(a)(2)(iii)] To establish base-flood elevations [in special flood hazard areas] FOR  
15 REGULATED FLOOD HAZARD AREAS that do not have these elevations shown on the  
16 [FIRM] FLOOD INSURANCE RATE MAP or IN THE FLOOD INSURANCE STUDY, the  
17 Floodplain Manager may:

18 (1) [A.] provide the best available data for [base] BASE-flood elevations;

19 (2) [B.] require the applicant to obtain available information from Federal, State, or  
20 other sources; or

21 (3) [C.] require the applicant to establish [special flood hazard areas] REGULATED  
22 FLOOD HAZARD AREAS and [base] DESIGN-flood elevations as set forth in [§ 2-4]  
23 § 2-5 {"CHANGES TO DISTRICT"} of this subtitle.

24 **§ 2-5. [§ 2-4.] Changes to District.**

25 (a) *When authorized.*

26 The delineation of the [floodplain district] FLOODPLAIN DISTRICT AND ITS SUBDISTRICTS  
27 may be revised, amended, [and] OR modified by [Baltimore] THE City, in compliance  
28 with the REQUIREMENTS OF THE National Flood Insurance Program and the Maryland  
29 Department of the Environment, [when] IF:

30 (1) there are changes through natural or other causes to flood elevations and  
31 boundaries; or

32 (2) changes are indicated by detailed hydrologic and hydraulic information and  
33 studies.

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1 (b) *Notice of changes.*

2 As soon as practicable, but not later than 6 months after [the dates such information  
3 becomes available] CHANGES BECOME KNOWN, the [Department of] Planning  
4 DEPARTMENT [shall] MUST notify the Federal Insurance Administrator of the changes by  
5 submitting technical and scientific data in accordance with 44 Code of Federal  
6 Regulations, Part 65.

7 (c) *Required Federal and State approvals.*

8 All [such] changes [shall be] ARE subject to the review and approval of the Federal  
9 Emergency Management Agency and the Maryland Department of the Environment.

10 **[§ 2-5. Dispute resolution.]**

11 [(a) *Planning to make initial determination.*

12 Should a dispute concerning any floodplain district boundary arise, an initial  
13 determination shall be made by the Department of Planning.]

14 [(b) *Appeal to FEMA.*

15 (1) Any party aggrieved by this decision may appeal to the Federal Emergency  
16 Management Agency.

17 (2) The burden of proof is on the appellant.]

18 **§ 2-6. Unmapped streams.**

19 (a) *Minimum flood protection setback.*

20 [In cases in which] IF development is proposed in the vicinity of AN unmapped [streams,  
21 which] STREAM THAT [have] HAS no delineated base floodplain, a minimum of A 25-foot  
22 flood protection setback from the STREAM'S bank [of the stream] may be used.

23 (b) *State permits.*

24 State permits may be required[,]. [and applicants are advised to seek] APPLICANTS  
25 SHOULD REQUEST THE STATE WATER MANAGEMENT ADMINISTRATION FOR a  
26 determination [from the State Water Management Administration] OF WHETHER ITS  
27 PERMIT REQUIREMENTS APPLY.

28 (c) *Variances.*

29 Variances may be applied for under Subtitle 5 {"Floodplain Variances"} OF THIS  
30 DIVISION I.



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1 **§ 2-7. Floodplain Manager.**

2 (a) *Duties of Planning Department.*

3 The Planning Department is responsible to ensure compliance with the National Flood  
4 Insurance Program.

5 (b) [*Duties of*] *Planning Director TO APPOINT MANAGER.*

6 The Planning Director is responsible for appointing staff to carry out the duties of the  
7 Floodplain Manager.

8 (c) *Duties of Floodplain Manager.*

9 The Floodplain Manager is responsible for:

- 10 (1) overseeing and implementing the City’s floodplain program;
- 11 (2) responding to all requests and inquiries by the Administrator of the National  
12 Flood Insurance Program;
- 13 (3) REVIEWING APPLICATIONS TO DETERMINE WHETHER THE PROPOSED USES AND  
14 OTHER ACTIVITIES WILL BE REASONABLY SAFE FROM FLOODING;
- 15 (4) REVIEWING ELEVATION CERTIFICATES AND REQUIRING INCOMPLETE OR DEFICIENT  
16 CERTIFICATES TO BE CORRECTED; and
- 17 (5) [(3)] keeping all files required by the National Flood Insurance Program.

18 **Subtitle 3. Development Regulations**

19 ***Part 1. In General***

20 **§ 3-1. [Scope of subtitle] IN GENERAL.**

21 (a) *New construction and substantial improvements.*

22 (1) In order to prevent excessive damage to [buildings and] structures, [the following  
23 restrictions shall apply to] all new construction and substantial improvements to  
24 existing structures [occurring] in the [floodplain district] FLOODPLAIN DISTRICT MUST  
25 COMPLY WITH:

26 (I) THE REGULATIONS AND RESTRICTIONS OF THIS SUBTITLE; AND

27 (II) EXCEPT AS OTHERWISE PROVIDED IN THIS DIVISION I, THE DESIGN AND  
28 CONSTRUCTION STANDARDS OF:

29 (A) ASCE 24 {“FLOOD RESISTANT DESIGN AND CONSTRUCTION”}; AND

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1 (B) ASCE 7 {"MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER  
2 STRUCTURES"}, CHAPTER 5 {"FLOOD LOADS"}.

3 (2) Where [Base Flood Elevation] BASE-FLOOD ELEVATION data are [utilized] USED, the  
4 APPLICANT MUST PROVIDE TO THE Planning Department [will obtain and maintain  
5 records of lowest floor and]:

6 (I) floodproofing elevations for ALL new construction [and] AND ALL substantial  
7 improvements TO AN EXISTING STRUCTURE; AND

8 (II) CORRESPONDING ELEVATION CERTIFICATES.

9 (b) *Projects overlapping subdistricts or elevations.*

10 If a proposed [building,] structure[,] or substantial improvement is sited in 2 different  
11 subdistricts or in a subdistrict with 2 different [base] DESIGN-flood elevations, the most  
12 restrictive regulation or higher flood elevation prevails.

13 (C) *CLASSIFICATION OF STRUCTURES.*

14 FOR THE PURPOSE OF APPLYING APPROPRIATE REQUIREMENTS, STRUCTURES ARE  
15 CLASSIFIED ACCORDING TO ASCE 24, TABLE 1-1 {"CLASSIFICATION OF STRUCTURES FOR  
16 FLOOD RESISTANT DESIGN AND CONSTRUCTION"}.

17 ***Part 2. Districtwide Regulations***

18 **§ 3-2. In general.**

19 In the entire [floodplain district] FLOODPLAIN DISTRICT, the following regulations AND  
20 RESTRICTIONS [shall] apply.

21 **§ 3-3. Conformance to programs, [and] plans, AND BFR CODES ARTICLE.**

22 (a) *Permit programs.*

23 [Any] THE APPROVAL OF ANY development [approved] must [be in conformance]  
24 CONFORM with the requirements of the permit programs of:

25 (1) the State Water Management Administration;

26 [(2) the Federal Emergency Management Agency;] and

27 (2) [(3)] all other applicable Federal, State, and City agencies.

28 (B) BUILDING, FIRE, AND RELATED CODES.

29 THE APPROVAL OF ANY DEVELOPMENT MUST CONFORM WITH ALL APPLICABLE  
30 REQUIREMENTS OF THE BALTIMORE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE.

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1 (C) [(b)] *Management plans.*

2 Where flood control and watershed management plans exist, all development [shall]  
3 MUST be consistent with [such] THOSE plans.

4 **§ 3-4. Residential structures.**

5 (a) *Elevation.*

6 (1) [All] EVERY new or substantially improved residential [structures] STRUCTURE,  
7 including A manufactured [homes] HOME, [shall] MUST have [the] ITS lowest floor  
8 elevated to at least [1 foot above] the [base] flood-PROTECTION elevation, AS  
9 SPECIFIED IN ASCE 24.

10 (2) The elevation of the lowest floor of the improvement [shall] MUST be certified [by a  
11 registered surveyor or professional engineer] on [the] AN elevation certificate[,] after  
12 the lowest floor is in place.

13 (3) [All] EVERY new or substantially improved residential [structures] STRUCTURE must  
14 meet the requirements of § 3-14 {“ENCLOSURES BELOW LOWEST FLOOR OR  
15 FLOOD-PROTECTION ELEVATION”} of this subtitle.

16 (b) *Placement.*

17 [All] EVERY proposed [structures] STRUCTURE must be placed on the lot so as to avoid  
18 location in the floodplain as much as possible.

19 (c) *Basements.*

20 Basements are not permitted.

21 (d) *Enclosures below FLOOD-protection elevation.*

22 Enclosures below the flood-protection elevation must [be constructed with water  
23 equalizing vents] MEET THE REQUIREMENTS OF § 3-14 {“ENCLOSURES BELOW LOWEST  
24 FLOOR OR FLOOD-PROTECTION ELEVATION”} OF THIS SUBTITLE.

25 (e) *Expansions in nontidal floodplains.*

26 In nontidal floodplains, ANY horizontal [expansions which increase] EXPANSION THAT  
27 INCREASES the footprint and that [are] IS less than substantial [shall] MUST also have the  
28 lowest floor elevated to [or above] AT LEAST the flood-protection elevation.

29 [(f) *Less than substantial improvements in tidal floodplains.*]

30 [Improvements in tidal floodplains which are less than substantial shall be constructed to  
31 minimize damage during flooding or shall be elevated to the greatest extent possible.]  
32

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**§ 3-5. Nonresidential structures.**

(a) *In general.*

(1) [All] EVERY new or substantially improved nonresidential [structures] STRUCTURE [shall] MUST [either] be EITHER:

(I) elevated TO AT LEAST THE FLOOD-PROTECTION ELEVATION, as [set forth above for residential structures] SPECIFIED IN ASCE 24; or

(II) [shall be] DRY floodproofed.

(2) Basements or the floodproofing option are prohibited for ANY new nonresidential [structures] STRUCTURE in nontidal floodplains.

(3) [All] EVERY new or substantially improved nonresidential [structures] STRUCTURE must meet the requirements of § 3-14 {“ENCLOSURES BELOW LOWEST FLOOR OR FLOOD-PROTECTION ELEVATION”} of this subtitle.

(4) THE ELEVATION OF THE LOWEST FLOOR OF THE IMPROVEMENT MUST BE CERTIFIED ON AN ELEVATION CERTIFICATE AFTER THE LOWEST FLOOR IS IN PLACE.

(b) *Floodproofing option.*

(1) Floodproofing designs for existing structures must insure that areas below the flood-protection elevation are watertight with walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

(2) If the floodproofing option is chosen, a floodproofing certificate must be completed by a [registered] LICENSED professional engineer or PROFESSIONAL architect who [shall review] HAS REVIEWED the design and specifications and [certify] CERTIFIES that the nonresidential structure will meet this standard.

(c) *Expansions in nontidal floodplains.*

[Horizontal expansions] IN NONTIDAL FLOODPLAINS, ANY HORIZONTAL EXPANSION [in the nontidal floodplain which increase] THAT INCREASES the footprint and that [are] IS less than substantial [shall] MUST also have the lowest floor elevated to [or above] AT LEAST the flood-protection elevation.

**§ 3-6. Less than substantial improvement.**

(a) *In general.*

If the construction, reconstruction, or modification of any structure constitutes less than a substantial improvement:

(1) the [elevation of the lowest floor shall be at least 1 foot above the elevation of the base flood] REPLACEMENT OF ANY ELECTRIC, PLUMBING, OR MECHANICAL

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1 SYSTEMS MUST COMPLY WITH § 3-10 {"ELECTRIC, PLUMBING, AND MECHANICAL  
2 SYSTEMS"} OF THIS SUBTITLE; AND

3 (2) those parts of the improvement below the FLOOD-PROTECTION elevation [of 1 foot  
4 above the base flood shall] MUST:

5 (i) be [dry] floodproofed [as specified by the U.S. Army Corps of Engineers  
6 in its Publication EP 1165 2 314, entitled Flood-Proofing Regulations];  
7 AND

8 (ii) OTHERWISE COMPLY WITH THE DESIGN AND CONSTRUCTION STANDARDS OF  
9 ASCE 24.

10 (b) *Exceptions.*

11 Routine maintenance and repairs [shall be] ARE excepted FROM THE REQUIREMENTS OF  
12 THIS SECTION.

13 **§ 3-7. Impacts on habitat.**

14 All development [shall] MUST be undertaken in a manner [which] THAT minimizes adverse  
15 impacts on aquatic and terrestrial habitat and their related flora and fauna.

16 **§ 3-8. Design, anchoring, and materials.**

17 (A) *IN GENERAL.*

18 All [new] construction and [substantial] improvements [shall] MUST be:

19 (1) designed, constructed, [or modified and adequately] CONNECTED, AND anchored to  
20 prevent flotation, collapse, or lateral movement of the structure, IN ACCORDANCE  
21 WITH THE STANDARDS FOR NEW CONSTRUCTION AND SUBSTANTIAL  
22 IMPROVEMENTS SPECIFIED IN ASCE 24, § 1.5.1 {"GENERAL"};

23 (2) constructed and placed on the lot so as to offer the minimum obstruction to the  
24 flow and height of [the flood water] FLOODWATERS;

25 (3) constructed with material and utility equipment resistant to flood damage; and

26 (4) constructed by methods and practices that minimize flood damage.

27 (B) *MATERIALS BELOW FPE.*

28 UNLESS THE STRUCTURE IS DRY FLOODPROOFED TO THE FLOOD-PROTECTION ELEVATION,  
29 MATERIALS USED BELOW THAT ELEVATION MUST BE RESISTANT TO FLOODWATER  
30 DAMAGE, AS SPECIFIED IN:

31 (1) FEMA TECHNICAL BULLETIN 2, "FLOOD DAMAGE-RESISTANT MATERIALS  
32 REQUIREMENTS FOR BUILDINGS LOCATED IN SPECIAL FLOOD HAZARD AREAS IN  
33 ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM"; OR

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1 (2) ASCE 24, § 5.0 {"MATERIALS"}.

2 (C) *TANKS*.

3 TANKS MUST BE DESIGNED AND INSTALLED AS SPECIFIED IN ASCE 24, § 7.4.1 {"TANKS"}.

4 **§ 3-9. Landscape design.**

5 (a) *Ground cover*.

6 Adequate ground cover [shall] MUST be provided for soil stabilization within the  
7 [floodplain district] FLOODPLAIN DISTRICT.

8 (b) *Land contours and plant material*.

9 [Design of land] LAND contours MUST BE DESIGNED and [choice of] plant material  
10 CHOSEN [shall] SO AS TO direct surface runoff away from structures and [shall] not  
11 increase surface runoff onto neighboring properties.

12 **§ 3-10. Electric, [and] plumbing, AND MECHANICAL systems.**

13 (a) [*Electric*] *IN GENERAL*.

14 EXCEPT AS OTHERWISE PROVIDED IN SUBSECTION (B) OF THIS SECTION, [(1) Electric]  
15 ELECTRIC, PLUMBING, AND MECHANICAL SYSTEMS AND THEIR ATTENDANT COMPONENTS  
16 AND EQUIPMWNT, INCLUDING [water] heaters, [electric] furnaces, generators, heat pumps,  
17 air conditioners, DISTRIBUTION PANELS, TOILETS, SHOWERS, SINKS, DUCT WORK, and other  
18 permanent electrical, PLUMBING, OR MECHANICAL installations, are ONLY permitted [only]  
19 at or above [1 foot above the level of the base flood] THE FLOOD-PROTECTION ELEVATION.

20 [(2) No electrical distribution panels are permitted at an elevation less than 3 feet above  
21 the elevation of the base flood.]

22 [(b) *Plumbing*.]

23 [Water heaters, furnaces, toilets, showers, sinks, and other permanent mechanical  
24 installations are permitted only at or above 1 foot above the level of the base flood.]

25 (B) *EXCEPTIONS*.

26 (1) SUBSECTION (A) OF THIS SECTION DOES NOT APPLY TO A SYSTEM THAT IS DESIGNED  
27 AND INSTALLED, IN ACCORDANCE WITH ASCE 24, TO PREVENT WATER FROM  
28 ENTERING OR ACCUMULATING WITHIN ITS COMPONENTS AND TO RESIST HYDROSTATIC  
29 AND HYDRODYNAMIC LOADS AND STRESSES, INCLUDING THE EFFECTS OF BUOYANCY,  
30 DURING THE OCCURRENCE OF FLOODING TO THE FLOOD-PROTECTION ELEVATION.

31 (2) IN ADDITION, ELECTRICAL WIRING SYSTEMS FOR 1- AND 2-FAMILY DWELLINGS MUST  
32 CONFORM TO THE REQUIREMENTS OF THE BALTIMORE CITY RESIDENTIAL CODE FOR

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1 ONE- AND TWO-FAMILY DWELLINGS, PART VIII {"ELECTRICAL"}, FOR WET  
2 LOCATIONS.

3 **§ 3-11. Storage.**

4 Materials that are buoyant, flammable, OR explosive, or that in times of flooding could be  
5 injurious to human, animal, or plant life may not be stored below [1 foot] 2 FEET above the  
6 [level of the base flood] DESIGN-FLOOD ELEVATION .

7 **§ 3-12. Fill.**

8 (a) *In general.*

9 (1) IN THE COASTAL HIGH HAZARD AREA:

10 (I) FILL IS PROHIBITED FOR STRUCTURAL SUPPORT; BUT

11 (II) PLACEMENT OF NONSTRUCTURAL FILL IS ALLOWED TO THE EXTENT PROVIDED  
12 IN THIS SECTION AND IN ASCE 24, § 4.5.4 {"USE OF FILL"}.

13 (2) IN THE COASTAL FLOODPLAIN:

14 (I) [Where allowed,] fill material [shall] MUST meet the [following additional]  
15 requirements OF THIS SECTION; AND

16 (II) STRUCTURAL FILL MUST COMPLY WITH ALL APPLICABLE PROVISIONS OF ASCE  
17 24.

18 (b) *Maximum fill amount.*

19 The placement of more than 600 cubic yards of fill per acre in the floodplain is prohibited  
20 except by variance.

21 (c) *Required alternate consideration.*

22 (1) Elevating [buildings] A STRUCTURE by other methods must be considered unless 600  
23 cubic yards or less of fill are required.

24 (2) An applicant [shall] MUST demonstrate that:

25 (I) fill is the only alternative to raising the [building] STRUCTURE to at least the  
26 flood-protection elevation[,]; and

27 (II) [that] the amount of fill used will not affect the flood storage capacity or  
28 increase flooding onto neighboring properties.

29 (d) *Affect on adjacent properties.*

30 Fill [shall] MAY be used only to the extent to which it does not adversely affect adjacent  
31 properties.

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1 (e) *Materials.*

2 (1) Fill [shall] MAY consist of soil or rock materials only.

3 (2) Landfills, dumps, and sanitary soil fills [shall] ARE not [be] permitted.

4 (f) *Compacting standards.*

5 Fill material [shall] MUST be compacted in accordance with the standard proctor test  
6 method issued by the American Society for Testing and Materials (ASTM Standard  
7 D-698) to provide the necessary stability and resistance to erosion, scouring, or settling.

8 (g) *Slopes.*

9 Fill slopes [shall] MAY be no steeper than 1 vertical to 2 horizontal, unless substantiating  
10 data justifying steeper slopes are submitted to and approved by the Department of Public  
11 Works.

12 (h) *Hydrologic and hydraulic analyses.*

13 [In the event buildings] IF STRUCTURES on adjacent properties are known or determined to  
14 be subject to flooding under current conditions, the [local permitting official]  
15 FLOODPLAIN MANAGER may require submission of hydrologic and hydraulic analyses to  
16 adequately demonstrate the effects of the proposed fill.

17 **§ 3-13. Accessory [or appurtenant] structures.**

18 (a) *In general.*

19 Due to their minimal investment, [detached garages, storage structures, and] accessory  
20 structures [containing less than 300 square feet shall be] ARE exempt from the elevation  
21 or dry floodproofing standards of this Division I [provided that] AS LONG AS all of the  
22 [following conditions] REQUIREMENTS OF THIS SECTION are met.

23 (b) *Plans statement.*

24 A statement [shall] MUST be placed on the building plans, [which shall] TO read as  
25 follows:

26 [“No enlargement or conversion of this area to habitable space is to occur  
27 unless the lowest floor is elevated to 1 foot above the base flood elevation.  
28 At this site, the base flood elevation is \_\_\_\_\_.”]

29 “THIS STRUCTURE MAY NOT BE CONVERTED TO ANY USE OTHER THAN FOR PARKING  
30 VEHICLES OR LIMITED STORAGE, NOR MAY IT BE ENLARGED BEYOND 300 SQUARE FEET  
31 OR 1 STORY, UNLESS THE STRUCTURE IS BROUGHT INTO COMPLIANCE WITH CITY CODE  
32 ARTICLE 7 {“NATURAL RESOURCES”}, DIVISION I {“FLOODPLAIN MANAGEMENT”}.



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1 (c) *Elevation.*

2 The floor elevation of the accessory structure:

3 (1) does not qualify as a basement[.]; AND

4 (2) [It] must be constructed on or above grade and meet the requirements of § 3-14  
5 {‘ENCLOSURES BELOW LOWEST FLOOR OR FLOOD-PROTECTION ELEVATION’} of  
6 this subtitle.

7 (d) *Minimum resistance.*

8 The accessory structure must:

9 (1) be constructed and placed on the building site so as to offer the minimum  
10 resistance to the flow of floodwaters; and

11 (2) meet the requirements of § 3-14 {‘ENCLOSURES BELOW LOWEST FLOOR OR  
12 FLOOD-PROTECTION ELEVATION’} of this subtitle.

13 (e) *Firm anchorage.*

14 The accessory structure [shall] MUST be firmly anchored to prevent flotation [which may]  
15 THAT MIGHT result in damage to other structures.

16 (f) *Flood damage potential.*

17 The accessory structure [shall] MUST be designed to have low flood damage potential,  
18 including provisions to allow free flow of water into and out of it to maintain equal  
19 pressure.

20 (g) *Service facilities.*

21 The service facilities, such as electrical, plumbing, and heating equipment, [shall] MUST  
22 be elevated to the applicable FLOOD-PROTECTION [base flood] elevation or be  
23 floodproofed.

24 [(h) *Maximum size.*]

25 [The accessory structure shall be comprised of no more than 300 square feet and no more  
26 than 1 story.]

27 [(i) *Insurance warning.*]

28 [The applicant shall be made aware that if the accessory structure is built below the base-  
29 flood elevation and is not floodproofed, the structure and its contents may be susceptible  
30 to higher insurance premium rates.]

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1 (H) [(j)] *Non-conversion agreement.*

2 (1) A non-conversion agreement [shall] MUST be completed and signed by the property  
3 owner.

4 (2) The design and construction of the [building shall] STRUCTURE MUST follow the  
5 regulations stated in the agreement and be equipped with water equalizing vents as  
6 specified in §§ 3-4 {"RESIDENTIAL STRUCTURES"} and 3-5 {"NONRESIDENTIAL  
7 STRUCTURES"}.

8 **§ 3-14. Enclosures below lowest floor or flood-protection elevation.**

9 New construction and substantial improvements of fully enclosed areas below the lowest  
10 floor[,] or below the [base] flood-protection elevation[,]:

11 (1) [including but not] ARE limited to AREAS USABLE SOLELY FOR PARKING VEHICLES,  
12 LIMITED STORAGE, BUILDING ACCESS, AND crawl spaces[, solid footings, and  
13 continuous foundations, sheds, and garages,]; AND

14 (2) [shall] MUST be designed to meet or exceed the [following] minimum criteria OF  
15 ASCE 24[:], § 2.6 {"ENCLOSURES BELOW THE DESIGN FLOOD ELEVATION"}.

16 [(1) a minimum of 2 openings having a total net area of not less than 1 square inch for  
17 every square foot of enclosed area subject to flooding shall be provided;]

18 [(2) the bottom of all openings shall be no higher than 1 foot above grade; and]

19 [(3) openings may be equipped with screens, louvers, valves, or other coverings or  
20 devices, provided that they permit the automatic entry and exit of floodwaters.]

21 **§ 3-15. Watercourses.**

22 (a) *Variance required to alter.*

23 In all floodplain zones [and/or] OR areas within 25 feet from a water course, any  
24 development [which] THAT proposes to alter a watercourse must obtain a variance [from  
25 Baltimore City] UNDER SUBTITLE 5 {"FLOODPLAIN VARIANCES"} OF THIS DIVISION I.

26 (b) *Conditions for encroachment to be minimized.*

27 All conditions for encroachment in the [floodway] FLOODWAY must be minimized.

28 (c) *Required notices.*

29 Adjacent communities and property owners, FEMA, and the State Water Management  
30 Administration must be notified of any application.

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**§ 3-16. Flood protection setback.**

(a) *Watercourse with floodplain.*

- (1) A minimum 25-foot flood protection setback [shall] MUST be maintained from the edge of the banks of any watercourse delineated ON THE FLOODPLAIN MAP OR FIRM as having a floodplain [on the floodway map or FIRM].
- (2) To prevent erosion, natural vegetation [shall] MUST be maintained in this area.
- (3) Where natural vegetation does not exist along the water course[,] and conditions for replanting are suitable, high priority [shall] MUST be given to planting trees in the setback area to stabilize banks and to enhance aquatic resources.

(b) *Stream with no floodplain.*

- (1) A minimum 25-foot flood-protection setback [shall] MUST be maintained from the top of the bank of any stream [which] THAT has no designated floodplain.
- (2) Natural vegetation [shall] MUST be maintained and, if needed, trees planted.

**§ 3-17. Utilities and facilities.**

(a) *In general.*

In the entire [floodplain district] FLOODPLAIN DISTRICT, the design, placement, and construction of all public and private utilities and facilities [shall] MUST meet:

- (1) the [following] requirements OF THIS SECTION; AND
- (2) ALL APPLICABLE REQUIREMENTS OF ASCE 24.

(b) *Design and floodproofing.*

- (1) New or replacement water supply systems, ON-SITE DISPOSAL SYSTEMS, [and/or] OR sanitary sewage systems [shall] MUST be designed and floodproofed:
  - (I) to eliminate or minimize infiltration of [flood waters] FLOODWATERS into the systems and discharges from the systems into [flood waters] FLOODWATERS[.]; and
  - (II) to avoid impairment during flooding and [to] minimize flood damage.
- (2) All gas, electrical, and other facility and utility systems [shall] MUST be located, constructed, and floodproofed to eliminate or minimize flood damage.

(c) *Sewage systems.*

- (1) All pipes connected to sewage systems [shall] MUST be sealed to prevent leakage.

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1 (2) Cesspools and seepage pits are prohibited.

2 (3) Septic tanks are permitted [provided] IF they are securely anchored to resist buoyant  
3 forces during inundation.

4 (d) *New storm drainage facilities.*

5 All new storm drainage facilities within [and] OR leading to or from the [floodplain  
6 district] FLOODPLAIN DISTRICT [shall] MUST be adequately designed, floodproofed, and  
7 installed to:

8 (I) eliminate or minimize property damage resulting from the [flood waters]  
9 FLOODWATERS of a base flood; and

10 (II) [to] minimize adverse environmental impacts of their installation and use.

11 **[§ 3-18. Variances.]**

12 [Any variances allowed under the provisions of this Division I shall meet the requirements  
13 specified in Subtitle 5.]

14 **§ 3-18. [§ 3-19.] NONTIDAL AE Zones without designated floodways.**

15 New development is not permitted within [an] A NONTIDAL AE Zone THAT IS without a  
16 designated floodway, unless it is demonstrated that the cumulative effect of all past and  
17 projected development will not increase the [BFE] BASE-FLOOD ELEVATION by more than 1  
18 foot.

19 **§ 3-19. [§ 3-20.] Recreational vehicles.**

20 (a) *“Recreational vehicle” defined.*

21 In this section, “recreational vehicle” means a vehicle that is:

22 (1) built on a single chassis;

23 (2) 400 square feet or less when measured at the largest horizontal projection;

24 (3) designed to be self-propelled or to be permanently towable by a light duty truck;  
25 and

26 (4) designed primarily not for use as a permanent dwelling, but as temporary living  
27 quarters for recreational, camping, travel, or seasonal use.

28 (b) *Treatment of recreational vehicles.*

29 [In all AE Zones, all] ALL recreational vehicles [placed on a site] IN THE FLOODPLAIN  
30 DISTRICT must be:

31 (1) elevated and anchored as required [under] BY applicable State and Federal laws;

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1 [(2) on the site for less than 180 consecutive days;] or

2 (2) [(3)] fully licensed and highway ready.

3 **§ 3-20. TEMPORARY STRUCTURES OR STORAGE.**

4 (A) *“TEMPORARY STRUCTURE” DEFINED.*

5 IN THIS SECTION, “TEMPORARY STRUCTURE” A STRUCTURE ERECTED, INSTALLED, AND  
6 USED FOR A PERIOD OF LESS THAN 180 DAYS.

7 (B) *APPLICATION FOR PERMIT.*

8 IN ADDITION TO THE REQUIREMENTS OF § 4-2 {“DEVELOPMENT PERMITS:  
9 APPLICATIONS”}, AN APPLICATION FOR THE PLACEMENT OR ERECTION OF A TEMPORARY  
10 STRUCTURE OR FOR THE TEMPORARY STORAGE OF ANY GOODS, MATERIALS, OR  
11 EQUIPMENT MUST SPECIFY THE DURATION OF THE TEMPORARY USE.

12 (C) *STRUCTURES.*

13 THE TEMPORARY STRUCTURE:

14 (1) MUST BE DESIGNED AND CONSTRUCTED TO PREVENT FLOTATION, COLLAPSE, OR  
15 LATERAL MOVEMENT RESULTING FROM HYDRODYNAMIC LOADS AND  
16 HYDROSTATIC LOADS DURING CONDITIONS OF A BASE FLOOD;

17 (2) MUST HAVE ELECTRIC SERVICE INSTALLED IN COMPLIANCE WITH THE BALTIMORE  
18 CITY ELECTRIC CODE;

19 (3) MUST COMPLY WITH ALL OTHER REQUIREMENTS OF THE APPLICABLE STATE AND  
20 CITY PERMIT AUTHORITIES; AND  
21

22 (4) IF IN A FLOODWAY, ALL NECESSARY FEDERAL AND STATE PERMITS MUST BE  
23 OBTAINED.

24 (D) *STORAGE.*

25 TEMPORARY STORAGE:

26 (1) MAY NOT INCLUDE ANY HAZARDOUS MATERIALS; AND

27 (2) IF IN A FLOODWAY, ALL NECESSARY FEDERAL AND STATE PERMITS MUST BE  
28 OBTAINED.

29 **§§ 3-21 TO 3-22. {RESERVED}**

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***Part 3. Floodway Regulations***

**§ 3-23. [§ 3-21.] In general.**

In the Floodway [(F1)], the following regulations AND RESTRICTIONS [shall] apply.

**§ 3-24. [§ 3-22. Private development] NEW PRIVATE PRINCIPAL STRUCTURES prohibited.**

[Private development including] NEW CONSTRUCTION OF PRIVATE PRINCIPAL STRUCTURES, WHETHER residential, commercial, [and] OR industrial [development], [shall be] ARE prohibited.

**§ 3-25. [§ 3-23. Public] ALL development requires offset.**

[Public] NO development is [not] permitted unless:

- (1) THE DEVELOPMENT COMPLIES WITH ALL OTHERWISE APPLICABLE REQUIREMENTS OF THIS DIVISION I;
- (2) [(1)] the effect of that development on flood heights is fully offset by accompanying stream modification; and
- (3) [(2)] the development is approved by all appropriate local authorities, the State Water Management Administration, and the U.S. Army Corps of Engineers.

**§ 3-26. [§ 3-24.] Engineering report.**

(a) *Report required.*

[All proposals] ANY PROPOSAL to offset the effect of development in the [floodway] FLOODWAY by construction of stream modifications [shall] MUST be documented by an engineering report, prepared by a [registered] LICENSED professional engineer, [which] THAT fully evaluates the effects of [such] THE construction and [which shall be] IS submitted with the application for a building permit.

(b) *Basis.*

As the basis of analysis, the report [shall] MUST use the base flood and floodway data prepared by the Federal Emergency Management Agency.

**[§ 3-25. Compliance with districtwide regulations.]**

[Any development shall meet the requirements of Part 2 of this subtitle.]

**§ 3-27. [§ 3-26.] Map revision.**

(a) [*When required*] SCOPE OF SECTION.

[(1)] [Any] THIS SECTION APPLIES TO ANY development in the [floodway] FLOODWAY [which may] THAT MIGHT result in [any] AN increase in water surface elevations or A

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1 change to the [floodway] FLOODWAY [must be submitted to the Federal Emergency  
2 Management Agency for a Conditional Letter of Map Revision].

3 [(2) Failure to receive this Letter is grounds for denying the permit.]

4 (B) *CONDITIONAL LETTER OF MAP REVISION.*

5 (1) BEFORE A PERMIT MAY BE ISSUED FOR A PROPOSED DEVELOPMENT THAT IS SUBJECT TO  
6 THIS SECTION, THE APPLICANT MUST OBTAIN FROM FEMA A CONDITIONAL LETTER OF  
7 MAP REVISION.

8 (2) [(b) *Required submissions.*] TO OBTAIN THIS CONDITIONAL LETTER, THE APPLICANT  
9 MUST SUBMIT [Hydrologic] HYDROLOGIC and hydraulic analyses THAT ARE based on  
10 existing floodway models, [and] performed in accordance with standard engineering  
11 practices, and certified by a [registered] LICENSED professional engineer [must be  
12 submitted].

13 (C) *LETTER OF MAP REVISION.*

14 BEFORE AN OCCUPANCY PERMIT MAY BE ISSUED FOR THE DEVELOPMENT, THE DEVELOPER  
15 MUST OBTAIN FROM FEMA A LETTER OF MAP REVISION.

16 **§ 3-28. [§ 3-27.] Alternative analysis.**

17 (a) *Required for permit.*

18 [An] BEFORE A PERMIT MAY BE ISSUED FOR ANY PROPOSED DEVELOPMENT IN THE  
19 FLOODWAY, THE APPLICANT MUST PREPARE AND SUBMIT TO THE PLANNING DEPARTMENT  
20 AN alternative analysis [must be prepared for any development in the floodway before a  
21 permit may be issued] IN ACCORDANCE WITH THIS SECTION.

22 (b) *Scope of analysis.*

23 [Before a permit may be issued, the appropriate agency shall submit to the Department of  
24 Planning an] THE alternative analysis [that demonstrates] MUST DEMONSTRATE that:

25 (1) no reasonable alternative exists outside OF the [floodway] FLOODWAY;

26 (2) THE encroachment in the [floodway] FLOODWAY is the minimum necessary;

27 (3) the development will withstand a base flood without significant damage; and

28 (3) ON THE BASIS OF HYDROLOGIC AND HYDRAULIC ANALYSES, PREPARED BY A  
29 LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE REQUIREMENTS OF  
30 THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND THE MARYLAND  
31 DEPARTMENT OF THE ENVIRONMENT, THE DEVELOPMENT:

32 (I) WILL NOT RESULT IN ANY INCREASE IN THE BASE-FLOOD ELEVATION; AND

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(II) [(4) the development] will [not] NEITHER increase downstream or upstream flooding or erosion[, or] NOR significantly contribute to debris[;].

**§ 3-29. [§ 3-28.] Changes to existing structures.**

(a) *Substantial improvements.*

(1) [Existing structures] AN EXISTING STRUCTURE in the [floodway] FLOODWAY [shall] MAY be substantially improved only:

(i) by variance; [and]

(ii) if [they] THE STRUCTURE can be brought into conformance with this Division I without increasing [the] ITS EXISTING footprint [of the existing structure]; AND

(III) IF ALL RESIDENTIAL USES OF THE STRUCTURE ARE PROVIDED EGRESS OUTSIDE OF THE BASE FLOOD.

(2) Substantial improvement of a [non-conforming] NONCONFORMING structure [and/or development], regardless of location, [shall] MAY ONLY be undertaken [only] in compliance with [the provisions of] this Division I and any other applicable law.

(b) *Substantial damage or PROPOSED replacement.*

(1) In the event of substantial damage or PROPOSED replacement, the [appropriate agency shall] APPLICANT MUST submit an alternative analysis to determine if the structure can be relocated to a less hazardous site.

(2) Where replacement structures cannot be relocated, they [shall] MUST be limited to the footprint of the previous structure.

(3) ANY REPLACEMENT STRUCTURE MUST MEET ALL APPLICABLE REQUIREMENTS OF THIS DIVISION I.

[(c) *Minor additions.*]

[(1) Minor additions (less than substantial) must be elevated to the flood protection elevation on pilings or columns.]

[(2) Permits for incremental improvements and additions shall be tracked by the local permitting official, and, if cumulative improvements constitute substantial improvement, no further permits may be issued unless the structure conforms to the provisions of this Division I.]

(c) [(d)] *Elevation or floodproofing.*

The modification, alteration, repair, reconstruction, or improvement of any [non-conforming] NONCONFORMING structure [and/or development] amounting to less than [50% of its fair market value shall] A SUBSTANTIAL IMPROVEMENT MUST be elevated [and/or] OR floodproofed to the greatest extent possible.



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1 (D) [(e)] *Nuisance to be eliminated.*

2 Uses or THEIR adjuncts [thereof which] THAT are[,] or become[,] nuisances [shall] MAY  
3 not be permitted to continue.

4 **§ 3-30. [§ 3-29.] Prohibited structures.**

5 (a) *Manufactured homes or buildings.*

6 The placement of any manufactured homes or buildings [shall be] IS prohibited.

7 (b) *Fences, enclosures, etc.*

8 The following [shall] MAY not be placed or caused to be placed in the [floodway]  
9 FLOODWAY:

10 (1) fences, except 2-rail OR SINGLE-CABLE fences; and

11 (2) any enclosures or materials (including fill) [which may] THAT:

12 (I) MIGHT impede, retard, or change the direction of the flow of water[.]; [or]

13 (II) [that] will catch or collect debris carried by [such] water[.]; or

14 (III) [that] is placed where the natural flow of stream or [flood waters]  
15 FLOODWATERS would carry [the same] ENCLOSURES OR MATERIALS  
16 downstream to the damage or detriment of public or private property in or  
17 adjacent to the floodplain.

18 **§§ 3-31 TO 3-32. [§ 3-30.] {Reserved}**

19 ***Part 4. Other Subdistrict Regulations***

20 **§ 3-33. [§ 3-31.] [Approximate] APPROXIMATED Floodplain [(Zone A)].**

21 (a) *In general.*

22 In the [Approximate] APPROXIMATED Floodplain [(Zone A)] (ZONES A AND AO), the  
23 following ADDITIONAL regulations apply.

24 (b) *Use of AVAILABLE data.*

25 [(1)] In the enforcement of this Division I, the PLANNING Department [of Planning shall]  
26 MUST obtain, review, and reasonably [utilize] USE any base-flood elevation and floodway  
27 data available from [a] Federal, State, or other [source] SOURCES, such as the U.S. Army  
28 Corps of Engineers, the Soil Conservation Service, the State Water Management  
29 Administration, or any regional planning organization.

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1 (C) *WHEN DATA UNAVAILABLE.*

2 [(2)] When the base-flood elevation is not known, the PLANNING Department [of  
3 Planning], in consultation with the State Water Management Administration, [shall]  
4 MUST evaluate each site and establish an approximate base-flood elevation.

5 [(c) *Compliance with districtwide regulations.*]

6  
7 [The development regulations of Part 2 of this subtitle shall be applied.]

8 **§ 3-34. [§ 3-32.] Coastal Floodplain AND FLOOD RESILIENCE AREA.**

9 In the Coastal Floodplain AND THE FLOOD RESILIENCE AREA, the [development] regulations  
10 [for the Floodway Fringe cited in Part 2 of this subtitle] SPECIFIED IN ASCE 24, § 4.0  
11 {"COASTAL HIGH HAZARD AREAS AND COASTAL A ZONES"} [shall] apply.

12 **§ 3-35. [§ 3-33.] Coastal High Hazard Area [(Zone V)].**

13 (a) *In general.*

14 In the Coastal High Hazard Area [(Zone V)] (ZONES V AND VE):

15 (1) the [following regulations [shall] OF THIS SECTION apply[, in addition to the  
16 development regulations cited in Part 2 of this subtitle]; AND

17 (1) EXCEPT AS OTHERWISE PROVIDED IN THIS DIVISION I, THE REGULATIONS SPECIFIED  
18 IN ASCE 24, § 4.0 {"COASTAL HIGH HAZARD AREAS AND COASTAL A ZONES"}  
19 ALSO APPLY.

20 (b) *Land below base flood level.*

21 No land below the level of the base flood may be developed unless the new construction  
22 or substantial improvement:

23 (1) is located landward of the reach of mean high tide;

24 (2) is elevated on adequately anchored pilings or columns to resist flotation, collapse,  
25 [and] OR lateral movement due to the effects of base-flood wind and water loads  
26 acting simultaneously on all building components, and the bottom of the lowest  
27 horizontal structural members of the lowest floor (excluding the pilings or  
28 columns) is elevated to at least [1 foot above the base-flood elevation] THE  
29 FLOOD-PROTECTION ELEVATION;

30 (3) has been certified by a [registered] LICENSED professional engineer or  
31 PROFESSIONAL architect that it is securely anchored to adequately anchored pilings  
32 or columns [in order] SO AS to withstand velocity waters and hurricane wave wash  
33 and THAT IT will meet the requirements of [paragraph] ITEM (2) of this subsection;

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1 (4) has no basement and has the space below the lowest floor free of obstructions  
2 (WHICH SPACE MAY NOT BE USED FOR HUMAN HABITATION, BUT MAY BE USED  
3 SOLELY FOR PARKING, BUILDING ACCESS, OR LIMITED STORAGE) or is constructed  
4 with [break away] BREAKAWAY walls, AS THAT TERM IS DEFINED IN ASCE 24,  
5 § 1.2 {"DEFINITIONS"} [intended to collapse under stress without jeopardizing the  
6 structural support of the structure so that the impact on the structure by  
7 abnormally high tides or wind-driven water is minimized. This temporarily  
8 enclosed space may not be used for human habitation; it may be used solely for  
9 parking, building access, or storage]; and

10 (5) does not utilize fill for structural support of [buildings or] structures.

11 (c) *Required showings.*

12 No new development in the [coastal high hazard area] COASTAL HIGH HAZARD AREA  
13 [shall] MAY be permitted unless the applicant demonstrates that:

14 (1) the encroachment into the [coastal high hazard] COASTAL HIGH HAZARD AREA is  
15 the minimum necessary;

16 (2) the development will withstand, without damage, the wind and water loads  
17 attendant a base flood; AND

18 (3) the development will not create an additional hazard to existing structures.

19 (d) *Existing structures.*

20 [Existing non-conforming] AN EXISTING NONCONFORMING [uses or structures]  
21 STRUCTURE located on land below the level of the base flood may not be expanded,  
22 vertically, horizontally, or otherwise, unless:

23 (1) the foundation system is certified by a LICENSED professional engineer or  
24 PROFESSIONAL architect as capable of supporting the existing [building]  
25 STRUCTURE and the proposed improvements during a base flood; and

26 (2) all construction is in full compliance with this and all other applicable  
27 [ordinances] LAWS.

28 (e) *Manufactured homes or buildings.*

29 The placement of manufactured homes or buildings is strictly prohibited.

30 (f) *Record management.*

31 [In all V Zones] FOR ALL NEW CONSTRUCTION AND EVERY SUBSTANTIALLY IMPROVED  
32 STRUCTURE IN THE COASTAL HIGH HAZARD AREA, the DEVELOPER MUST SUBMIT AND  
33 THE Floodplain Manager [will] MUST [obtain and] maintain ON FILE AN ELEVATION  
34 CERTIFICATE THAT CERTIFIES the elevation of the bottom of the lowest horizontal  
35 structural member of the lowest floor [of all new and substantially improved structures].

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1 (g) *Recreational vehicles.*

2 (1) In this subsection, “recreational vehicle” has the meaning stated in [§ 3-20] § 3-19  
3 {“RECREATIONAL VEHICLES”} of this subtitle.

4 (2) In [all V Zones] THE COASTAL HIGH HAZARD AREA, [all] recreational vehicles  
5 [placed on a site must be: (i) elevated and anchored as required under applicable State  
6 and Federal laws; (ii) on the site for less than 180 consecutive days; or (iii) fully  
7 licensed and highway ready] ARE PROHIBITED.

8 **Subtitle 4. Development Permits**

9 **§ 4-1. Permit required.**

10 A BUILDING permit issued by the [Department of Housing and Community Development]  
11 BUILDING OFFICIAL UNDER THE BALTIMORE CITY BUILDING CODE:

12 (1) is required for all development [(including, but not limited to, subdivision of land,  
13 construction of and/or substantial improvements to buildings and structures,  
14 placement of manufactured homes, fill, temporary development, new or replacement  
15 infrastructure, or any combination thereof)] in the [floodplain district] FLOODPLAIN  
16 DISTRICT; and

17 (2) [shall] MAY be granted only after necessary permits from the State Water  
18 Management Administration and all other applicable Federal, State, and City agencies  
19 have been obtained and verified by the Planning Department.

20 **§ 4-2. Applications.**

21 (a) [*Required information*] FROM AND TO WHOM SUBMITTED.

22 The application for the permit [shall] MUST be submitted BY THE OWNER OR AUTHORIZED  
23 AGENT OF THE OWNER to the [Department of Housing and Community Development]  
24 BUILDING OFFICIAL.

25 (B) *REQUIRED INFORMATION.*

26 [and shall] THE APPLICATION MUST contain, IN ADDITION TO THE INFORMATION  
27 OTHERWISE REQUIRED BY THE BUILDING OFFICIAL FOR A BUILDING PERMIT, THE  
28 FOLLOWING information [including, but not limited to, the following]:

29 (1) THE name and address of THE applicant[. The applicant must be the owner or an  
30 authorized agent of the owner];

31 (2) THE name and address of THE owner of land on which development is proposed;

32 (3) THE name and address of THE contractor;

33 (4) THE site location;

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1 (5) [(6)] a plan of the site showing the size and location of the proposed development,  
2 as well as any existing [buildings or] structures;

3 (6) [(7)] plans, drawn to scale, [showing] THAT the location, dimensions, and NAVD  
4 elevation [in Mean Sea Level/NAVD] of the site in relation to the stream channel,  
5 shoreline, and [floodplain district] FLOODPLAIN DISTRICT; [and]

6 (7) [(8)] A summary description of THE proposed work and estimated cost[.]; AND

7 (8) [(5)] copies of [the issued permit] ALL NECESSARY PERMITS FROM THE STATE  
8 WATER MANAGEMENT ADMINISTRATION AND ALL OTHER APPLICABLE FEDERAL,  
9 STATE, AND CITY AGENCIES [or a written statement from the issuing authority  
10 indicating that a permit is not required from the U.S. Army Corps of Engineers  
11 and the State Water Management Administration];.

12 (C) [(b)] *Conditional information.*

13 (1) Depending on the type of development or structure involved [and for structures to be  
14 elevated above the base-flood elevation], THE FLOODPLAIN MANAGER MAY REQUIRE:

15 (I) THAT AN ELEVATION CERTIFICATE FOR THE PROPOSED DEVELOPMENT BE  
16 SUBMITTED WITH THE APPLICATION; AND

17 (II) THAT the following information [shall also] be shown on plans submitted with  
18 the application:

19 (A) [(i)] the size of [the] EACH proposed [structure(s)] STRUCTURE and  
20 [its] THE position on the lot where it is to be constructed;

21 (B) [(ii)] the elevations of the proposed final grading and lowest floor and  
22 the existing ground and base-flood elevation, as certified by a  
23 [registered professional engineer,] LICENSED LAND surveyor[, or  
24 architect]; and

25 (C) [(iii)] the method of elevating the proposed structure, including details  
26 of proposed fills, pile structures, retaining walls, foundations, erosion  
27 protection measures, [etc.] AND THE LIKE.

28 (2) These plans [shall] MUST be prepared by a [registered] LICENSED professional  
29 engineer or PROFESSIONAL architect.

30 [(c)] *Applications for variances.*

31 [(1) If a variance is being applied for under § 5-1(1) of this Division I, certification by a  
32 registered professional engineer or architect that the structure will be dry floodproofed  
33 to 1 foot above the base flood elevation, in accordance with the specifications of the  
34 U.S. Army Corps of Engineers.]

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1 [(2) If a variance is being applied for under § 5-1(2), appropriate building modifications  
2 shall be constructed to automatically equalize hydrostatic flood forces by allowing for  
3 the entry and exit of floodwaters[, including:].

4 [(i) a minimum of 2 openings on separate sides of the structure having a total net  
5 area of not less than 1 square inch for every square foot of enclosed area  
6 subject to flooding shall be provided;]

7 [(ii)] the bottom of all openings shall be no higher than 1 foot above grade;]

8 [(iii) openings may be equipped with screens, louvers, valves, or other coverings  
9 or devices provided that they permit the automatic entry and exit of  
10 floodwaters.]

11 (d) *Appraisals for existing structures.*

12 If substantial improvement to an existing structure is proposed, an appraisal [shall] MUST  
13 be submitted by a professional real estate appraiser of the fair market value of the existing  
14 structure, less land value [where a substantial improvement is proposed].

15 **§ 4-3. Plans for subdivisions or new development.**

16 (a) *Plan drawing required.*

17 (1) [All proposals] EVERY PROPOSAL for the subdivision of land [and/or] OR FOR new  
18 development [shall] MUST include a plan [drawing showing] THAT SHOWS the location  
19 of all existing and proposed public and private utilities, facilities, drainage structure,  
20 and road access.

21 (2) If the base-flood elevation has been determined by the Flood Insurance Study or other  
22 reliable source, as provided in § 2-3 {"OFFICIAL MAP"} of this Division I, [those]  
23 THAT flood [elevation(s)] ELEVATION [shall] MUST be delineated on the [proposed]  
24 plan.

25 (3) If the proposal involves more than [50] 5 lots or [greater] MORE than 5 acres and the  
26 base-flood elevation has not been determined for the land area, the developer [shall]  
27 MUST determine the base-flood elevation and delineate that flood elevation on the  
28 [proposed] plan. IF HYDROLOGIC AND HYDRAULIC ENGINEERING ANALYSES ARE  
29 SUBMITTED, THEY MUST BE CERTIFIED IN ACCORDANCE WITH THE REQUIREMENTS OF  
30 THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE FEDERAL EMERGENCY  
31 MANAGEMENT AGENCY.

32 (b) *Certification and review.*

33 All plans [shall] MUST be certified by a [registered] LICENSED professional engineer OR  
34 PROFESSIONAL ARCHITECT and [shall be] reviewed by the Department of [Public Works]  
35 GENERAL SERVICES to assure that:

36 (1) all [such] proposals are consistent with the need to minimize flood damage;

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- 1 (2) all necessary permits have been received from the State Water Management  
2 Administration and appropriate Federal agencies;
- 3 (3) all public and private utilities and facilities (including sewer, water, telephone,  
4 electric, gas, etc.) are located, constructed, and floodproofed to minimize or  
5 eliminate flood damage;
- 6 (4) adequate drainage is provided to reduce exposure to flood hazards;
- 7 (5) during a base flood, at least 1 access point [shall provide] PROVIDES safe vehicular  
8 access to and egress from the subdivision or new development; and
- 9 (6) adequate measures have been taken to minimize adverse environmental impacts of  
10 the proposed development.

11 **§ 4-4. Conformance to codes required.**

12 A permit [shall] MAY be granted only after it has been determined that the proposed work  
13 will be in conformance with the requirements of this and all other applicable [codes and  
14 ordinances] LAWS.

15 **§ 4-5. Alteration of watercourse.**

16 (a) *Notices required.*

17 (1) When the proposed development includes the relocation or alteration of a  
18 watercourse, evidence [shall] MUST be presented as part of the permit application that  
19 all adjacent communities and the State Water Management Administration have been  
20 notified by certified mail and have approved of the proposed alteration or relocation.

21 (2) Copies of these notifications [shall] MUST then be forwarded to the Federal  
22 Emergency Management Agency, Federal Insurance Administration.

23 (b) *Assurances of flood-carrying capacity.*

24 In addition, the developer [shall] MUST assure the City, in writing, that the flood-carrying  
25 capacity within the altered or relocated portion of the watercourse in question will be  
26 [maintained] PRESERVED.

27 **§ 4-6. Changes to application, permit, etc.**

28 After the issuance of a building permit by the [Department of Housing and Community  
29 Development] BUILDING OFFICIAL, no changes of any kind [shall] MAY be made to the  
30 application, permit, or any of the plans, specifications, or other documents submitted with the  
31 application without the written consent or approval of the [Department of Housing and  
32 Community Development] BUILDING OFFICIAL.

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**§ 4-7. Inspections; permit revocation.**

(a) *Inspections by City and State.*

(1) During the construction period, the [Department of Housing and Community Development] BUILDING OFFICIAL [shall] MUST inspect the premises to determine that the work is progressing in compliance with the permit and with all applicable laws [and ordinances].

(2) The premises [shall] ARE also [be] subject to inspection by the State Water Management Administration.

(b) *Revocation of permit.*

If the [Department of Housing and Community Development] BUILDING OFFICIAL determines that the work is not in compliance with the permit and all applicable laws [and ordinances,] or that there has been a false statement or misrepresentation by the applicant, the [Department of Housing and Community Development] BUILDING OFFICIAL, [upon] ON instruction from the PLANNING Department [of Planning], may revoke the permit and report that fact to the State Water Management Administration.

**§ 4-8. Occupancy permit.**

[(a) *Required.*]

An occupancy permit ISSUED BY THE BUILDING OFFICIAL:

(1) [shall be] IS required for all NEW construction and substantial improvements in the [floodplain district] FLOODPLAIN DISTRICT; and

(2) [shall] MAY not be issued until the [Department of Housing and Community Development] BUILDING OFFICIAL has been provided with [a completed] AN elevation certificate[, prepared by a registered land surveyor or professional engineer,] certifying] THAT CERTIFIES the “as-built” [condition] ELEVATIONS of the [subject] NEW construction OR SUBSTANTIAL IMPROVEMENTS.

[(b) *Data to be used.*]

[The datum used on elevation certificates [shall] MUST be Mean Sea Level as established by the North American Vertical Datum of 1988.]

**§ 4-9. Record of permit actions.**

(a) *Required.*

A record of all permit actions in the [floodplain district] FLOODPLAIN DISTRICT, including all permits from applicable Federal, State, and City agencies, [shall] MUST be maintained by the PLANNING Department [of Planning] and [shall] MUST be made available on the request of the Federal Emergency Management Agency or the State Water Management



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1 Administration during periodic assessments of Baltimore City's participation in the  
2 National Flood Insurance Program.

### 3 (b) *Contents.*

4 [Such] THIS record [shall] MUST include, at a minimum[,]:

- 5 (1) the date the permit was issued;
- 6 (2) the "as-built" lowest floor elevation of all new construction or substantial  
7 improvement;
- 8 (3) [(4)] a copy of [the completed] ALL OTHER elevation [certificate] CERTIFICATES  
9 SUBMITTED UNDER THIS DIVISION I; [and]
- 10 (4) [(3)] the issuance date of any occupancy permit; AND
- 11 (5) any map amendments issued by the Federal Emergency Management Agency.

## 12 Subtitle 5. Floodplain Variances

### 13 § 5-1. In general.

14 Applications for variances may be considered by the PLANNING Department [of Planning],  
15 after a review by the City agencies responsible for stormwater management and erosion  
16 control, for THE FOLLOWING:

- 17 [(1) new construction of or substantial improvements to nonresidential structures or  
18 portions thereof which will be floodproofed in a watertight fashion;]
- 19 [(2) new construction of or substantial improvements to detached and attached garages  
20 which are used solely for storage or parking of vehicles and designed to automatically  
21 equalize hydrostatic pressures on walls by allowing for the entry and exit of  
22 floodwater and meet the requirements of § 3-13;]
- 23 (1) [(3)] functionally dependent uses [which cannot perform their intended purpose  
24 unless they are located or carried out in close proximity to water. A functionally  
25 dependent use includes only docking facilities that are necessary for the loading and  
26 unloading of cargo or passengers, and ship building and ship repair facilities, and does  
27 not include long-term storage or related manufacturing facilities];
- 28 (2) [(4)] reconstruction, rehabilitation, or restoration of HISTORIC structures [listed in the  
29 National Register of Historic Places, or State Inventory of Historic Places, or the City  
30 Landmark List] AS PROVIDED IN § 5-8 {"HISTORIC STRUCTURES"} OF THIS SUBTITLE;
- 31 (3) [(5)] all necessary City utilities IN THE FLOODWAY OR THE COASTAL HIGH HAZARD  
32 AREA; AND
- 33 (4) SUBSTANTIAL IMPROVEMENTS TO AN EXISTING STRUCTURE IN THE FLOODWAY.

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### 1 § 5-2. Prohibited variances.

2 [Variances shall] A VARIANCE MAY not be granted for:

- 3 (1) the placement of fill in the [floodway] FLOODWAY or the Coastal High Hazard Area  
4 unless approved by appropriate [federal and state] FEDERAL AND STATE agencies;
- 5 (2) new construction of [or substantial improvement to] any PRINCIPAL structure [located]  
6 in the [floodway] FLOODWAY or the Coastal High Hazard Area; OR
- 7 (3) manufactured homes or buildings within the [floodway] FLOODWAY and Coastal High  
8 Hazard Area[; or]
- 9 [(4) any development within the floodway].

### 10 [§ 5-3. Conditions.]

11 [The granting of variances shall be subject to the following conditions:

- 12 (1) a demonstration of good and sufficient cause;
- 13 (2) for new construction or substantial improvements in category (a)(3) above, a  
14 determination that failure to grant the variance would result in exceptional hardship to  
15 the applicant; economic hardship shall not be considered exceptional;
- 16 (3) a determination that the granting of a variance will not result in increased flood  
17 heights, additional threats to public safety, or extraordinary public expense, or create  
18 nuisances, cause fraud on or victimization of the public, or conflict with existing local  
19 laws or ordinances;
- 20 (4) the stipulation that all residential structures will have the lowest floor elevated to the  
21 greatest extent possible with respect to the base flood elevation; and
- 22 (5) favorable comments from the State Coordinating Office of the National Flood  
23 Insurance Program and compliance with §§ 5-2 and 5-4 of this subtitle.]

### 24 [§ 5-4. Required determination.]

25 [Variances shall only be granted upon a determination]

- 26 [(1) that the variance is the minimum necessary to afford relief, considering the flood  
27 hazard; and]
- 28 [(2) that local public funds may not be available to mitigate the results of such variance.]

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**§ 5-3. CONSIDERATIONS; FINDINGS OF FACT.**

(A) *REQUEST FOR MDE COMMENTS.*

THE FLOODPLAIN MANAGER MUST:

- (1) REQUEST THE NFIP STATE COORDINATOR, MARYLAND DEPARTMENT OF THE ENVIRONMENT, TO COMMENT ON VARIANCE APPLICATIONS; AND
- (2) SUBMIT THOSE COMMENTS, WHEN RECEIVED, TO THE PLANNING DEPARTMENT.

(B) *FACTORS TO CONSIDER – IN GENERAL.*

IN CONSIDERING A VARIANCE APPLICATION, THE PLANNING DEPARTMENT MUST CONSIDER AND MAKE FINDINGS OF FACT ON ALL EVALUATIONS, ALL RELEVANT FACTORS, AND ALL REQUIREMENTS SPECIFIED IN THIS DIVISION I.

(C) *FACTORS TO CONSIDER – ADDITIONAL FACTORS.*

IN CONSIDERING A VARIANCE APPLICATION, THE PLANNING DEPARTMENT MUST ALSO CONSIDER AND MAKE FINDINGS OF FACT ON THE FOLLOWING ADDITIONAL FACTORS:

- (1) THE DANGER THAT MATERIALS MAY BE SWEEPED ONTO OTHER LANDS TO THE INJURY OF OTHERS;
- (2) THE DANGER TO LIFE AND PROPERTY DUE TO FLOODING OR EROSION DAMAGE;
- (3) THE SUSCEPTIBILITY OF THE PROPOSED DEVELOPMENT AND ITS CONTENTS TO FLOOD DAMAGE AND THE EFFECT OF THAT DAMAGE ON THE INDIVIDUAL OWNER;
- (4) THE IMPORTANCE OF THE SERVICES TO THE COMMUNITY PROVIDED BY THE PROPOSED DEVELOPMENT;
- (5) THE AVAILABILITY OF ALTERNATIVE LOCATIONS FOR THE PROPOSED USE THAT ARE NOT SUBJECT TO OR ARE SUBJECT TO LESS FLOODING OR EROSION DAMAGE;
- (6) THE NEED OF A WATERFRONT LOCATION FOR THE PROPOSED USE AND WHETHER THE PROPOSED USE IS A FUNCTIONALLY DEPENDENT USE;
- (7) THE COMPATIBILITY OF THE PROPOSED USE WITH EXISTING AND ANTICIPATED DEVELOPMENT;
- (8) THE RELATIONSHIP OF THE PROPOSED USE TO THE COMPREHENSIVE PLAN FOR THAT AREA;
- (9) THE SAFETY OF ACCESS TO THE PROPERTY IN TIMES OF FLOOD FOR PASSENGER VEHICLES AND EMERGENCY VEHICLES;

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1 (10) EXPECTED HEIGHTS, VELOCITY, DURATION, RATE OF RISE, AND SEDIMENT  
2 TRANSPORT OF FLOODWATERS AND THE EFFECTS OF WAVE ACTION, IF APPLICABLE,  
3 EXPECTED AT THE SITE;

4 (11) THE COSTS OF PROVIDING GOVERNMENT SERVICES DURING AND AFTER FLOOD  
5 CONDITIONS, INCLUDING MAINTENANCE AND REPAIR OF PUBLIC UTILITIES AND  
6 FACILITIES, SUCH AS STREETS, BRIDGES, AND SEWER, GAS, ELECTRICAL, AND  
7 WATER SYSTEMS; AND

8 (12) THE COMMENTS PROVIDED BY NFIP STATE COORDINATOR.

9 **§ 5-4. LIMITATIONS ON GRANTING VARIANCES.**

10 THE PLANNING DEPARTMENT MAY MAKE AN AFFIRMATIVE DECISION ON A VARIANCE  
11 REQUEST ONLY ON:

12 (1) A SHOWING OF GOOD AND SUFFICIENT CAUSE;

13 (2) A DETERMINATION THAT FAILURE TO GRANT THE VARIANCE WOULD RESULT IN  
14 EXCEPTIONAL HARDSHIP DUE TO THE PHYSICAL CHARACTERISTICS OF THE PROPERTY  
15 (FOR WHICH DETERMINATION, INCREASED COST OR INCONVENIENCE OF MEETING THE  
16 REQUIREMENTS OF THIS DIVISION I DOES NOT CONSTITUTE AN “EXCEPTIONAL  
17 HARDSHIP”);

18 (3) A DETERMINATION THAT THE GRANTING OF A VARIANCE FOR DEVELOPMENT WITHIN A  
19 DESIGNATED FLOODWAY, OR WITHIN A SPECIAL FLOOD HAZARD AREA WITH BASE-  
20 FLOOD ELEVATIONS BUT NO DESIGNATED FLOODWAY, WILL NOT RESULT IN INCREASED  
21 FLOOD HEIGHTS BEYOND THAT WHICH IS ALLOWED BY THIS DIVISION I;

22 (4) A DETERMINATION THAT THE GRANTING OF A VARIANCE WILL NOT RESULT IN  
23 ADDITIONAL THREATS TO PUBLIC SAFETY, EXTRAORDINARY PUBLIC EXPENSE,  
24 NUISANCES, FRAUD OR VICTIMIZATION OF THE PUBLIC, OR CONFLICT WITH EXISTING  
25 LOCAL LAWS;

26 (5) A DETERMINATION THAT THE STRUCTURE OR OTHER DEVELOPMENT IS PROTECTED BY  
27 METHODS TO MINIMIZE FLOOD DAMAGE; AND

28 (6) A DETERMINATION THAT THE VARIANCE IS THE MINIMUM NECESSARY TO AFFORD  
29 RELIEF, CONSIDERING THE FLOOD HAZARD.

30 **§ 5-5. Applications.**

31 (a) *In general.*

32 The application for a variance [shall] MUST be submitted to the PLANNING Department [of  
33 Planning] and, TO THE GREATEST EXTENT POSSIBLE, [shall] MUST comply with the  
34 provisions [and requirements] of this Division I.

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1 (b) *Notices to applicant.*

2 (1) The PLANNING Department [of Planning shall] MUST notify the applicant, in writing:

3 (i) of the increased premium rates for flood insurance; and

4 (ii) that construction below the level of the base flood increases risks to life and  
5 property.

6 (2) [Such] THIS notification [shall] MUST be maintained as part of the record [of all  
7 variance actions as] required in § 5-7 [below] {"RECORD OF VARIANCE ACTIONS"} OF  
8 THIS SUBTITLE.

9 **§ 5-6. Agreement not to convert [storage] ACCESSORY structures[, etc].**

10 The [applicant/owner] OWNER of ANY [storage structures, garages, and/or] accessory  
11 [structures] STRUCTURE for which a variance is granted [shall] MUST sign an agreement that  
12 [such structures shall] THE STRUCTURE WILL never be converted to [habitable space] ANY USE  
13 OTHER THAN FOR PARKING VEHICLES OR LIMITED STORAGE.

14 **§ 5-7. Record of variance actions.**

15 A record of all variance actions, including THE justification for their issuance, MUST BE:

16 (1) [shall be] maintained by the PLANNING Department [of Planning];

17 (2) [shall be] included in the bi-annual report submitted to the Federal Insurance  
18 Administrator; and

19 (3) [shall be] available [upon] ON request [by] TO the Federal Emergency Management  
20 Agency or its authorized agent during periodic assessments of Baltimore City's  
21 participation in the National Flood Insurance Program.

22 **§ 5-8. Historic structures.**

23 [Variances] A VARIANCE may be issued for the reconstruction, rehabilitation, or restoration of  
24 [structures listed in the National Register of Historic Places, or State Historic Places, or the  
25 City Landmark List] AN HISTORIC STRUCTURE[, without regard to the procedures set forth  
26 herein, provided that] ONLY IF:

27 (1) [such] THE activity does not cause an increase in the elevation of the [100-year] BASE  
28 flood [as established and adopted by this Division I];

29 (2) ALL CONSTRUCTION EFFORTS ARE MADE TO MEET THE INTENT OF THE PROVISIONS OF  
30 THIS DIVISION I THAT DEAL WITH THE ELEVATION OF ELECTRIC, PLUMBING,  
31 MECHANICAL, AND OTHER FACILITY AND UTILITY SYSTEMS;

32 (3) ALL MATERIALS BELOW THE FLOOD-PROTECTION ELEVATION MEET THE  
33 REQUIREMENTS OF THIS DIVISION I FOR DRY OR WET FLOODPROOFING; AND

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1 (4) THE RECONSTRUCTION, REHABILITATION, RESTORATION, OR OTHER ACTIVITY WILL  
2 NOT PRECLUDE THE STRUCTURE'S CONTINUED DESIGNATION AS AN HISTORIC  
3 STRUCTURE.

### 4 § 5-9. Notice on deed.

5 Notice of the flood hazard and the variance action [shall] MUST be placed on the deed  
6 [conveying] THAT CONVEYS title to land on which construction has occurred [hereunder]  
7 UNDER THIS SUBTITLE.

## 8 Subtitle 6. Administration

### 9 § 6-1. Municipal non-liability.

10 The granting of a permit or approval is not a representation, guarantee, or warranty of any  
11 kind and [shall neither] DOES NOT create [nor] OR impose any liability [upon] ON the City, its  
12 officials, employees, or agents.

### 13 § 6-2. Administrative fees.

14 (a) *City may impose.*

15 The City may impose additional application fees commensurate with those costs incurred  
16 in the processing, review, and evaluation of permit applications for development in the  
17 [floodplain district] FLOODPLAIN DISTRICT.

18 (b) *Costs included.*

19 [Such] THE costs COVERED BY THE FEES may include[, but are not limited to]:

- 20 (1) consultant fees for certification of as-built condition of structures;  
21 (2) [floodplain district] FLOODPLAIN DISTRICT and [sub-district] SUBDISTRICT  
22 delineations;  
23 (3) environmental impact characterizations;  
24 (4) staff assignments; and  
25 (5) other related costs.

## 26 Subtitle 7. Enforcement

### 27 § 7-1. [Noncomplying structures] COMPLIANCE REQUIRED.

28 (A) *IN GENERAL.*

29 NO STRUCTURE OR OTHER DEVELOPMENT MAY BE LOCATED, ERECTED, CONSTRUCTED,  
30 RECONSTRUCTED, IMPROVED, REPAIRED, EXTENDED, CONVERTED, ENLARGED, OR

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1 ALTERED EXCEPT IN FULL COMPLIANCE WITH THIS DIVISION I AND ALL OTHER APPLICABLE  
2 FEDERAL, STATE, AND CITY LAWS, RULES, AND REGULATIONS.

3 (b) *Noncompliance presumed without documentation.*

4 A [building,] structure[,], or other development without the required design certifications,  
5 elevation [certificate] CERTIFICATES, or other evidence of compliance is presumed to be  
6 noncompliant with and in violation of this Division I until the required documentation is  
7 provided.

8 (c) [(a) *Abatable*] *NONCOMPLIANT STRUCTURES as public nuisance.*

9 Any [building,] structure[,], or other development [constructed, reconstructed, enlarged,  
10 altered, or relocated in noncompliance with] THAT IS LOCATED, ERECTED, CONSTRUCTED,  
11 RECONSTRUCTED, IMPROVED, REPAIRED, EXTENDED, CONVERTED, ENLARGED, OR  
12 ALTERED IN VIOLATION OF this Division I OR ANY OTHER APPLICABLE FEDERAL, STATE,  
13 AND CITY LAW, RULE, OR REGULATION is declared to be a public nuisance and abatable as  
14 such.

15 **[§ 7-2. Notice to Federal agencies.]**

16 [The Federal Insurance Administrator and the State Water Management Administration shall  
17 be notified immediately in writing of any structure or property in violation of this Division I.]

18 **[§ 7-3. Denial of flood insurance.]**

19 [New or renewal National Flood Insurance shall be denied for any structure remaining in  
20 violation or situated on property in violation of this Division I.]

21 **§ 7-2. {RESERVED}**

22 **§ 7-3. VIOLATION NOTICE; STOP WORK ORDER.**

23 (A) *IN GENERAL.*

24 IF THE FLOODPLAIN MANAGER FINDS THAT ANY DEVELOPMENT OR PERSON HAS FAILED TO  
25 COMPLY WITH OR OTHERWISE HAS VIOLATED ANY PROVISION OF THIS DIVISION I, ANY  
26 PROVISION OF A RULE OR REGULATION ADOPTED UNDER THIS DIVISION I, OR ANY TERM OR  
27 CONDITION OF A PERMIT ISSUED UNDER THIS DIVISION I, THE FLOODPLAIN MANAGER MAY  
28 ISSUE A VIOLATION NOTICE AND, FOR ONGOING ACTIVITIES, A STOP WORK ORDER TO:

29 (1) THE PERSON RESPONSIBLE FOR THE VIOLATION OR THAT PERSON'S AUTHORIZED  
30 AGENT;

31 (2) THE DEVELOPER OR OWNER OF THE DEVELOPMENT OR THAT PERSON'S  
32 AUTHORIZED AGENT; AND

33 (3) ON-SITE PERSONNEL.

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1 (B) *SERVICE.*

2 THE VIOLATION NOTICE MUST BE SERVED:

- 3 (1) IN PERSON;
- 4 (2) BY CERTIFIED OR REGISTERED MAIL; OR
- 5 (3) IF THE IDENTITY OR WHEREABOUTS OF THE PERSON RESPONSIBLE, DEVELOPER, OR  
6 OWNER IS UNKNOWN, BY POSTING A COPY OF THE NOTICE IN A CONSPICUOUS PLACE  
7 IN OR ON THE PROPERTY.

8 (C) *CONTENTS.*

9 THE VIOLATION NOTICE MUST:

- 10 (1) DESCRIBE THE NATURE OF THE VIOLATION;
- 11 (2) DESCRIBE THE REMEDIAL ACTION NEEDED TO CORRECT THE VIOLATION; AND
- 12 (3) SPECIFY A REASONABLE PERIOD OF TIME WITHIN WHICH TO COMPLETE THE  
13 REMEDIAL ACTION.

14 **§ 7-4. ENFORCEMENT OF NOTICE OR ORDER.**

15 (A) *IN GENERAL.*

16 IF A VIOLATION IS NOT PROMPTLY DISCONTINUED OR ABATED, OR IF THE VIOLATION  
17 NOTICE OR ORDER IS NOT COMPLIED WITH PROMPTLY, THE FLOODPLAIN MANAGER MAY  
18 INSTITUTE OR CAUSE TO BE INSTITUTED ANY APPROPRIATE LEGAL PROCEEDING.

19 (B) *TYPES OF PROCEEDINGS.*

20 ENFORCEMENT PROCEEDINGS MAY INCLUDE:

- 21 (1) INJUNCTIVE OR OTHER EQUITY PROCEEDINGS;
- 22 (2) CRIMINAL PROSECUTION, INCLUDING A PROSECUTION INITIATED BY A PREPAYABLE  
23 CRIMINAL CITATION UNDER CITY CODE ARTICLE 19, § 71-2 {"PREPAYABLE  
24 CRIMINAL CITATIONS"}; AND
- 25 (3) ADMINISTRATIVE PROCEEDINGS, INCLUDING ONE INITIATED BY A PREPAYABLE  
26 ENVIRONMENTAL CITATION UNDER CITY CODE ARTICLE 1, § 40-14 {"VIOLATIONS  
27 TO WHICH SUBTITLE APPLIES"}.

28 (C) *REMEDIES NOT EXCLUSIVE.*

29 IN PURSUING A VIOLATION, THE FLOODPLAIN MANAGER MAY USE ANY 1 OR MORE  
30 AVAILABLE REMEDIES OR ENFORCEMENT ACTIONS. THE INITIATION OF ANY 1 REMEDY OR



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1 ENFORCEMENT ACTION DOES NOT PRECLUDE PURSUING ANY OTHER REMEDY OR  
2 ENFORCEMENT ACTION AUTHORIZED BY LAW. NEITHER DAMAGES, IRREPARABLE INJURY,  
3 NOR THE LACK OF AN ADEQUATE REMEDY AT LAW IS A PREREQUISITE TO ENFORCEMENT IN  
4 EQUITY.

5 **SUBTITLE 8. ADMINISTRATIVE AND JUDICIAL REVIEW**

6 **§ 8-1. ADMINISTRATIVE REVIEW – IN GENERAL.**

7 (A) *RIGHT OF APPEAL.*

8 ANY PERSON AGGRIEVED BY THE ACTION OF THE FLOODPLAIN MANAGER OR OTHER  
9 OFFICIAL CHARGED WITH THE ENFORCEMENT OF THIS DIVISION I, WHETHER AS THE RESULT  
10 OF THE DISAPPROVAL OF AN APPLICATION, THE ISSUANCE OF A VIOLATION NOTICE, AN  
11 ALLEGED FAILURE TO PROPERLY ENFORCE THIS DIVISION I, OR OTHERWISE, MAY APPEAL  
12 THE ACTION TO THE PLANNING DIRECTOR.

13 (B) *WHEN AND HOW TAKEN.*

14 THE APPEAL MUST:

- 15 (1) BE IN WRITING;  
16 (2) STATE CLEARLY THE GROUNDS ON WHICH THE APPEAL IS BASED; AND  
17 (3) BE FILED WITH THE DIRECTOR WITHIN 10 DAYS OF THE ACTION IN DISPUTE.

18 **§ 8-2. ADMINISTRATIVE REVIEW – DELEGATION OF HEARING AUTHORITY.**

19 (A) *IN GENERAL.*

20 HEARINGS MAY BE CONDUCTED BY:

- 21 (1) THE PLANNING DIRECTOR; OR  
22 (2) A HEARING OFFICER DESIGNATED BY THE PLANNING DIRECTOR.

23 (B) *SCOPE OF DELEGATION.*

24 THE DIRECTOR MAY DELEGATE TO A HEARING OFFICER THE AUTHORITY TO ISSUE:

- 25 (1) PROPOSED OR FINAL FINDINGS OF FACT;  
26 (2) PROPOSED OR FINAL CONCLUSIONS OF LAW;  
27 (3) PROPOSED OR FINAL FINDINGS OF FACT AND CONCLUSIONS OF LAW;  
28 (4) PROPOSED OR FINAL ORDERS; OR

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1 (5) THE FINAL ADMINISTRATIVE DECISION OF THE DEPARTMENT.

2 **§ 8-3. ADMINISTRATIVE REVIEW – CONDUCT OF HEARING.**

3 (A) *NOTICE.*

4 (1) THE PLANNING DIRECTOR MUST PROVIDE ALL PARTIES REASONABLE WRITTEN NOTICE  
5 OF THE HEARING.

6 (2) THE NOTICE MUST STATE:

7 (I) THE DATE, TIME, PLACE, AND NATURE OF THE HEARING;

8 (II) THE RIGHT OF A PARTY TO BE REPRESENTED, AT THE PARTY’S OWN EXPENSE,  
9 BY AN ATTORNEY OR, IF PERMITTED BY LAW, OTHER REPRESENTATIVE;

10 (III) THE RIGHT OF A PARTY TO CALL WITNESSES AND SUBMIT DOCUMENTS OR  
11 OTHER EVIDENCE UNDER § 8-4 {“ADMINISTRATIVE REVIEW – EVIDENCE”} OF  
12 THIS SUBTITLE; AND

13 (IV) THAT FAILURE TO APPEAR FOR THE SCHEDULED HEARING MAY RESULT IN AN  
14 ADVERSE ACTION AGAINST THE PARTY.

15 (B) *HEARINGS TO BE OPEN AND INFORMAL.*

16 EXCEPT AS OTHERWISE PROVIDED BY LAW OR BY RULE OR REGULATION OF THE PLANNING  
17 DIRECTOR, ALL HEARINGS MUST BE:

18 (1) OPEN TO THE PUBLIC; AND

19 (2) CONDUCTED IN AN ORDERLY BUT INFORMAL MANNER.

20 **§ 8-4. ADMINISTRATIVE REVIEW – EVIDENCE.**

21 (A) *IN GENERAL.*

22 EXCEPT AS OTHERWISE PROVIDED BY THIS SECTION OR BY RULE OR REGULATION OF THE  
23 PLANNING DIRECTOR, FORMAL RULES OF EVIDENCE AND TRIAL PROCEDURES DO NOT  
24 APPLY.

25 (B) *RIGHT TO SUBMIT.*

26 ON A GENUINE ISSUE OF FACT, A PARTY IS ENTITLED TO:

27 (1) CALL WITNESSES;

28 (2) OFFER EVIDENCE, INCLUDING REBUTTAL EVIDENCE;

29 (3) CROSS-EXAMINE ANY WITNESS THAT ANOTHER PARTY OR THE PLANNING  
30 DIRECTOR CALLS; AND

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1 (4) PRESENT SUMMATION AND ARGUMENT.

2 (C) *SCOPE.*

3 THE PLANNING DIRECTOR OR HEARING OFFICER:

4 (1) MAY ADMIT PROBATIVE EVIDENCE THAT REASONABLE AND PRUDENT INDIVIDUALS  
5 COMMONLY ACCEPT IN THE CONDUCT OF THEIR AFFAIRS AND GIVE PROBATIVE  
6 EFFECT TO THAT EVIDENCE;

7 (2) MAY NOT EXCLUDE EVIDENCE SOLELY ON THE BASIS THAT IT IS HEARSAY;

8 (3) MUST GIVE EFFECT TO A PRIVILEGE RECOGNIZED BY LAW;

9 (4) MAY RECEIVE DOCUMENTARY EVIDENCE IN THE FORM OF COPIES OR EXCERPTS OR  
10 THROUGH INCORPORATION BY REFERENCE;

11 (5) MAY TAKE OFFICIAL NOTICE OF A FACT THAT IS JUDICIALLY NOTICEABLE OR THAT  
12 IS GENERAL, TECHNICAL, OR SCIENTIFIC AND WITHIN THE SPECIALIZED  
13 KNOWLEDGE OF THE PLANNING DEPARTMENT; AND

14 (6) MAY EXCLUDE EVIDENCE THAT IS:

15 (I) INCOMPETENT;

16 (II) IRRELEVANT;

17 (III) IMMATERIAL; OR

18 (IV) UNDULY REPETITIOUS.

19 **§ 8-5. ADMINISTRATIVE REVIEW – FINAL DECISIONS.**

20 (A) *FORM AND CONTENTS.*

21 A FINAL DECISION MUST:

22 (1) BE IN WRITING; AND

23 (2) CONTAIN SEPARATE STATEMENTS OF:

24 (I) THE FINDINGS OF FACT;

25 (II) THE CONCLUSIONS OF LAW; AND

26 (III) THE DECISION OR ORDER.

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1 (B) *DISTRIBUTION.*

2 A COPY OF THE FINAL DECISION MUST BE MAILED OR DELIVERED TO EACH PARTY OR THAT  
3 PARTY'S ATTORNEY OF RECORD.

4 **§ 8-6. {RESERVED}**

5 **§ 8-7. JUDICIAL AND APPELLATE REVIEW.**

6 (A) *JUDICIAL REVIEW.*

7 A PARTY AGGRIEVED BY A FINAL DECISION OF THE PLANNING DEPARTMENT MAY SEEK  
8 JUDICIAL REVIEW OF THAT DECISION BY PETITION TO THE CIRCUIT COURT FOR BALTIMORE  
9 CITY IN ACCORDANCE WITH THE MARYLAND RULES OF PROCEDURE.

10 (B) *APPELLATE REVIEW.*

11 A PARTY TO THE JUDICIAL REVIEW MAY APPEAL THE COURT'S FINAL JUDGMENT TO THE  
12 COURT OF SPECIAL APPEALS IN ACCORDANCE WITH THE MARYLAND RULES OF  
13 PROCEDURE.

14 **SUBTITLE 9. PENALTIES.**

15 **§ 9-1. [§ 7-5. Penalties. (a) *In general.*] IN GENERAL.**

16 Any person who violates or fails to comply with any provision of this Division I, any  
17 provision of a rule or regulation adopted under this Division I, or any term or condition of a  
18 permit issued under this Division I is guilty of a misdemeanor and, on conviction, is subject  
19 to a fine of not more than \$500 for each violation.

20 **§ 9-2. [(b) *Each day a separate offense.*] EACH DAY A SEPARATE OFFENSE.**

21 (A) *IN GENERAL.*

22 [(1)] Every day that a violation continues is a separate offense.

23 (B) *PRIMA FACIE PROOF OF CONTINUATION.*

24 [(2)] Proof that a violation exists on any date [following] THAT FOLLOWS the issuance of a  
25 VIOLATION notice [of violation] constitutes prima facie evidence that the violation has  
26 continued throughout the intervening period of time.

27 **§ 9-2. [(c) *Penalty not substitute for correcting noncompliance.*] PENALTY NO SUBSTITUTE FOR  
28 REMEDIATION.**

29 (A) *IN GENERAL.*

30 [(1)] The imposition of a fine or penalty for a violation or noncompliance does not excuse  
31 the violation or noncompliance nor permit it to continue.

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1 (B) *REMEDICATION STILL REQUIRED.*

2 [(2)] All offenders are required to correct or remedy the violation or noncompliance  
3 within a reasonable time.

4 **Article 1. Mayor, City Council, and Municipal Agencies**

5 **Subtitle 40. Environmental Control Board**

6 **§ 40-14. Violations to which subtitle applies.**

7 (e) *Provisions and penalties enumerated.*

8 (.5A) *Article 7. Natural Resources*

9 DIVISION I. FLOODPLAIN MANAGEMENT \$500

10 **Article 19. Police Ordinances**

11 **Subtitle 71. Special Enforcement Officers**

12 **§ 71-2. Prepayable criminal citations.**

13 (i) *Enumeration of code violations and penalties.*

14 (.5) *Article 7. Natural Resources*

15 DIVISION I. FLOODPLAIN MANAGEMENT \$500

16 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance  
17 are not law and may not be considered to have been enacted as a part of this or any prior  
18 Ordinance.

19 **SECTION 3. AND BE IT FURTHER ORDAINED,** That:

20 (a) this Ordinance applies to all development for which a permit application is filed (or  
21 required to be filed) on or after the effective date of this Ordinance;

22 (b) except as expressly provided to the contrary in this Ordinance, any transaction, case,  
23 proceeding, investigation, or other matter validly begun before the effective date of  
24 this Ordinance and affected by or flowing from any law amended or repealed by this  
25 Ordinance, and any right, duty, or interest flowing from any ordinance amended or  
26 repealed by this Ordinance, remains valid after the effective date of this Ordinance  
27 and may be terminated, completed, enforced, or prosecuted as required or permitted  
28 by the prior law as though the amendment or repeal has not occurred; and

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1 (c) if any change in nomenclature involves a change in name or designation of any City  
2 agency or official, the successor agency or official has all the powers and obligations  
3 granted the predecessor agency or official.

4 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on April 2,  
5 2014.