

PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT TECHNICAL POLICY

POLICY NO.: Technical Policy, TECH-013 **EFFECTIVE DATE:** December 30, 2009

POLICY NAME: Regulation of Shaded Zone X Classifications

PURPOSE: The purpose of this policy is to establish separate regulatory criteria for Shaded Zone X floodplains based upon which Shaded Zone X classification the floodplain falls under.

BACKGROUND:

The Floodplain and Erosion Hazard Management Ordinance (Ordinance) establishes that FEMA Shaded Zone X Other Flood Areas are regulatory floodplains. FEMA consolidated four different flood hazard classifications into the Shaded Zone X definition, and each classification has a different regulatory implication. The mapped Shaded Zone X floodplains have been broken down into these classifications to allow for more accurate regulation of Shaded Zone X floodplains.

POLICY:

There are four classifications of Shaded Zone X Other Flood Areas:

- Area of 100-year flood with average depths of less than 1 foot
- Area with drainage areas less than 1 square mile
- Area protected by levee from 100-year flood
- Area of 500-year flood

Regulating the 100-year flood with average depths of less than 1 foot

The Shaded Zone X floodplains designated as 100-year flood with depths less than 1 foot shall require FPUPs and Elevation Certificates. Unless unusual conditions exist, structures in these areas shall be elevated 1.5 feet above highest adjacent natural grade. Fences shall be elevated 0.5 feet above grade. Walls are subject to Technical Policy *Tech-005*.

Regulating the area with drainage areas less than 1 square mile

The Shaded Zone X floodplains designated as floodplains with a drainage area of less than 1 square mile shall require FPUPs and Elevation Certificates. In these areas, it is necessary to determine the Base Flood Elevation (BFE). If there isn't sufficient data available to determine the BFE and associated flood and erosion hazards, it may be necessary to require the applicant to retain the services of an Arizona-registered civil engineer to assess the hazard and determine appropriate base flood elevations. Fences shall be elevated to the BFE. Walls are subject to Technical Policy *Tech-005*.

Regulating areas protected by levee from the 100-year flood

The Shaded Zone X floodplains determined to be protected by levee from the 100-year flood may require FPUPs and Elevation Certificates depending on the status of the levee. If the levee meets FEMA requirements has been accepted for maintenance, and is or is expected to be accredited, an FPUP is not required and floodplain standards do not apply. If the levee does not meet FEMA requirements has not been accepted for maintenance, and will not be accredited, an FPUP and Elevation Certificate shall be required. Structures shall be elevated at or above the Regulatory Flood Elevation of the adjoining Special Flood Hazard Area, however, under no circumstance shall the

Regulatory Flood Elevation be less than 1.5 foot above highest adjacent natural grade. If the calculated base flood elevation of a Zone AE floodplain is lower than existing grade, the Shaded Zone X would be considered an area prone to flooding with average depths of less than 1 foot, hence the 1.5 foot elevation requirement. Fences shall be elevated to the BFE. Walls are subject to Technical Policy *Tech-005*.

Regulating the area of 500-year flood

The Shaded Zone X floodplains determined to be impacted by the 500-year flood shall only apply to critical facilities. Critical facilities require Floodplain Use Permits (FPUPs), Elevation Certificates and additional design considerations.

APPROVED BY:


Suzanne Shields
Director

Date

Original Policy Approved: June 19, 2007
Date(s) Revised: