

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** ZONING ORDINANCE TEXT AMENDMENT, Amend Section 56, Flood Damage Prevention District, to partially delete the present section and replace it with new text (City Plan Commission).  
**REPORT:** 1442-10  
**ADVICE:** Approval

### BACKGROUND

Before the Board of Aldermen is an amended Zoning Ordinance which brings the City into compliance with National Flood Insurance Program (NFIP) standards. As a result of a comprehensive review of the Ordinance by Connecticut Department of Environmental Protection officials, it was determined that a change was required to bring the Ordinance into compliance with the minimum standards of the NFIP. Last revised in 1998, the Ordinance was recently deemed to be generally in good condition by the Department of Environmental Protection except for the aforementioned changes. Once the recommended Amendment is adopted, the City will be fully compliant with program standards.

Along with the Zoning Ordinance Text Amendment, companion legislation to revise the Flood Damage Prevention Ordinance was also submitted. Together, the two revised ordinances will bring the City into conformity with the revised FEMA standards.

### PUBLIC HEARING

At the July 21, 2010 Public Hearing Joy Ford and Erica Rothman summarized the changes to Section 56. No testimony was offered from any other parties.

### PLANNING CONSIDERATIONS

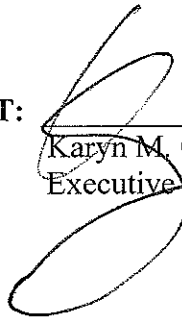
The proposed changes, all contained in item (c) of Section 56, are summarized as follows:

- References to the Floodway Insurance Rate Map (revised May 2, 1983) and Floodway Boundary and Floodway Map (effective July 16, 1980) have been removed.
- Added language refers to the Flood Insurance Study dated December 17, 2010 and the accompanying Flood Insurance Rate Maps dated December 17, 2010.
- Added language denotes the areas of special flood hazard, floodways, and coastal high hazard; it explains how such areas are determined utilizing Base Flood Elevations (BFEs).

### ADVICE

Approval.

**ADOPTED** July 21, 2010  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director