

Section 17.48.040. General Development Standards

The following standards shall apply within all parts of the FPO Zone:

1. Anchoring

a. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.

b. All new mobile homes shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors.

Specific requirements shall be that:

i. Over-the-top ties be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations (except mobile homes less than 50 feet long require only one additional tie per side);

ii. Frame ties be provided at each corner of the home with five additional ties per side at intermediate points (except mobile homes less than 50 feet long require only four additional ties per side);

iii. All components of the anchoring system be capable of carrying a force of 4,800 pounds; and

iv. Any additions to the mobile home be similarly anchored.

2. Construction Materials and Methods

a. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

b. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

3. Utilities

a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.

b. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters.

c. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

d. Electrical, heating, ventilation, plumbing, air conditioning and similar service facilities shall be designed and/or located so as to prevent water from entering the facilities during conditions of flooding.

4. Fill

a. Fill shall be placed and accomplished in a manner that will neither be unsightly nor diminish the value of neighboring properties.

b. When any area is proposed to receive fill, the applicant shall submit a plan, which shows the horizontal extent of the fill, a typical cross section, and the treatment proposed to overcome unsightliness.