

Proposed Text Amendment Parking and Parking Structures in the FFO



December 15, 2016
Joint Conceptual Workshop

Existing Permitted Uses/Encroachments in FFO



3.4.5 FFO—Floodway Fringe Overlay District

(1) Purpose

The purpose of the Floodway Fringe Overlay District, hereinafter referred to as the “FFO District”, is defined as that which is intended to preserve the holding capacity of the floodplain. Encroachments into the FFO District that would impede the holding capacity of the floodplain shall be strictly limited, as follows.

(2) Permitted Uses

All uses shall also comply with the requirements of the Stormwater Management Ordinance.

(a) The following shall be permitted new uses/encroachments:

- (i) Passive parks, golf courses, and open space;
- (ii) Active recreation features provided that all fencing, walls, or permanent buildings be located outside the ten-year flood zone;
- (iii) Temporary uses, as regulated by Section 4.2, that do not include permanent structures;
- (iv) Public and private infrastructure, as defined in Chapter 8 of the ordinance and in accordance with the Stormwater Management Ordinance;
- (v) Floodplain alteration conducted in accordance with the city’s Stormwater Management Ordinance; and
- (vi) Parking lots, completely constructed of pervious pavers, pervious asphalt, or pervious concrete

Proposed Text Amendment FFO Permitted Uses Parking Lots and Parking Structures



Discussion Points

- **Parking Lots and Parking Structures constructed in the FFO must meet the requirements of the Stormwater Management Ordinance, Floodplain Protection Standards, and Building Code**
 - **No encroachments permitted into required stream buffer (already required)**
 - **Remove pervious surface requirements for surface parking lots in the FFO to be consistent with currently adopted Stormwater BMP requirements**
- **Provides options for how Parking Structures in the FFO can be constructed and/or elevated**
 - **Foundation perimeter walls**
 - **Support piers**
- **If Parking Structure is elevated on support piers – must provide adequate clearance so as not to impede the flow of water during a flooding event**
 - **If ground level parking is provided – clearance based on Building Code**
 - **If no ground level parking is provided – require minimum of 7-feet clearance, unless an alternative clearance is approved by DRT**
- **Screen ground level parking as currently required in the Zoning Ordinance**
- **Basement or below grade parking prohibited**

Proposed Text Amendment FFO Permitted Uses



(2) Permitted Uses

All uses shall also comply with the requirements of the Stormwater Management Ordinance.

(a) The following shall be permitted new uses/encroachments:

- (v) Floodplain alteration conducted in accordance with the city's stormwater management ordinance; ~~and~~
- (vi) Parking lots, ~~completely constructed of pervious pavers, pervious asphalt, or pervious concrete; and~~
- (vii) Parking Structures, constructed in accordance with the following standards:
 - (a) Parking Structures shall be constructed in accordance with the requirements of the Building Code, Stormwater Management Ordinance, and Subsection 5.8.5, Floodplain Protection; and
 - (b) No other use(s) shall be permitted to be constructed above, or as part of the parking structure, unless such use(s) is located outside of the FFO, and is constructed in accordance with the requirements of Subsection 5.8.5, Floodplain Protection; and
 - (c) Foundation perimeter walls shall be constructed in accordance with the requirements of Subsection 5.8.5, Floodplain Protection; and
 - (d) Parking structures constructed and elevated on support piers shall be constructed as follows:
 - (i) A minimum of seven (7) feet of clearance from the ground level to the bottom of the first level of the parking structure shall be provided in order to allow for the maintenance and access of equipment below the elevated parking structure. Upon the request of any owner of property to which this Subsection applies, the DRT may approve an alternative minimum clearance which is not in strict compliance with the requirements of this Section, if the DRT finds that such alternative clearance meets the intent and purpose of the requirements of this Section and the Stormwater Management Ordinance. In making the determination, the DRT may consider any site specific design constraints, floodplain standards, stormwater management requirements, and other natural or man-made elements which could impact a proposal's conformance to these standards.
 - (ii) If parking is provided at ground level (at-grade), the minimum clearance shall be as required by the Building Code.
 - (e) Ground level (at-grade) parking located below an elevated parking structure shall be screened, insofar as practicable, from surrounding uses and from public view as required by Subsection 5.4.5, Vehicular Use Area Landscape, and as permitted by Subsection 5.8.5, Floodplain Protection; and
 - (f) Basement or below ground level (grade) parking shall be prohibited.