

ORDINANCE NO. 1044

AN ORDINANCE AMENDING SECTIONS 16.5.7.1(N)(ii)(c), 16.5.7.1(N)(vi)(g), AND 16.5.7.1(N)(viii)
PERTAINING TO FLOODPLAIN CONSTRUCTION STANDARDS

WHEREAS, the City of Douglas (City) Council finds and determines that the following changes and clarifications need to be made in regard to the City of Douglas Municipal Code; and

WHEREAS, consideration has been given to ensure fairness to all City of Douglas residents and make new regulations reasonable.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF DOUGLAS, WYOMING:

Section 1. Section 16.5.7.1(N)(ii)(c) of the Douglas Municipal Code is hereby amended to read as follows:

16.5.7.1 Floodplains

N. Construction Standards

ii. Construction Materials and Methods

- c. All new construction and substantial improvements shall be constructed with all equipment, including but not limited to, electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding, or shall be floodproofed when required by other parts of this chapter, and shall be a minimum of twelve (12) inches above base flood elevation (“freeboard”).

Section 2. Section 16.5.7.1(N)(vi)(g) of the Douglas Municipal Code is hereby amended to read as follows:

16.5.7.1 Floodplains

N. Construction Standards

vi. Residential Construction

- g. Be constructed with all equipment, including but not limited to, electrical heating, ventilation, plumbing, and air conditioning equipment and other service facilities designed and/or located to prevent water from entering or accumulating within the components during conditions of flooding and shall be a minimum of twelve (12) inches above base flood elevation (“freeboard”).

Section 3. Section 16.5.7.1(N)(viii) of the Douglas Municipal Code is hereby amended to read as follows:

16.5.7.1 Floodplains

N. Construction Standards

viii. Standards for Manufactured Homes

Any request to locate, place, or otherwise establish a manufactured home on a lot or parcel shall meet the following criteria:

- a. All manufactured homes to be placed or those to be substantially improved shall be elevated on a permanent foundation such that the lowest floor of the manufactured home (including basement or crawlspace) and all equipment, including but not limited to, electrical heating, ventilation, plumbing, and air conditioning equipment and other service facilities designed and/or located to prevent water from entering or accumulating within the components during conditions of flood shall be a minimum of twelve (12) inches above the base flood elevation (freeboard) and is securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.
- b. Manufactured homes located in areas designated in this Code as mobile home park zones (MH-2), or that have been grandfathered to allow manufactured (mobile) home use, shall be elevated so that the bottom of the structural frame or the lowest point of the manufactured home and all equipment, including but not limited to, electrical heating, ventilation, plumbing, and air conditioning equipment and other service facilities designed and/or located to prevent water from entering or accumulating within the components during conditions of flood shall will be a minimum of twelve (12) inches above base flood elevation (freeboard), or at least three (3) feet above highest

adjacent grade when no base flood elevation is available, and be securely anchored to resist flotation, collapse, and lateral movement. Methods of anchoring may include, but are not limited to, reinforced piers or other foundation elements of at least equivalent strength, over-the-top or frame ties to ground anchors. (See FEMA publication "Manufactured Home Installation In Flood Hazard Areas.") This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF DOUGLAS, WYOMING:

PASSED AND APPROVED ON FIRST READING this 22nd day of July, 2024.

PASSED AND APPROVED ON SECOND READING this _____ day of _____, 2024.

PASSED, APPROVED AND ADOPTED ON THIRD AND FINAL READING this _____ day of _____, 2024.

Kim Pexton, Mayor

Attest:

Mary Nicol, City Clerk

Published: _____

ATTESTATION

I, Mary Nicol, the Clerk of the City of Douglas, Wyoming, do hereby attest and state that the above ordinance was published/posted in the manner required by law and that all procedures required by Wyoming State law were complied with.

Mary Nicol, City Clerk