

Section 43.3 Special Provisions for the MULW and TOC Districts

Where a use is permitted by Special Permit in accordance with the Use Table (Section 42), such use shall comply with Section 64(d) of this ordinance and shall comply with the following additional standards:

- (a) Flood Safety: Buildings proposed for construction within a special flood hazard area (SFHA) shall demonstrate strict adherence to one of the following (43.3(a)(1) or 43.3(a)(2) and (a)(3):
 1. Present evidence in the form of written documentation, certified by a licensed engineer in the state, clearly confirming that a proposed project shall meet all applicable local, state and federal approval or permit requirements and
 2. Produce a letter of map amendment (LOMA) to a National Flood Insurance Program (NFIP) map showing the building site has been raised out of the SFHA; or
 3. Produce a letter of map revision (LOMR), Conditional Letter of Map Revision (CLOMR) or a Letter of Map Revision-Based on Fill (LOMR-F) to a Flood Insurance Rate Map (FIRM) showing the building site has been raised out of the SFHA;
- (b) Residential or Mixed-Use Building. A residential building or a residential mixed-use building with upper floor residential use that is proposed for construction within a special flood hazard area (SFHA) shall demonstrate:
 1. Residential ancillary uses that support the dwelling units shall be located a minimum of two feet above the base flood elevation (BFE);
 2. Where applicable, easements shall be granted through the property proposed for construction to allow for lateral and vertical public access to an area outside of the special flood hazard area (SFHA) that is a minimum of two feet above the base flood elevation;
 3. The increase in hurricane shelter space demand will be mitigated to the satisfaction of the City Plan Commission;
 4. Dry egress shall be provided at a minimum width of five feet wide, at a minimum elevation of BFE+2 feet, constructed of materials designed for use of a wheelchair for its entire length, and ADA-compliant. Dry egress shall lead continuously from any residential or mixed-use building on the parcel to a location that is a contiguously connected area outside of a mapped SFHA that provides safe refuge and accessible ground transportation. The pathway shall be kept free of obstructions and adequately maintained. Easements as necessary to cross adjacent private or public property shall be negotiated and recorded prior to Site Plan approval by the City Plan Commission.
 5. Flood emergency vehicular access and egress shall be required for all new construction and shall be constructed at or above the base flood elevation and which always shall remain passable for emergency, service and passenger vehicles.
 6. Official submission of a Flood Emergency Operations Plan, prepared by a design professional, providing for:
 1. Clearly defined chain of command and leadership responsibilities;
 2. Procedures for notification when flood warnings are issued;
 3. An evacuation plan for all personnel and residents including identification of all ingress and egress routes; and
 - a. Training drills coordinated with city officials no less than once annually.