## DEVELOPMENT REQUIREMENTS FOR PARCELS WITHIN THE FLOODPLAIN LIMITS

### NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENT, AND APPLICABLE REMODELS

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<th>ZONE</th>
<th>DEFINITION</th>
<th>RESIDENTIAL CONSTRUCTION (single family dwellings)</th>
<th>RESIDENTIAL CONSTRUCTION (multi. Family dwelling units)</th>
<th>COMMERCIAL CONSTRUCTION (Excludes all residential dwelling units)</th>
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</table>
| AE   | Base Flood Elevation (BFE) determined. Example Zone AE (elev. 33) | • Elevate lowest floor, including basement, a minimum of one foot (1') above the BFE or depth number  
• Waterproof materials, engineered flood vents, and other requirements may apply  
• Finished construction Elevation Certificate | • Elevate lowest floor, including basement, a minimum of one foot (1') above the BFE or depth number  
• Waterproof materials, engineered flood vents, and other requirements may apply  
• Finished Construction Elevation Certificate  
• Emergency Operation and Evacuation Plan for multi-family residential of 5 or more units, evacuation route shall not have water more than 12 inches deep | • Elevate lowest floor, including basement, a minimum of one foot (1') above the BFE or depth number or flood proof to at least one foot above the base flood elevation  
• Waterproof materials, engineered flood vents, and other requirements may apply  
• Finished construction Elevation Certificate and Floodproofing Certificate  
• Emergency Operation and Evacuation Plan |
| AO   | Flood depths of 1 to 3 feet, usually sheet flow on sloping terrain: average depths determined. For areas of alluvial fan flooding: velocities determined Example Zone AO (DEPTH 2) | • If no depth is specified for the AO, elevate two feet(2') above the highest adjacent grade  
• Waterproof materials, engineered flood vents, and other requirements may apply.  
• Finished construction Elevation Certificate | • If no depth is specified for the AO, elevate two feet(2') above the highest adjacent grade  
• Waterproof materials, engineered flood vents, and other requirements may apply  
• Finished Construction Elevation Certificate  
• Emergency Operation and Evacuation Plan for multi-family residential of 5 or more units, the evacuation route shall not have water more than 12 inches deep | • If no depth is specified for the AO, elevate two feet(2') above the highest adjacent grade  
• Waterproof materials, engineered flood vents, and other requirements may apply  
• Finished construction Elevation Certificate  
• Floodproofing Certificate  
• Emergency Operation and Evacuation Plan |
| X    | Areas outside of the 500 year flood plain | None | None | None |

* Parcels located within the Floodway:*

In all cases where a project is proposed within the floodway limits development is often limited. A floodway analysis prepared by a registered professional engineer or architect is required with initial submittal.

** Substantial Improvement:** Applies to all parcels in the floodplain or floodway and is defined by any reconstruction, rehabilitation, addition, or other proposed change of a structure, where the cost of improvements equals or exceeds 50% of the market value of the structure before improvements. This applies to structures which have incurred substantial damage due to natural disaster. Improvement costs are calculated and cumulative over a ten-year period.

See Municipal Code Section 17.38.090 for further detail

Complete a Substantial Improvement Calculation Sheet (available online at www.cityofnapa.org)

All forms and handouts are available on www.cityofnapa.org