

Fenwick Island Commercial Zone

Requirements in Areas Other than Coastal High Hazard Areas and Coastal A Zones

Nonresidential structures and nonresidential portions of mixed-use structures.

A. Elevation requirements.

(1) The lowest floor (including basement) shall be elevated at least to the level of the base flood elevation plus 12 inches of freeboard or the structure shall be dry flood proofed in accordance with § 88-27B.

(2) In areas of shallow flooding (Zone AO), if not dry flood proofed, the lowest floor shall be elevated at least as high above the highest adjacent grade as the depth number specified in feet on the Flood Insurance Rate Map plus 12 inches of freeboard, or at least two feet plus 12 inches of freeboard if a depth number is not specified; adequate drainage paths shall be provided to guide floodwaters around and away from the structure.

(3) Enclosures below the lowest floor, if not dry flood proofed, shall meet the requirements of § 88-26B.

Requirements in Coastal High Hazard Areas (Zone VE) and Coastal A Zones

Elevation requirements.

(1) The bottom of the lowest horizontal structural member supporting the lowest floor (excluding the pilings, pile caps, columns, grade beams, and bracing) shall be located at least to the level of the base flood elevation plus 12 inches of freeboard.

(2) Basement floors that are below grade on all sides are prohibited.

(3) The space below the lowest floor shall either be free of obstruction or, if enclosed by walls, shall meet the requirements of § 88-31C. See FEMA Technical Bulletin No. 5, Free of Obstruction Requirements.

Ocean City LC-1

Minimum elevation requirements.

Notwithstanding the requirements of any other section of the Code or any lesser requirements of the Federal Emergency Management Agency, the elevation of the lowest floor of any building or structure within Ocean City, Maryland, shall be as follows:

Within 250' of the dune line, a minimum of three feet above the base flood elevation as shown on the flood insurance rate map or if located in an X zone or other area without a mapped base flood elevation a minimum of three feet above the highest adjacent grade.

In an area east of Coastal Highway and greater than 250' from the dune line a minimum of **three feet** above the base flood elevation or if located in an X zone or other area without a mapped base flood elevation, a minimum of **two feet** above highest adjacent grade.

In the area west of Coastal Highway, a minimum of **two feet** above the base flood elevation or if located in an X zone or other area without a mapped base flood elevation, a minimum of **two feet** above highest adjacent grade.

Bethany Beach C-1

Elevation requirements for Nonresidential structures and nonresidential portions of mixed-use structures.

The lowest floor shall be elevated to or above the base flood elevation **plus 18 inches** or the structure shall be dry floodproofed

In areas of shallow flooding (Zone AO), if not dry flood proofed, the lowest floor shall be elevated at least as high above the highest adjacent grade as the depth number specified in feet on the Flood Insurance Rate Map plus 18 inches, or at least **two feet plus 18 inches** if a depth number is not specified; adequate drainage paths shall be provided to guide floodwaters around and away from the structure.

Enclosures below the lowest floor, if not dry flood proofed, shall be flood vented

Rehoboth Beach

Elevation requirements for Nonresidential structures and nonresidential portions of mixed-use structures.

The lowest floor shall be elevated to or above the base flood elevation **plus one foot** or the structure shall be dry flood proofed.

In areas of shallow flooding (Zone AO), if not dry flood proofed, the lowest floor shall be elevated at least as high above the highest adjacent grade as the depth number specified in feet on the FIRM plus one foot, or at least **two feet plus one foot** if a depth number is not specified. Structures are required to have adequate drainage paths around them on slopes, to guide floodwaters around and away from the structure.

Enclosures below the lowest floor, if not dry flood proofed, shall be flood vented

Summary

Generally Fenwick and Rehoboth have a 1 foot freeboard requirement, Bethany 1.5 ft, and OC ranges from 3ft to 2ft depending on distance to the dunes. Otherwise similar. We would note elevations in Rehoboth are generally significantly higher, and Fenwick is generally very low lying. Recommend study and consider increasing this to at least 2' freeboard in the commercial district.

Also see design guidelines section on best methods of providing accessibility given flood elevation requirements.

Need to clarify with FEMA if requirements above grade are pre or post development grades.