

SAN JUAN COUNTY

AMENDMENT TO ORDINANCE NO. 58

AMENDING THE SAN JUAN COUNTY FLOOD DAMAGE PREVENTION ORDINANCE, ADOPTED ON SEPTEMBER 3, 2003, TO PROVIDE A SIMPLIFIED MEANS OF OBTAINING A FLOOD DAMAGE PREVENTION PERMIT FOR ACCESSORY STRUCTURES LOCATED IN CLASS A ZONES

WHEREAS, the current San Juan County Flood Damage Prevention Ordinance does not contain a procedure for obtaining a permit to build an accessory structure in a Class A zone; and

WHEREAS, FEMA has now authorized communities to provide for permitting the construction of accessory structures in certain floodplain areas; and

WHEREAS, the Board of County Commissioners of San Juan County, New Mexico, desires to make this simplified procedure available to its citizens.

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS:

The San Juan County Flood Damage Prevention Ordinance No. 58 is amended by adding a new Article V, Section F. as follows:

SECTION F. ACCESSORY STRUCTURES


1. An accessory structure is defined as a structure not exceeding 600 square feet in size, unfinished on the interior, which can be used only for parking and limited storage. The structure shall not be used for human habitation including, but not limited to, work, sleeping, living, cooking or restroom areas and shall be low-valued and representing a minimal investment.
2. The structure shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of flood waters.
3. The structure shall be designed to have low flood damage potential and constructed with flood-resistant materials.
4. The structure shall be firmly anchored to prevent flotation, collapse and lateral movement.
5. The structure must contain openings to relieve hydrostatic pressure during a flood at those levels below the base flood elevation.


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6. The structure shall be built in such a manner that all service facilities including electrical and heating equipment are elevated at or above the base flood elevation or are flood-proofed in accordance with federal regulations.
7. Floodway requirements must be met in the construction of the accessory structure.
8. No accessory structures shall be allowed in V zones except for disposable sheds. Those sheds, if constructed, cannot have fill utilized for structural support and those areas of the disposable shed located below the base flood elevation must remain free of obstruction or be constructed with non-supported break-away walls, open lattice work or insect screening. All accessory structures located in V zones shall be located so as not to cause damage to adjacent and nearby structures.

PASSED, APPROVED AND ADOPTED THIS 16TH DAY OF MAY, 2007.


Fran J. Hanhardt, County Clerk

BOARD OF COUNTY COMMISSIONERS
OF SAN JUAN COUNTY, NEW MEXICO

By: 
Tony Atkinson, Chairman


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