Floodway Schematic

100 YEAR FLOODPLAIN

FRINGE

FLOODWAY

SURCHARGE

FLOODWAY + FLOODWAY FRINGE = 100 YEAR FLOODPLAIN
SURCHARGE NOT TO EXCEED 1.0 FOOT
Regulations Comparison

• Wake County
  • No new structures allowed within the FEMA floodplain
  • Buildings in Flood Hazard Soils elevated to 1’ above 100 year storm elevation
  • Certify elevation if any floodplain on lot or within 100’ of the structure

• Town of Cary
  • No new residential lots can be platted in floodplain
    • Unless subdividing an exempted lot under single ownership that is 2 acres or less with no more than 3 lots created
Regulations Comparison

• Holly Springs
  • No residential lot can have fill placed on the lot for the purpose of flood compliance
  • Non residential lots can be built with floodproofing

• Wake Forest
  • No new development in floodplain for lots platted after 2006
Regulations Comparison

• Town of Garner
  • No restrictions beyond the FEMA minimums

• Town of Apex
  • No new residential structures in the floodplain after 2000
  • Commercial structures may only elevate cannot floodproof
Regulations Comparison

• Town of Morrisville
  • No restrictions beyond the FEMA minimums

• Town of Fuquay-Varina
  • No restrictions beyond the FEMA minimums
Regulations Comparison

• Town of Knightdale
  • No restrictions beyond the FEMA minimums

• Towns of Wendell, Zebulon & Rolesville
  • No new development or redevelopment allowed in the 100 year floodplain
Regulations Comparison

- Charlotte/Mecklenburg
  - Created specific flood maps (Cooperating Technical Partner with FEMA)
  - Enforce a wider floodway area (0.5’ surcharge)
  - Elevate all Parking Lots to 6” below 100 year storm elevation
Regulations Comparison

- Durham
  - No fill/development within 5X the stream width from stream
  - Fill has max 3:1 slope, fill material must be 40’ from structure

- Greensboro
  - No restrictions beyond the FEMA minimums
Questions