

Date: 07-01-2021 Application #: 063-21
 Fees Paid: 65.00
 Parcel ID #: 900-0025.V
 Tax Map #: 19-276.000

**TOWN OF WATERBURY
 NOTICE OF APPEAL**

All information requested below must be completed in full. Failure to provide the requested information on this notice will result in rejection of your application and delay in the review of the appeal before the Development Review Board.

APPELLANT CONTACT INFORMATION & PROPERTY DESCRIPTION

Name: Amy Anderson & Michael Merchant
 Mailing Address: PO Box 424 Waterbury, VT. 05676
 Home Phone: 279-6534 ^{Amy} / 279-6533 ^{Mike} / Cell Phone: 279-6533 Email: vpcbc@yahoo.com
 Physical Address of property at issue in this appeal: 25 N. Main St. Waterbury.

Brief description of property at issue in this appeal: 2 1/2 story colonial
Green w/ cream trim.

NATURE OF APPEAL

What action of the administrative officer are you appealing? Appealing the denial
of the change of use of our 3rd floor - create a 4th unit
 What provisions of the land development regulations are applicable to this appeal, if any? I don't know,
what this is - is it different than zoning reqs?
see previous e-mail sent explaining basis of appeal.
 What relief do you want the Development Review Board to grant? we want our appeal to
grant us use of our 3rd story of our home
as a 4th unit.

Why do you believe that the relief requested (as in your response above) is proper under the circumstances?
Neighboring properties have as many or more units, we're
not expanding foot print, no negative impact, see previous
e-mail dated 6/29/21.

- I understand:
- the presentation procedures required by State Law (§4468 of the Planning & Development Act);
 - that the Development Review Board holds regular meetings twice a month;
 - that a legal advertisement must appear a minimum of fifteen (15) days prior to the hearing on my appeal;
 - I agree to pay the required fee to offset the cost of the hearing on my appeal.

SIGNATURE I hereby certify that all the information requested as part of this notice of appeal has been submitted and is accurate to the best of my knowledge.
Amy Anderson & Michael Merchant 6/30/21
 Signature of Appellant(s) Date

Note: Notification of Adjoining Property Owners- Notification of adjoining property owners, in accordance with 24 V.S.A. § 4464(a) and Section 307 of the Waterbury Zoning Regulations, is the responsibility of the appellant. After deeming a request complete the Administrative Officer will provide the appellant with a draft meeting agenda or public hearing notice and sample certificate of service. The sworn certificate of service shall be returned to the Town prior to the start of any public hearing.

#063-21 Anderson-Merchant, 25 N. Main St.

OFFICE USE ONLY

Zoning District/Overlay: Village Mixed Residential (VMR), DDR

Review type: DRB Public Warning Required: Yes

Referral Issued (effective 15-days later): _____

DRB Mtg Date: _____ Decision Date: _____

Appeal: Granted Denied

If granted, date permit issued: _____

Remarks & Conditions: _____

Authorized signature: _____ Date: _____

REVIEW/APPLICATIONS:

Appeal

Carla Lawrence

#063-21
Anderson-Merchant
25 N. Main St.

From: amy anderson <vpcbc@yahoo.com>
Sent: Tuesday, June 29, 2021 11:17 PM
To: Dina Bookmyer-Baker; Carla Lawrence
Subject: Appeal

We are hereby formally appealing the denial to our change of use permit 047-21. We're appealing based on the following:

1. I find no definition of "reasonably developed" and in fact properties around us have more units than we do and in some cases smaller lots. We are not asking to change any setbacks or any "development" is even requested. We are only asking for a change of use.
2. Our previous application appears to have used the "existing small lot" definition Section 402 (a) to approve our addition in 2008 when that development was granted as have neighboring properties more recently, so we aren't sure why it no longer applies, especially when the footprint isn't changing and comparable properties have more units.
3. In our last application we were granted 3 units and while Dina state to me it was done in error with no consideration for meeting the minimum lot size. It appears to have considered that and referenced that development couldn't be done with strict conformity with the bylaws, that it had no adverse affect on capacity of existing facilities, would not adversely influence the character of the area, and would not violate any bylaws and a variance is necessary to enable reasonable use of the property due to physical conditions of the lot. It further found that approving that development would not alter the essential character of the neighborhood the property is in, nor reduce renewable energy or impair use or development of neighboring properties nor be detrimental to the public welfare. This all still holds true.
4. Section 504(c) defining how to count units means even if the change of use of the third floor would still mean we would be at the 3 units that we were previously granted.
5. As for a lack of site plan, this is just a change of use and therefore nothing external has changed. There are 9 parking spaces as noted on page 1 of 6 in the application and in the McCain site plan you referenced in the denial. In addition, I asked via e-mail if you had everything needed and was only told you needed the receipts of warning for the stairs permit.
6. The number of bedrooms and bathrooms has not changed as we are asking only for a change of use of the third floor. We have previously used the space for teens, family, friends, etc and have decided at this point we'd like to have the option to rent it out.
7. As stated - There is no cost to this change of use request bc everything is existing and was not done as part of this permit process. It was existing for our family previously.
8. If we need to get a municipal amendment (not sure what that is) we are happy to do so.

Thank you for your consideration. Please let me know if you need something further. We will be dropping the check off for the appeal in the box at the office.

Amy Anderson
Mike Merchant

Sent from Amy's iPhone



WATERBURY MUNICIPAL OFFICE
802.244.7033 OR 802.244.5858
FAX: 802.244.1014
28 NORTH MAIN ST., SUITE 1
WATERBURY, VT 05676
WATERBURYVT.COM

Permit Application # 047-21
Tax Map # 19-278.000
ZA Action Date: June 17, 2021
Action Effective Date: July 3, 2021

ZONING PERMIT DENIAL NOTICE

Applicant: Amy Anderson and Mike Merchant Landowner: (same)
(mail address) P.O. Box 424
Waterbury, VT 05676

Project: Add a fourth dwelling unit to the Project 25 North Main Street
existing dwelling with two apartments. Location: Waterbury, VT 05676

Your application for a zoning permit has been reviewed by the Zoning Administrator. The proposal, to add a fourth dwelling unit to the existing dwelling with two apartments (a multi-family structure), as represented in the attached application and supporting documents, does not conform to the requirements of the Zoning Regulations for the Town of Waterbury¹ and is hereby denied.

Your property is located in the Village Mixed Residential (VMR) zoning district, in which the minimum lot size is 20,000 square feet (SF) for a multi-family use (Section 504, Table 5.2 Dimensional Requirements by District). According to the McCain Site Plan filed with a prior zoning permit application #25-09-V, the lot area of your property is 0.4 acres (17,424 SF), which is less-than 20,000 SF.

Section 402 Existing Small Lots, which provides that a small lot may be developed, even though not conforming to minimum lot size requirements, does not apply to your property. Your lot conforms to the minimum lot size requirements for a one- or two-family dwelling; the lot is reasonable developed with a single-family dwelling that was established in 1870. Additional structures have since been attached to the original house to provide two additional dwelling units.

Section 400(f)(1) does not exempt your proposal from requiring a zoning permit. Your proposal to add a dwelling unit, which requires a zoning permit, is indeed a change the use – in this case, from a 3-unit multi-family to a 4-unit.

Section 504(c) and Table 5.3 do not apply to your property. The dwelling units per acre calculation is applied to properties that have the minimum lot size required for multi-family. Since your property does not have the minimum lot size of 20,000 SF and therefore multi-family

¹ *Waterbury Zoning Regulations*, as amended through May 16, 2016.

is not allowed use on this property, this density calculation does not apply.

I cannot speak to the adequacy of existing on-site parking, or the applicability of the parking requirements in Section 414(d), as you did not submit a Site Plan for your project. On the Site Plan Review Information form, Under the Site Plan Submission Requirements that include the requirement to submit a Site Plan showing the following: pedestrian and vehicular circulation, including parking lot layout, entrances to structures, signs, and lighting, you wrote: "None of the above applies."

In addition to the lack of a Site Plan, your application is incomplete: A multi-family dwelling is a Conditional Use in the VMR zoning district, but your application does not include the Conditional Use Information sheet or any information addressing the Conditional Use criteria. An increase in the number of dwelling units may well change the number of bedrooms and bathrooms, and will require an amendment to the municipal water and sewer allocation, however, you've written across this area: "Does not change" and did not supply the required information. I find it hard to believe that there would be "No Cost" to add a dwelling unit. I'm concerned that you wrote "Existing" for the estimated start date. If you have added a dwelling unit without a zoning permit then you are in violation of the Regulations.

For these reasons, I must deny your application. If you do not agree with this determination, you may appeal it in writing, within 15 days of the ZA Action Date above, to the Municipal Clerk and by filing a copy with the Zoning Administrator. [Section 307(a)]

Any action or building construction started in connection with this application is in violation of the Regulations and could result in legal action and fines.

ZONING APPLICATION DENIED BY:

Dina Bookmyer-Baker

Dina Bookmyer-Baker, Zoning Administrator

cc: Town Clerk, & File

Section 307 Appeals

(a) Any interested person as defined under 24 V.S.A. §4465 may appeal a decision or act of the Zoning Administrator within 15 days of the date of the decision or act by filing a notice of appeal with the Secretary of the Development Review Board, or the Municipal Clerk if no Secretary has been elected, and by filing a copy of the notice with the Zoning Administrator.

#047-21
Anderson
5/17/21

Application to add a 4th dwelling unit inside our home.

While there is a minimum lot size of 20,000square ft to have over 2 units, and we only have a lot size of 17424 Sq ft.;

- Section 402 (a) says that basically minimums don't apply to pre-existing small lots if they are more than 1/8 of an acre and more than 40' wide, which ours is.
- Section 400 (f) (1) says any alteration that does not change the dimensions, location or use of an existing building or structure shouldn't need a permit.
 - We aren't expanding the exterior footprint or changing the use of the home at all, we already were multi-family approved for 3 units.
- Section 504 (c) states 1 bedroom units under 1000 square ft are considered ½ units, so one of the units we have and one we would like to add- both are considered ½ units. Still keeping us at 3 units which we are currently permitted for.
- Parking requirements- Section 414 (d) (1) says we'd be required to have 5 parking spots as 2 are ½ units. We have 9 parking spots.
- Properties on either side of us (Also under 20,000 square ft. have 4 and 5 units. It would be unfair to impose this restriction to one house in the same district.
- Table 5.3 state that in the Village Mixed Residential Area we are in – that 15 units are allowed per acre. If we just take that chart and account for the smaller lot size we would take 15 units X .4 of an acre and 6 units would be allowed. We are only requesting 4 and they only count as 3 per the zoning regs.
- Table 5.2 also states the restriction to remain under 25% of the lot for buildings. We are only at 18% per my calculations, so it appears to me that all the intents of these regulations are met and to grant this to us wouldn't violate any of those intended protections for density/open space, etc. in our location.

Thank you for consideration in this matter.

Date: 05.17.2021 Application #: 047-21
 Fees Paid: 200 + \$15 recording fee = 215.-
 Parcel ID #: 900-0025 V
 Tax Map #: 19-278.000

TOWN OF WATERBURY ZONING PERMIT APPLICATION

Please provide all of the information requested in this application. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process of this application. Based upon the nature of the project you may need to submit additional information. For instructions on how to fill out this form please refer to the *Zoning Permit Application Instructions & Fee Schedule* available on the municipal website or at the municipal offices. Submit one copy of the completed application and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

CONTACT INFORMATION

APPLICANT
 Name: Amy Anderson / Mike Merchant
 Mailing Address: P.O. Box 424
Waterbury, VT 05676
 Home Phone: (802) 279-0534
 Work/Cell Phone: _____
 Email: vpcbc@yahoo.com

PROPERTY OWNER (if different from Applicant)
 Name: Same
 Mailing Address: _____
 Home Phone: _____
 Work/Cell Phone: _____
 Email: _____

PROJECT DESCRIPTION

Physical location of project (E911 address): 25 N. Main St.
Waterbury, VT 05676
 Lot size: .4 acre Zoning District: VIMR-Overlay District
 Existing Use: Multi-family Proposed Use: Multi-family
 Brief description of project: To be allowed to convert to 4 units, though according to regs. 2 units would be considered 1/2 units, so it'd still be at the 3 units currently approved.
 Cost of project: \$ none Estimated start date: existing
 Water system: town Waste water system: town

CHECK ALL THAT APPLY:

- NEW CONSTRUCTION**
- Single-Family Dwelling
 - Two-Family Dwelling
 - Multi-Family Dwelling
 - Commercial / Industrial Building
 - Residential Building Addition
 - Comm./ Industrial Building Addition
 - Accessory Structure (garage, shed)
 - Accessory Apartment
 - Porch / Deck / Fence / Pool / Ramp
 - Development in SFHA (including repairs and renovation)
 - Other adding unit
- USE**
- Establish new use
 - Change existing use
 - Expand existing use
 - Establish home occupation
- OTHER**
- Subdivision (# of Lots: _____)
 - Boundary Line Adjustment (BLA)
 - Planned Unit Development (PUD)
 - Parking Lot
 - Soil/sand/gravel/mineral extraction
 - Other _____

| | |
|---|-------------------------------------|
| EXISTING | PROPOSED |
| Square footage: <u>Does</u> Height: _____ | Square footage: _____ Height: _____ |
| Number of bedrooms/baths: <u>5</u> | Number of bedrooms/bath: _____ |
| # of parking spaces: <u>change</u> | # of parking spaces: _____ |
| Setbacks: front: _____ | Setbacks: front: _____ |
| sides: _____ rear: _____ | sides: _____ rear: _____ |

ADDITIONAL MUNICIPAL PERMITS REQUIRED:

- Curb Cut / Access permit
- E911 Address Request
- Water & Sewer Allocation
- none of the above

[Additional State Permits may also be required]

2 of 6

SKETCH PLAN

#047-21
Anderson
Merchant

Please include a sketch of your project, drawn to scale, with all required measurements - see *Zoning Permit Application Instructions*. You may use the space below or attach separate sheets. For plans larger than 11"x17" please provide a digital copy (pdf. file format) in addition to a paper copy.

SIGNATURES

The undersigned hereby applies for a Zoning Permit for the use described in this application to be issued on the basis of the representations made herein all of which the applicant swears to be complete and true.

Amy J. Anderson 5/17/21
Applicant Signature date

Property Owner Signature date

CONTACT

Zoning Administrator Phone: (802) 244-1018
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676
Municipal Website: www.waterburyvt.com

OFFICE USE ONLY

Zoning District/Overlay: Village Mixed Residential (VMR), DDR
Review type: Administrative DRB Public Warning Required: Yes No
DRB Referral Issued (effective 15-days later): - Does not comply; will deny
DRB Mtg Date: _____ Decision Date: _____
Date Permit issued (effective 16-days later): denied: 6/17/2021
Final Plat due (for Subdivision only): -
Remarks & Conditions: See letter of denial.

REVIEW/APPLICATIONS:

- Conditional Use Waiver
- Site Plan
- Variance
- Subdivision:
 - Subdv. BLA PUD
- Overlay:
 - DDR SFHA RHS CMP
 - Sign
 - Other _____
 - n/a

Authorized signature: *Dina Bookmyer Baker* Date: 6/17/2021

Date: 5/19/21 Application #: 047-21
Fees Paid: _____ (\$15 recording fee already paid)
Parcel ID #: _____
Tax Map #: _____

TOWN OF WATERBURY SITE PLAN REVIEW INFORMATION

This Site Plan Review information sheet supplements the Zoning Permit Application. Please provide all of the information requested on both forms. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process please contact the Zoning Administrator at 802-244-1018.

PROJECT DESCRIPTION

Brief description of project: Convert to a 4th unit within the existing structure.

SITE PLAN REVIEW CRITERIA

Please utilize the check list to ensure your proposal addresses each relevant Site Plan Review criteria:

- Adequacy of traffic access - use existing drive way
- Adequacy of circulation and parking - We have ample existing parking.
- Adequacy of landscaping and screening (including exterior lighting) - exterior light is screened by roof line.
- Requirements for the Route 100 Zoning District
- Special considerations for projects bordering Route 2, Route 100, or Interstate 89

SITE PLAN SUBMISSION REQUIREMENTS

Before an application for site plan review is considered complete, the applicant shall file a site plan, clearly drawn to the largest practical scale, showing the following:

- Location and dimensions of lot lines, names of adjacent landowners, all easements, utilities, and existing and proposed structures.
- All access to public streets or roads, parking and service areas, pedestrian walkways, curbs and stormwater drainage.
- Pedestrian and vehicular circulation, including parking lot layout, entrances to structures, signs, and lighting.
- Building elevations and footprints.
- Detailed site grading and landscaping, indicating existing and proposed trees, shrubs, and ground cover.
- Two copies of all plans.
- For plans larger than 11"x17" please submit a digital plan set in addition to the paper copy (pdf. file format).

None of the above applies

CONTACT Zoning Administrator Phone: (802) 244-1018
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676
Municipal Website: www.waterburyvt.com

3 of 6
PAGE 1 of 1

Date: 5/19/21 Application #: 047-21
 Fees Paid: _____ (\$15 recording fee already paid)
 Parcel ID #: _____
 Tax Map #: _____

TOWN OF WATERBURY OVERLAY DISTRICT INFORMATION

This Overlay District information sheet supplements the Zoning Permit Application. Please provide all of the information requested on both forms. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process please contact the Zoning Administrator at 244-1018.

PROJECT DESCRIPTION

Brief description of project: Convert the 3rd floor to a small 4th unit within the existing structure.

Fill out only the relevant section(s) & utilize the following checklists to ensure your plans include all the required information.

DOWNTOWN DESIGN REVIEW OVERLAY DISTRICT (DDR)

DESIGN STANDARDS: None of this applies - Nothing is changing.

For Historic Structures (applying to all structures listed on the National Register of Historic Places):

- Original materials or materials typical of the architectural style are preserved or replaced with like materials to the extent feasible and appropriate.
- Historic building features shall be preserved or replicated to the extent feasible and appropriate.

For projects within the Historic/Commercial Sub-District:

- New building designs shall reinforce historic streetscape patterns, including orientation and setbacks.
- New buildings shall maintain overall height, size, massing, scale, and proportions compatible with those of buildings in the vicinity.
- New additions are designed to complement and be compatible with the original structure.
- Project design reinforces a pedestrian streetscape.
- On-site utilities shall be buried and utility boxes are screened from public view if the utilities along the street serving that structure are also buried.
- Buildings, or portions thereof, having eaves heights of 20-foot or less above ground level incorporate moderately to steeply pitched roofs, unless the another roof type is appropriate.

For projects within the Mixed-Use Sub-District:

- Building sites, including road and pedestrian networks, are designed in a manner that is integrated and compatible with adjoining parcels and areas.
- A proposed project located next to or facing a historic structure incorporates similar or complementary building features.
- New buildings are oriented to front upon, and relate both functionally and visually to, primary access roads.
- On-site parking is situated to the rear or on the sides of structures, where feasible and appropriate.
- The primary facades of principal structures are clearly defined through the placement of one or more prominent entryways, pedestrian walkways, or landscaping features.
- Building facades and rooflines are designed so as to reduce the perceived mass, scale, and uniform impersonal appearance of large buildings and additions, and to provide visual interest.
- Clearly defined pedestrian walkways are provided through parking areas, between buildings, and from public sidewalks to the site.

SUBMISSION REQUIREMENTS:

- All information required under Site Plan (see Site Plan Application)
- Proposed architectural elevations (for each exterior wall) showing door and window types and placement, and other exterior details
- A description of all materials to be used on the exterior of building
- Photos of the existing building(s) on the site and adjacent and facing parcels
- For demolition of a structure listed on the National Register of Historic Places see additional requirements within the Regulations.

effects of buoyancy to a point at least two feet above the base flood level.

- Where a non-residential structure is intended to be made watertight below the base flood level a registered professional engineer or architect shall develop and/or review structural design
- Adequate drainage paths shall be required around structures on slopes to guide floodwaters around and away from proposed structures.
- The flood carrying and sediment transport capacity within the altered or relocated portion of any watercourse shall be maintained, and any alteration or relocation shall not result in any decrease of stream stability.
- Bridge and culverts, which by their nature must be placed in or over the stream, must obtain a stream alteration permit from the Agency of Natural Resources, if required.

SUBMISSION REQUIREMENTS:

- Plans in triplicate, drawn to scale, showing the location, dimensions, contours, and elevation of the lot; the size and location on the site of existing or proposed structures, fill or storage of materials; the location and elevations of streets, water supply, and sanitary facilities; and the relation of the above to the location of the channel, floodway, and base flood elevation
- Specifications for building construction and materials, floodproofing, mining, dredging, filling, grading, paving, excavation, or drilling, channel improvement, storage of materials, water supply, and sanitary facilities
- Base flood elevation data for all subdivisions, new construction, and substantial improvements
- The elevation, in relation to mean sea level, of the lowest floor, including basement, of all new construction or substantial improvement of structures
- Where floodproofing is used in lieu of elevation, the elevation, in relation to mean sea level, to which any structure or substantial improvement will be floodproofed
- Where an application requires Board review the application shall include certification by a registered professional engineer or architect demonstrating that the proposed development will not increase base flood elevations more than 0.25 foot
- Certification by a registered professional engineer or architect demonstrating compliance with the elevation requirements
- A description of the extent to which any watercourse will be altered or relocated as a result of the proposed development
- A Vermont Agency of Natural Resources Project Review Sheet for the proposal
- Proposed floodproofing must be supported by a FEMA Floodproofing Certificate

CERTIFICATE OF COMPLETION: Upon completing the project the Applicant must apply for and receive a Certificate of Completion to ensure the project conforms to the Special Flood Hazard Area Regulations. See Certificate of Completion Application for additional information.

CONTACT Zoning Administrator Phone: (802) 244-1018
Mailing address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676
Municipal Website: www.waterburyvt.com

RIDGELINE, HILLSIDE, STEEP SLOPE OVERLAY DISTRICT (RHS)

REVIEW STANDARDS:

- ___ For both Minor & Major Development Projects see Conditional Use Criteria
- ___ For Major Development Projects:
 - ___ Screening
 - ___ Access
 - ___ Placement of Structures
 - ___ Exterior Lighting
 - ___ Clearcutting and Pre-Development Site Preparation
 - ___ Natural Resources
 - ___ Building Design

SUBMISSION REQUIREMENTS :

- ___ Minor Development Projects (1,200—1,499 FIE)
 - All information required under Site Plan Review (see Site Plan Review Application)
 - Completed Conditional Use Application
- ___ Major Development Projects (1,500 & up FIE)
 - All information required under Site Plan Review (see Site Plan Review Application)
 - Completed Conditional Use Application
 - Grading Plan
 - Visibility Studies
 - Stormwater Drainage/Erosion Control Plan
 - Landscape Plan
 - Access Plan Natural Features

SPECIAL FLOOD HAZARD AREA OVERLAY DISTRICT (SFHA)

DESIGN STANDARDS:

- ___ All development is reasonably safe from flooding ___ All fuel storage tanks are either elevated or floodproofed.
- All substantial improvements and new construction (including fuel storage tanks) meet the following criteria:
 - ___ Designed, operated, maintained, modified and adequately anchored to prevent flotation, collapse, release, or lateral movement of the structure
 - ___ Constructed with materials resistant to flood damage
 - ___ Constructed by methods and practices that minimize flood damage
 - ___ Constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding
 - ___ All new subdivisions and other proposed developments that are greater than 50 lots or 5 acres, whichever is the lesser shall include within such proposal base flood elevation data. See Regulations for additional subdivision standards.
 - ___ The fully enclosed areas below the lowest floor that are useable solely for parking of vehicles, building access, or storage in an area other than a basement are designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.
 - ___ A non-residential, appurtenant structure of 500 sf or less need not be elevated to or above the base flood elevation in this area, provided the structure is placed on the building site so as to offer the minimum resistance to the flow of floodwaters
 - ___ In Zones AE, A, and A1 – A30 where base flood elevations and/or floodway limits have not been determined, new construction and substantial improvement shall not be permitted unless it is demonstrates additional standards (see Regulations)
 - ___ All new construction and substantial improvements of residential structures within Zones A1-30, and AE must have the lowest floor of all residential structures (including basement) elevated to at least one foot above the base flood level.
 - ___ All manufactured homes are installed using methods and practices which minimize flood damage. Manufactured homes must be elevated on a permanent foundation such that the lowest floor of the manufactured home is at least one foot above base flood elevation, and they must be anchored to an adequately anchored foundation to resist flotation collapse, or lateral movement.
 - ___ All new construction and substantial improvements of non-residential structures within Zones A1-30, and AE shall:
 - Have the lowest floor (including basement) elevated to at least two feet above the base flood level; or
 - Be designed so that below the base flood level the structure is water tight with walls substantially impermeable to the passage of water with structural components having the capability of resisting hydrostatic and hydrodynamic loads and