

FLOOD ZONE RESTRICTIONS - EXISTING

Source: <https://www.nashville.gov/departments/water/community-education/flood-risk-information/build-responsibly>

All developments in Special Flood Hazard Areas (not just construction of buildings) require local permits.

- Must obtain a grading permit for all land-disturbing activities over 10,000 SF, such as filling or excavating soil.
- Building Permits (Codes) are required for all improvements or additions, as well as for any new structures, prior to construction.
- All residential structures built in the floodplain must be constructed with the lowest finished floor elevation located four feet above the 1-percent-annual chance flood elevation. Any fill placed in the floodplain must be offset with an equal volume of cut removed from the floodplain. **[This means, footprint size must remain exactly the same square footage.]** Non-residential structures must be elevated one foot above the BFE. All electrical switches, outlets, equipment, HVAC units, ductwork, plumbing, and other utility connections must be located a minimum of one foot above the BFE, including in garages. Any fill placed in the floodplain must be offset with an equal volume of cut removed from the floodplain.
- Development in the floodway is prohibited (with few exceptions).
 - No new structures shall be constructed within the floodway, except for the following: a) grade level surface parking areas, paths, and hiking trails, b) temporary structures not used for human dwellings, c) water-related features such as bridges, wharfs, docks, and boat ramps, d) public infrastructure installed by or for the benefit of Metro government, e) rebuilding of existing residential structures that are substantially damaged (within the same building footprint and elevated in accordance with requirements of the Metro Stormwater Management Manual, Volume 1- Regulations (SWMM), f) athletic fields used for recreational purposes, including associated facilities, and g) modifications or enlargements to buildings in active commercial or industrial use (as of 7/1/12) with approval of the Metro Stormwater Management Committee (SWMC).