Development Permit

FACT SHEET

Development activities near streams and rivers within Gallia County must receive approval from the Gallia County Floodplain Office, located in the Gallia County Courthouse. This is in accordance with the Gallia County Commissioner's resolution to adopt regulations for Flood Hazard Areas that are necessary for participation in the National Flood Insurance Program (NFIP).

On October 16, 2003, the Board of County Commissioners adopted floodplain regulations under an agreement to participate in the NFIP. The regulations apply to all "*development*" activities in areas, which have been identified as being subject to flooding. The identification of flood hazard areas was made by the Federal Emergency Management Agency (FEMA), which administers the flood insurance program. "*Development*" is defined to include buildings or structures and mining, dredging, filling grading, storage of materials or other similar nonstructural operations.

Participation in this program enables residents of the unincorporated areas of Gallia County to purchase flood insurance made affordable through a federal subsidy. As part of providing such subsidized flood insurance, local units of government must regulate future development in flood hazard areas.

The type and extent of local floodplain regulations, which must be enforced in the NFIP, depends upon the amount of flood information, which the federal government furnishes to the community. Gallia County is required to adopt specific floodplain management regulations based upon flood information in the "*Flood Insurance Study-Gallia County, Ohio*.

The major regulatory requirement is:

- A permit must be obtained for all proposed development involving a flood hazard area. The permit procedure functions as a regulatory control. This allows the local officials to determine that the proposed development is free from flood damage, and it does not increase the flood hazard to others. Specific procedures and performance standards are contained in the community regulations.

In general:

- New construction and substantial improvement of any residential structure, including manufactured homes, shall have the lowest floor, including basement, elevated to or above the flood protection elevation.

- New construction and substantial improvement of any commercial, industrial or other non-residential structure shall either have the lowest floor, including basement, elevated to or above the level of the flood protection elevation or be flood proofed as required in Section 4.5 B of the County's floodplain regulations.

- No development can occur in floodways, which would result in any increase in the 100-year flood elevation. When elevation data is not provided, general standards designed to reduce flood damage will apply. For a complete description of the County's floodplain regulations, permit requirements and/or assistance contact:

Floodplain Management
18 Locust Street, Rm. 1268
Gallipolis, Ohio 45631

740-446-4612 x272

Email: flood@gallianet.net