

What is a Floodplain?

A floodplain is an area with water and ground surface elevations at or below the base flood or the 100-year frequency flood elevation. Floodplains may also include detached special flood hazard areas, ponding areas, etc. The floodplain is also known as the special flood hazard area (SFHA). The floodplains are those lands within the jurisdiction of the county that are subject to inundation by the base flood or 100-year frequency flood.



*For further and more detailed information please refer to the Unified Development Ordinance, which is available at the Planning & Zoning office of the Peoria County Courthouse.

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FLOODPLAIN REGULATIONS



PEORIA COUNTY
DEPARTMENT OF PLANNING & ZONING



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Why are Floodplain Regulations necessary?

1. To assure new development does not increase flood or drainage hazards to others, or create unstable conditions susceptible to erosion.
2. To minimize potential loss due to periodic flooding.
3. To protect new buildings and major improvements from flood damage.
4. To protect human life and health from the hazards of flooding.
5. To lessen the burden on the taxpayer for flood control projects and other flood repair operations.
6. To make federally subsidized flood insurance available for property in the county by fulfilling the requirements of the National Flood Insurance Program.
7. To preserve, conserve, and promote the orderly development of water and land resources.
8. To preserve the natural hydrologic and hydraulic functions of watercourses and floodplains to protect our water quality and aquatic habits
9. To preserve natural characteristics of stream corridors in order to moderate flood and storm impacts.

Can I develop in a Floodplain?

Yes and No, a person may not make any new constructions or improvements to land that is located in a designated regulatory floodway. However the person may construct and repair structures located in the SFHA, if the proper permits have been issued by the Peoria County Planning & Zoning Department.



Permits

No development is allowed to occur in the flood fringe areas without the proper permits. There are two sections of requirements one must fulfill to begin construction or placement of a structure.

1. *Public health standards.* No developments in the SFHA shall include locating or storing chemicals, explosives, animal wastes, fertilizers, flammable liquids, pollutants, or other toxic materials below the flood protection elevation.

2. *Protecting buildings.* All buildings located in a flood fringe shall be protected from flood damage below the flood protection elevation. Building protection criteria apply in the following situations:

- Construction or placement of a new building;
- A substantial improvement to an existing building;
- Installing a manufactured home on a new site or a new manufactured home on an existing site. This building protection requirement does not apply to returning a manufactured home to the same site it lawfully occupied before it was removed to avoid flood damage; and
- Installing a travel trailer on a site for more than (180) days.

*These requirements may be fulfilled in various ways, which are outlined in the Unified Development Ordinance.

