



Town of Dewey Beach

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ORDINANCE NO 849-2025

AN ORDINANCE TO AMEND CHAPTER 101, FLOOD DAMAGE REDUCTION, AND CHAPTER 185 TABLE 2 OF THE MUNICIPAL CODE OF THE TOWN OF DEWEY BEACH, DELAWARE, 2005, AS AMENDED, RELATING TO THE FREEBOARD HEIGHT REQUIREMENT FOR THE ELEVATION OF BUILDINGS, STRUCTURES AND EQUIPMENT.

WHEREAS, on September 8, 2023, The Dewey Beach Climate Change Committee recommended the Planning Commission and Town Council evaluate the need to increase the Town freeboard; and

WHEREAS, at a properly-noticed public hearing held on September 17, 2024, the Dewey Beach Planning Commission recommended to the Town Council that the freeboard requirement be increased to 3 feet; and

WHEREAS, on October 18, 2024, The Town Council approved Ordinance 846 to increase the mandatory freeboard height to 2 feet; and

WHEREAS, on December 11, 2024, The Charter & Code Review Committee recommended the Planning Commission and Town Council approve legislation to allow property owners the option of one additional foot of freeboard; and

WHEREAS, on February 4, 2025 the Planning Commission recommended to approve allowing homeowners the option of adding an additional 1 foot of freeboard; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Commissioners of the Town of Dewey Beach, Sussex County, Delaware, in session met, as follows:

Section 1. Amend §101-27A(1) of the Municipal Code of the Town of Dewey Beach relating to elevation requirements of residential structures and residential portions of mixed-use structures as depicted by strikeout and underlined substitutions below:

The lowest floor (including basement) shall be elevated to or above the base flood elevation plus a mandatory 2 feet of freeboard. Additional freeboard may be added as an option, subject to the Town's building height restriction.

Section 2. Amend §101- 27A(2) of the Municipal Code of the Town of Dewey Beach relating to elevation requirements of residential structures and residential portions of mixed-use structures as depicted by strikeout and underlined substitutions below:

In areas of shallow flooding (Zone AO), if not dry floodproofed, the lowest floor (including basement) shall be elevated at least as high above the highest adjacent grade as the depth number specified in feet on the Flood Insurance Rate Map plus a mandatory 2 feet of freeboard

or at least two feet plus a mandatory 2 feet of freeboard if a depth number is not specified; adequate drainage paths shall be provided to guide floodwaters around and away from the structure. Additional freeboard may be added as an option, subject to the Town's building height restriction.

Section 3. Amend §101- 33B(1) of the Municipal Code of the Town of Dewey Beach relating to elevation requirements of residential and nonresidential structures as depicted by strikeout and underlined substitutions below:

The bottom of the lowest horizontal structural member supporting the lowest floor (excluding the pilings, pile caps, columns, grade beams, and bracing), shall be located at or above the base flood elevation plus a mandatory 2 feet of freeboard. Additional freeboard may be added as an option, subject to the Town's building height restriction.

Section 4. Amend §101-33D(1) of the Municipal Code of the Town of Dewey Beach relating to elevation requirements of manufactured homes as depicted by strikeout and underlined substitutions below:

Meet the elevation requirements of Subsection B., provided that the bottom of the lowest horizontal structural member is at or above the base flood elevation plus a mandatory 2 feet of freeboard. Additional freeboard may be added as an option, subject to the Town's building height restriction.

Section 5. Amend §101- 28A(1) of the Municipal Code of the Town of Dewey Beach relating to elevation requirements for nonresidential structures and nonresidential portions of mixed-use structures as depicted by strikeout and underlined substitutions below:

The lowest floor (including basement) shall be elevated to or above the base flood elevation plus a mandatory 2 feet of freeboard or the structure shall be dry proofed in accordance with Subsection B. Additional freeboard may be added as an option, subject to the Town's building height restriction.

Section 6. Amend §101-28A(2) of the Municipal Code of the Town of Dewey Beach relating to elevation requirements for nonresidential structures and nonresidential portions of mixed-use structures as depicted by strikeout and underlined substitutions below:

In areas of shallow flooding (Zone AO), if not dry floodproofed, the lowest floor (including basement) shall be elevated at least as high above the highest adjacent grade as the depth number specified in feet on the Flood Insurance Rate Map plus a mandatory 2 feet of freeboard or at least two feet plus a mandatory 2 feet of freeboard if a depth number is not specified; adequate drainage paths shall be provided to guide floodwaters around and away from the structure. Additional freeboard may be added as an option, subject to the Town's building height restriction.

Section 7. Amend Chapter 185 Table 2 of the Municipal Code of the Town of Dewey Beach relating to elevation requirements for nonresidential structures and nonresidential portions of mixed-use structures as depicted by ~~strikeout~~ and underlined substitutions below:

Zoning District	NR	RR/PR/RB3/RB2/RB1/PRB1/PRB3
Height	<p>For buildings not in any special flood hazard area: Maximum building height: 35 feet measured from grade. Maximum number of stories: 2 ½. Roof decks are permitted. The floor area of any roof deck shall not exceed 20% of the covered and/or enclosed floor area of the top story; the finished floor elevation of any top floor deck shall be not less than six feet below the elevation of the roof peak. A minimum roof pitch of 4/12 is required for all roofs.</p> <p>For buildings in any special flood hazard area (SFHA):</p> <p>Maximum building height: 32 feet measured from the elevation of the 1% annual flood level on the appropriate effective FEMA Flood Insurance Rate Map plus appropriate Town mandatory <u>and up to 1 foot of optional</u> freeboard except in any VE SFHA where one additional foot of height shall be permitted due to the difference in base building elevation reference points for AO and AE SFHAs versus VE SFHAs. Maximum number of stories: 2 ½. Roof decks are permitted. A minimum roof pitch of 4/12 is required for all roofs above the first story unless such roof area is covered by a roof deck. The floor area of any roof deck shall not exceed 20% of the covered and/or enclosed floor area of the top story; the finished floor elevation of any top floor deck shall be not less than six feet below the elevation of the roof peak.</p>	<p>For buildings not in any special flood hazard area: Maximum building height 35 feet measured from grade. Maximum number of stories: 3. Roof decks are permitted with all decks and railings subject to this height standard. All above ground deck railing must be the higher of: 42 inches above the deck surface or in compliance with the most current Town Building Code.</p> <p>For buildings in any special flood hazard area (SFHA): Maximum building height 32 feet measured from the elevation of the 1% annual flood level on the appropriate effective FEMA Flood Insurance Rate Map plus appropriate Town mandatory <u>and up to 1 foot of optional</u> freeboard except in any VE SFHA where one additional foot of height shall be permitted due to the difference in base building elevation reference points for AO and AE SFHAs versus VE SFHAs. Maximum number of stories: 3. Roof decks are permitted with all decks and railings subject to this height standard. All aboveground deck railing must be the higher of: 42 inches above the deck surface or in compliance with the most current Town Building Code.</p>

Section 8. Severability. If any provision of this Ordinance shall be deemed or held to be invalid or unenforceable for any reason whatsoever, then such invalidity or unenforceability shall not affect any other provision of this Ordinance which may be given effect without such invalid or unenforceable provision, and to this end, the provisions of this Ordinance are hereby declared to be severable.

Section 9. Adoption. This Ordinance shall take effect April 18, 2025 pending its approval by the Delaware Department of Natural Resources and Environmental Control (DNREC). Adopted by at least a majority vote of all Commissioners of the Town of Dewey Beach on February 21, 2025.

SYNOPSIS

This Act permits property owners to add an additional foot of freeboard in addition to the required two feet.

A handwritten signature in blue ink, appearing to read "William Stevens", written over a horizontal line.

Mayor, William Stevens

A handwritten signature in black ink, appearing to read "Bill Zolper", written over a horizontal line.

Town Manager, Bill Zolper