

TOWN OF CORYDON, INDIANA
CORRECTION TO ORDINANCE NO. 2015-F-6

WHEREAS, the Town of Corydon previously adopted a flood control ordinance dated October 16, 2014 and amended such ordinance under 2015-F-6 in order to provide adequate flood protection to the citizens of the Town of Corydon, Indiana, and

WHEREAS, the Town of Corydon desires to amend the previously adopted flood control ordinance in order to better define historic structures within the town limits; and

WHEREAS, the Town of Corydon believes that these definitions will better serve both the flood protection of the community as well as the historic nature of many of the buildings within the town limits; and

WHEREAS, the Town of Corydon seeks to correct an error previously made to such Ordinance and hereby adopts the following in full replacement of the previous Ordinance No. 2015-F-6;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CORYDON, INDIANA THAT THE FLOOD CONTROL ORDINANCE PREVIOUSLY ENACTED BE AMENDED TO DELETE THE PREVIOUS DEFINITION OF HISTORIC STRUCTURE UNDER ARTICLE 2 OF ORDINANCE NUMBER 1998-F-1 AS REVISED ON OCTOBER 16, 2014 AND REPLACE THE DEFINITION WITH THE FOLLOWING LANGUAGE TO WIT:

Historic Structure means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (1) By an approved state program as determined by the Secretary of the Interior or
 - (2) Directly by the Secretary of the Interior in states without approved programs.

BE IT FURTHER ORDAINED THAT ARTICLE 6 SECTION D REGARDING CONDITIONS FOR VARIANCES DELETE SUBSECTION 6 AS PREVIOUS READ AS FOLLOWS:

- (6) Variances may be granted for the reconstruction or restoration of any structure listed on the National Register of Historic Places or the Indiana State Register of Historic Sites and Structures.


BE IT FURTHER ORDAINED THAT UNDER ARTICLE 2 (“DEFINITIONS”), THE DEFINITION OF “SUBSTANTIAL IMPROVEMENT” SHALL BE REPLACED AS FOLLOWS:

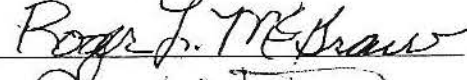
Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures that have incurred “repetitive loss” or “substantial damage” regardless of the actual work performed. The term does not include improvements of structures to correct existing violations of state or local health, sanitary, or safety code requirements.

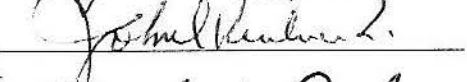
And renumbering the remaining items in said section, where applicable.


This correction shall immediately go into effect upon passage and the previous amendment passed in November 2015 is considered void.

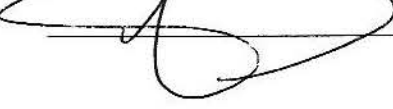
PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF CORYDON,
INDIANA THIS 8th DAY OF February, 2016.

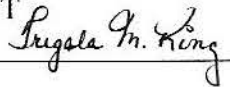

_____ Eva L. North, President


_____ Roger L. McGraw, Vice President


_____ John D. Kintner, Member


_____ Mark L. Parks, Member


_____ Christopher A. Mattingly, Member

ATTEST 
_____ Tregala M. King, Clerk-Treasurer

March 18, 2016

Eva L. North
Town Council President
Town of Corydon
113 North Oak Street
Corydon, IN 47112

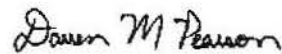
Re: Floodplain Ordinance Approval
Ordinance No. 2015-F-6

Dear Ms. North,

This is to inform you that the Division of Water, acting in accordance with the procedures established by the Natural Resources Commission, has approved the above referenced floodplain management regulations as required under the provisions of IC 14-28-3.

A copy of the Ordinance Approval Report is attached for your information.

Sincerely,



Darren M. Pearson, CFM
Water Planner 3
Division of Water

pc: Ms. Carolyn F Hofelich
FEMA
Enclosure

DEPARTMENT OF NATURAL RESOURCES
Division of Water
Indianapolis, Indiana

Docket - 0- 177R5

Applicant - Town Council of the Town of Corydon, Indiana


Area Covered - Town of Corydon

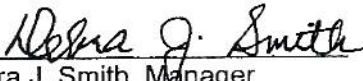
Title - TOWN OF CORYDON, INDIANA
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Situation - The Town of Corydon is currently participating in the Regular Phase of the National Flood Insurance Program (NFIP). Adoption of this ordinance will allow the Town to maintain compliance with the minimum standards of the NFIP.

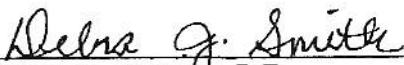
Ordinance - Ordinance No. 2015-F-6 replaces the previous Ordinance No. 2015-F-6 (which was not approvable by FEMA) and amends previously approved Ordinance No. 2014-F-1 that establishes three flood districts within the Town identified as floodplain, floodway and fringe. All local permit applications located in the floodway or floodplain, where the limits of the floodway and fringe have not yet been determined, are to be forwarded to the Department of Natural Resources for appropriate review and/or approval. Local permit applications located in the fringe do not require a review from the Department of Natural Resources due to the fact that the building official can establish a lowest floor elevation. All language referring to permitted uses, non-conforming uses and variances is in compliance with Indiana's minimum standards for floodplain management as found in 312 IAC 10. The Harrison County, Indiana and Incorporated Areas Flood Insurance Rate Map and corresponding Flood Insurance Study, dated October 16, 2014 as well as any future updates, amendments, or revisions, prepared by the Federal Emergency Management Agency with the most recent date, are adopted by reference to be part of the ordinance.

Conclusion - Ordinance is not less restrictive than 312 IAC 10 and is recommended for approval.


Reviewed by: Darren M. Pearson, CFM
Water Planner
Division of Water


Debra J. Smith, Manager
Floodplain Management Section
Division of Water

Approval by the Division of Water, Department of Natural Resources


for George C. Bowman, P.E.
Assistant Director
Division of Water

Date: 2/25/16