

Local Law Filing

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(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town x Village

(Select One)

of Island Park

Local Law No. 11 of the year 2018

A local law amending Local Law 8 of 2017, amending Local Law 27 of 2016, amending Local Law 5 of 2013, amending Zoning Ordinance 51, Article XI, Section 22 entitled Elevation for Erected Structures.

Be it enacted by the BOARD OF TRUSTEES **of the**
(Name of Legislative Body)

County City Town x Village

(Select One)

SECTION 1. LEGISLATIVE INTENT

The Village of Island Park is changing the elevation and finished material of the exterior wall.

SECTION 2. Article XI, Section 22 as Adopted

Article XI, Section 22, Elevation for Erected Structures

No person shall erect any dwelling within the Village of Island Park having a first floor elevation less than two (2) feet above the Base Flood Elevation as determined from the FEMA Firm Map 2009.

When constructing a structure with a first floor above Base Flood Elevation +2'0", all exterior walls of any such dwelling below Base Flood Elevation +2'0" on any building plot, the grade of which is not wholly above the elevation of the Base Flood Elevation+2'0", shall be of monolithic construction without window openings.

When constructing a structure with a first floor no higher than Base Flood Elevation +2'0", all exterior walls of any such dwelling below Base Flood Elevation +2'0" on any building plot, the grade of which is not wholly above the elevation of Base Floor Elevation +2'0", shall be permitted to be built to FEMA V-Zone construction standards (piers, posts, piles, columns, or parallel shear walls). All such walls and floors below the elevation of Base Flood Elevation +2'0" will met the FEMA Flood Mitigation Requirements and finished with a material approved by the Building Department.

Unfinished exterior concrete walls are prohibited. Furthermore, the exterior facade facing the street must be finished with a coating including but not limited to siding, shingles, stucco and veneer. Said coating must be approved by the Building Inspector. The exterior sides and rear of the structure must, at a minimum, be painted so that no bare concrete is exposed.

SECTION 3. SEVERABILITY

If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court's order or judgement shall not effect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgement or order shall be rendered.

SECTION 4. EFFECTIVE DATE

This local law shall take effect immediately upon filing with the Secretary of State.