

BUILDING WITHIN A FLOODPLAIN OR DENSITY FLOODWAY IN THE TOWN OF CLARENCE

There are three (3) options for building within a floodplain:

1. Lowest floor (including basement floor) elevated to one (1) foot, or more, above the base flood elevation (BFE).

Your lender may still require flood insurance under this option. To relieve the flood insurance requirement your lender may require a Letter of Map Amendment (LOMA) from FEMA for the structure.

2. Basement Exception. Lowest floor (including basement floor) is constructed a maximum of five (5) feet below the BFE and additional structural and flood proofing measures incorporated. See Basement Exception Foundation Requirements and Town of Clarence Local Law #3-2000 for additional information.

Your lender will still require flood insurance under this option.

3. Letter of Map Revision Based on Fill (LOMR-F) procedure. Fill a portion of your property and have it removed from the floodplain. See “Application Procedure for Letter of Map Revision Based on Fill (LOM-F Request”.

Flood insurance is not required under this option (by most lenders) because the dwelling is constructed on the portion of the property removed from the flood plain under the LOMR-F process.

ALL BUILDING WITHIN THE 100-YEAR FLOODPLAIN OR DENSITY FLOODWAY MUST BE IN CONFORMANCE WITH TOWN OF CLARENCE LOCAL LAW #3-2000.

For further information on or clarification of the above (3) options please contact Tim Lavocat of the Town of Clarence Engineering Department at (716) 741-8952.