

ORDINANCE NO. 34 - 2014

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 145 “FLOOD DAMAGE PREVENTION” OF THE CODE OF THE CITY OF MARGATE CITY, COUNTY OF ATLANTIC, STATE OF NEW JERSEY.

BE IT ORDAINED by the Commissioners of the City of Margate, County of Atlantic and State of New Jersey as follows:

Section 1. Margate City Code Chapter 145, Flood Damage Prevention, shall be amended as follows:

Article 1 – Definitions, Lateral Additions shall be amended to read as follows:

“Lateral Additions” are improvements that increase the square footage of a structure. Commonly, this includes the structural attachment of a bedroom, den, recreation room, enclosed porch, or other type of addition to an existing structure. If the addition is “substantial improvement”, then the existing home and addition needs to be elevated to the higher regulatory standard pursuant to the Base Flood Elevation (BFE) or Preliminary Working Maps or Best Available Data, whichever is greater, or any subsequently released flood hazard maps as established by FEMA.

Article 2- Definitions, Market Value shall be rewritten as follows:

1. The title shall be changed to “Article 2 – Assessed Value.”
2. “Assessed Value” pertains to the structure in question, not the land, landscaping or detached accessory structures on the property. The assessed value of a structure reflects its original quality, subsequent improvements, physical age of the building components and current condition.

Article 3 – Cumulative Substantial Improvement Rules shall be amended as follows:

In the paragraph entitled “Substantial Improvement,” substitute “assessed value” for “market value.”

Article 4 –General Provisions, Basis for establishing the areas of special flood hazard shall be amended as follows:

Change paragraph (b) to read as follows:

“(b) Flood Insurance Rate Map for City of Margate City, Atlantic County, New Jersey as shown on Panel 0432, 0434, 0453 and map Number 34001C0434F whose effective date is May 30, 2014.”

Article 5 – “Severe Repetitive Loss” shall be amended as follows:

In paragraph (b) of this section, substitute Assessed Value” for “market value.”

Article 6 – “Substantial Damage” shall be amended as follows:

Substitute “assessed value” for “market value.”

Article 7 – Under Definitions, the definition of “Building Height” shall be changed as follows:

“Building Height” (Margate Requirement) the vertical height of a structure or building measured from the minimum first floor elevation of the structure or building to the highest point not the coping of a flat roof, or the highest gable of a pitched roof. (NEW): “The first floor elevation for all new construction, substantial improvements and substantial additions shall be based on the requirement of Article 175, Schedule B-1, section on Maximum Height, which in turn refers to the single family and two family Residential Height Regulating Map.

Note: Lowest Floor Elev. = B.F.E + 3’ freeboard (NAVD 1988) for FEMA “A-9” Zones.

B.F.E. + 2’ freeboard (NAVD 1988) for all other FEMA Zones.

SECTION 2: All ordinances of parts of ordinances inconsistent with any terms of this ordinance are hereby replaced to the extent of such inconsistency only.

SECTION 3: This ordinance shall take effect upon its final passage and publication as required by law.

Michael Becker, Mayor

Brenda Taube, Commissioner

Maury Blumberg, Commissioner

Introduction: December 4, 2014

Enactment: December 18, 2014