



## CITY OF RUTLAND, VERMONT

BUILDING & ZONING DEPT  
PO Box 969, Rutland VT 05702 802-773-1800

### Flood Hazard Area Permit Instructions

The purpose of this special review is outlined in the Flood Hazard Area Regulations, a section of the Zoning Bylaws.

All properties partially or fully located within the Special Flood Hazard Area, as outlined on the FEMA Flood Insurance Rate Maps, must apply for review<sup>1</sup>.

Conditional Use Approval by the Development Review Board (DRB) is required for:

1. New Buildings, other than accessory structures
2. Substantial improvement of existing buildings, other than accessory structures
3. Development in a floodway

All other development (other than those listed above) shall require only an administrative permit.

### APPLICATION REQUIREMENTS

To apply for an administrative permit for development within the Special Flood Hazard Area, the following shall be submitted:

1. Zoning Permit application, including basic site plan normally required
2. Additional details pertinent to development as requested by the Zoning Administrator

If it is determined a DRB review and decision is required, the following must be submitted:

1. Zoning Permit application
2. Conditional Use Permit application, with detailed site plan containing elements in Exhibit A
3. Additional elements indicated on the site plan as follows:
  - a. Elevation of the subject site at grade
  - b. Extent of the flood hazard area and the base flood elevation, using the best information available
  - c. Base flood elevation before and after development (if it will change)
  - d. Elevation of the lowest habitable flood (including basement) of the existing and proposed structures
  - e. Proposed fill and/or storage of materials
  - f. Proposed floodproofing measures and the level to which any structure will be floodproofed
4. State of Vermont project review sheet

For further details about the standards for development that will be reviewed and must be met, see the Flood Hazard Area Regulations of the Zoning Bylaws.

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<sup>1</sup> In specific instances, it may be possible to remove a property from the FIRM maps through application for a Letter of Map Amendment. Final determination is made by FEMA. Ask the Zoning Administrator of details.