

Ordinance No. 260196

Chapter 28 – Floodplain Management Amendments

February 24, 2026

Neighborhood Planning and Development



VERSION: **JAN 16, 2026 (CURRENT)** ▾

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- Chapter 17 - ENERGY EMPOWERMENT
- Chapter 18 - BUILDING AND REHABILITATION CODE
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 - **ARTICLE I. - CHARTER AUTHORIZATION, FINDINGS OF FACT, AND PURPOSES**

Chapter 28 - FLOODPLAIN MANAGEMENT^[1]

Footnotes:

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Editor's note— Ord. No. [160928](#), § 1, adopted December 15, 2016, amended the Code by repealing former ch. 28, §§ 28-1—28-13, and adding a new ch. 28. Former ch. 28 pertained to similar subject matter, and derived from Ord. No. 071158, adopted November 8, 2007; and Ord. No. 080423, adopted May 1, 2008.

Cross reference— Building and rehabilitation code, ch. 18; stormwater utility, § 60-161 et seq.; prohibited activities on flood protection works, § 64-13.

ARTICLE I. - CHARTER AUTHORIZATION, FINDINGS OF FACT, AND PURPOSES

Sec. 28-1. - Charter authorization.

This chapter is adopted pursuant to the authority granted to the city by [section 102](#) of its Charter, adopted under section 19(a) of the Missouri Constitution. Therefore, the city council ordains as follows:

(Ord. No. [160928](#), § 1, 12-15-16; [Ord. No. 230932](#), § 1, 11-9-23)

Sec. 28-2. - Findings of fact.

- (a) *Flood losses resulting from periodic inundation.* The special flood hazard areas of the city are subject to inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base; all of which adversely affect the public health, safety and general welfare.
- (b) *General causes of the flood losses.* These flood losses are caused by:
 - (1) The cumulative effect of development in any delineated floodplain causing increases in flood heights and velocities; and
 - (2) The occupancy of flood hazard areas by uses vulnerable to floods, hazardous to others, inadequately elevated, or otherwise unprotected from

Sec. 28-51. - General standards.

(d) All new construction, subdivision proposals, substantial-improvements, prefabricated structures, placement of manufactured homes, and other developments shall require:

- (1) Design or adequate anchorage to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- (2) Construction with materials resistant to flood damage;
- (3) Utilization of methods and practices that minimize flood damages;
- (4) All electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding to be elevated a minimum of one (1) foot above the base flood elevation;

Sec. 28-52. - Specific standards.

In all areas identified as numbered and unnumbered A zones, AE, and AH zones, where base flood elevation data have been provided, as set forth in section 28-51, the following provisions are required:

- (1) Residential construction. New construction or substantial-improvement of any residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated to one foot above base flood elevation. The elevation of the lowest floor shall be certified by a Missouri licensed land surveyor, engineer, or architect. Machinery or equipment, including heating, ventilation, and air conditioning systems, serving the building must be elevated to at least the same level as the lowest floor.
- (2) Non-residential construction. New construction or substantial-improvement of any commercial, industrial, or other non-residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated to one foot above the base flood elevation or, together with attendant utility and sanitary facilities, be floodproofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A Missouri registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification shall be provided to the floodplain administrator as set forth in section 28-33(9). Machinery or equipment, including heating, ventilation, and air conditioning systems, serving the building must be elevated or flood-protected to at least the same level as the lowest floor.
- (3) Enclosures below lowest floor. Require, for all new construction and substantial-improvements that fully enclosed areas below lowest floor used solely for parking of vehicles, building access, or storage in an area other than a basement and that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided; and
 - b. The bottom of all opening shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of flood waters.

Sec. 28-53. - Manufactured homes.

(a) All manufactured homes to be placed within all unnumbered and numbered A zones, AE, and AH zones, on the city's FIRM shall be required to be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.

(b) Require manufactured homes that are placed or substantially improved within unnumbered or numbered A zones, AE, and AH zones, on the city's FIRM on sites:

- (1) Outside of manufactured home park or subdivision;
- (2) In a new manufactured home park or subdivision;
- (3) In an expansion to an existing manufactured home park or subdivision; or
- (4) In an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot above the base flood elevation and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. The elevation of the lowest floor shall be certified by a Missouri licensed land surveyor, engineer, or architect. **Machinery or equipment, including heating, ventilation, and air conditioning systems, serving the building must be elevated to at least the same level as the lowest floor.**

(c) Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within all unnumbered and numbered A zones, AE and AH zones, on the city's FIRM, that are not subject to the provisions of section 28-54(b), ~~be elevated so that either:~~

- ~~(1) The lowest floor of the manufactured home is at one foot above the base flood level; or~~
- ~~(2) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade, and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.~~ be elevated so that the lowest floor of the manufactured **home is elevated to a minimum of one (1) foot above the base flood elevation** and is securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. The elevation of the lowest floor shall be certified by a Missouri licensed land surveyor, engineer, or architect. **Machinery or equipment, including heating, ventilation, and air conditioning systems, serving the building must be elevated to at least the same level as the lowest floor.**

(Ord. No. 160928, § 1, 12-15-16; Ord. No. 230932, § 1, 11-9-23)



Questions?