



Draft Land Development Regulations

Category: Environmental Protection Standards

Spotlight on Floodplains

Summary: South Burlington proposes to be the first community in Vermont to regulate the 500-year floodplain in a manner that matches recommended 100-year floodplain standards.

What's in the Current Regulations: The City's current regulations prohibit new development in the 100-year floodplain, and strictly limit modifications to the handful of existing buildings located along these waterways. The City also prohibits new "critical facilities" from locating in the 500-year floodplain.

What's in the Proposed Changes: The draft Regulations strictly regulate development and redevelopment in the 500-year floodplain. The City's 500-year floodplains are divided into two categories: Zone B1, which are generally undeveloped areas of the City, prohibit new development within the 500-year floodplain. Zone B2, which are existing built-up areas of the City, require new development and substantial renovations to be floodproofed.

The proposed changes also update the standards of the 100-year floodplain to comply with the most recent standards and best practices as recommended by the Vermont Agency of Natural Resources and Federal Emergency Management Agency.

What does the term 100-year, and 500-year floodplain mean?

The term 100-year floodplain means that according to historic data, there is a 1-in-100 chance in any given year that a storm will result in flooding in the designated area. The 500-year floodplain means that there is a 1-in-500 chance of flooding.

What is the purpose of this change?

The purpose of these amendments is to avoid and minimize loss of property and life and to ensure future development is reasonably safe and accomplished in a manner consistent with the public wellbeing and does not impair flood plain services.

Where can I find the proposed changes?

Section 12.08 of the draft [Regulations](#)

Within the [Interactive Map](#) of Current and Draft Environmental Standards

Prepared October 8, 2021