

28 (iv) I (Institutional); and

29 (c) does not increase the flood level of parking spaces within the
30 100-year floodplain unless additional parking is required by
31 another section of this title;

32 (4)[(3)] a building authorized by a waterway development permit issued
33 under Chapter 9-10 before September 25, 1983; or

34 (5)[(4)] a building in the 100-year floodplain of:

- 35 (a) Lady Bird Lake;
- 36 (b) the Colorado River downstream from Longhorn Dam;
- 37 (c) Lake Austin; or
- 38 (d) Lake Travis.

39 (B) To be approved under this section, development must:

- 40 (1) be no lower than two feet above the 100-year floodplain, as measured
41 from the lowest floor elevation of any proposed building;
- 42 (2) comply with the requirements in Chapter 25-12, Article 3
43 (*Flood Hazard Areas*);
- 44 (3) compensate for the floodplain volume displaced by the
45 development; and
- 46 (4) result in no additional adverse flooding impact on other properties, as
47 determined by the director.

48 **PART 2.** City Code Section 25-7-96 (*Requirements in the 25-Year Floodplain*) is
49 amended to read as follows:

50 **§ 25-7-96 REQUIREMENTS IN THE 25-YEAR FLOODPLAIN.**

51 (A) This section establishes requirements that apply to development in the 25-year
52 floodplain.

53 (B) A development application with a proposed building or parking area that is
54 located on parkland, a golf course, or other public or recreational land and that
55 encroaches on the 25-year floodplain may be approved if:

56 (1) the building, if any, is:

57 (a) a restroom or bath facility, concession stand, tool shed, or pump
58 house, with an area of less than 1,000 square feet; or

59 (b) a dock that is located in the 25-year floodplain of Lady Bird
60 Lake, Lake Walter E. Long, or Lake Austin and constructed, or
61 proposed to be constructed, in compliance with the regulations
62 of this title; and

63 (2) the parking area, if any, is smaller than 5,000 square feet.

64 (C) A development application for a proposed new building for residential use
65 that replaces an existing legally constructed building for residential use may
66 be approved if the building is:

67 (1) on the same property; and

68 (2) not increasing the number of legal dwelling units on the property.

69 (D) A development application for a proposed new building for commercial use
70 that replaces an existing legally constructed building for commercial use may
71 be approved if the building is:

72 (1) on the same property;

73 (2) not increasing the building square footage on the property;

74 (3) not including the following uses as they are defined in the
75 International Building Code:

76 (i) E (Educational);

77 (ii) F (Factory);

78 (iii) H (High Hazard); or

79 (iv) I (Institutional); and

