



Construction in the V-Zone Floodplain

The “V-Zone” or Coastal High Hazard Areas of the floodplain as delineated on the Federal Emergency Management Agency maps are those areas in the county that are especially vulnerable to tidal flooding with the addition of high velocity water and wind action. These areas are generally located adjacent to the Potomac River and the Chesapeake Bay.

1. NEW DEVELOPMENT shall not be permitted in the coastal high hazard area unless the applicant demonstrates that the following conditions exist:

- (a) There are no reasonable alternative sites outside of the coastal high hazard area;
- (b) The encroachment into the coastal high hazard area is the minimum necessary;
- (c) The development will withstand the 100-year wind and water loads without damage;
- (d) The development will not create an additional hazard to existing structures; and
- (e) No natural dune system will be disturbed.

2. CERTIFICATION OF EXISTING STRUCTURES. Existing structures shall not be substantially improved or expanded vertically or horizontally unless the entire foundation system is certified by a professional engineer or architect as properly anchored and capable of withstanding water and wind loads associated with a 100-year storm.

3. MANUFACTURED HOMES (MOBILE HOMES) AND RECREATIONAL VEHICLES are not permitted in the coastal high hazard area.

4. FILL AND EXCAVATION. The use of fill for the structural support of buildings is prohibited. Excavation under existing structures or excavation within any enclosed space is prohibited.

Note: A complete description of the floodplain management regulations for St. Mary's County is provided in Chapter 76 of the Zoning Ordinance. For further information regarding construction in the 100-year floodplain, please contact a Certified Floodplain Manager at 301-475-4200 ext. *1500.