

Online Resources:

Floodplain Overlay District Section 4-400 of the Fauquier County Zoning Ordinance

<http://www.fauquiercounty.gov/government/departments/commdev/index.cfm?action=zoningordinance>

Online maps showing floodplain boundary

<http://www.fauquiercounty.gov/government/departments/gis/>

Information from FEMA for Homeowners

<http://www.fema.gov/information-homeowners>

inadvertently shown within the floodplain on a map. If a property owner thinks that their property/dwelling has been inadvertently mapped within the floodplain, there is a process to change it. This overall process is called a Letter of Map Change (LOMC). An individual who owns or rents property may utilize the Letter of Map Amendment (LOMA) process to submit certain mapping and survey information called an "Elevation Certificate" to FEMA and request that FEMA issue a LOMA that officially removes a property and/or the structure from the mapped floodplain. The LOMA process does not change the boundaries of the floodplain; instead it removes a single property or structure. To change the actual boundaries of the floodplain, a more involved LOMA/F study is required; the LOMA/F process requires hiring a Registered Professional Engineer to prepare a study and submit documents to the County for approval, and then FEMA.

FAUQUIER COUNTY

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Additional information available online at
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Floodplain FAQ's



FAUQUIER COUNTY

DEPARTMENT OF COMMUNITY
DEVELOPMENT

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A floodplain is an area of land that is likely to flood after long and heavy rains due to the land's proximity to lakes, rivers, streams or other drainageways.

Why does the County regulate floodplains?

The County regulates floodplains in order to:

- maximize public safety,
- assure that development occurs in a manner that does not increase off-site flooding,
- minimize negative environmental impacts on wetlands and buffer areas,
- comply with federal requirements, and
- enable county property owners to insure themselves against flood losses.

What is my flood risk?

The Federal Emergency Management Agency (FEMA) creates and maintains the maps of all floodplains that show boundaries for the 100-year flood. In some areas, the 500-year flood is also mapped. The County publishes these flood maps on their electronic mapping system, which can be viewed on the County's web site, and FEMA also publishes maps online at their Map Service Center. Also, copies of the flood maps can be viewed by the public in the Development Services offices. It is important to note, however, that while the official flood maps are the best available data on flooding, they are typically generalized in nature and may not always accurately reflect the limits of flooding that will occur.

In Fauquier County, there are approximately 33,000 acres of mapped floodplain, constituting about eight percent of the total land area within the county boundaries.

Are there development restrictions within the floodplain?

The County first adopted floodplain regulations as part of the Zoning Ordinance in 1979. Article 4 of the current Ordinance establishes a Floodplain Overlay District that encompasses all land within the 100-year floodplain. The District limits development that can occur within the floodplain and requires permitting for all uses and activities within the floodplain except for production agriculture. Even grading and construction of driveways is regulated by the Ordinance. Some very limited uses and activities can be approved through an administratively approved Zoning Permit process, while other uses and activities require Special Exception approval by the Board



Fauquier County Floodplains

of Supervisors. No use or activity can be approved that increases flooding off-site. In no case is a dwelling unit or accessory residential structures such as garages and sheds permitted to be built within the floodplain and, in fact, all dwellings must provide a 25-foot setback from the floodplain boundary. The presence of floodplain on a property may also affect the ability to divide the property, as lots cannot be created that do not contain a buildable area and most divisions in the rural areas require that divisions be designed to leave all floodplain within the non-common open space parcel.

Do I need flood insurance?

Flood damage is not covered by standard property insurance policies or renter's policies. FEMA offers flood insurance to homeowners through the National Flood Insurance Program (NFIP). One of the reasons the County has adopted floodplain regulations is so that County property owners are eligible to participate in the NFIP. Some banks require a purchaser to buy flood insurance as a condition of a mortgage or other loan, but flood insurance can be purchased even if it is not required by the lender. Separate contents insurance for your personal property is available. If your home or business is in the floodplain or in an area where stormwater collects, it is important to carefully consider buying flood insurance to protect your investment.

The floodplain map shows my property within the floodplain, but I don't think it is. Can the map be changed?

Because of limitations of scale and topographic detail on the source maps used by FEMA to prepare a flood map, small areas may be