

COMMISSIONERS OF OXFORD

Ordinance No. 2403

Introduced by: \_\_\_\_\_

Date: \_\_\_\_\_

**AN ORDINANCE OF THE TOWN OF OXFORD TO AMEND THE FLOODPLAIN MANAGEMENT ORDINANCE TO REMOVE SECTION 4.4 (E) ESTABLISHING AN EXEMPTION FOR SERVICE EQUIPMENT BELOW THE ELEVATION OF THE LOWEST FLOOR**

Introduced, read first time, ordered posted, and public hearing scheduled on \_\_\_\_\_, 2024 at \_\_\_\_\_ p.m. at the Oxford Town Meeting Room, Market Street, Oxford, Maryland 21654.

By Order \_\_\_\_\_  
Town Clerk

I hereby certify that the foregoing Ordinance Number 2403 of the Town of Oxford was duly read, advertised, and enacted in accordance with the applicable provisions of the Charter of the Town of Oxford on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Attest: \_\_\_\_\_  
Cheryl Lewis, Town Manager  
Town of Oxford

**COMMISSIONERS OF OXFORD**

ORDINANCE NUMBER 2403

INTRODUCED BY: \_\_\_\_\_

DATE OF INTRODUCTION: \_\_\_\_\_

**AN ORDINANCE OF THE TOWN OF OXFORD TO AMEND THE FLOODPLAIN MANAGEMENT ORDINANCE TO REMOVE SECTION 4.4 (E) ESTABLISHING AN EXEMPTION FOR SERVICE EQUIPMENT BELOW THE ELEVATION OF THE LOWEST FLOOR**

WHEREAS, the Commissioners of Oxford are authorized by the Maryland Annotated Code, Title 4 of the Land Use Article to provide regulations for the orderly development and use of land and structures, and to promote the general health, safety and welfare of its citizens; and

WHEREAS, the Commissioners of Oxford, by resolution, agreed to meet all of the requirements of the National Flood Insurance Program and was accepted for participation in the program on September 28, 1984; and

WHEREAS, the Commissioners of Oxford adopted an updated Floodplain Management Ordinance by Ordinance 1609 in 2016; and

WHEREAS, the Commissioners of Oxford participate in the Community Rating System (CRS), which is a voluntary incentive program that recognizes and encourages community floodplain management practices that exceed the minimum requirements of the National Flood Insurance Program (NFIP); and

WHEREAS, on January 2, 2020, the Town of Oxford was given a CRS Classification of 7; and

WHEREAS, the Town of Oxford is undergoing an annual CRS Recertification to recertify that the Town is continuing to perform the activities for which it received CRS credit; and

WHEREAS, during the Recertification process, the Town was notified by the CRS Specialist that there is a CRS Class 9 prerequisite that requires mechanicals to be elevated at least 1 foot; and

WHEREAS, Section 4.4(E) of the Oxford Floodplain Management Ordinance permits certain mechanicals to be located below the elevation of the lowest floor provided they meet certain conditions, in contradiction to the CRS qualifications; and

WHEREAS, the Commissioners of Oxford have determined that it is desirable and in the

public interest to amend the Floodplain Management Ordinance to remove section 4.4(E) to receive 100% freeboard credit in the CRS.

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS OF OXFORD AS FOLLOWS:

**Section 1:** The Oxford Floodplain Management Ordinance, Section 4.4 is hereby amended as follows:

#### **4.4 Buildings and Structures**

New buildings and *structures* (including the placement and replacement of *manufactured homes*) and *substantial improvement* of existing *structures* (including *manufactured homes*) that are located, in whole or in part, in any *special flood hazard area* shall:

(A) Be designed (or modified) and constructed to safely support flood loads. The construction shall provide a complete load path capable of transferring all loads from their point of origin through the load-resisting elements to the foundation. *Structures* shall be designed, connected and anchored to resist flotation, collapse or permanent lateral movement due to structural loads and stresses, including hydrodynamic and hydrostatic loads and the effects of buoyancy, from *flooding* equal to the *flood protection elevation* or the elevation required by these regulations or the *building code*, whichever is higher.

(B) Be constructed by methods and practices that minimize flood damage.

(C) Use *flood damage-resistant materials* below the elevation of the *lowest floor* required in Section 5.4(A) or Section 5.5(A) (for A Zones) or Section 6.3(B) (for V Zones and *Coastal A Zones*).

(D) Have electrical systems, equipment and components, and mechanical, heating, ventilating, air conditioning, and plumbing appliances, plumbing fixtures, duct systems, and other service equipment located at or above the elevation of the *lowest floor* required in Section 5.4(A) or Section 5.5(A) (A Zones) or Section 6.3(B) (V Zones and *Coastal A Zones*). Electrical wiring systems are permitted to be located below elevation of the *lowest floor* provided they conform to the provisions of the electrical part of the *building code* for wet locations. If replaced as part of a *substantial improvement*, electrical systems, equipment and components, and heating, ventilation, air conditioning, and plumbing appliances, plumbing fixtures, duct systems, and other service equipment shall meet the requirements of this section. Notwithstanding any other provision of this paragraph (D) or paragraph (E) below, all outdoor heating, ventilation and air conditioning (HVAC) units shall be elevated upon the replacement of the unit(s).

~~(E) As an alternative to paragraph (D), electrical systems, equipment and components, and heating, ventilating, air conditioning, and plumbing appliances, plumbing fixtures, duct systems, and other service equipment are permitted to be located below the elevation of the lowest floor provided they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to that elevation.—~~

~~(F)~~ **(E)** Have the electric panelboard elevated at least three (3) feet above the BFE.

~~(G)~~ **(F)** If located in flood hazard areas (A Zones) that are not identified as *Coastal A Zones* and *coastal high hazard areas* (V Zones), comply with the specific requirements of Section 5.0.

~~(H)~~ **(G)** If located in *Coastal A Zone*, comply with the specific requirements of:

- (1) Section 6.0 (*new construction* and placement of new *manufactured homes*); or
- (2) Section 5.0 (*substantial improvements* (including repair of *substantial damage*) and replacement *manufactured homes*).

~~(I)~~ **(H)** If located in *coastal high hazard areas* (V Zones), comply with the specific requirements of Section 6.0.

~~(J)~~ **(I)** Comply with the requirements of the most restrictive designation if located on a site that has more than one *flood zone* designation (A Zone, designated *floodway*, *Coastal A Zone*, V Zone).

**Section 2.** This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

COMMISSIONERS OF OXFORD:

\_\_\_\_\_  
Thomas Costigan, President

\_\_\_\_\_  
Susan Delean-Botkin, Commissioner

---

Katrina Greer, Commissioner

I hereby certify that the foregoing Ordinance Number 2403 of the Town of Oxford was duly read, advertised, and enacted with the applicable provisions of the Charter of the Town of Oxford on this \_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

---

Cheryl Lewis  
Town Manager