

Major and Notable changes within the proposed Santa Cruz County Floodplain and Erosion Hazard Management Ordinance:

- Section 1.3 – Added J and K, in part due to comments from the previous Review Committee and to reflect changes at the state and federal level. Especially in reference to climate change and updated considerations for federal grants.
- Section 2 – Many definitions added at the request of the previous Review Committee to better define specific terms used within the Ordinance. Other changes were required by the State of Arizona to reflect changes to State and/or Federal regulations and standards. For example:
 - Abandoned Land and Abandoned Structure were added at the request of the Committee to try to insure land or structures not used because of reasons beyond the owner’s control, such as a rental property no one rents for a period of a year or more, are not considered abandoned and therefore lose any grandfathering rights under the Ordinance.
 - Accessory Structure, added to reflect changes at the federal level to no longer require certain, small, accessory structures no longer need a Floodplain Use Permit, and that not all such structure must be elevated.
 - Life of Structure added to clarify the requirements of the 50% Rule and to change the meaning from in perpetuity to 10 years for structures that are modified, damaged, or repaired but maintain their original external footprint. This change allows more flexibility and allows the County to maintain the maximum points possible for this under the Community Rating System Program.
 - Minor Work, added to clarify that certain normal and/or routine maintenance, repairs, or upkeep done to a structure that does not normally require a building permit or licensed contractor are not required to have a Floodplain Use Permit.
- Section 4 was restructured to a more logical order.
- Section 4.3 adds provisions so minor work to a building does not require a floodplain use permit, provided it meets certain requirements.
- 5.1.C.6 added because of issues of attached garages being converted into living areas and causing structures to go from being conforming to non-conforming and causing drastic increases in flood insurance rates. Also to deal with a conflict in opening requirements by the State and Federal regulations.
- 5.1.C.7 added to clarify the requirements for accessory structures that require a floodplain use permit.
- 5.5.J.3 added to try to reduce some of the past increases in discharges caused by past development.
- 5.5.J.6 and 7 added to reflect what has been standard practice of the District since 2000.
- 5.5.M added to reflect that the majority of the requirements for Riparian Habitat are to be for new developments.
- 5.8.A and B added to provide an alternative for structures that end up being mapped into floodways by map changes other than removal when 50% Rule requirements are reached.
- 5.12 modified to clarify that work done within existing developments and/or subdivisions does not necessarily need a permit for disturbances to riparian habitat, especially to protect property from wildfires.
- 5.13 Added to incorporate the language from the Standard the County has had and been enforcing since 2001.