

FLOODPLAIN REQUIREMENTS FOR STRUCTURES USED FOR PARKING, BUILDING ACCESS OR STORAGE

Floodplain Requirements

If the property is located within the 100 year floodplain and used solely for parking, building access or storage, Kent County Code Article XXIV requires:

1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
2. The bottom of all openings shall be no higher than one foot above grade.
3. Openings may be equipped with screens, louvers, valves or other covering or devices, provided they permit the automatic entry and exit of flood waters.

Structures located in Coastal High Hazard Areas

1. Structures in Coastal High Hazard Areas must be elevated on pilings and columns and have the lowest horizontal structural member elevated 18 inches above Base Flood Elevation (B.F.E.); and the pile or column foundations and structure attached thereto are anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.
2. All new construction and substantial improvements or placement of structures within the coastal High Hazard Area shall have the space below the lowest floor either free of obstruction or constructed with non-supporting break-away walls, open lattice-work or insect screening intended to collapse under wind and water loads without causing collapse, displacement or other structural damage to the elevated portions of the building or supporting foundation system. Such enclosed spaces shall be

usable solely for parking of vehicles, building access, or storage

See the Kent County Code Article XXIV, §205-369 through §205-376 for additional County requirements.

Additional Kent County Floodplain Requirements

For the towns in which Kent County enforces flood zones, the Town Flood Ordinance will be enforced.

- Bowers Beach
- Felton
- Frederica
- Little Creek
- Leipsic

DEPARTMENT OF PLANNING SERVICES DIVISION OF INSPECTION & ENFORCEMENT

KENT COUNTY ADMINISTRATIVE COMPLEX

555 BAY RD.

Dover, DE 19901

Phone: 302-744-2451 or 302-744-2452

Fax: 302-736-2123

Handicapped Accessible

www.co.kent.de.us/inspections-enforcement.aspx

DEPARTMENT OF
PLANNING SERVICES

ACCESSORY STRUCTURE BUILDING PERMIT REQUIREMENTS



THE FOLLOWING REQUIREMENTS MUST BE PROVIDED FOR A BUILDING PERMIT FOR AN ACCESSORY STRUCTURE

- Ownership information, address, phone number, and current taxes paid.
- Beach Preservation. Only for properties that are located from Pickering Beach southward, that are on or near the shoreline. Contact DNREC at (302) 739-4411.
- Elevation Certificate for those properties located in the 100 year floodplain. The Elevation Certificate is to be prepared by a professional surveyor licensed in the State of Delaware.
- Two sets of construction plans
- Two sets of plot plans
- Kent Conservation if the building is more than 2500 sq. ft.
- If the property is located within town limits of jurisdictions not handled by Kent County, a permission letter/permit verifying town approval of the project is required.

Ownership Information

1. Property owner name, address, and telephone number.
2. If applicable, building owners name, address, and phone number if different from property owner.
3. Written permission is required from the property owner when renting or leasing a property.
4. Building permits cannot be issued to property owners who are delinquent in payment of County taxes or in violation of Kent County Codes for the builder or property owner.

Plot Plans

A prepared survey or scaled drawing of the property with the proposed location of the new building, proposed addition, or improvement is preferred.

A plot plan will show:

- The overall dimensions of the property.
- Street or road frontage(s) and the name of the road(s).
- Location of any existing structures and proposed structures with measurements from all four (4) property lines.
- Location of septic or hook-up to public sewer.
- Location of the septic system and the distances from any structures.
- North direction.

Kent Conservation

You will need a General Permit for Sediment and Storm Water Management if your building or addition exceeds 2500 sq. ft.. To obtain an application/permit contact:

Kent Conservation District

800 Bay Rd., Suite 2

Dover, DE 19901

(302) 741-2600, Ext. 3

CONSTRUCTION & ANCHORING REQUIREMENTS

Construction Plans

Construction plans to consist of two sets of plans showing the project in sufficient detail to ensure building code compliance.

Typically the following will be considered sufficient:

- Foundation plans and details
- Floor plans
- Typical Cross Section
- All four Elevation drawings
 - Front, Back, and sides