

City of Milford, Connecticut

MEMORANDUM

TO: Karen Fortunati, City Clerk
FROM: David B. Sulkis, City Planner
DATE: September 4, 2020
Re: **Text Changes to the City of Milford Zoning Regulations**

At its meeting held September 1, 2020, the Planning and Zoning Board approved the following regulation change to the Milford Zoning Regulations.

Article 5, Section 5.8.12.1 – Anchoring: (2) (a) & (2) (b) Manufactured Homes (A and AE Zones):

Existing text as follows:

(2) Manufactured Homes (A and AE Zones):

- (a) All manufactured homes placed or substantially improved in A and AE Zones, including "mobile" homes and recreational vehicles placed on a site for 180 consecutive days or longer, shall be elevated so that the lowest floor is above the base flood elevation. This includes manufactured homes located outside a manufactured home park or subdivision, in a new manufactured home park or subdivision, in an existing manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or on a site in an existing manufactured home park in which a manufactured home has incurred substantial damage as a result of a flood;
- (b) Stands or lots are elevated on compacted fill or on pilings so that the lowest floor of the manufactured (mobile) home will be at or above the base flood elevation. For elevation on pilings, piling foundation must be placed in stable soil no more than 10 feet apart and reinforcement must be provided for pilings more than six feet above the ground level. Lots must be large enough to permit steps.

Revised as follows: (revision in bold italic)

(2) Manufactured Homes (A and AE Zones):

- (a) All manufactured homes placed or substantially improved in A and AE Zones, including "mobile" homes and recreational vehicles placed on a site for 180 consecutive days or longer, shall be elevated so that the lowest floor is above

the **base flood design flood** elevation (**DFE**). This includes manufactured homes located outside a manufactured home park or subdivision, in a new manufactured home park or subdivision, in an existing manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or on a site in an existing manufactured home park in which a manufactured home has incurred substantial damage as a result of a flood;

- (b) Stands or lots are elevated on compacted fill or on pilings so that the lowest floor of the manufactured (mobile) home will be at or above the **base flood design flood** elevation (**DFE**). For elevation on pilings, piling foundation must be placed in stable soil no more than 10 feet apart and reinforcement must be provided for pilings more than six feet above the ground level. Lots must be large enough to permit steps.

This regulation change becomes effective September 18, 2020

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