

Date: 4/8/2026

TO: Greensboro Selectboard

FROM: Greensboro Planning Commission

RE: Overview of Proposed Update to Flood Hazard Regulations - PC Approved 3/31/2026 and submitted to SB 4/8/2026

Why do Flood Hazard Bylaws need to be updated?

- Update to the current Flood Hazard Bylaw is required for continued participation by the Town in the FEMA National Flood Insurance Program (NFIP).
- A new section on River Corridor Protection qualifies the Town for the highest level of reimbursement from the VT Emergency Relief and Assistance Fund (ERAF). According to the VT DEC, 70-80% of all flood-related damages occur in VT River Corridors.

What is the purpose of the Flood Hazard Overlay?

- To protect health, safety and welfare of the public, minimize and prevent the loss of life and property, the disruption of commerce, the impairment of the tax base, and the extraordinary public expenditures and demands on public services that result from flooding-related inundation and erosion hazards

What's the difference between FEMA flood zones and River Corridors?

- FEMA flood zones and regulations focus on reducing floodwater inundation risk and are determined by the Federal Government
- River Corridor regulations focus on allowing floodwater to spill over into the floodplain to reduce erosion risk and are managed by the State.

How can I determine whether my property is in a River Corridor or Flood Zone?

- River Corridors have already been determined and can be viewed on the Vermont Flood Ready Atlas. [https://floodready.vermont.gov/assessment/vt\\_floodready\\_atlas#atlas](https://floodready.vermont.gov/assessment/vt_floodready_atlas#atlas) The regulated streams include some of the larger portions of streams in the town which were not included in the 1984 FEMA Flood Zones.
- The new FEMA Flood Maps are in progress and not yet available. Preliminary new maps are expected to be received in spring 2026. The current Greensboro FEMA Flood Hazard Areas from 1984 are digitized and available on the Flood Ready Atlas ("Flood Hazard Areas (approximate locations 8/24)"). When the Preliminary Maps become available, they will be made available to the public.
- Note: your property may be in both a River Corridor and a FEMA Flood Zone

What are the key changes to the Greensboro Bylaw 2024 Article 6 Flood Hazard Regulations?

The changes are based on VT DEC's "Model Flood Bylaw ", which has been pre-reviewed by FEMA and meets or exceeds the requirements of the NFIP. In addition, adoption and enforcement of the model's River Corridors, qualifies communities for enhanced cost share under the states ERAF. The GPC has revised the model bylaw: to improve the understandability for the user, added definitions of some terms that were not defined, and inserted some language from the 2024 Town Flood Bylaw (Article 6). The

proposed draft will entirely replace Article 6. Greensboro's draft Flood Hazard Bylaw has been reviewed by the DEC to confirm compliance with the minimum requirements.

- The new Flood Bylaw is structured as an "overlay" bylaw. The regulated flood hazard areas are an overlay to the underlying zoning districts. Development must also comply with the regulations of the underlying zoning district. When the provisions of the Flood Overlay are more restrictive, they take precedence.
- Many new terms defined; many terms have special definitions in the Flood Hazards Overlay.
- The draft Flood Bylaw Overlay is organized to list development activities in 4 categories of approval: exempt from permitting, prohibited development, ZA approval, conditional use approval.
- New section on River Corridor Regulations is entirely new. Many of the regulations for the FEMA flood zones are consistent with the current Article 6.
- For Article 6 purposes, the model bylaw defines "structure" to include mobile/manufactured homes, which are subject to all regulations for structures.
- Increases the required height of new construction and structures substantially improved to 2' above the Base Flood Elevation (elevation of 100-year flood) from 0' above currently.
- Updates to several sections in Article 5 (Administration and Enforcement) to be consistent with the model flood bylaw and VT statute.