

New Definitions:

Basement (For Flood Plain Purposes). Any area of a structure, including crawl spaces, having its floor or base subgrade (below ground level) on all four sides, regardless of the depth of excavation below ground level.

Lowest Floor. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor.

Manufactured Home (For Flood Plain Purposes). A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include the term "recreational vehicle".

Recreational Vehicle (For Flood Plain Purposes). A vehicle that is built on a single chassis, is 400 square feet or less when measured at the largest horizontal projection, is designed to be self-propelled or permanently towable by a light duty truck, and is designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. The term "recreational vehicle" shall be synonymous with the term "travel trailer"

Substantial Damage. Damage of any origin sustained by a structure where the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement. Within any consecutive 365-day period, any reconstruction, rehabilitation (including normal maintenance and repair), repair after damage, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

- (a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.
- (b) Any alteration of an "historic structure," provided that the alteration will not preclude the structure's continued designation as an "historic structure." For the purpose of this Ordinance, "historic structure" shall be as defined in 44 Code of Federal Regulations, Part 59.1.

Amended Definitions:

Flood fringe. That portion of the flood plain outside of the floodway. Flood fringe is synonymous with the term "floodway fringe" used in the Flood Insurance Study, [Rice County, Minnesota And Incorporated Areas, for the City of Faribault.](#)

Floodway. The minimum channel of a watercourse [or bed of a lake or wetland](#) and those portions of the flood plain adjoining the channel [or lake or wetland](#), that are reasonably required to carry or store the regional flood discharge.

Regulatory flood ~~plain~~-protection elevation. An elevation no lower than one (1) foot above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the floodplain that result from designation of a floodway.

Structure. Anything constructed or erected with a more or less fixed location on the ground or in or over a body of water. A structure shall include, but not be limited to, buildings, fences, walls, signs, canopies, decks, patios, antennae, piers, docks, recreational vehicles not meeting the exemption criteria of Section 13-190 (2)(A) and any objects or things permanently attached to the structure.

Travel trailer. A vehicle or portable unit that is mounted on its own chassis and wheels and drawn by a motor vehicle to provide temporary living quarters for recreational, camping, or travel use. Park trailers shall be considered a travel trailer for the purposes of this ordinance. This term shall be considered synonymous with the term “recreational vehicle” for floodplain purposes.

ARTICLE 2. FLOODPLAIN MANAGEMENT DISTRICTS

13-50. Purpose. The floodplain management districts are established to promote the public health, safety, and general welfare, and to minimize those losses caused by the cumulative effect of obstruction in floodways causing increases in flood heights and velocities, and the occupancy of flood hazard areas by uses vulnerable to floods or hazardous to others which are inadequately elevated or otherwise protected from flood damages.

13-60. Statutory authorization. The Legislature of the State of Minnesota has, in Minnesota Statutes Chapter 103F and Chapter 462, delegated the responsibility to local governmental units to adopt regulations designed to minimize flood losses.

13-65. National Flood Insurance Compliance. This section is adopted to comply with the rules and regulations of the National Flood Insurance Program codified as 44 Code of Federal Regulations Parts 59 – 78, as amended, so as to maintain the community's eligibility in the National Flood Insurance Program.

13-70. Findings of fact. (A) *Existence of potential hazards.* The flood hazard areas of the city are subject to periodic inundation which results in potential loss of life, loss of property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

(B) *Methods used to analyze flood hazards.* This section is based upon a reasonable method of analyzing flood hazards which is consistent with the standards established by the Minnesota Department of Natural Resources.

13-80. Lands to which these regulations apply. The provisions of this section shall apply to all lands within the jurisdiction of the City of Faribault, Minnesota shown on the Official Zoning Map and/or the attachments thereto as being located within the boundaries of the Floodway, Flood Fringe, or General Flood Plain Districts.

13-90. Establishment of official zoning map. The Official Zoning Map together with all materials attached thereto is hereby adopted by reference and declared to be a part of this Ordinance. The attached material shall include the Flood Insurance Study for Rice County, Minnesota, And Incorporated Areas and Flood Insurance Rate Map panels therein numbered 27131C0259D, 27131C0260D, 27131C0266D, 27131C0267D, 27131C0268D, 27131C0269D, 27131C0275D and 27131C0300D, all dated April 3, 2012, and the Letter of Map Revision (LOMR) for the City of Faribault identified as Case Number 12-05-1808P with an issuance date of February 6, 2012 including all revised flood insurance rate map panels, flood profiles, tables and floodway data tables therein, are also incorporated herein and by reference. The Official Zoning Map shall be on file in the Office of the City Planner.

13-100. Regulatory flood protection elevation. The regulatory flood protection elevation shall be an elevation no lower than one (1) foot above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the floodplain that result from the designation of a floodway.

13-105. Interpretation and Application. In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be liberally

construed in favor of the Governing Body and shall not be deemed a limitation or repeal of any other powers granted by state statutes.

13-110. Interpretation of boundaries. The boundaries of the zoning districts shall be determined by scaling distances on the Official Zoning Map. Where interpretation is needed as to the exact location of the boundaries of the district as shown on the Official Zoning Map, as for example where there appears to be a conflict between a mapped boundary and actual field conditions and there is a formal appeal of the decision of the Zoning Administrator, the City Council shall make the necessary interpretation. All decisions will be based on elevations on the regional (100-year) flood profile, the ground elevations that existed on the site at the time the Community adopted its initial floodplain ordinance or on the date of the first National Flood Insurance Program map showing the area within the 100-year floodplain if earlier, and other available technical data. Persons contesting the location of the district boundaries shall be given a reasonable opportunity to present their case to the Board of Adjustment and to submit technical evidence.

13-115. Abrogation and Greater Restrictions. It is not intended by this Ordinance to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Ordinance imposes greater restrictions, the provisions of this Ordinance shall prevail.

13-120. Warning and disclaimer of liability. This section does not imply that areas outside the flood plain districts or land uses permitted within such districts will be free from flooding or flood damages. This section shall not create liability on the part of the city or any officer or employee thereof for any flood damages that result from reliance on this section or any administrative decision lawfully made thereunder.

13-125. Severability. If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

13-127. Annexations. The Flood Insurance Rate Map panels adopted by reference into Section 13-90 above may include floodplain areas that lie outside of the corporate boundaries of the City of Faribault at the time of adoption of this Ordinance. If any of these floodplain land areas are annexed into the City of Faribault after the date of adoption of this Ordinance, the newly annexed floodplain lands shall be subject to the provisions of this Ordinance immediately upon the date of annexation into the City of Faribault.

13-130. Floodplain management districts. (A) *Established.* The following districts are designated for the purpose of regulating land use within the regulatory flood plain:

- (1) *Floodway District.* The Floodway District shall include those areas designated as floodway on the Flood Insurance Rate Map adopted in Section 13-90.
- (2) *Flood Fringe District.* The Flood Fringe District shall include those areas designated as Zone AE and located outside of the floodway on the Flood Insurance Rate Map adopted in Section 13-90.
- (3) *General Flood Plain District.* The General Flood Plain District shall include those areas designated as Zone A and Zone AE (without a floodway designated) on the Flood Insurance Rate Map adopted in Section 13-90, which are not subject to criteria in 13-130 (1) or 13-130 (2) above.

(B) *Compliance.* No new structure or land shall hereafter be used and no structure shall be constructed, located, extended, converted, or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations which apply to uses within the jurisdiction of this Ordinance. Within the Floodway, Flood Fringe and General Flood Plain Districts, all uses not listed as permitted uses or conditional uses in Sections 13-140, 13-150, 13-160, and 13-165 that follow, respectively, shall be prohibited. In addition, a caution is provided here that:

- (1) New manufactured homes, replacement manufactured homes and certain travel trailers and recreational vehicles are subject to the general provisions of this Ordinance and specifically Section 13-190.
- (2) Modifications, additions, structural alterations, normal maintenance and repair, or repair after damage to existing nonconforming structures and nonconforming uses of structures or land are regulated by the general provisions of this Ordinance and specifically Section 13-230.
- (3) As-built elevations for elevated or flood proofed structures must be certified by ground surveys and flood proofing techniques must be designed and certified by a registered professional engineer or architect as specified in the general provisions of this Ordinance and specifically as stated in Section 13-200 of this Ordinance.

13-140. Principal uses for the floodplain management districts. (A) *In general.* All permitted and conditional uses allowed in the Floodway District are listed in Table 13-1. Permitted uses in the Flood Fringe District shall be those uses of land or structures listed as permitted uses in the underlying zoning use district, as listed elsewhere in this ordinance. Any structure within the Flood Fringe District that is not elevated on fill or flood-protected in accordance with Section 13-160 (B)(1) or (2) or any use of land that does to comply with the standards identified elsewhere in this section in Section 13.160 (B)(3) or (4) shall only be allowable as a conditional use, in accordance with the procedures specified in Chapter 2, Administration and Enforcement and Section 13-220.

(B) *Permitted uses.* Uses specified with a “P” are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Sections 2-190 through 2-250. A request for a zoning certificate shall be accompanied by plans drawn to scale showing the nature, location, dimensions, and elevations of the lot, existing or proposed structures, fill, or storage of material, and location in relation to the stream channel.

(C) *Conditional uses.* Uses specified with a “C” are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Sections 2-260 through 2-340 and Section 13-220. A request for a conditional use permit shall be accompanied by plans drawn to scale showing the nature, location, dimensions, and elevations of the lot, existing or proposed structures, fill, or storage of material, and location in relation to the stream channel.

(D) *Prohibited uses.* Any use not listed as either “P” (permitted) or “C” (conditional) in a particular district or any use not determined by the City Planner to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 2-50 governing determination of substantially similar uses.

(E) *Specific standards.* Permitted and conditional uses specified with an “x” under the Specific Standards column shall be subject to the standards identified elsewhere in this section.

Table 13-1. Principal uses in Floodway District.

Use		Specific Standards
<i>Agricultural Uses</i>		
General farming	P	
Nurseries, forestry, sod farming	P	
<i>Residential Uses</i>		
Lawns and gardens	P	
Parking areas	P	
Play areas	P	
Recreational vehicle park	C	x
<i>Commercial/Industrial Uses</i>		
Accessory structures	C	x
Airport landing strips	P	x
Loading and parking areas	P	
Marina	C	
Storage yards	C	x
<i>Public Uses</i>		
Boat landing area	P	
Fish hatchery	P	
Golf course	P	x
Outdoor recreational area	P	x
Parks and picnic areas	P	
Recreational trails	P	
Wildlife and nature preserves	P	
Railroads	C	Per 13-180
Streets & Bridges	C	Per 13-180
<i>Other Uses</i>		
Essential services	C	x
Flood control structures	C	x
Placement of fill	C	x
Fences that obstruct Flood Flows	C	

13-150. Floodway District development standards. (A) *Standards for permitted uses.* The following standards apply to all permitted uses within the Floodway District:

- (1) The use shall have a low flood damage potential.
- (2) The use shall be permissible in the underlying zoning district.

- (3) The use shall not obstruct flood flows or increase flood elevations and shall not involve structures, fill, obstructions, excavations, or storage of materials or equipment.

(B) *Standards for conditional uses.* The following standards apply to conditional uses within the Floodway District:

- (1) *All Uses.* No structure (temporary or permanent), fill (including fill for roads and levees), deposit, obstruction, storage of materials or equipment, or other uses may be allowed as a conditional use that will cause any increase in the stage of the 100-year or regional flood or cause an increase in flood damage in the reach or reaches affected. The conditional use must also be permissible in the underlying zoning district.
- (2) *Fill.*
 - (a) Fill, dredge spoil and all other similar materials deposited or stored in the flood plain shall be protected from erosion by vegetative cover, mulching, riprap or other acceptable methods.
 - (b) Dredge spoil sites and sand and gravel operations shall not be allowed in the floodway unless a long-term site development plan is submitted which includes an erosion/sedimentation prevention element to the plan.
 - (c) As an alternative, dredge spoil disposal and sand and gravel operations may allow temporary, on-site storage of fill or other materials which would have caused an increase to the stage of the 100-year or regional flood, but only after the city has received an appropriate plan which assures the removal of the materials from the floodway based upon the flood warning time available. The conditional use permit must be title registered with the property in the office of the County Recorder.
- (3) *Accessory Structures.* Permissible as a conditional use for those uses listed in Table 13-1.
 - (a) Accessory structures shall not be designed for human habitation.
 - (b) Accessory structures, if permitted, shall be constructed and placed on the building site so as to offer the minimum obstruction to the flow of the floodwaters.
 - (1) Whenever possible, structures shall be constructed with the longitudinal axis parallel to the direction of flood flow.
 - (2) So far as practicable, structures shall be placed approximately on the same flood flow lines as those of adjoining structures.
 - (c) Accessory structures shall be elevated on fill or structurally dry flood proofed in accordance with the FP-1 or FP-2 flood proofing classifications in the State Building Code. As an alternative, an accessory structure may be flood proofed to the FP-3 or FP-4 flood proofing classification in the State Building Code provided the accessory structure constitutes a minimal investment, does not exceed 500 square feet in size at its largest projection, and for a detached garage, the

detached garage must be used solely for parking of vehicles and limited storage. All flood proofed accessory structures must meet the following additional standards:

- (1) The structure must be adequately anchored to prevent flotation, collapse or lateral movement of the structure and shall be designed to equalize hydrostatic flood forces on exterior walls;
 - (2) Any mechanical and utility equipment in a structure must be elevated to or above the regulatory flood protection elevation or properly flood proofed; and
 - (3) To allow for the equalization of hydrostatic pressure, there must be a minimum of two “automatic” openings in the outside walls of the structure having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. There must be openings on at least two sides of the structure and the bottom of all openings must be no higher than one foot above the lowest adjacent grade to the structure. Using human intervention to open a garage door prior to flooding will not satisfy this requirement for automatic openings.
- (4) *Storage of materials and equipment.*
- (a) The storage or processing of materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited.
 - (b) Storage of other materials or equipment may be allowed if readily removable from the area within the time available after a flood warning and in accordance with a plan approved by the City Council.
- (5) *Structural works.* Structural works for flood control that will change the course, current or cross-section of protected wetlands or public waters shall be subject to the provisions of Minnesota Statutes, Chapter 103G. Community-wide structural works for flood control intended to remove areas from the regulatory flood plain shall not be allowed in the floodway.
- (6) A levee, dike, or floodwall constructed in the floodway shall not cause an increase to the 100-year or regional flood and the technical analysis must assume equal conveyance or storage loss on both sides of the stream.

13-160. Flood Fringe District development standards. (A) *Standards for all uses.* The following standards apply to all uses within the Flood Fringe District:

- (1) *All uses.* All new principal structures must have vehicular access at or above an elevation not more than two (2) feet below the Regulatory Flood Protection Elevation. If a variance to this requirement is granted, the City Council must specify limitations on the period of use or occupancy of the structure for times of flooding and only after determining that adequate flood warning time and local flood emergency response procedures exist.

- (2) *Commercial uses.* Accessory land uses, such as yards, railroad tracks, and parking lots may be at an elevation lower than the Regulatory Flood Protection Elevation. However, a permit for such facilities to be used by the employees or the general public shall not be granted in the absence of a flood warning system that provides adequate time for evacuation if the area would be inundated to a depth and velocity such that when multiplying the depth (in feet) times velocity (in feet per second) the product number exceeds four (4) upon occurrence of the regional flood.
- (3) *Manufacturing and industrial uses.* Measures shall be taken to minimize interference with normal plant operations especially along streams having protracted flood duration. Certain accessory land uses such as yards and parking lots may be at lower elevations subject to requirements set out in Section 13-160(A)(2) immediately above. In considering permit applications, due consideration shall be given to needs of an industry whose business requires that it be located in floodplain areas.
- (4) *Fill.* Fill shall be properly compacted and the slopes shall be properly protected by the use of riprap, vegetative cover, or other acceptable method. The Federal Emergency Management Agency (FEMA) has established criteria for removing the special flood hazard area designation for certain structures properly elevated on fill above the 100- year flood elevation. FEMA's requirements incorporate specific fill compaction and side slope protection standards for multi-structure or multi-lot developments. These standards should be investigated prior to the initiation of site preparation if a change of special flood hazard area designation will be requested.
- (5) *Hydraulic Capacity.* Flood plain developments shall not adversely affect the hydraulic capacity of the channel and adjoining flood plain of any tributary watercourse or drainage system where a floodway or other encroachment limit has not been specified on the Official Zoning Map.
- (6) *Recreational Vehicles.* Standards for recreational vehicles are contained in Section 13-190.
- (7) *Manufactured homes.* All manufactured homes must be securely anchored to an adequately anchored foundation system that resists flotation, collapse and lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state or local anchoring requirements.

(B) *Standards for flood fringe permitted uses.* Permitted uses shall be those uses of land or structures listed as permitted uses in the underlying zoning use district(s). The following standards apply to all permitted uses within the Flood Fringe District:

- (1) All structures, including accessory structures, must be elevated on fill so that the lowest floor including basement floor is at or above the Regulatory Flood Protection Elevation. The finished fill elevation for structures shall be no lower than one (1) foot below the Regulatory Flood Protection Elevation and the fill shall extend at such elevation at least fifteen (15) feet beyond the outside limits of the structure erected thereon.

- (2) As an alternative to elevation on fill, accessory structures that constitute a minimal investment and that do not exceed five hundred (500) square feet for the outside dimension at ground level may be internally flood-proofed in accordance with Section 13-150(B)(3)(c).
- (3) The cumulative placement of fill in excess of one thousand (1,000) cubic yards shall be allowed only as a conditional use, except when said fill is intended specifically to elevate a structure in accordance with Section 13-160(B)(1).
- (4) The storage of any materials or equipment shall be elevated on fill to the Regulatory Flood Protection Elevation.
- (5) The provisions of Section 13-160 (A) of this ordinance shall apply.

(C) *Standards for flood fringe conditional uses.* The following standards apply to all conditional uses within the Flood Fringe District:

- (1) Alternative elevation methods other than the use of fill may be utilized to elevate a structure's lowest floor above the Regulatory Flood Protection Elevation. These alternative methods may include the use of stilts, pilings, parallel walls, or above-grade, enclosed areas such as crawl spaces or tuck under garages. The base or floor of an enclosed area shall be considered above-grade and not a structure's basement or lowest floor if the enclosed area is above-grade on at least one side of the structure, is designed to internally flood and is constructed with flood resistant materials, and is used solely for parking of vehicles, building access, or storage. The above-noted alternative elevation methods are subject to the following additional standards:
 - (a) *Design and certification.* The structure's design and as-built condition must be certified by a registered professional engineer or architect as being in compliance with the general design standards of the State Building Code and, specifically, that all electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities must be at or above the Regulatory Flood Protection Elevation or be designed to prevent flood water from entering or accumulating within these components during times of flooding.
 - (b) *Plan requirements.* Specific standards for above-grade, enclosed areas-above-grade, fully enclosed areas such as crawl spaces or tuck-under garages must be designed to internally flood and the design plans must stipulate:
 - (1) A minimum area of openings in the walls where internal flooding is to be used as a flood proofing technique. There shall be a minimum of two openings on at least two sides of the structure and the bottom of all openings shall be no higher than one foot above grade. The automatic openings shall have a minimum net area of not less than one square inch for every square foot of enclosed area subject to flooding unless a registered professional engineer or architect certifies that a smaller net area would suffice. The automatic openings may be equipped with screens, louvers, valves, or other coverings or

devices provided they permit the automatic entry and exit of flood waters without any form of human intervention.

- (2) The enclosed area will be designed of flood resistant materials in accordance with the FP-3 or FP-4 classifications in the State Building Code and shall be used solely for building access, parking of vehicles, or storage.

- (2) *Basement requirements.* Basements shall be subject to the following standards:

- (a) Residential basement construction shall not be allowed below the Regulatory Flood Protection Elevation.
- (b) Non-residential basements may be allowed below the Regulatory Flood Protection Elevation provided the basement is structurally dry flood-proofed in accordance with Section 13-160(C)(1)(d), immediately below.

- (3) *Flood-proofing standards.* All areas of non-residential structures including basements to be placed below the Regulatory Flood Protection Elevation shall be flood-proofed in accordance with the structurally dry flood-proofing classifications in the State Building Code. Structurally dry flood-proofing must meet the FP-1 and FP-2 flood-proofing classification in the State Building Code and this shall require making the structure watertight with the walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. Structures flood-proofed to the FP-3 or FP-4 classification shall not be permitted.

- (4) *Erosion control plans required.* When at any one time more than one thousand (1,000) cubic yards of fill or other similar material is located on a parcel for such activities as on-site storage, landscaping, sand and gravel operations, landfills, roads, dredge spoil disposal or construction of flood control works, an erosion/sedimentation control plan must be submitted. The plan must clearly specify methods to be used to stabilize the fill on site for a flood event at a minimum of the 100-year or regional flood event. The plan must be prepared and certified by a registered professional engineer. The plan may incorporate alternative procedures for removal of the material from the flood plain if adequate flood warning time exists.

- (5) *Storage of material and equipment.* The storage of processing or materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited. Storage of other materials or equipment may be allowed if readily removable from the area within the time available after a flood warning and in accordance with a plan approved by the City Council.

- (6) The provisions of Section 13-160 (A) of this ordinance shall also apply.

13-165. General Flood Plain District (A) Permitted Uses. The uses listed in Section 13-140 as permitted uses shall be permitted uses.

- (B) All other uses shall be subject to the floodway/flood fringe evaluation criteria pursuant to Section 13-165 (C) below. Section 13-150 shall apply if the proposed use is in the Floodway District and Section 13-160 shall apply if the proposed use is in the Flood Fringe District.
- (C) *Procedures for Floodway and Flood Fringe Determinations Within the General Flood Plain District.* Upon receipt of an application for a permit or other approval within the General Flood Plain District, the applicant shall be required to furnish such of the following information as is deemed necessary by the Zoning Administrator for the determination of the regulatory flood protection elevation and whether the proposed use is within the Floodway or Flood Fringe District.
 - (1) A typical valley cross-section(s) showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high water information.
 - (2) Plan (surface view) showing elevations or contours of the ground, pertinent structure, fill, or storage elevations, the size, location, and spatial arrangement of all proposed and existing structures on the site, and the location and elevations of streets.
 - (3) Photographs showing existing land uses, vegetation upstream and downstream, and soil types.
 - (4) Profile showing the slope of the bottom of the channel or flow line of the stream for at least 500 feet in either direction from the proposed development.
- (D) The applicant shall be responsible to submit one copy of the above information to a designated engineer or other expert person or agency for technical assistance in determining whether the proposed use is in the Floodway or Flood Fringe District and to determine the regulatory flood protection elevation. Procedures consistent with Minnesota Regulations 1983, Parts 6120.5000 - 6120.6200 and 44 Code of Federal Regulations Part 65 shall be followed in this expert evaluation. The designated engineer or expert is strongly encouraged to discuss the proposed technical evaluation methodology with the respective Department of Natural Resources' Area Hydrologist prior to commencing the analysis. The designated engineer or expert shall:
 - (1) Estimate the peak discharge of the regional flood.
 - (2) Calculate the water surface profile of the regional flood based upon a hydraulic analysis of the stream channel and overbank areas.

- (3) Compute the floodway necessary to convey or store the regional flood without increasing flood stages more than 0.5 foot. A lesser stage increase than .5' shall be required if, as a result of the additional stage increase, increased flood damages would result. An equal degree of encroachment on both sides of the stream within the reach shall be assumed in computing floodway boundaries.

(E) The City Planner shall present the technical evaluation and findings of the designated engineer or expert to the City Council. The City Council must formally accept the technical evaluation and the recommended Floodway and/or Flood Fringe District boundary or deny the permit application. The City Council, prior to official action, may submit the application and all supporting data and analyses to the Federal Emergency Management Agency, the Department of Natural Resources or the Planning Commission for review and comment. Once the Floodway and Flood Fringe District Boundaries have been determined, the City Council shall refer the matter back to the Zoning Administrator who shall process the permit application consistent with the applicable provisions of Section 13-150 and 13-160 of this Ordinance.

13-170. Subdivisions. (A) *Review criteria.* No land shall be subdivided which is unsuitable for the reason of flooding, inadequate drainage, water supply, or sewage treatment facilities. All lots within the floodplain districts shall contain a building site outside of the floodway district, at or above the Regulatory Flood Protection Elevation. All subdivisions shall have water and sewage treatment facilities that comply with the provisions of this ordinance and have road access both to the subdivision and to the individual building sites no lower than two (2) feet below the Regulatory Flood Protection Elevation. For all subdivisions in the floodplain, the floodway and flood fringe boundaries, the Regulatory Flood Protection Elevation, and the required elevation of all access roads shall be clearly labeled on all required subdivision drawings and platting documents.

(B) *Floodway/Flood Fringe Determinations in the General Flood Plain District.* In the General Flood Plain District, applicants shall provide the information required in Section 13-165 (C) of this Ordinance to determine the 100-year flood elevation, the Floodway and Flood Fringe District boundaries and the regulatory flood protection elevation for the subdivision site.

(C) *Removal of special flood hazard area designation.* The Federal Emergency Management Agency (FEMA) has established criteria for removing the special flood hazard area designation for certain structures properly elevated on fill above the 100-year flood elevation. FEMA's requirements incorporate specific fill compaction and side slope protection standards for multi-structure or multi-lot developments. These standards should be investigated prior to the initiation of the site preparation if a change of special flood hazard area designation will be requested.

13-180. Public utilities, railroads, roads, and bridges. All public utility, railroad, road, and bridge structures and uses shall comply with the following standards:

- (1) *Public utilities.* All public utilities and facilities such as gas, electrical, sewer, and water supply systems to be located in the floodplain shall be flood-proofed in accordance with the State Building Code or elevated to above the Regulatory Flood Protection Elevation.
- (2) *Public transportation facilities.* Railroad tracks, roads, and bridges to be located within the flood plain shall comply with Sections 13-150 and 13-160 of this Ordinance. Elevation to the regulatory flood protection elevation shall be provided where failure or interruption of these transportation facilities would result in danger to the public health or safety or where such facilities are essential to the orderly functioning of the area. Minor or auxiliary roads or railroads may be constructed at a lower elevation where failure or interruption of transportation services would not endanger the public health or safety.
- (3) *On-site sewage treatment and water supply systems.* Where public utilities are not provided the following requirements shall apply:
 - (a) On-site water supply systems must be designed to minimize or eliminate infiltration of flood waters into the systems.
 - (b) New or replacement on-site sewage treatment systems must be designed to minimize or eliminate infiltration of flood waters into systems and discharges from the systems into flood waters, and they shall not be subject to impairment or contamination during times of flooding. Any sewage treatment system designed in accordance with the State's current statewide standards for on-site sewage treatment systems shall be determined to be in compliance with this section.

13-190. Manufactured homes and manufactured home parks and placement of recreational trailers and vehicles. New manufactured home parks and expansions to existing manufactured home parks shall be subject to the provisions placed on subdivisions in Section 13-170 and as follows:

- (1) The placement of new or replacement manufactured homes in existing manufactured home parks or on individual lots of record that are located in flood plain districts will be treated as a new structure and may be placed only if elevated in compliance this Section 13-160. If vehicular road access for pre-existing manufactured home parks is not provided in accordance with Section 13-160(A)(1), then replacement manufactured homes will not be allowed until the property owner develops a flood warning emergency plan acceptable to the City Council. All manufactured homes must be securely anchored to an adequately anchored foundation system that resists flotation, collapse and lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state or local anchoring requirements for resisting wind forces.
- (2) Recreational vehicles that do not meet the exemption criteria specified in Section 13-190 (2)(A) below shall be subject to the provisions of this Ordinance and as specifically spelled out in Sections 13-190 (3) and 13-190 (4) below.

- (A) Exemption - Recreational vehicles are exempt from the provisions of this Ordinance if they are placed in any of the areas listed in Section 13-190 (2)(B) below and further they meet the following criteria:
 - (1) Have current licenses required for highway use.
 - (2) Are highway ready meaning on wheels or the internal jacking system, are attached to the site only by quick disconnect type utilities commonly used in campgrounds and recreational vehicle parks and the recreational vehicle has no permanent structural type additions attached to it.
 - (3) The recreational vehicle and associated use must be permissible in any pre-existing, underlying zoning use district.

- (B) Areas exempt for placement of recreational trailers/vehicles are as follows:
 - (1) Individual lots or parcels of record
 - (2) Existing commercial recreational vehicle parks or campgrounds
 - (3) Existing condominium type associations

- (3) Recreational vehicles exempted in Section 13-190 (A) lose this exemption when development occurs on the parcel exceeding \$500 for a structural addition to the recreational vehicle or exceeding \$500 for an accessory structure such as a garage or storage building. The recreational vehicle and all additions and accessory structures will then be treated as a new structure and shall be subject to the elevation/flood proofing requirements and the use of land restrictions specified in Sections 13-150 and 13-160 of this Ordinance. There shall be no development or improvement on the parcel or attachment to the recreational vehicle that hinders the removal of the recreational vehicle to a flood free location should flooding occur.

- (4) New commercial recreational trailer/vehicle parks or campgrounds and new residential type subdivisions and condominium associations and the expansion of any existing similar use exceeding five (5) units or dwelling sites shall be subject to the following:
 - (a) Any new or replacement recreational vehicle will be allowed in the Floodway or Flood Fringe Districts provided said recreational vehicle and its contents are placed on fill above the regulatory flood protection elevation and proper elevated road access to the site exists in accordance with Section 13-160 (A)(1) of this Ordinance. No fill placed in the floodway to meet the requirements of this Section shall increase flood stages of the 100-year or regional flood.

 - (b) All new or replacement recreational vehicles not meeting the criteria of (a) above may, as an alternative, be allowed as a conditional use if in accordance with the following provisions and the provisions of 13-220 of the Ordinance. The applicant must submit an emergency plan for the safe evacuation of all vehicles and people during the 100 year flood. Said plan shall be prepared by a registered engineer or other qualified individual, shall demonstrate that adequate time and personnel exist to carry out the evacuation, and shall demonstrate the provisions of Section 13-190 (2)(A) (1) and (2) of this Ordinance will be met. All attendant sewage and water facilities for new or replacement recreational vehicles

must be protected or constructed so as to not be impaired or contaminated during times of flooding in accordance with Section 13-180 (3) of this Ordinance.

13-200. Administration. (A) *Zoning Administrator:* A Zoning Administrator or other official designated by the City Council shall administer and enforce this Ordinance. If the Zoning Administrator finds a violation of the provisions of this Ordinance the Zoning Administrator shall notify the person responsible for such violation in accordance with the procedures stated in Section 13-240 of the Ordinance.

(B) *Permit Requirements.*

- (1) **Permit Required.** A Permit issued by the Zoning Administrator in conformity with the provisions of this Ordinance shall be secured prior to the erection, addition, modification, rehabilitation (including normal maintenance and repair), or alteration of any building, structure, or portion thereof; prior to the use or change of use of a building, structure, or land; prior to the construction of a dam, fence, or on-site septic system; prior to the change or extension of a nonconforming use; prior to the repair of a structure that has been damaged by flood, fire, tornado, or any other source; and prior to the placement of fill, excavation of materials, or the storage of materials or equipment within the flood plain.
- (2) **Application for Permit.** Application for a permit shall be made in duplicate to the Zoning Administrator on forms furnished by the Zoning Administrator and shall include the following where applicable: plans in duplicate drawn to scale, showing the nature, location, dimensions, and elevations of the lot; existing or proposed structures, fill, or storage of materials; and the location of the foregoing in relation to the stream channel.
- (3) **State and Federal Permits.** Prior to granting a permit or processing an application for a conditional use permit or variance, the Zoning Administrator shall determine that the applicant has obtained all necessary state and federal permits.
- (4) **Certificate of Zoning Compliance for a New, Altered, or Nonconforming Use.** It shall be unlawful to use, occupy, or permit the use or occupancy of any building or premises or part thereof hereafter created, erected, changed, converted, altered, or enlarged in its use or structure until a certificate of zoning compliance shall have been issued by the Zoning Administrator stating that the use of the building or land conforms to the requirements of this Ordinance.
- (5) **Construction and Use to be as Provided on Applications, Plans, Permits, Variances and Certificates of Zoning**

Compliance. Permits, conditional use permits, or certificates of zoning compliance issued on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications, and no other use, arrangement, or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Ordinance, and punishable as provided by Section 13-240 of this Ordinance.

- (6) Certification. The applicant shall be required to submit certification by a registered professional engineer, registered architect, or registered land surveyor that the finished fill and building elevations were accomplished in compliance with the provisions of this Ordinance. Flood proofing measures shall be certified by a registered professional engineer or registered architect.
- (7) Record of First Floor Elevation. The Zoning Administrator shall maintain a record of the elevation of the lowest floor (including basement) of all new structures and alterations or additions to existing structures in the flood plain. The Zoning Administrator shall also maintain a record of the elevation to which structures or alterations and additions to structures are flood proofed.
- (8) Notifications for Watercourse Alterations. The Zoning Administrator shall notify, in riverine situations, adjacent communities and the Commissioner of the Department of Natural Resources prior to the community authorizing any alteration or relocation of a watercourse. If the applicant has applied for a permit to work in the beds of public waters pursuant to Minnesota Statute, Chapter 103G, this shall suffice as adequate notice to the Commissioner of Natural Resources. A copy of said notification shall also be submitted to the Chicago Regional Office of the Federal Emergency Management Agency (FEMA).
- (9) Notification to FEMA When Physical Changes Increase or Decrease the 100-year Flood Elevation. As soon as is practicable, but not later than six (6) months after the date such supporting information becomes available, the Zoning Administrator shall notify the Chicago Regional Office of FEMA of the changes by submitting a copy of said technical or scientific data.

13-210. Variances and appeals. (A) *In general.* A variance or appeal may be requested, according to the procedures specified in Sections 2-420 through 2-480, for specific cases where such relief or variance from the terms of this section will not be contrary to the public interest and only for those circumstances unique to the property under consideration.

(B) *Standards for variance or appeal.* The Board of Adjustment may authorize upon appeal in specific cases such relief or variance from the terms of this Ordinance as will not be contrary to the public interest and only for those circumstances such as hardship, practical difficulties or circumstances unique to the property under consideration, as provided for in the respective enabling legislation for planning and zoning for cities or counties as appropriate. In the granting of such variance, the Board of Adjustment shall clearly identify in writing the specific conditions that existed consistent with the criteria specified in this Ordinance, any other zoning regulations in the Community, and in the respective enabling legislation that justified the granting of the variance. No variance shall have the effect of allowing in any district uses prohibited in that district, permit a lower degree of flood protection than the regulatory flood protection elevation for the particular area, or permit standards lower than those required by state law. The following additional variance criteria of the Federal Emergency Management Agency must be satisfied:

- (1) Variances shall not be issued by a community within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.
- (2) Variances shall only be issued by a community upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- (3) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(C) *Public Hearings.* Upon filing with the Board of Adjustment of an appeal from a decision of the Zoning Administrator, or an application for a variance, the Board of Adjustment shall fix a reasonable time for a hearing and give due notice to the parties in interest as specified by law. The Board of Adjustment shall submit by mail to the Commissioner of Natural Resources a copy of the application for proposed variances sufficiently in advance so that the Commissioner will receive at least ten days notice of the hearing.

(D) *Notice of decisions.* A copy of all decisions granting variances shall be forwarded by mail to the Commissioner of Natural Resources within ten (10) days of such action. Additionally, the City Planner shall maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its annual or biennial report submitted to the Administrator of the National Flood Insurance Program.

(E) *Flood insurance notice and record keeping.* The City Planner shall notify the applicant for a variance that the issuance of a variance to construct a structure below the base flood level will result in increase premium rates for flood insurance up to amounts as high as \$25 to \$100 and that such construction below the 100-year or regional flood level increases risks to life and property. Such notification shall be maintained with a record of all variance actions.

13-220. Conditional uses. (A) *In general.* All requests for a conditional use permit within the floodplain management districts shall follow procedures as specified in Sections 2-260 through 2-340.

- (1) Copies of all notices of any public hearings to consider a conditional use permit, must be sent to the Commissioner, or the Commissioner's designated representative and postmarked at least ten (10) days before the hearings.

(B) *Application procedures.* In addition to the information required within Section 4-30(B), an applicant for a conditional use permit within a floodplain management districts shall supply plans, drawn to scale, indicating the following:

- (1) The nature, location, dimensions, and elevation of the lot, existing or proposed structures, fill, storage of materials, flood-proofing measures, and the relationship of the above to the location of the stream channel.
- (2) Specifications for building construction and materials, flood-proofing, filling, dredging, grading, channel improvement, storage of materials, water supply, and sanitary facilities.

(C) *Plan referral.* The City Planner shall transmit one copy of the information described in Section 13-220(B) to a designated engineer or other expert person or agency for technical assistance, where necessary, in evaluating the proposed project in relation to flood heights and velocities, the seriousness of flood damage to the use, the adequacy of the plans for protection, and other technical matters. Based upon the technical evaluation of the designated engineer or expert, planning and zoning staff shall determine the specific flood hazard at the site and evaluate the suitability of the proposed use in relation to the flood hazard.

(D) *Requirements for approval.* In reviewing conditional use applications, the City Council shall consider all relevant factors specified in other subdivisions of this section and the following:

- (1) The danger to life and property due to increased flood heights or velocities caused by encroachments.
- (2) The danger that material may be swept onto other lands or downstream to the injury of others or they may block bridges, culverts or other hydraulic structures.
- (3) The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.
- (4) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
- (5) The importance of the services provided by the proposed facility to the community.
- (6) The requirements of the facility for a waterfront location.
- (7) The availability of alternative locations not subject to flooding for the proposed use.
- (8) The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
- (9) The relationship of the proposed use to the comprehensive plan and flood plain management program for the area.
- (10) The safety of access to the property in times of flood for ordinary and emergency vehicles.
- (11) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site.
- (12) Such other factors which are relevant to the purposes of this ordinance.

(E) *Conditions attached to conditional use permits.* Upon consideration of the factors listed in Section 13-220(D) and the purposes of this section, the City Council shall attach such conditions to the granting of conditional use permits as it deems necessary to fulfill the purposes of this section. Such conditions may include, but are not limited to, the following:

- (1) Modification of waste treatment and water supply facilities.
- (2) Limitations on period of use, occupancy, and operation.
- (3) Imposition of operational controls, sureties, and deed restrictions.
- (4) Requirements for construction of channel modifications, compensatory storage, dikes, levees, and other protective measures.
- (5) Flood-proofing measures, in accordance with the State Building Code and this section. The applicant shall submit a plan or document certified by a registered professional engineer or architect that the flood-proofing measures are consistent with the Regulatory Flood Protection Elevation and associated flood factors for the particular area.

(F) *Decisions.* A copy of all decisions granting conditional use permits shall be forwarded by mail to the Commissioner of Natural Resources within ten (10) days of such action.

13-230. Non-conforming uses. A structure or the use of a structure or premises which was lawfully established before the passage or amendment of this ordinance but which is not in conformity with the provisions of this ordinance may be continued subject to the following conditions:

- (1) No such use shall be expanded, changed, enlarged, or altered in a way which increases its non-conformity.
- (2) Any structural alteration or addition to a non-conforming structure or non-conforming use which would result in increasing the flood damage potential of that structure or use shall be protected to the Regulatory Flood Protection Elevation in accordance with any of the elevation on fill or flood-proofing techniques (i.e., FP-1 through FP-4 flood-proofing classifications) allowable in the State Building Code, except as further restricted below.
- (3) The cost of any structural alterations or additions to any non-conforming structure over the life of the structure shall not exceed fifty percent (50%) of the market value of the structure unless the conditions of this section are satisfied. The cost of all structural alterations and additions constructed since the adoption of the community's initial flood plain controls must be calculated into today's current cost which will include all costs such as construction materials and a reasonable cost placed on all manpower or labor. If the current cost of all previous and proposed alterations and additions exceed fifty percent (50%) of the current market value of the structure, then the structure must meet the standards for new structures depending upon whether the structure is in the floodway or flood fringe, respectively.
- (4) If any non-conforming use is discontinued for twelve (12) consecutive months, any future use of the building premises shall conform to this section.

- (5) If any non-conforming use or structure is destroyed by any means, including floods, to an extent of fifty percent (50%) or more of its market value at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this section. The applicable provisions for establishing new uses or new structures will apply depending upon whether the use or structure is in the floodway and flood fringe.
- (6) If a substantial improvement occurs, as defined in Section 1-120 of this Ordinance, from any combination of a building addition to the outside dimensions of the existing building or a rehabilitation, reconstruction, alteration, or other improvement to the inside dimensions of an existing nonconforming building, then the building addition and the existing nonconforming building must meet the requirements of Section 13-150 or 13-160 of this Ordinance for new structures, depending upon whether the structure is in the Floodway or Flood Fringe District, respectively.

13-240. Violations. (A) *In general.* Violation of the provisions of this section or failure to comply with any of its requirements shall constitute a misdemeanor and shall be punishable as defined in Section 2-630.

(B) *Other lawful action.* Nothing herein contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation. Such actions may include but are not limited to:

- (1) In responding to a suspected ordinance violation, the city may utilize the full array of enforcement actions available to it including but not limited to prosecution and fines, injunctions, after-the-fact permits, orders for corrective measures or a request to the National Flood Insurance Program for denial of flood insurance availability to the guilty party. The community must act in good faith to enforce these official controls and to correct ordinance violations to the extent possible so as not to jeopardize its eligibility in the National Flood Insurance Program.
- (2) When an ordinance violation is either discovered by or brought to the attention of planning and zoning staff, such staff shall immediately investigate the situation and document the nature and extent of the violation of the official control. As soon as is reasonably possible, this information will be submitted to the Minnesota Department of Natural Resources and to the Federal Emergency Management Agency Regional Office along with the community's plan of action to correct the violation to the degree possible.
- (3) The Zoning Administrator shall notify the suspected party of the requirements of this section and all other official controls and the nature and extent of the suspected violation of these controls. If the structure and/or use is under construction or development, the planning and zoning staff may order the construction or development immediately halted until a proper permit or approval is granted by the community. If the construction or development is already completed, the Zoning Administrator may either issue an order identifying the corrective actions that must be made within a specified time period to bring the use or structure into compliance with the official controls or notify the responsible party to apply for an after-the-fact permit/development approval within a specified period of time not to exceed thirty (30) days.

- (4) If the responsible party does not appropriately respond to the Zoning Administrator within the specified period of time, each additional day that lapses shall constitute an additional violation of this section and shall be prosecuted accordingly. The Zoning Administrator shall also, upon the lapse of the specified response period, notify the landowner to restore the land to the condition which existed prior to the violation of this section and shall be prosecuted accordingly.

13-250. Amendments. The floodplain designation on the official zoning map shall not be removed from floodplain areas unless it can be shown that the designation is in error or that the area has been filled to or above the elevation of the Regulatory Flood Protection Elevation and is contiguous to lands outside the floodplain. The Commissioner of Natural Resources may permit special exceptions to this rule if he or she determines that, through other measures, lands are adequately protected for the intended use. All amendments to this section, including amendments to the official zoning map, must be submitted to and approved by the Commissioner of Natural Resources prior to adoption. Changes in the official zoning map must meet the Federal Emergency Management Agency's (FEMA) Technical Conditions and Criteria and must receive prior FEMA approval before adoption. The Commissioner of Natural Resources must be given ten (10) days written notice of all hearings to consider an amendment to this section and said notice shall include a draft of the ordinance amendment or technical study under consideration.