

## CHAPTER 74. ZONING

### ARTICLE VII. Floodplains

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\*State law references – Floodplain management, Minn. Stats §103F.101 et seq.; floodplain management ordinances, Minn. Stats. §103F.121  
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#### **Section 74-341. Statutory Authorization.**

The legislature of the State of Minnesota has, in Minnesota Statutes Chapter 103F and Chapter 462 delegated the responsibility to local government units to adopt regulations designed to minimize flood losses. Therefore, the City Council of Anoka, Minnesota, does ordain as follows.

#### **Section 74-342. Purpose.**

- (a) This Article regulates development in the flood hazard areas of the City of Anoka. These flood hazard areas are subject to periodic inundation, which may result in loss of life and 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. It is the purpose of this Article to promote the public health, safety, and general welfare by minimizing these losses and disruptions.
- (b) National Flood Insurance Program Compliance. This Article 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.
- (c) This Article is also intended to preserve the natural characteristics and functions of watercourses and floodplains in order to moderate flood and stormwater impacts, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits and enhance community and economic development.

#### **Section 74-343. General Provisions.**

- (a) **How to Use This Article:** This Article adopts the floodplain maps applicable to the City of Anoka and includes three floodplain districts: Floodway, Flood Fringe, and General Floodplain.
  - (1) Where Floodway and Flood Fringe districts are delineated on the floodplain maps, the standards in Sections 74-351 through 74-74-354 *Floodway Overlay District* or Section 74-355 *Flood Fringe Overlay District* will apply, depending on the location of a property.
  - (2) Locations where Floodway and Flood Fringe districts are not delineated on the floodplain maps are considered to fall within the General Floodplain district. Within the General Floodplain district, the Floodway District standards in Sections 74-351 through 74-74-354 *Floodway Overlay District* apply unless the floodway boundary is

determined, according to the process outlined in Section 74-356 *General Floodplain Overlay District*. Once the floodway boundary is determined, the Flood Fringe District standards in Section 74-355 *Flood Fringe Overlay District* may apply outside the floodway.

- (b) **Lands to Which Article Applies:** This Article applies to all lands within the jurisdiction of the City of Anoka shown on the Official Zoning Map and/or the attachments to the map as being located within the boundaries of the Floodway, Flood Fringe, or General Floodplain overlay Districts.
- (1) The Floodway, Flood Fringe and General Floodplain Districts are overlay districts that are superimposed on all existing zoning districts. The standards imposed in the overlay districts are in addition to any other requirements in this Article. In case of a conflict, the more restrictive standards will apply.
- (2) If there are any discrepancies between this Article and the City Code, the most restrictive shall apply within the Floodway, Flood Fringe and General Floodplain overlay districts.

**Section 74-344. Incorporation of Maps by Reference.**

The following maps are hereby adopted by reference and declared to be a part of the Official Zoning Map and this Article. The attached material includes the Flood Insurance Study for Anoka County, Minnesota, and Incorporated Areas, dated December 16, 2015 and the Flood Insurance Rate Map panels enumerated below, dated December 16, 2015, all prepared by the Federal Emergency Management Agency. These materials are on file in the City Clerk's office.

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**Section 74-345. Interpretation.**

The boundaries of the zoning districts are determined by scaling distances on the Flood Insurance Rate Map.

- (a) Where a conflict exists between the floodplain limits illustrated on the official zoning map and actual field conditions, the flood elevations shall be the governing factor. The Zoning Administrator must interpret the boundary location based on the ground elevations that existed on the site on the date of the first National Flood Insurance Program map showing the area within the regulatory floodplain, and other available technical data.
- (b) Persons contesting the location of the district boundaries will be given a reasonable opportunity to present their case to the City Council and to submit technical evidence (refer to Section 74-37(d) *Appeals* and Section 74-37(e) *District Court Appeals*).

**Section 74-346. Abrogation and Greater Restrictions.**

It is not intended by this Article to repeal, abrogate, or impair any existing easements, covenants, or other private agreements. However, where this Article imposes greater restrictions, the provisions of this Article prevail. All other ordinances inconsistent with this Article are hereby repealed to the extent of the inconsistency only.

**Section 74-347. Warning and Disclaimer of Liability.**

This Article does not imply that areas outside the floodplain districts or land uses permitted within such districts will be free from flooding or flood damages. This Article does not create liability on the part of the City of Anoka or its officers or employees for any flood damages that result from reliance on this Article or any administrative decision lawfully made hereunder.

**Section 74-348. Definitions.**

Unless specifically defined below, words or phrases used in this Article must be interpreted according to common usage and so as to give this ordinance its most reasonable application. For the purposes of this Article, the following definitions shall apply:

*Base Flood Elevation* means the elevation of the “regional flood.” The term “base flood elevation” is used in the flood insurance survey.

*Basement (for purposes of this Article only)* means 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.

*Critical Facilities* means facilities necessary to a community’s public health and safety, those that store or produce highly volatile, toxic or water-reactive materials, and those that house occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical facilities include hospitals, correctional facilities, schools, daycare facilities, nursing homes, fire and police stations, wastewater treatment facilities, public electric utilities, water plants, fuel storage facilities, and waste handling and storage facilities.

*Development* means any manmade change to improved or unimproved real estate, including buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

*Equal Degree of Encroachment* means a method of determining the location of floodway boundaries so that floodplain lands on both sides of a stream are capable of conveying a proportionate share of flood flows.

*Farm Fence* means a fence as defined by Minn. Statutes Section 344.02, Subd. 1(a)-(d). An open type fence of posts and wire is not considered to be a structure under this Article. Fences that have the potential to obstruct flood flows, such as chain link fences and rigid walls, are regulated as structures under this Article.

*Flood* means a temporary increase in the flow or stage of a stream or in the stage of a wetland or lake that results in the inundation of normally dry areas.

*Flood Frequency* means the frequency for which it is expected that a specific flood stage or discharge may be equaled or exceeded.

*Flood Fringe* means that portion of the floodplain outside of the floodway. Flood fringe is synonymous with the term “floodway fringe” used in the Flood Insurance Study for Anoka County, Minnesota.

*Flood Prone Area* means any land susceptible to being inundated by water from any source (see “Flood”).

*Flood Related Repetitive Loss* means damages sustained by a structure on two separate occasions during a ten year period for which the cost of repairs at the time of each such flood event on the average equals or exceeds 25% of the market value of the structure before the damage occurred.

*Floodplain* means the beds proper and the areas adjoining a wetland, lake or watercourse which have been or hereafter may be covered by the regional flood.

*Floodproofing* means a combination of structural provisions, changes, or adjustments to properties and structures subject to flooding, primarily for the reduction or elimination of flood damages.

*Floodway* means the bed of a wetland or lake and the channel of a watercourse and those portions of the adjoining floodplain which are reasonably required to carry or store the regional flood discharge.

*Lowest Floor* means 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* means 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.”

*Obstruction* means any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel modification, culvert, building, wire, fence, stockpile, refuse, fill, structure, or matter in, along, across, or projecting into any channel, watercourse, or regulatory floodplain which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water.

*One Hundred Year Floodplain* means lands inundated by the “Regional Flood” (see definition).

*Reach* means a hydraulic engineering term to describe a longitudinal segment of a stream or river influenced by a natural or man-made obstruction. In an urban area, the segment of a stream or river between two consecutive bridge crossings would most typically constitute a reach.

*Recreational Vehicle* means 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. For the purposes of this ordinance, the term recreational vehicle is synonymous with the term “travel trailer/travel vehicle.”

*Regional Flood* means a flood which is representative of large floods known to have occurred generally in Minnesota and reasonably characteristic of what can be expected to occur on an average frequency in the magnitude of the 1% chance or 100-year recurrence interval. Regional flood is synonymous with the term "base flood" used in a flood insurance study.

*Regulatory Flood Protection Elevation (RFPE)* means an elevation not less than one 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.

*Special Flood Hazard Area* means a term used for flood insurance purposes synonymous with "One Hundred Year Floodplain."

*Substantial Damage* means 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* means 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 a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure." For the purpose of this Article, "historic structure" is as defined in 44 Code of Federal Regulations, Part 59.1.

#### **Section 74-349.**

#### **Establishment of Zoning Districts.**

- (a) Floodway Overlay District. The Floodway Overlay District includes those areas designated as floodway on the Flood Insurance Rate Map adopted in Section 74-344 *Incorporation of Maps by Reference*.
- (b) Flood Fringe Overlay District. The Flood Fringe Overlay District includes those areas designated as floodway fringe on the Flood Insurance Rate Map adopted in Section 74-344 *Incorporation of Maps by Reference*, as being within Zone AE but being located outside of the floodway.
- (c) General Floodplain Overlay District. The General Floodplain Overlay District includes those areas designated as Zone A or Zone AE without a floodway on the Flood Insurance Rate Map adopted in Section 74-344 *Incorporation of Maps by Reference*.

#### **Section 74-350.**

#### **Compliance.**

Within the floodplain districts established in this Article, the use of any land, the use, size, type and location of structures on lots, the installation and maintenance of transportation, utility, water supply and waste treatment facilities, and the subdivision of land must comply with the terms of this Article and other applicable regulations. All uses not listed as permitted uses or conditional uses in Sections 74-351 through 74-74-534 *Floodway Overlay District*, Section 74-355 *Flood Fringe Overlay District* and 74-356 *General Floodplain Overlay District*, respectively, are prohibited.

In addition, a caution is provided here that:

- (a) All structures must be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- (b) As-built elevations for elevated or floodproofed 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 Article and specifically as stated in Section 74-360 *Administration* of this Article.
- (c) Critical facilities, as defined in Section 74-348, are prohibited in all floodplain districts.

**Section 74-351.**

**Floodway Overlay District (FW).**

- (a) **Permitted Uses:** The following uses, subject to the standards set forth in Section 74-352 *Standards for Floodway Permitted Uses*, are permitted uses if otherwise allowed in the underlying zoning district or any applicable overlay district:
  - (1) General farming, pasture, grazing, outdoor plant nurseries, horticulture, truck farming, forestry, sod farming, and wild crop harvesting.
  - (2) Industrial-commercial loading areas, and parking areas.
  - (3) Open space uses, including but not limited to private and public golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, and single or multiple purpose recreational trails.
  - (4) Residential lawns, gardens, parking areas, and play areas.
  - (5) Railroads, streets, bridges, utility transmission lines and pipelines, provided that the Department of Natural Resources' Area Hydrologist is notified at least ten days prior to issuance of any permit, and that the standards in Sections 74-354 *Standards for Floodway Conditional Uses*, 74-354(c) *Accessory Structures*, and 74-35(c4f) *Floodway developments* of this Article are met.
  - (6) Temporary docks which are removed seasonally within the Mississippi River Control Corridor.

**Section 74-352.**

**Standards for Floodway Permitted Uses.**

- (a) The use must have a low flood damage potential.
- (b) With the exception of the uses listed in Section 74-351(5) *Railroads streets, bridges, utility transmission lines and pipelines*, the use must not obstruct flood flows or increase flood elevations and must not involve structures, fill, obstructions, excavations or storage of materials or equipment.
- (c) Any facility that will be used by employees or the general public must be designed with a flood warning system that provides adequate time for evacuation if the area is inundated to a depth and velocity such that the depth (in feet) multiplied by the velocity (in feet per second) would exceed a product of four upon occurrence of the regional (1% chance) flood.

**Section 74-353.**

**Conditional Uses.**

The following uses may be allowed as conditional uses following the standards and procedures set forth in Section 74-360(c) *Conditional Uses* of this Article and further subject to the standards set forth in Section 74-353 *Standards for Floodway Conditional Uses*, if otherwise allowed in the underlying zoning district or any applicable overlay district.

- (a) Structures accessory to the uses listed in Section 74-351(a) *Permitted Uses* above and the uses listed in (b) – (e) below.
- (b) Marinas, boat rentals, permanent or temporary docks (within the Rum River Protection Corridor), permanent docks (within the Mississippi River Control Corridor), piers, wharves, and water control structures.
- (c) Storage yards for equipment, machinery, or materials.
- (d) Placement of fill or construction of fences that obstruct flood flows. Farm fences, as defined in Section 74-348 *Definitions*, are permitted uses.
- (e) Levees or dikes intended to protect agricultural crops for a frequency flood event equal to or less than the 10-year frequency flood event.

**Section 74-354.**

**Standards for Floodway Conditional Uses.**

- (a) All Uses. A conditional use must not cause any increase in the stage of the 1% chance or regional flood or cause an increase in flood damages in the reach or reaches affected.
- (b) Fill; Storage of Materials and Equipment:
  - (1) 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.
  - (2) Fill, dredge spoil, and other similar materials deposited or stored in the floodplain must be protected from erosion by vegetative cover, mulching, riprap or other acceptable method. Permanent sand and gravel operations and similar uses must be covered by a long-term site development plan.

- (3) Temporary placement of fill, other materials, or equipment which would cause an increase to the stage of the 1% percent chance or regional flood may only be allowed if the City Council has approved a plan that assures removal of the materials from the floodway based upon the flood warning time available.
- (c) Accessory Structures:
- (1) Accessory structures must not be designed for human habitation.
  - (2) Accessory structures, if permitted, must be constructed and placed on the building site so as to offer the minimum obstruction to the flow of flood waters:
    - a. Whenever possible, structures must be constructed with the longitudinal axis parallel to the direction of flood flow; and
    - b. So far as practicable, structures must be placed approximately on the same flood flow lines as those of adjoining structures.
  - (3) Accessory structures must be elevated on fill or structurally dry floodproofed in accordance with the FP-1 or FP-2 floodproofing classifications in the State Building Code. All floodproofed accessory structures must meet the following additional standards:
    - a. The structure must be adequately anchored to prevent flotation, collapse or lateral movement and designed to equalize hydrostatic flood forces on exterior walls; and
    - b. Any mechanical and utility equipment in the structure must be elevated to or above the regulatory flood protection elevation or properly floodproofed.
  - (4) As an alternative, an accessory structure may be internally/wet floodproofed to the FP-3 or FP-4 floodproofing classifications in the State Building Code, provided the accessory structure constitutes a minimal investment and does not exceed 576 square feet in size. A detached garage may only be used for parking of vehicles and limited storage. All structures must meet the following standards:
    - a. To allow for the equalization of hydrostatic pressure, there must be a minimum of two “automatic” openings in the outside walls of the structure, with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding; and
    - b. 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.
- (d) Structural works for flood control that will change the course, current or cross section of protected wetlands or public waters are subject to the provisions of Minnesota Statutes, Section 103G.245.

- (e) A levee, dike or floodwall constructed in the floodway must not cause an increase to the 1% chance or regional flood. The technical analysis must assume equal conveyance or storage loss on both sides of a stream.
- (f) Floodway developments must not adversely affect the hydraulic capacity of the channel and adjoining floodplain of any tributary watercourse or drainage system.

**Section 74-355.**

**Flood Fringe Overlay District (FF).**

- (a) Permitted Uses: Permitted uses are those uses of land or structures allowed in the underlying zoning district(s) that comply with the standards in Sections 74-355(a1).
  - (1) All structures, including accessory structures, must be elevated on fill so that the lowest floor, as defined, is at or above the regulatory flood protection elevation. The finished fill elevation for structures must be no lower than one foot below the regulatory flood protection elevation and the fill must extend at the same elevation at least 15 feet beyond the outside limits of the structure.
    - a. All service utilities, including ductwork, must be elevated or water-tight to prevent infiltration of floodwaters.
    - b. As an alternative to elevation on fill, an accessory structure that constitutes a minimal investment and that does not exceed 576 square feet in size may be internally floodproofed in accordance with Section 74-354(c) *Accessory Structures*.
    - c. The cumulative placement of fill or similar material on a parcel must not exceed 1,000 cubic yards, unless the fill is specifically intended to elevate a structure in accordance with Section 74-355(b) of this Article, or if allowed as a conditional use under Section 74-355(d) below.
    - d. The storage of any materials or equipment must be elevated on fill to the regulatory flood protection elevation.
    - e. 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.
    - f. Fill must be properly compacted and the slopes must be properly protected by the use of riprap, vegetative cover or other acceptable method.
    - g. All new principal structures must have vehicular access at or above an elevation not more than two feet below the regulatory flood protection elevation.
    - h. Accessory uses such as yards, railroad tracks, and parking lots may be at an elevation lower than the regulatory flood protection elevation. However, any facilities used by employees or the general public must be designed with a flood

warning system that provides adequate time for evacuation if the area is inundated to a depth and velocity such that the depth (in feet) multiplied by the velocity (in feet per second) would exceed a product of four upon occurrence of the regional (1% chance) flood.

- i. Interference with normal manufacturing/industrial plant operations must be minimized, especially along streams having protracted flood durations. In considering permit applications, due consideration must be given to the needs of industries with operations that require a floodplain location.
  - j. Flood fringe developments must not adversely affect the hydraulic capacity of the channel and adjoining floodplain of any tributary watercourse or drainage system.
  - k. Manufactured homes and recreational vehicles must meet the standards of Section 74-359 *Manufactured Homes, Manufactured Home Parks, and Recreational Vehicles* of this Article.
- (b) Conditional Uses: The following uses and activities may be allowed as conditional uses, if allowed in the underlying zoning district(s) or any applicable overlay district, following the procedures in Section 74-360(c) *Conditional Uses* of this Article. Conditional uses must meet the standards in Sections 74-355(a1e) through 74-355(a1k) and Section 74-74-355(c) *Standards for Flood Fringe Conditional Uses*.
- (1) Any structure that is not elevated on fill or floodproofed in accordance with Section 74-355(a) *Permitted Uses* of this Article.
  - (2) Storage of any material or equipment below the regulatory flood protection elevation.
  - (3) The cumulative placement of more than 1,000 cubic yards of fill when the fill is not being used to elevate a structure in accordance with Section 74-355(a) *Permitted Uses* of this Article.
- (c) Standards for Flood Fringe Conditional Uses:
- (1) The standards listed in Sections 74-355(a1d) *The storage of any material...* through 74-355(b) *Conditional Uses* apply to all conditional uses.
  - (2) Basements, as defined by Section 74-348 *Definitions* of this Article, are subject to the following:
    - a. Residential basement construction is not 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 floodproofed in accordance with Section 74-355(c4) *The placement of more than...* of this Article.

- (3) All areas of nonresidential structures, including basements, to be placed below the regulatory flood protection elevation must be floodproofed in accordance with the structurally dry floodproofing classifications in the State Building Code. Structurally dry floodproofing must meet the FP-1 or FP-2 floodproofing classification in the State Building Code, which requires making the structure watertight with the walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. Structures wet floodproofed to the FP-3 or FP-4 classification are not permitted.
- (4) The placement of more than 1,000 cubic yards of fill or other similar material on a parcel (other than for the purpose of elevating a structure to the regulatory flood protection elevation) must comply with an approved erosion/sedimentation control plan.
  - a. The plan must clearly specify methods to be used to stabilize the fill on site for a flood event at a minimum of the regional (1% chance) flood event.
  - b. The plan must be prepared and certified by a registered professional engineer or other qualified individual acceptable to the City Council.
  - c. The plan may incorporate alternative procedures for removal of the material from the floodplain if adequate flood warning time exists.
- (5) Storage of materials and equipment below the regulatory flood protection elevation must comply with an approved emergency plan providing for removal of such materials within the time available after a flood warning.

**Section 74-356. General Floodplain Overlay District (GF).**

- (a) Permitted Uses:
  - (1) The uses listed in Section 74-351 *Standards for Floodway Conditional Uses* of this Article, Floodway Overlay District Permitted Uses, are permitted uses.
  - (2) All other uses are subject to the floodway/flood fringe evaluation criteria specified in Section 74-356 *General Floodplain Overlay District* below. Section 74-351 *Floodway Overlay District* applies if the proposed use is determined to be in the Floodway Overlay District. Section 74-355 *Flood Fringe Overlay District* applies if the proposed use is determined to be in the Flood Fringe Overlay District.
- (b) Procedures for Floodway and Flood Fringe Determinations:
  - (1) Upon receipt of an application for a permit or other approval within the General Floodplain Overlay District, the Zoning Administrator must obtain, review and reasonably utilize any regional flood elevation and floodway data available from a federal, state, or other source.

- (2) If regional flood elevation and floodway data are not readily available, the applicant must furnish additional information, as needed, to determine the regulatory flood protection elevation and whether the proposed use would fall within the Floodway or Flood Fringe District. Information must be consistent with accepted hydrological and hydraulic engineering standards and the standards in 74-356(b3) below.
- (3) The determination of floodway and flood fringe must include the following components, as applicable:
  - a. Estimate the peak discharge of the regional (1% chance) flood.
  - b. Calculate the water surface profile of the regional flood based upon a hydraulic analysis of the stream channel and overbank areas.
  - c. Compute the floodway necessary to convey or store the regional flood without increasing flood stages more than one-half (0.5) foot. A lesser stage increase than 0.5 foot is required if, as a result of the stage increase, increased flood damages would result. An equal degree of encroachment on both sides of the stream within the reach must be assumed in computing floodway boundaries.
- (4) The Zoning Administrator will review the submitted information and assess the technical evaluation and the recommended Floodway and/or Flood Fringe Overlay District boundary. The assessment must include the cumulative effects of previous floodway encroachments. The Zoning Administrator may seek technical assistance from a designated engineer or other expert person or agency, including the Department of Natural Resources. Based on this assessment, the Zoning Administrator may approve or deny the application.
- (5) Once the Floodway and Flood Fringe District boundaries have been determined, the Zoning Administrator must process the permit application consistent with the applicable provisions of Section 74-351 *Floodway Overlay District* and 74-355 *Flood Fringe Overlay District* of this Article.

**Section 74-357.**

**Subdivisions.**

- (a) Subdivisions: No land may be subdivided which is unsuitable for reasons of flooding or inadequate drainage, water supply or sewage treatment facilities. Manufactured home parks and recreational vehicle parks or campgrounds are considered subdivisions under this ordinance.
  - (1) All lots within the floodplain districts must be able to contain a building site outside of the Floodway District at or above the regulatory flood protection elevation.
  - (2) All subdivisions must have road access both to the subdivision and to the individual building sites no lower than two feet below the regulatory flood protection elevation.

- (3) For all subdivisions in the floodplain, the Floodway and Flood Fringe Overlay District boundaries, the regulatory flood protection elevation and the required elevation of all access roads must be clearly labeled on all required subdivision drawings and platting documents.
- (4) In the General Floodplain District, applicants must provide the information required in Section 74-356 *General Floodplain Overlay District* of this Article to determine the regional flood elevation, the Floodway and Flood Fringe Overlay District boundaries and the regulatory flood protection elevation for the subdivision site.

**Section 74-358. Public Utilities, Railroads, Roads, and Bridges.**

- (a) **Public Utilities:** All public utilities and facilities such as gas, electrical, sewer, and water supply systems to be located in the floodplain must be floodproofed in accordance with the State Building Code or elevated to the regulatory flood protection elevation.
- (b) **Public Transportation Facilities:** Railroad tracks, roads, and bridges to be located within the floodplain must comply with Sections 74-351 *Floodway Overlay District* and 74-355 *Flood Fringe District* of this Article. These transportation facilities must be elevated to the regulatory flood protection elevation where failure or interruption of these 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.
- (c) **On-site Water Supply and Sewage Treatment Systems:** Where public utilities are not provided: 1) On-site water supply systems must be designed to minimize or eliminate infiltration of flood waters into the systems; and 2) New or replacement on-site sewage treatment systems must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and they must 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 is considered to be in compliance with this Section.

**Section 74-359. Manufactured Homes, Manufactured Home Parks, and Recreational Vehicles.**

- (a) **Manufactured Homes:** New manufactured home parks and expansions to existing manufactured home parks are prohibited in any floodplain district.
- (b) **Outside Storage of Recreational Vehicles:** Where outside storage of Recreational Vehicles are permitted, the recreational vehicle must have a current license required for highway use, is highway ready, meaning on wheels or the internal jacking system, and no permanent structural type addition shall be attached to the vehicle.

**Section 74-360. Administration.**

- (a) **Permit Requirements:**

- (1) Permit Required. A permit must be obtained from the Zoning Administrator prior to conducting the following activities:
  - a. The erection, addition, modification, rehabilitation, or alteration of any building, structure, or portion thereof. Normal maintenance and repair also requires a permit if such work, separately or in conjunction with other planned work, constitutes a substantial improvement as defined in this Article.
  - b. A change of use of a building, structure, or land.
  - c. The construction of a dam, fence, or on-site septic system.
  - d. The change or extension of a nonconforming use.
  - e. The repair of a structure that has been damaged by flood, fire, tornado, or any other source.
  - f. The placement of fill, excavation of materials, or the storage of materials or equipment within the floodplain.
  - g. Relocation or alteration of a watercourse - including new or replacement culverts and bridges), unless a public waters work permit has been applied for.  
**State law reference** – Authority for above, Minn. Stat. §103G.245.
  - h. Any other type of “development” as defined in this Article.
- (2) Application for Permit. Permit applications must be submitted to the Zoning Administrator on forms provided by the Zoning Administrator.
- (3) Certificate of Zoning Compliance for a New, Altered, or Nonconforming Use. No building, land or structure may be occupied or used in any manner until a certificate of zoning compliance has been issued by the Zoning Administrator stating that the use of the building or land conforms to the requirements of this Article.
- (4) Certification. The applicant is 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 Article. Floodproofing measures must be certified by a registered professional engineer or registered architect.
- (5) Record of First Floor Elevation. The Zoning Administrator must 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 floodplain. The Zoning Administrator must also maintain a record of the elevation to which structures and alterations or additions to structures are floodproofed.
- (6) Notifications for Watercourse Alterations. Before authorizing any alteration or relocation of a river or stream, the Zoning Administrator

must notify adjacent communities. If the applicant has applied for a permit to work in public waters pursuant to Minnesota Statutes, Section 103G.245, this will suffice as adequate notice. A copy of the notification must also be submitted to the Chicago Regional Office of the Federal Emergency Management Agency (FEMA).

- (7) Notification to FEMA When Physical Changes Increase or Decrease Base Flood Elevations. As soon as is practicable, but not later than six months after the date such supporting information becomes available, the Zoning Administrator must notify the Chicago Regional Office of FEMA of the changes by submitting a copy of the relevant technical or scientific data.

(b) Variances:

- (1) Variance Applications. An application for a variance to the provisions of this Article will be processed and reviewed in accordance with applicable state statutes and Section 74-37 *Appeals and variances* of the Zoning Ordinance.
- (2) Adherence to State Floodplain Management Standards. A variance must not allow a use that is not allowed in that district, permit a lower degree of flood protection than the regulatory flood protection elevation for the particular area, or permit standards less than those required by state law.
- (3) Additional Variance Criteria. The following additional variance criteria of the Federal Emergency Management Agency must be satisfied:
  - a. Variances must not be issued by a community within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.
  - b. Variances may 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.
  - c. Variances may only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (4) Flood Insurance Notice. The Zoning Administrator must notify the applicant for a variance that: 1) The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; and 2) Such construction below the base or regional flood level increases risks to life and property. Such notification must be maintained with a record of all variance actions.

- (5) General Considerations. The City Council may consider the following factors in granting variances and imposing conditions on variances and conditional uses in floodplains:
    - a. The potential danger to life and property due to increased flood heights or velocities caused by encroachments;
    - b. The danger that materials may be swept onto other lands or downstream to the injury of others;
    - c. The proposed water supply and sanitation systems, if any, and the ability of these systems to minimize the potential for disease, contamination and unsanitary conditions;
    - d. The importance of the services to be provided by the proposed use to the community;
    - e. The requirements of the facility for a waterfront location;
    - f. The availability of viable alternative locations for the proposed use that are not subject to flooding;
    - g. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;
    - h. The relationship of the proposed use to the Comprehensive Land Use Plan and flood plain management program for the area;
    - i. The safety of access to the property in times of flood for ordinary and emergency vehicles;
    - j. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site.
  - (6) Submittal of Hearing Notices to the Department of Natural Resources (DNR). The Zoning Administrator must submit hearing notices for proposed variances to the DNR sufficiently in advance to provide at least ten days' notice of the hearing. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.
  - (7) Submittal of Final Decisions to the DNR. A copy of all decisions granting variances must be forwarded to the DNR within ten days of such action. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.
  - (8) Record-Keeping. The Zoning Administrator must maintain a record of all variance actions, including justification for their issuance, and must report such variances in an annual or biennial report to the Administrator of the National Flood Insurance Program, when requested by the Federal Emergency Management Agency.
- (c) Conditional Uses:

- (1) Administrative Review. An application for a conditional use permit under the provisions of this Article will be processed and reviewed in accordance with Chapter 74; Article IV *Conditional Uses* of the Zoning Ordinance.
- (2) Factors Used in Decision-Making. In passing upon conditional use applications, the City Council must consider all relevant factors specified in other sections of this Chapter and those factors identified in Section 74-360(b5) *Variances* of this Article.
- (3) Conditions Attached to Conditional Use Permits. The City Council may attach such conditions to the granting of conditional use permits as it deems necessary to fulfill the purposes of this Article. Such conditions may include, but are not limited to, the following:
  - a. Modification of waste treatment and water supply facilities.
  - b. Limitations on period of use, occupancy, and operation.
  - c. Imposition of operational controls, sureties, and deed restrictions.
  - d. Requirements for construction of channel modifications, compensatory storage, dikes, levees, and other protective measures.
  - e. Floodproofing measures, in accordance with the State Building Code and this Article. The applicant must submit a plan or document certified by a registered professional engineer or architect that the floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area.
- (4) Submittal of Hearing Notices to the Department of Natural Resources (DNR). The Zoning Administrator must submit hearing notices for proposed conditional uses to the DNR sufficiently in advance to provide at least ten days' notice of the hearing. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.
- (5) Submittal of Final Decisions to the DNR. A copy of all decisions granting conditional uses must be forwarded to the DNR within ten days of such action. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.

**Section 74-361.**

**Nonconformities.**

- (a) Continuation of Nonconformities: A use, structure, or occupancy of land which was lawful before the passage or amendment of this Article but which is not in conformity with the provisions of this Article may be continued subject to the following conditions. Historic structures, as defined by this Article as a *Substantial Improvement*, are subject to the provisions of Sections 74-361(a1) – 74-361(a4) of this Article.
  - (1) A nonconforming use, structure, or occupancy must not be expanded, changed, enlarged, or altered in a way that increases its flood damage

potential or degree of obstruction to flood flows except as provided in Section 74-361(a2) below. Expansion or enlargement of uses, structures or occupancies within the Floodway District is prohibited.

- (2) Any addition or structural alteration to a nonconforming structure or nonconforming use that would result in increasing its flood damage potential must be protected to the regulatory flood protection elevation in accordance with any of the elevation on fill or floodproofing techniques (i.e., FP-1 thru FP-4 floodproofing classifications) allowable in the State Building Code, except as further restricted in 74-361(a3) and 74-361(a5) below.
- (3) If the cost of all previous and proposed alterations and additions exceeds 50 percent of the market value of any nonconforming structure, then the entire structure must meet the standards of Section 74-351 (*Floodway Overlay District*) or 74-355 (*Flood Fringe Overlay District*) of this ordinance for new structures depending upon whether the structure is in the Floodway or Flood Fringe Overlay Districts, respectively. The cost of all structural alterations and additions must include all costs such as construction materials and a reasonable cost placed on all manpower or labor.
- (4) If any nonconforming use, or any use of a nonconforming structure, is discontinued for more than one year, any future use of the premises must conform to this Article. The Assessor must notify the Zoning Administrator in writing of instances of nonconformities that have been discontinued for a period of more than one year.
- (5) If any nonconformity is *Substantially Damaged*, as defined in Section 74-348 of this Article, it may not be reconstructed except in conformity with the provisions of this Article. The applicable provisions for establishing new uses or new structures in Sections 74-351 *Floodway Overlay District* or 74-355 *Flood Fringe Overlay District* will apply depending upon whether the use or structure is in the Floodway or Flood Fringe, respectively.
- (6) Any *Substantial Improvement*, as defined in Section 74-348 of this Article, to a nonconforming structure requires that the existing structure and any additions must meet the requirements of Section 74-351 *Floodway Overlay District* or 74-355 *Flood Fringe Overlay District* of this Article for new structures, depending upon whether the structure is in the Floodway or Flood Fringe Overlay District.

#### **Section 74-362.**

#### **Penalties and Enforcement.**

- (a) **Violation Constitutes a Misdemeanor:** Violation of the provisions of this Article or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or conditional uses) constitute a misdemeanor and will be punishable as defined by law.
- (b) **Other Lawful Action:** Nothing in this Article restricts the City of Anoka from taking such other lawful action as is necessary to prevent or remedy any violation. If the responsible party does not appropriately respond to the Zoning Administrator within the specified period of time, each additional day that lapses

will constitute an additional violation of this Article and will be prosecuted accordingly.

- (c) Enforcement: Violations of the provisions of this Article will be investigated and resolved in accordance with the provisions of Chapter 74; Article II, Section 74-31 *Violations and penalties* of the zoning ordinance/code. In responding to a suspected ordinance violation, the Zoning Administrator and the City Council 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 City of Anoka 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.

**Section 74-363.**

**Amendments.**

- (a) Floodplain Designation – Restrictions on Removal: The floodplain designation on the Official Zoning Map must 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. Special exceptions to this rule may be permitted by the Commissioner of the Department of Natural Resources (DNR) if the Commissioner determines that, through other measures, lands are adequately protected for the intended use.
- (b) Amendments Require DNR Approval: All amendments to this Article must be submitted to and approved by the Commissioner of the Department of Natural Resources (DNR) prior to adoption. The Commissioner must approve the amendment prior to community approval.
- (c) Map Revisions Require Ordinance Amendments. The floodplain district regulations must be amended to incorporate any revisions by the Federal Emergency Management Agency to the floodplain maps adopted in Section 74-344 *Incorporation of Maps by Reference* of this Article.

**Sections 74-364 thru 74-440.**

**Reserved.**