

Article X. Flood Plain Overlay District.Section 20-171. **Statutory Authorization, Findings of Fact and Purpose.**

- (a) Statutory Authorization. The legislature of the State of Minnesota has, in Minnesota Statutes Chapter 103F and Minn. Stat. § 462.357 delegated the responsibility to local government units to adopt regulations designed to minimize flood losses. Therefore, the Town Board of Athens Township, Minnesota does ordain as follows:
- (b) Findings of Fact.
1. The flood hazard areas of Athens Township, Minnesota, 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.
 2. Methods Used to Analyze Flood Hazards. This Article is based upon a reasonable method of analyzing flood hazards that is consistent with the standards established by the Minnesota Department of Natural Resources.
 3. 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) Statement of Purpose. It is the purpose of this Article to promote public health, safety and general welfare and to minimize those losses described in Section 20.171 (a) by provisions contained herein.

Section 20-172. **General Provisions.**

- (a) Lands to which this Article applies: This Article shall apply to all lands within the jurisdiction of Athens Township 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.
- (b) 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 Article. The attached material shall include the Flood Insurance Study for Athens Township prepared by the Federal Emergency Management Agency dated November 5, 2003 and the Flood

Insurance Rate Map dated November 5, 2003 therein. The Official Zoning Map shall be on file in the Office of the Zoning Administrator and a copy on file in the office of the Town Clerk.

- (c) Regulatory Flood Protection Elevation. The regulatory flood protection elevation shall be an elevation no lower than one foot above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the flood plain that result from designation of a floodway.
- (d) Interpretation.
1. In their interpretation and application, the provisions of this Article shall be held to be the minimum requirements and shall be liberally construed in favor of the Town Board and shall not be deemed a limitation or repeal of any other powers granted by State Statutes.
 2. The boundaries of the flood plain overlay 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 Town Board, acting as the Board of Adjustment, shall make the necessary interpretation. All decisions will be based on elevations of the regional (100-year) flood profile, the ground elevations that existed on the site at the time the Community adopted its initial floodplain ordinance, 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 and to submit technical evidence.
- (e) Abrogation and Greater Restrictions. It is not intended by this Article to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Article imposes greater restrictions, the provisions of this Article shall prevail. All other ordinances inconsistent with this Article are hereby repealed to the extent of consistency only.
- (f) Warning and Disclaimer of Liability. This Article 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 Article shall not create liability on the part of Athens Township or any officer or employee thereof for any flood damages that result from reliance on this Article or any administrative decision lawfully made thereunder.
- (g) Severability. If any section, clause, provision, or portion of this Article is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Article shall not be affected thereby.

- (h) Definitions. Unless specifically defined below, words or phrases used in the Article shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this Article its most reasonable application.
1. Accessory Use or Structure. A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.
 2. Basement. Means any area of a structure, including crawl spaces, having its floor or base subgrade (below ground level) on all sides, regardless of the depth of excavation below ground level.
 3. Board of Adjustment. The Athens Township Board of Supervisors.
 4. Conditional Use. Means a specific type of structure or land use listed in the official control that may be allowed but (1) only after an in-depth review procedure; (2) with the appropriate conditions or restrictions as provided in the official zoning controls or building code; and (3) upon a finding that:
 - a. Certain conditions as detailed in the zoning ordinance exist; and
 - b. The structure and/or land use conform to the comprehensive land use plan and are compatible with the existing neighborhood.
 5. Conditional Use Permit. A permit specially and individually granted for a conditional use permitted in any use district.
 6. Equal Degree of Encroachment. A method of determining the location of floodway boundaries so that flood plain lands on both sides of a stream are capable of conveying a proportionate share of flood flows.
 7. Flood. 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.
 8. Flood Frequency. The frequency for which it is expected that a specific stage or discharge may be equaled or exceeded.
 9. 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 for Athens Township.
 10. Flood Plain. The beds proper and the areas adjoining a wetland, lake or watercourse that have been or hereafter may be covered by a regional flood.

11. Flood Plain Overlay District. Flood plain areas located within the boundaries of the floodway or flood fringe.
12. Flood-Proofing. A combination of structural provisions, changes, or adjustments to properties and structures subject to flooding, primarily for the reduction or elimination of flood damages.
13. Floodway. The bed of a wetland or lake and the channel of a watercourse and those portions of the adjoining flood plain which are reasonably required to carry or store the regional flood discharge.
14. 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.
15. Manufactured Home. A structure, transportable in one or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to required vehicles. The term "manufactured home" does not include the term "recreational vehicle."
16. Obstruction. 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 flood plain that 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.
17. Principal Use or Structure. The primary or main use of land and/or buildings upon same. Principal uses shall be generally categorized as agricultural, residential or commercial. Also defined as all uses or structures that are not accessory uses or structures.
18. Reach. 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.
19. Recreational Vehicle. 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 Article, the term recreational vehicle shall be synonymous with the term travel trailer/travel vehicle.

20. Regional Flood. 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 100-year recurrence interval. Regional flood is synonymous with the term “base flood” used in the Flood Insurance Study.
21. 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 increase in flood elevation caused by encroachments on the flood plain that result from designation of a floodway.
22. Structure. Anything constructed or erected on the ground or attached to the ground or on-site utilities, including, but not limited to, buildings, factories, sheds, detached garages, cabins, manufactured homes, recreational vehicles not meeting the exemption criteria specified in this Article and other similar items.
23. 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 fifty percent (50%) of the market value of the structure before the damage occurred.
24. 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 fifty percent (50%) 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 Section, “historic structure” shall be as defined in the Code of Federal Regulations, Part 59.1.
25. Variance. Means a modification of a specific permitted development standard required in this Article to allow an alternative development

standard not stated as acceptable in this Article, but only as applied to a particular property for the purpose of alleviating a hardship, practical difficulty or unique circumstance as defined and elaborated upon in the Minnesota planning enabling legislation.

Section 20-173. **Establishment of Flood Plain Overlay Districts.**

(a) Districts.

1. Floodway District. The Floodway District shall include those areas designated as floodway on the Flood Insurance Rate Map adopted in Section 20.172 (b).
2. Flood Fringe District. The Flood Fringe District shall include those areas designated as floodway fringe on the Flood Insurance Rate Map as adopted in Section 20.172 (b) as being within Zone AE, Zone A0, or Zone AH without a floodway but being located outside the floodway.
3. General Flood Plain District. The General Flood Plain District shall include those areas designated as Zone 1 or Zones AE, Zone A0, or Zone AH without a floodway on the Flood Insurance Rate Map adopted in Section 20.172 (b).

(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 Article and other applicable regulations that apply to uses within the jurisdiction of this Article. Within the Floodway and Flood Fringe Districts, and General Flood Plain Districts, all uses not listed as permitted uses or conditional uses in Section 20-179 of this Article shall be prohibited. In addition, a caution is provided here that:

1. New manufactured homes, replacement manufactured homes and certain travel trailers are subject to the general provisions of this Chapter and specifically Section 20-179;
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 Article and specifically 20-181; and
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 Chapter and specifically as stated in Section 20-180 of this Article.

Section 20-174. Floodway District (FW).

- (a) Permitted Uses. The following are permitted uses in the Floodway District:
1. General farming, pasture, grazing, outdoor plant nurseries, horticulture, truck farming, forestry, sod farming and wild crop harvesting.
 2. Industrial-commercial loading areas, parking areas, and airport landing strips.
 3. Private and public golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, target ranges, trap and skeet ranges, hunting and fishing areas, and single or multiple purpose recreational trails.
 4. Residential lawns, gardens, parking areas, and play areas.
- (b) Standards for Floodway Permitted Uses.
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.
- (c) Conditional Uses. The following uses of land or structures are considered conditional uses in the Floodway District:
1. Structures accessory to the uses listed in 20-174 (a) above.
 2. Extraction and storage of sand, gravel, and other materials.
 3. Marinas, boat rentals, docks, piers, wharves, and water control structures.
 4. Railroads, streets, bridges, utility transmission lines, and pipelines.
 5. Storage yards for equipment, machinery, or materials.
 6. Placement of fill or construction of fences.
 7. Recreational vehicles either on individual lots of record or in existing or new subdivisions or commercial or condominium type campgrounds,

subject to the exemptions and provisions of Section 20-179 of this Article.

8. Structural works for flood control such as levees, dikes and floodwalls constructed to any height where the intent is to protect individual structures and levees or dikes where the intent is to protect agricultural crops for a frequency flood event equal to or less than the 10-year frequency flood event.

(d) Standards for Floodway Conditional Uses.

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 damages in the reach or reaches affected.
2. All floodway Conditional Uses shall be subject to the procedures and standards in Section 20-180 (d) of this Article.
3. The Conditional Use shall be permissible in the underlying zoning district.
4. 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 material.
 - 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, and consistent with Subsection (b) immediately above, 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 in the stage of the 100-year or regional flood but only after the Town Board has received an appropriate plan which assures the removal of the materials from the floodway based upon the flood warning time available. A Conditional Use Permit granted under this Article must be title registered with the property in the Office of the Isanti County Recorder. It is the responsibility of the property owner to record the Conditional Use Permit.
5. Accessory Structures:

- a. Accessory structures shall not be designed or used 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 flood waters:
 - i. Whenever possible, structures shall be constructed with the longitudinal axis parallel to the direction of the flood flow; and
 - ii. 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 FP-1 or FP-2 flood proofing classifications in the Minnesota Building Code. As an alternative, an accessory structure may be flood proofed to the FP-3 or FP-4 flood proofing classification in the Minnesota Building Code provided the accessory structure constitutes a minimal investment, does not exceed 500 square feet in size, and for a detached garage, the detached garage must be used solely for the parking of vehicles and limited storage. All flood proofed accessory structures must meet the following additional standards, as appropriate:
 - i. 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; and
 - ii. Any mechanical and utility equipment in a structure must be elevated to or above the Regulatory Flood Protection Elevation or properly flood proofed; and
 - iii. 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.
6. 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 Town Board.
7. 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 Minn. Stat., 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.
 8. 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 a stream.

Section 20-175. **Flood Fringe District (FF)**

- (a) Permitted Uses. Permitted uses shall be those uses of land or structures listed as Permitted Uses in the underlying zoning use district(s). All permitted uses shall comply with the standards for Flood Fringe Permitted Uses listed in Section 20-175 (b) and Section 20-175 (e).
- (b) Standards for Flood Fringe Permitted Uses:
 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. The finished fill elevation for structures shall be no lower than one (1) foot above 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 500 square feet for the outside dimension at ground level may be internally flood proofed in accordance with Section 20-174 (d) 5.
 3. The cumulative placement of fill where at any one time in excess of one thousand (1,000) cubic yards of fill is located on the parcel shall be allowable only as a Conditional Use, unless said fill is specifically intended to elevate a structure in accordance with Section 20-175 (b) of this Article.

-
4. The storage of any materials or equipment shall be elevated on fill to the Regulatory Flood Protection Elevation.
 5. The provisions of Section 20-175 (e) of this Article shall apply.
- (c) Conditional Uses. Any structure that is not elevated on fill or flood proofed in accordance with Sections 20-175 (a) and (b) and/or any uses that do not comply with the standards in Sections 20-175 (b) 3 and 20-175 (b) 4 of this Article shall only be allowable as a Conditional Use. An application for a Conditional Use shall be subject to the standards and criteria and evaluation procedures specified in Sections 20-175 (d) and (e) and Section 20-180 (d) of this Article.
- (d) Standards for Flood Fringe Conditional Uses.
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, etc., 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:
 - (1) the enclosed area is above-grade on at least one side of the structure;
 - (2) it is designed to internally flood and is constructed with flood resistant materials; and
 - (3) it is used solely for the 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 Minnesota 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 Plain Elevation or be designed to prevent flood water from entering or accumulating within these components during times of flooding.
 - b. 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:
 - i. A minimum area of "automatic" 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 (1) foot above grade. The automatic openings shall have a minimum net area of not less than one square inch for every square

-
- foot 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 that permit the automatic entry and exit of flood waters without any form of human intervention; and
- ii. That the enclosed area will be designed of flood resistant materials in accordance with the FP-3 or FP-4 classifications in the Minnesota Building Code and shall be used solely for building access, parking of vehicles or storage.
2. Basements, as defined by Section 20-172 (h) 2 of this Chapter, shall be subject to the following:
 - 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 20-175 (d) 3 of this Article.
 3. 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 Minnesota Building Code. Structurally dry flood proofing must meet the FP-1 or FP-2 flood proofing classification in the Minnesota 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. When at any one time more than 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 unless the community is enforcing a state approved shoreland management ordinance. In the absence of a state approved shoreland ordinance, the plan must clearly specify methods to be used to stabilize 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 or other qualified individual acceptable to the Town Board. The plan may incorporate alternative procedures for the removal of the material from the flood plain if adequate flood warning time exists.

5. 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 if 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 Town Board.

6. The provisions of Section 20.175 (e) of this Article shall also apply.

(e) Standards for all Flood Fringe Uses.

1. 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 Board of Adjustment 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 accessory land uses, such as yards, railroad tracks, and parking lots, may be at elevations 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. For manufacturing and industrial uses, measures shall be taken to minimize interference with normal plant operations especially along streams having protracted flood durations. Certain accessory land uses such as yards and parking lots may be at lower elevations subject to requirements set out in subpart (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 flood plain areas.
4. 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. 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. Standards for recreational vehicles are contained in Section 20-179 of this Article.
7. 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.

Section 20-176. **General Flood Plain District.**

(a) Permissible Uses.

1. The uses listed in Section 20-174 (a) shall be permitted uses.
2. All other uses shall be subject to the floodway/ fringe evaluation criteria pursuant to Section 20-176 (b) below. Section 20-174 shall apply if the proposed use is in the Floodway District and Section 20-175 shall apply if the proposed use is in the Flood Fringe District.

(b) Procedures for Floodway and Flood Fringe Determinations Within the General Flood Plain District.

1. 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:
 - a. Typical valley cross-sections 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.

-
- b. 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 elevation of streets.
 - c. Photographs showing existing land uses, vegetation upstream and downstream, and soil types.
 - d. Profile showing the slope of the bottom of the channel or flow line of the stream for at least five hundred (500) feet in either direction from the proposed development.
 2. 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:
 - a. Estimate the peak discharge of the regional 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 states 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.
 3. The Zoning Administrator shall present the technical evaluation and findings of the designated engineer or expert to the Town Board. The Town Board must formally accept the technical evaluation and the recommended Floodway and/or Flood Fringe District boundary or deny the permit application. The Town Board, 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 Town Board shall refer the matter back to the Zoning Administrator who shall

process the permit application consistent with the applicable provisions of Sections 20-174 and 20-175 of this Article.

Section 20-177. **Subdivisions.**

- (a) **Review Criteria.** No land shall be subdivided that is unsuitable for the reason of flooding, inadequate drainage, water supply or sewage treatment facilities. All lots within the flood plain districts shall be able to 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 Article 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 flood plain, including 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 Flood Plain Districts.** In the flood plain districts, applicants shall provide the information required in Section 20-176 (b) of this Article to determine the 100-year flood elevation, the Floodway and the Flood Fringe Districts 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 site preparation if a change of special flood hazard area designation will be requested.

Section 20-178. **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 flood plain shall be flood-proofed in accordance with the Minnesota Building Code or elevated to above the Regulatory Flood Protection Elevation.
- (b) **Public Transportation Facilities.** Railroad tracks, roads, and bridges to be located within the flood plain shall comply with Sections 20-174 and 20-175 of this Article. 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.

- (c) On-Site Sewage Treatment and Water Supply 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 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 Article.

Section 20-179. **Manufactured Homes and Manufactured Home Parks and Placement of Recreational Vehicles.**

- (a) New manufactured home parks and expansions to existing manufactured home parks shall be subject to the provisions placed on subdivisions in Section 20-177 of this Article.
- (b) 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 with Section 20-175 of this Article. If vehicular road access for pre-existing manufactured home parks is not provided in accordance with Section 20-175 (e) 1, then replacement manufactured homes will not be allowed until the property owner(s) develops a flood warning emergency plan acceptable to the Town Board.
1. 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.
- (c) Recreational vehicles that do not meet the exemption criteria specified in Section 20-179 (c) 2 below shall be subject to the provisions of this Article and as specifically spelled out in Sections 20-179 (c) 3 and 4 below.
1. Exemption. Recreational vehicles are exempt from the provisions of this Article if they are placed in any of the areas listed in Section 20-179 (c)2 below and further they meet the following criteria:
 - a. Have a current license required for highway use.

- b. 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 recreational vehicle parks and the recreational vehicle has no permanent structural type additions attached to it.
 - c. The recreational vehicle and associated use must be permissible in any pre-existing, underlying zoning use district.
 2. Areas Exempted for Placement of Recreational Vehicles.
 - a. Individual lots or parcels of record.
 - b. Existing commercial recreational vehicle parks or campgrounds.
 - c. Existing condominium type associations.
 3. Recreational vehicles exempted in Section 20-179 (c) 1 lose this exemption when development occurs on the parcel exceeding five hundred (500) dollars 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 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 20-174 and 20-175 of this Article. 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 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 20-175 (e) 1 of this Article. 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. Any 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

Section 20-180 (d) of this Article. 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 Sections 20-179 (c) 1, subparts (a) and (b) of this Article will be met. All attendant sewage and water facilities for new or replacement recreational vehicles must be protected or constructed so as not to be impaired or contaminated during times of flooding in accordance with Section 20-178 (c) of this Article.

Section 20-180. **Administration**.

- a. **Zoning Administrator**. The Zoning Administrator or other official designated by the Town Board shall administer and enforce this Article. If the Zoning Administrator finds a violation of the provisions of this Article, the Zoning Administrator shall notify the person responsible for such violation in accordance with the procedures stated in Section 20-182 of this Article.
- b. **Permit Requirements**.
 1. **Permit Required**. A permit issued by the Zoning Administrator in conformity with the provisions of this Article 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 of 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 Article.
5. Construction and Use to be as Provided on Applications, Plans, Permits, Variances and Certificates of Zoning Compliance. Permits, variances, 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 Article, and punishable as provided by Section 20-182 of this Article.
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 Article. 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 plains. 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 Minn. Stat., Chapter 103G, this shall suffice as adequate notice to the Commission 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 report.

(c) Board of Adjustment.

1. Rules. The Board of Adjustment shall adopt rules for the conduct and may exercise all of the powers conferred on such Boards by state law.
2. Administrative Review. The Board shall hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the zoning administrator in the enforcement or administration of this Article.
3. Variances. The Board of Adjustment may authorize upon appeal in specific cases such relief or variances from the terms of this Article 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 municipal planning enabling legislation. 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 Article, any other Athens Township zoning regulations, and in the municipal planning enabling legislation that justified granting 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:
 - a. Variances shall not be issued within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.
 - b. Variances shall only be issued upon (i) 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 shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

4. 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 (10) days notice of the hearing.
 5. Decisions. The Board of Adjustment shall arrive at a decision on such appeal or variance within the time required by law. In passing upon an appeal, the Board of Adjustment may, so long as such action is in conformity with the provisions of this Article, reverse or affirm, wholly or in part, or modify the order, requirement, decision or determination of the Zoning Administrator or other public official. It shall make its decision in writing setting forth the findings of fact and the reasons for its decisions. In granting a variance the Board of Adjustment may prescribe appropriate conditions and safeguards as those specified in Section 20-180 (f), which are in conformity with the purposes of this Article. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Article punishable under Section 20-182. 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.
 6. Appeals. Appeals from any decision of the Board of Adjustment may be made as specified in this Chapter.
 7. Flood Insurance Notice and Record Keeping. The Zoning Administrator shall 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 increase premium rates for flood insurance and (2) Such construction below the 100-year or regional flood level increase risk to life and property. Such notification shall be maintained with a record of all variance actions. The Township will maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its annual or biennial report, as required, to the Administrator of the National Flood Insurance Program.
- (d) Conditional Uses. The Planning Commission shall hear and decide applications for conditional uses permissible under this Article. Applications shall be submitted to the Zoning Administrator who shall forward the application to the Planning Commission for consideration.
1. Hearings. Upon filing of an application for a conditional use permit with the Zoning Administrator, the Zoning Administrator shall submit a copy

of the proposed conditional use permit application by mail to the Commissioner of Natural Resources sufficiently in advance so that the Commissioner will receive at least ten (10) days notice of the hearing.

2. Decision. The Planning Commission shall make a recommendation to the Town Board. The Town Board shall take final action on the proposed conditional use permit in the time period required by law. In granting a conditional use permit, the Planning Commission and the Town Board shall prescribe appropriate conditions and safeguards, in addition to those specified in Section 20-180 (d) 6, which are in conformity with the provisions of this Article. Violations of such conditions and safeguards, when made a part of the terms under which the conditional use permit is granted, shall be deemed a violation of this Article punishable under Section 20-182. 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.
3. Procedures to be followed by the Town Board in Passing on Conditional Use Permit Applications within All Flood Plain Districts.
 - a. The applicant shall furnish such of the following information and additional information as deemed necessary by the Town Board for determining the suitability of the particular site for the proposed use:
 - i. Plans in triplicate drawn to scale showing the nature, location, dimensions, and elevations 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; and
 - ii. Specifications for building construction and materials, flood proofing, filling, dredging, grading, channel improvement, storage of materials, water supply and sanitary facilities.
 - b. The Town shall transmit one copy of the information described above to a designated engineer or other expert person or agency for technical assistance, where necessary, in evaluating a 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. The cost of such review shall be borne by the applicant.
 - c. Based upon the technical evaluation of the designated engineer or expert, the Town Board shall determine the specific flood hazard at the site and evaluate the suitability of the proposed use in relation to the flood hazard.

4. Factors Upon Which the Decision of the Town Board Shall Be Based . In passing upon conditional use applications, the Town Board shall consider all relevant factors specified in other sections of this Article, and:
 - a. The 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 or they may block bridges, culverts or other hydraulic structures.
 - c. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
 - d. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - e. The importance of the services provided by the proposed facility to the community.
 - f. The requirements of the facility for a waterfront location.
 - g. The availability of alternative locations not subject to flooding for the proposed use.
 - h. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
 - i. The relationship of the proposed use to the comprehensive plan and flood plain management program for the area.
 - j. The safety of access to the property in times of flood for ordinary and emergency vehicles.
 - k. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site.
 - l. Such other factors that are relevant to the purposes of this Article.
5. Conditions Attached to Conditional Use Permits. Upon consideration of the factors listed above and the purpose of this Article, the Town Board shall attach conditions to the granting of the 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. Limitation 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. Flood proofing measures, in accordance with the State Building Code and this Article. 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.

Section 20-181. **Nonconforming Uses.**

A structure or the use of a structure or premises 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 in this Article, shall be subject to following provisions in Section 20-181, subparts a through e.

- (a) No such use shall be expanded, enlarged or altered in a way that increases the nonconformity.
- (b) Any structural alteration or addition to a nonconforming structure or nonconforming use that 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 thru FP-4 floodproofing classification) allowable in the Minnesota Building Code, except as further restricted in subparts (c) and (e) below.
- (c) The cost of any structural alteration or additions to any nonconforming structure over the life of this structure shall not exceed fifty percent (50%) of the market value of the structure unless the conditions of this Article 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 exceeds fifty percent (50%) of the current market value of the structure, then the structure must meet the standards of Section 20-174 and 20-175 of this

Article for new structures depending upon whether the structure is in the Floodway or Flood Fringe, respectively.

- (d) If any nonconforming use is discontinued for twelve (12) consecutive months, any future use of the building premises shall conform to this Article. The assessor shall notify the Zoning Administrator in writing of instances of nonconforming uses that have been discontinued for a period of twelve (12) months.
- (e) If any nonconforming use or structure is destroyed by any means, or substantially damaged as defined in this Article, it shall not be reconstructed except in conformity with the provisions of this Article. The applicable provisions for establishing new uses or new structures in Sections 20-174, 20-175 or 20-176 will apply depending upon whether the use or structure is in the Floodway, Flood Fringe or General Flood Plain District, respectively.
- (f) If a substantial improvement, as defined in this Article, occurs, from any combination of a building addition to the outside dimensions of an existing building or a rehabilitation, reconstruction, alteration, or other improvement to the inside dimensions of an existing nonconforming building, then the building addition (as required by subpart b above) and the existing nonconforming building must meet the requirements of Section 20-174 or 20-175 of this Article for new structures, depending upon whether the structure is in the Floodway or Flood Fringe Districts, respectively.

Section 20-182. **Penalties for Violation.**

- (a) 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 use permits) shall constitute a misdemeanor and shall be punishable as defined by law.
- (b) Nothing herein contained shall prevent the Town Board from taking such other lawful action as it 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 Zoning Administrator, under the direction of the Town Board, may utilize the full array of enforcement actions available to it including, but not limited to, prosecution and fine, 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 will 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 the Zoning Administrator, the Zoning Administrator shall immediately investigate the situation and document the nature and extent of the violation of this Article. As soon as it reasonably possible, this information will be submitted to the appropriate Department of Natural Resources' and Federal Emergency Management Agency Regional Office along with the Town'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 Article and all other official controls and the nature and extent of the suspected violations of these controls. If the structure and/or use is under construction or development, the Zoning Administrator may order the construction or development immediately halted until a proper permit or approval is granted by the Town. If the construction or development is already completed, then the Zoning Administrator may either (1) 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 (2) notify the responsible party to apply for an after-the-fact permit and/or 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 a specified period of time, each additional day that lapses shall constitute an additional violation of this Article 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 that existed prior to the violation of this Article.

Section 20-183. **Amendments.**

The flood plain designation on the official zoning map shall not be removed from the flood plain 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 flood plain. Special exceptions to this rule may be permitted by the Commissioner of Natural Resources if he determines that, through other measures, lands are adequately protected for the intended use.

All amendments to this Article, including amendments to the official zoning map that relate to the flood plain districts, must be submitted to and approved by the Commissioner of Natural Resources prior to adoption. Changes in the official zoning map that relate to the flood plain districts 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 Article and said notice shall include a draft of the amendment or technical study under consideration.

Section 184 thru 190.

Reserved.