

ORDINANCE NUMBER 84

AN ORDINANCE RELATING TO FLOOD HAZARD AND FLOOD PLAIN
ZONING.

BE IT ENACTED, by the City Council of the City of Glyndon
as follows:

Section One. In order that potential loss of property, disruption of commerce, extraordinary public expenditures, and impairment to the tax base of the City might be reduced or minimized, the floodway boundary map and flood insurance rate map as established by the Federal Emergency Management Agency of the Federal Insurance Division are hereby adopted and made a part of the City Zoning Map and Ordinance and are incorporated herein by reference.

Section Two. Within those areas of the City designated by Zone A2 and A3, the following uses, having a low flood damage potential, and not obstructing flood flows, shall be permitted to the extent that they are not prohibited by any other section of this Ordinance or by any other Ordinance and further provided that they do not require structures, fill or storage of materials, or equipment. Furthermore, no use permitted shall affect the capacity of the drainage ditches or any other drainage facility or system function:

A. Private and public recreational uses such as tennis courts, driving ranges, archery ranges, picnic grounds, parks, bicycle and pedestrian trails.

B. Residential, commercial, and industrial uses such as lawns, gardens, nurseries, parking and loading areas and play areas.

C. Extraction of sand, gravel, dirt or other materials provided such materials are not piled or stored within the flood zone.

Section Three. Within such areas, the following uses, when they involve structures, fill or storage of materials or equipment, may be permitted as conditional uses following approval of an application for a conditional use permit:

A. Circuses, carnivals and transient amusement enterprises.

B. New and used car lots, roadside stands, signs and billboards.

C. Storage yards for equipment, machinery or materials.

D. Kennels.

Section Four. The approval for a conditional use permit shall be in accordance with the following standards:

A. Any fill proposed to be deposited in the flood zone must be shown to have some beneficial purpose and the amount of such fill must not exceed that amount necessary to achieve the intended purpose as demonstrated by a plan to be submitted by the owner indicating the uses to which the filled land will be put and the final dimensions of the proposed fill or other materials. Any fill shall not increase the designated one hundred year flood elevation.

B. No structure shall be permitted which is designed for human habitation and any structure shall have a low flood damage potential. Any structure, if permitted, shall be constructed and placed on the building site so as to offer the minimum obstruction to the flow of flood waters. Structures shall be firmly anchored to prevent floatation which may result in damage to other structures or to the restriction of drainage openings or other drainage facilities.

C. No storage of materials that, in time of flooding, are buoyant, or which are flammable, explosive, or could be injurious to human, animal or plant life shall be permitted. Storage of any other materials shall be permitted but such materials shall be firmly anchored to prevent floatation or shall be readily removable from the area in the event of a flood warning. No garbage or waste disposal sites shall be issued within any flood area.

Section Five. Any application for a building permit within Zones A2 and A3 shall be made in accordance with the zoning ordinance and with the state building code. In addition, any application shall include elevations of the lot, existing or proposed structures, fill or storage of materials.

Either the Board of Adjustment or the City Council shall submit to the Commissioner of Natural Resources a copy of any application for the construction or use of property within Zones A2 and A3. A further copy shall be transmitted to the City Engineer. The Commissioner of Natural Resources shall receive a copy of the application at least ten days prior to any hearing to be held on the application for such conditional use. A copy of any decision granting a conditional use permit under the terms of this ordinance shall be forwarded to the Commissioner of Natural Resources within ten days following the granting of such conditional use permit.

Section Six. This ordinance shall be effective following its first publication.

Dated this 5th day of January, 1981.

Dennis Wahl
Mayor - Dennis Wahl

ATTEST:

Dennis Johnson
City Clerk