

City of Delano  
County of Wright  
State of Minnesota

Ordinance O-24-05

6.31 Alternative Elevation Methods – Residential Structures. Residential structures with their lowest floor elevated above the Regulatory Flood Protection Elevation (RFPE) using methods alternative to the fill requirements in Section 6.21.

6.4 **Standards for Conditional Uses in Flood Fringe.** In addition to the applicable standards detailed in Sections 4.0, 6.2 and 12.2:

6.41 All residential structures with lowest floors elevated through alternative methods must meet the standards in Section 6.22.B and C of this ordinance.

**SECTION 7.0 FF-2 FLOOD FRINGE DISTRICT TWO DISTRICT.**

**7.1 Permitted Uses in the Flood Fringe Two District:** Permitted uses within the FF-2 shall be limited to the following:

7.11 General farming, pasture, grazing, forestry, sod farming and wild crop harvesting.

7.12 Industrial or commercial loading areas, parking areas, and airport landing strips

7.13 Private and public golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, parks and open space, wildlife and nature preserves, game farms, shooting preserves, target ranges, trap and skeet ranges, hunting and fishing areas.

7.14 Residential lawns, gardens, parking areas and play areas.

7.15 Railroads, streets, bridges, utility transmission lines and pipelines pursuant to Section 10.0 of this ordinance.

7.16 Stormwater management practices including the construction of ponding or drainage ways.

**7.2 Standards for Permitted Uses in FF-2 Flood Fringe Two District.** In addition to the applicable standards detailed in Section 4.0: All permitted uses shall comply with the standards for Flood Fringe District Two "Permitted Uses" listed in Section 7.1 and the standards for all Flood Fringe District Two "Permitted and Conditional Uses" listed in Section 6.4.

7.21 The use shall have a low flood damage potential.

7.22 Buildings for human habitation shall be prohibited.

7.23 The use shall not obstruct flood flows or increase flood elevations.

7.24 All lots in a subdivision within a floodplain approved after January 1, 2006, shall meet the minimum lot area standards of the underlying zoning district exclusive of land identified as flood fringe, as identified in the Flood Insurance Rate Map adopted in Section 3.2 of this Ordinance.

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**7.3 Conditional Uses:** An application for a conditional use shall be subject to the standards and criteria and evaluation procedures specified in Sections 7.4, 7.5, 8.0 and 12.2 of this Ordinance. The following are conditional uses permitted in the FF-2 District:

7.31 Essential service structures necessary for the health, safety and general welfare of the City, pursuant to Section 10.0 of this Ordinance.

7.32 Structures accessory to the uses listed in Section 7.1.

7.23 Extraction and storage of sand, gravel and other materials.

**7.4 Standards for FF-2 District Conditional Uses:**

7.41 Accessory structures shall not be designed for human habitation.

7.42 All structures, including basements, to be placed below the Regulatory Flood Protection Elevation shall be flood proofed in accordance with the following standards: Walls must be substantially impermeable to the passage of water, with structural components having the capacity of resisting hydrostatic and hydrodynamic loads and effects of buoyancy, at least up to the Regulatory Flood Protection Elevation (RFPE); must meet the standards of FEMA Technical Bulletin 3, as amended; and a registered professional engineer or architect shall be required to certify that the design and methods of construction meet the standards detailed in this Section.

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

7.44 Storage of Materials and Equipment: (1) The storage of materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited. (2) Storage of other materials or equipment may be allowed if readily removable from the area within the time available after a flood warning and in accordance with a plan approved by the City.

7.45 All FF-2 District Conditional Uses shall be subject to the procedures and standards contained in Section 12.2 of this Ordinance.

7.46 The Conditional use shall be permissible in the underlying zoning district, if one exists.

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**7.5 Standards for All FF-2 District Uses:**

7.51 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 multistructure or multi-lot developments. These standards should be investigated prior to the initiation of site preparation if a change of special flood hazards area designations is requested.

7.52 Floodplain developments shall not adversely affect the hydraulic capacity of the channel and adjoining floodplain of any tributary watercourse or drainage system where a floodway or other encroachment limit has not been specified on the Official Zoning Map.

**SECTION 8.0 General Floodplain District**

**8.1 Permitted Uses in General Floodplain District**

8.11 Until the floodway is delineated, allowable uses will be restricted to those listed in the Floodway District, Section 5.0.

8.12 All other uses are subject to a floodway/flood fringe determination as provided in Section 8.4, in addition to the standards provided in Sections 8.2 and 8.3. Permitted uses shall be determined as follows:

- A. If the development is determined to be in the Floodway District, Section 5.0 applies.
- B. If the development is determined to be in the Flood Fringe One District or Flood Fringe Two District, Sections 6.0 or 7.0 applies.

**8.2 Determining Flood Elevations**

8.21 All development requires a determination of the Base Flood Elevation (BFE). Exceptions to this requirement include projects that restore the site to the previous cross-sectional area, such as shore stabilization or culvert replacement projects. Base Flood Elevations (BFE) may be found using best available data from any Federal, State, or other source (including MNDNR's Lake & Flood Elevations Online (LFEO) Viewer).