

**PROPOSED for Tuesday, September 6, 2022**

**CITY OF CARVER  
ORDINANCE NO. 08-2022**

**AN ORDINANCE AMENDING SECTION 21-24 OF THE CARVER CITY CODE  
REGARDING REQUIREMENTS FOR ALL FLOODPLAIN DISTRICTS**

THE CITY COUNCIL OF THE CITY OF CARVER, CARVER COUNTY, MINNESOTA,  
DOES ORDAIN:

Section 1. The City Council of the City of Carver hereby amends section 21-24 of the Carver City Code by adding the underlined language and deleting the ~~stricken~~ material as follows:

Sec. 21-24. – Requirements for all floodplain districts.

- (a) Permit required. A permit must be obtained from the zoning administrator to verify if a development meets all applicable standards outlined in this article prior to conducting the following activities:
- (1) 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.
  - (2) The construction of a dam, on-site septic system, or any fence not meeting the definition of farm fence outlined in section 21-22 of this article.
  - (3) The change or extension of a nonconforming use.
  - (4) The repair of a structure that has been damaged by flood, fire, tornado, or any other source.
  - (5) The placement of fill, excavation of materials, or the storage of materials or equipment within the floodplain.
  - (6) Relocation or alteration of a watercourse (including new or replacement culverts and bridges), unless a public waters work permit has been applied for.
  - (7) Any other type of "development" as defined in this article.
- (b) Minimum development standards. All new construction and substantial improvements must be:
- (1) Designed (or modified) and adequately anchored to prevent floatation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
  - (2) Constructed with materials and utility equipment resistant to flood damage;
  - (3) Constructed by methods and practices that minimize flood damage; and
  - (4) Constructed with electrical, heating, ventilation, ductwork, plumbing, and air conditioning equipment and other service facilities at or above the Regulatory Flood Protection Elevation (RFPE). ~~That are designed and or located~~ Water, sewage, electrical, and other utility lines below the RFPE shall be constructed so as to prevent water from entering or accumulating within the components during conditions of flooding.

- (c) Flood capacity. Floodplain developments must not adversely affect the hydraulic capacity of the channel and adjoining floodplain of any tributary watercourse or drainage system.
- (d) 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.
- (e) Critical facilities, as defined in section 21-22, are to be located, so that the lowest floor is not less than two feet above the regional flood elevation, or the 500-year flood elevation, whichever is higher.

Section 2. This ordinance shall take effect immediately upon its passage and publication in accordance with state law.

Passed and adopted by the City Council of the City of Carver on the \_\_\_\_ of \_\_\_\_\_, 2022.

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Courtney Johnson, Mayor

ATTEST:

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Vicky Sons-Eiden, City Clerk