



ORDINANCE NO. 57

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ORDINANCE NO. 57

AN ORDINANCE RELATING TO THE FLOOD PLAIN MANAGEMENT IN THE TOWN OF WHITE BEAR, RAMSEY COUNTY, MINNESOTA, AND PROVIDING FOR PENALTIES FOR THE VIOLATION THEREOF

SECTION 1. AMENDMENT AND REPEAL OF CONFLICTING ORDINANCES.

The Flood Plain Management Ordinance of the Town of White Bear (Township), Ramsey County, Minnesota, adopted September 16, 1995, effective October 9, 1995, as amended, is hereby amended to be as follows, and all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed. In all other respects all other Ordinances shall remain in full force and effect.

SECTION 2. STATUTORY AUTHORIZATION, FINDINGS OF FACT AND PURPOSE.

2-1. STATUTORY AUTHORIZATION. The Legislature of the State of Minnesota has, in Minnesota Statutes, Chapter 103F and Chapter 462 delegated the authority to local governmental units to adopt regulations designed to minimize flood losses. Minnesota Statute, Chapter 103F further stipulates that communities subject to recurrent flooding must participate and maintain eligibility in the National Flood Insurance Program. Therefore, the Town of White Bear, Minnesota, does ordain as follows:

2-2. STATEMENT OF PURPOSE. The purpose of this Ordinance is to maintain the Town's eligibility in the National Flood Insurance Program and to minimize potential losses due to periodic flooding including 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.

2-3. WARNING OF DISCLAIMER OF LIABILITY. This Ordinance does not imply that areas outside of the flood plain district or land uses permitted within such districts will be free from flooding and flood damages. This Ordinance shall not create liability on the part of the Town or any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decisions lawfully made hereunder.

2-4. NATIONAL FLOOD INSURANCE PROGRAM COMPLIANCE. This Ordinance 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 Town's eligibility in the national Flood Insurance Program.

SECTION 3. GENERAL PROVISIONS.

3-1. ADOPTION OF FLOOD INSURANCE STUDY AND FLOOD INSURANCE RATE MAP. The Flood Insurance Rate Map for the Town of White Bear dated June 4, 2010, and as developed by the Federal Emergency Management Agency, is hereby adopted by reference as the Official Flood Plain Zoning District Map and made a part of this Ordinance.

3-2. LANDS TO WHICH ORDINANCE APPLIES. This Ordinance shall apply to all lands designated as flood plain within the jurisdiction of the Town. Flood plain areas within the Town shall encompass all areas designated as Zone A, Zone AE, Zone AO, or Zone AH as shown on the Flood Insurance Rate Map adopted in Section 3-1 of this Ordinance.

3-3. INTERPRETATION. The boundaries of the flood plain district shall be determined by scaling distances on the Official Flood Plain Zoning District Map. Where interpretation is needed as to the exact location of the boundaries of the flood plain district, the Town Engineer shall make the necessary interpretation based on the ground elevations that existed on the site at the time the community adopted its initial floodplain ordinance or the date of the first National Flood Insurance Program map that placed the site in the floodplain if earlier and the regional (100-year) flood profile, if available. If the 100-year flood elevations are not available, the Town shall: 1) Require a flood plain evaluation consistent with Section 5-3 of this Ordinance to determine a 100-year flood elevation for the site; or 2) base its decision on available hydraulic/hydrologic or site elevation survey data which demonstrates the likelihood the site is within or outside of the flood plain.

3-4. DEFINITIONS. Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this Ordinance its most reasonable application.

3-4.1. 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.

3-4.2. BASEMENT – means any area of a structure, including crawl spaces, having its floor or base sub grade (below ground level) on all four sides, regardless of the depth of excavation below ground level.

3-4.3. CONDITIONAL USE – means a specific type of structure or land use listed in the official control that may be allowed but only after an in-depth review procedure and with appropriate conditions or restrictions as

provided in the official zoning controls or building codes and upon a finding that:

3-4.3(a). Certain conditions as detailed in the Zoning Ordinance exist, and

3-4.3(b). The structure and/or land use conform to the comprehensive land use plan if one exists and are compatible with the existing neighborhood.

3-4.4. EQUAL DEGREE OF ENCROACHMENT – is 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.

3-4.5. FLOOD – means a temporary increase in the flow or stage of a stream or in the state of wetland or lake that results in the inundation of normally dry areas.

3-4.6. FLOOD FREQUENCY – means the frequency for which it is expected that a specific flood stage or discharge may be equaled or exceeded.

3-4.7. FLOOD FRINGE – that portion of the flood plain outside of the floodway.

3-4.8. FLOOD PLAIN – the channel or beds proper and the areas adjoining a wetland, lake or watercourse that have been or hereafter may be covered by the regional flood. Flood plain areas within the Town of White Bear shall encompass all areas designated as Zone A, Zone AE, Zone AO, or Zone AH on the Flood Insurance Rate Map adopted in Section 3-1 of this Ordinance.

3-4.9. FLOOD PROOFING – 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.

3-4.10. FLOODWAY – the bed of a wetland or lake and the channel of a watercourse and those portions of the adjoining flood plain that are reasonably required to carry or store the regional flood discharge.

3-4.11. LOWEST FLOOR – the lowest floor of the lowest enclosed area (including basement).

3-4.12. MANUFACTURED HOME – 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".

3-4.13. OBSTRUCTION – any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, dredged spoil, channel modification, culvert, building, wire, fence, stockpile, refuse, fill, structure, stockpile of sand or gravel or other material, or matter in, along, across, or projecting into any channel, watercourse, lake bed, or regulatory flood plain which may impede, retard, or change the direction of flow, either in itself or by catching or collecting debris carried by floodwater.

3-4.14. RECREATIONAL VEHICLE – a vehicle that is built on a single chassis, is 400 square feet or less when measured at the largest projection, is designed to be self-propelled or permanently tow able 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 shall be synonymous with the term travel trailer/travel vehicle.

3-4.15. REGIONAL FLOOD – a flood which is representative of large floods known to have occurred generally in Minnesota and reasonably characteristics of what can be expected to occur on an average frequency in magnitude of the 100-year recurrence interval. Regional flood is synonymous with the terms "base flood" used on the Flood Insurance Rate Map.

3-4.16. 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.

3-4.17. 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, and manufactured homes.

3-4.18. 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.

3-4.19. 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 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:

3-4.19(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.

3-4.19(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 Ordinance, "historic structure" shall be as defined in 44 Code of Federal Regulations, Part 59.1.

3-4.20. WATERCOURSE – means any channel having definable beds and banks capable of conducting generally confined runoff from adjacent lands. During floods water may leave the confining beds and banks but under law and normal flows water is confined within the channel. A watercourse may be perennial or intermittent.

3-5. ANNEXATIONS. The Flood Insurance Rate Map panels adopted by reference into Section 3-1 above may include floodplain areas that lie outside of the corporate boundaries of the Town at the time of adoption of this Ordinance. If any of these floodplain land areas are annexed into the Town after the date of adoption of this Ordinance, the newly annexed floodplain lands shall be subject to the provisions of this Ordinance immediately upon the date of annexation into the Town.

SECTION 4. CONFLICT WITH PRE-EXISTING ZONING REGULATIONS AND GENERAL COMPLIANCE.

4-1. THE FLOOD PLAIN DISTRICT AS OVERLAY ZONING DISTRICT. The flood plain zoning district shall be considered an overlay zoning district to all existing land use regulations of the Community. The uses permitted in Section 5 and 6 of this Ordinance shall be permitted only if not prohibited by any established, underlying zoning district. The requirements of this Ordinance shall apply in addition to other legally established regulations of the Community and where this Ordinance imposes greater restrictions, the provisions of this Ordinance shall apply.

4-2. COMPLIANCE. No new structure or land shall hereafter be used and no structure shall be constructed, located, extended, converted, repaired, maintained, or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations which apply to uses within the jurisdiction of this Ordinance. Within the Floodway and Flood Fringe, all uses not listed as permitted uses in Section 5 shall be prohibited. In addition, a caution is provided here that:

4-2.1. Recreational vehicles are not allowed in the floodplain;

4-2.2. Modifications, repair and maintenance, additions, structural alterations or repair after damage to existing nonconforming structures and nonconforming uses of structures or land are regulated by the general provisions of this Ordinance and specifically Section 10; and

4-3.3. As-built elevations for elevated structures must be certified by elevation surveys as stated in Section 8 of this Ordinance.

SECTION 5. PERMITTED USES, STANDARDS, AND FLOOD PLAIN EVALUATION CRITERIA.

5-1. PERMITTED USES IN THE FLOOD PLAIN. The following uses of land are permitted uses in the flood plain district:

5-1.1. Any use of land which does not involve a structure, a fence, an addition to the outside dimensions to an existing structure (including a fence) or an obstruction to flood flows such as fill, excavation, or storage of materials or equipment.

5-1.2. Any use of land involving the construction of new structures, the addition to the outside dimensions of an existing structure (including a fence) or obstructions such as fill or storage of materials or equipment, provided these activities are located in the flood fringe portion of the flood plain. These uses shall be subject to the development standards in Section 5-2 of this Ordinance and the flood plain evaluation criteria in Section 5-3 of this Ordinance for determining floodway and flood fringe boundaries.

5-2. STANDARDS FOR FLOOD PLAIN PERMITTED USES.

5-2.1. 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 shall be investigated prior to the initiation of site preparation if a change of special flood hazard area designation will be requested.

5-2.2. STORAGE OF MATERIALS AND EQUIPMENT.

5-2.2(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.

5-2.2(b). Storage of other materials or equipment may be allowed if readily removable from the area within the time available after a flood warning or if placed on fill to the regulatory flood protection elevation.

5-2.3. No use shall be permitted which will adversely affect the capacity of the channels or floodways of any tributary to the main stream, or of any drainage ditch, or any other drainage facility or system.

5-2.4. All structures, including accessory structures and additions to existing structures shall be constructed on fill so that the lowest floor, including basement floor, is 2' above the regulatory flood protection elevation (3 feet above the critical storm event), as defined in Section 3-4.16 or greater. The finished fill elevation must be no lower than the regulatory flood protection elevation and shall extend at such elevation at least 20' beyond the limits of the structure constructed thereon.

5-2.5. ALL USES. Uses that do not have vehicular access at or above an elevation not more than two feet below the regulatory flood protection elevation to lands outside of the flood plain shall not be permitted unless granted a variance by the Town Board. In granting a variance, the Town Board shall specify limitations on the period of use or occupancy of the use and only after determining that adequate flood warning time and local emergency response and recovery procedures exist.

5-2.6. COMMERCIAL AND MANUFACTURING USES. 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.

5-2.7. 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 Town Ordinance No. 70 (Individual Sewage Treatment Systems) shall be determined to be in compliance with this Section.

5-2.8. 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.

5-3. FLOOD PLAIN EVALUATION

5-3.1. Upon receipt of an application for a permit for a use or other approval within the Flood Plain District, the applicant shall be required to furnish as much of the following information as is deemed necessary by the Planner for the determination of the regulatory flood protection elevation and whether the proposed use is within the floodway or flood fringe.

5-3.1(a). A typical valley cross-section(s) 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.

5-3.1(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 elevations of streets.

5-3.1(c). Photographs showing existing land uses, vegetation upstream and downstream, and soil types.

5-3.1(d). Profile showing the slope of the bottom of the channel or flow line of the stream for at least 500 feet in either direction from the proposed development.

5-3.2. 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 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:

5-3.2(a). Estimate the peak discharge of the regional flood.

5-3.2(b). Calculate the water surface profile of the regional flood based upon a hydraulic analysis of the stream channel and over bank areas.

5-3.2(c). Compute the floodway necessary to convey or store the regional flood without increasing flood stages 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.

5-3.3. The Planner 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 Planner who shall process the permit application consistent with the applicable provisions of this Ordinance.

SECTION 6. UTILITIES, RAILROADS, ROADS AND BRIDGES IN THE FLOOD PLAIN DISTRICT.

All utilities and transportation facilities, including railroad tracks, roads and bridges, shall be constructed in accordance with state flood plain management standards contained in Minnesota Rules 1983 Parts 6120.5000-6120.6200, as amended.

SECTION 7. SUBDIVISIONS.

7-1. No land shall be subdivided, developed or expanded where the site is determined to be unsuitable by the Town Board for reason of flooding, inadequate drainage, water supply or sewage treatment facilities. The Town Board shall review the subdivision/development proposal to insure that each lot or parcel contains sufficient area outside of the floodway for fill placement for elevating structures, sewage systems and related activities. Any application or proposal for subdivision/development shall comply with all applicable provisions of Ordinance No. 15 (Subdivision) in addition to the provisions of this Ordinance.

7-2. In the flood plan district, applicants for subdivision approval shall provide the information required in Section 5-3.1 of this Ordinance. The Town Board shall evaluate the proposed subdivision in accordance with the standards established in Sections 5-2, 5-3 and 6 of this Ordinance.

7-3. For all subdivisions in the flood plain, 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.

7-4. 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 8. ADMINISTRATION.

8-1. PERMIT REQUIRED. A Permit issued by the Code Enforcement Officer shall be secured prior to the erection, addition, modification, rehabilitation (including normal maintenance and repair), or alteration of any building or 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 in accordance with the procedure set forth in Ordinance No. 35 (Zoning), 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.

8-2. STATE AND FEDERAL PERMITS. Prior to granting a permit or processing and application for a variance, the Code Enforcement Officer shall

determine that the applicant has obtained all necessary state and federal permits.

8-3. CERTIFICATION OF LOWEST FLOOR ELEVATIONS. 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 Ordinance. The Code Enforcement Officer shall maintain a record of the elevation of the lowest floor (including basement) for all new structures and alterations or additions to existing structures in the flood plain district.

8-4. NOTIFICATIONS FOR WATERCOURSE ALTERATIONS. The Planner 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 Minnesota Statute, Chapter 103G this shall suffice as adequate notice to the Commissioner of Natural Resources. A copy of said notification shall also be submitted to the Chicago Regional Office of the Federal Emergency Management Agency (FEMA).

8-5. 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 Planner shall notify the Chicago Regional Office of FEMA of the changes by submitting a copy of said technical or scientific data.

SECTION 9. VARIANCES.

9-1. A variance means a modification of a specific permitted development standard required in an official control including this Ordinance to allow an alternative development standard not stated as acceptable in the official control, but only as applied to a particular property for the purpose of alleviating a hardship, practical difficulty or unique circumstance as defined by Ordinance No. 35 (Zoning).

9-2. The Town Board may authorize upon appeal in specific cases such relief or variance from the terms of this Ordinance 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 Ordinance No. 35 (Zoning). In the granting of such variance, the Town Board shall clearly identify in writing the specific conditions that existed consistent with the criteria specified in this Ordinance, any other zoning regulations of the Town, and the criteria specified in the respective enabling legislation which justified the granting of the variance. The following additional

variance criteria of the Federal Emergency Management Agency must be satisfied:

9-2.1. Variances shall not be issued by a community within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.

9-2.2. Variances shall only be issued by a community upon:

9-2.2(a). a showing of good and sufficient cause;

9-2.2(b). a determination that failure to grant the variance would result in exceptional hardship to the applicant; and

9-2.2(c). 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.

9-2.3. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

9-3. Variances from the provisions of this Ordinance may be authorized where the Town Board has determined the variance will not be contrary to the public interest and the spirit and intent of this Ordinance. No variance shall allow in any district a use prohibited in that district or permit a lower degree of flood protection than the regulatory flood protection elevation. Variances may be used to modify permissible methods of flood protection.

9-4. The Town Board shall submit by mail to the Commissioner of Natural Resources a copy of the application for proposed variance sufficiently in advance so that the Commissioner will receive at least ten days notice of the hearing. A copy of all decisions granting a variance shall be forwarded by mail to the Commissioner of Natural Resources within ten (10) days of such action.

9-5. APPEALS. Appeals from any decision of the Town Board may be made, and as specified in the Town's Ordinance No. 35 (Zoning).

9-6. FLOOD INSURANCE NOTICE AND RECORD KEEPING. The Planner 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 increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and 2) Such construction below the 100-year or regional flood level increases risks to life and property. Such notification shall be

maintained with a record of all variance actions. This Town shall maintain a record of all variance actions, including justification for their issuance, and report such variance issued in its annual or biennial report submitted to the Administrator of the National Flood Insurance Program.

SECTION 10. NONCONFORMITIES. A structure or the use of a structure or premises which was lawful before the passage or amendment of this Ordinance but which is not in conformity with the provisions of this Ordinance may be continued subject to the following conditions. Historic structures, as defined in Section 3-4.19(b) of this Ordinance, shall be subject to the provisions of Sections 10-1 to 10-4 of this Ordinance.

10-1. No such use shall be expanded, changed, enlarged, or altered in a way which increases its nonconformity.

10-2. A structural alteration within the inside dimensions of a nonconforming use or structure is permissible provided it utilizes flood resistant materials so as not to result in increasing the flood damage potential of that use or structure. A structural addition to a structure must be elevated to 2' above the regulatory flood protection elevation in accordance with Section 5-2.4 of this Ordinance.

10-3. The cost of all structural alterations for additions to any nonconforming structure over the life of the structure shall not exceed 50 percent of the market value of the structure unless the conditions of this Section are satisfied. 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. If the cost of all previous and proposed alterations and additions exceeds 50 percent of the market value of the structure, then the structure must meet the standards of Section 5 of this Ordinance for new structures.

10-4. If any nonconforming use of a structure or land or nonconforming structure is substantially damaged, as defined by Section 3-4.18 of this Ordinance, it shall not be reconstructed except in conformity with the provisions of this Ordinance. The Town Board may issue a permit for reconstruction if the use is located outside of the floodway and, upon reconstruction, is adequately elevated on fill in conformity with the provisions of this Ordinance.

10-5. If a substantial improvement occurs, as defined in Section 3-4.19 of this Ordinance, from any combination of a building addition to the outside dimensions of the existing building or a rehabilitation, reconstruction, alteration, or other improvement to the inside dimensions of an existing nonconforming building, then the building addition and the existing nonconforming building must meet the requirements of Section 5 of this Ordinance for new structures,

depending upon whether the structure is in the floodway or flood fringe, respectively.

SECTION 11. PENALTIES FOR VIOLATION. A violation of the provisions of this Ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variance) shall constitute a misdemeanor, and be punishable as provided by Ordinance No. 26 (Maximum Fines).

11-1. In responding to a suspected ordinance violation, the Code Enforcement Officer and the Town Board 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 Town 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.

11-2. When an ordinance violation is either discovered by or brought to the attention of the Code Enforcement Officer, the Code Enforcement Officer shall immediately investigate the situation and document the nature and extent of the violation of the official control. As soon as is 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.

11-3. The Code Enforcement Officer shall notify the suspected party of the requirements of this Ordinance and all other Official Controls and the nature and extent of the suspected violation of these controls. If the structure and/or use is under construction or development, the Code Enforcement Officer 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 Code Enforcement Officer 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/development approval within a specified period of time not to exceed 30 days.

11-4. If the responsible party does not appropriately respond to the Code Enforcement Officer within the specified period of time, each additional day that lapses shall constitute an additional violation of this Ordinance and shall be prosecuted accordingly. The Code Enforcement Officer 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 Ordinance.

SECTION 12. AMENDMENTS. All amendments to this Ordinance, including revisions to the Official Flood Plain Zoning District Map, shall be submitted to and approved by the Commissioner of Natural Resources prior to adoption. The flood plain designation on the Official Flood Plan Zoning District Map shall not be removed unless the area is filled to an elevation at or above the regulatory flood protection elevation and is contiguous to lands outside of the flood plain. Changes in the Official Zoning Map must meet the Federal Emergency Managements 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 Ordinance and said notice shall include a draft of the Ordinance amendment or technical study under consideration.

SECTION 13. EFFECTIVE DATE. This Ordinance shall take effect and be in force from and after its passage and publication.

Passed by the Town Board of Supervisors of the Town of White Bear, Ramsey County, Minnesota, this 16th day of July, 2007.

APPROVED:



ROBERT J. WEISENBURGER, Chairman

ATTEST:



WILLIAM F. SHORT, Clerk-Treasurer

Board of Supervisors:
ROBERT J. WEISENBURGER, Chairman
RICHARD A. SAND, Supervisor
WILLIAM R. MAMPLE, Supervisor

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Historical Notes

2010

Section 3 passed May 3, 2010, and effective May 12, 2010 by Sand (Chair), Mample and Kermes; Short (Clerk-Treasurer).

2007

Section 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 passed July 16, 2007, and effective July 18, 2007 by Weisenburger, (Chair), Sand and Mample; Short (Clerk-Treasurer).

1995

Section 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13, passed September 18, 1995, and effective September 27, 1995 by Weisenburger (Chair), Sand and Mample; Short (Clerk-Treasurer).

1985

Ordinance, Title and Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 originally passed September 16, 1985, and effective October 9, 1985 by Jungkunz (Chair), Weisenburger and Hamilton; Malinen (Clerk-Treasurer).