

Article C: Floodway District (FW)

Sec. 13-2-20 APPLICABILITY.

The provisions of the Article applies to all areas within the floodway areas on the floodplain zoning maps and those identified pursuant to Section 13-2-43 of this Chapter.

Sec. 13-2-21 PERMITTED USES.

The following open space uses are allowed in the floodway district and the floodway areas of the general floodplain district, if

- they are not prohibited by any other ordinance;
 - they meet the standards contained in Section 13-2-22 and
 - all permits or certificates have been issued according to Article G.
- (1) Agricultural uses, such as: farming, pasturing, forestry, outdoor plant nurseries, horticulture, viticulture and wild crop harvesting.
 - (2) Nonstructural industrial and commercial uses, such as loading areas, parking areas and airport landing strips.
 - (3) Nonstructural recreational uses, such as golf courses, tennis courts, archery ranges, picnic grounds, boat ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting, trap and skeet activities, hunting and fishing areas and hiking and horseback riding trails, subject to the fill limitations of Section 13-2-22(d)
 - (4) Uses or structures accessory to open space uses, or classified as historic structures that comply with Section 13-2-22 and 13-2-23(d).
 - (5) Extraction of sand, gravel or other materials that comply with Section 13-2-22(d)
 - (6) Functionally water-dependent uses, such as docks, piers or wharves, dams, flowage areas, culverts, navigational aids and river crossings of transmission lines, and pipelines that comply with Chapters 30 and 31, Wis. Stats.
 - (7) Public utilities, streets and bridges that comply with Section 13-2-22(c).

Sec. 13-2-22 STANDARDS FOR DEVELOPMENTS IN FLOODWAY AREAS

a) GENERAL REQUIREMENTS

- (1) Any development in floodway areas shall comply with Section 13-2-19; and have low flood damage potential.
- (2) Applicants shall provide the following data to determine the effects of the proposal according to Section 13-2-19(a):

- a. A cross-section elevation view of the proposal, perpendicular to the watercourse, showing if the proposed development will obstruct flow;
or
 - b. An analysis calculating the effects of this proposal on regional flood height.
- (3) The zoning administrator shall deny the permit application if the project will increase flood elevations upstream or downstream 0.01 foot or more based on the data submitted for Subsection 13-2-22(a) above.
- (b) **STRUCTURES.** Structures accessory to permanent open space uses, those classified as historic structures or are functionally dependent on a waterfront location may be allowed by permit if the structures comply with the following criteria:
- (1) The structure is not designed for human habitation and does not have a high flood damage potential.
 - (2) It must be anchored to resist flotation, collapse, and lateral movement;
 - (3) Mechanical and utility equipment must be elevated or flood proofed to or above the flood protection elevation; and
 - (4) It must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood.
- (c) **PUBLIC UTILITIES, STREETS AND BRIDGES.** Public utilities, streets and bridges may be allowed by permit, if:
- (1) Adequate flood proofing measures are provided to the flood protection elevation; and
 - (2) Construction meets the development standards of Section 13-2-19(a), except where the water surface profiles, floodplain zoning maps and floodplain zoning ordinance are amended as needed, to reflect any changes result from such construction.
- (d) **FILLS OR DEPOSITION OF MATERIALS.** Fills or deposition of materials may be allowed by permit, if:
- (1) The requirements of Section 13-2-19(a) are met;
 - (2) No material is deposited in the navigable channel unless a permit is issued by the Department pursuant to Chapter 30, Stats., and a permit pursuant to Section 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344 has been issued, if applicable, and the other requirements of this section are met;

- (3) The fill or other materials will be protected against erosion by riprap, vegetative cover, sheet piling or bulkheading; and provided that
- (4) The fill is not classified as a solid or hazardous material.

Sec. 13-2-23 PROHIBITED USES

All uses not listed as permitted uses in Section 13-2-21 are prohibited, including the following uses:

- (a) Habitable structures, structures with high flood damage potential, or those not associated with permanent open-space uses;
- (b) Storing materials that are buoyant, flammable, explosive, injurious to property, water quality, or human, animal, plant, fish or other aquatic life;
- (c) Uses not in harmony with or detrimental to uses permitted in the adjoining districts;
- (d) Any private or public sewage systems, except portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that meet the applicable provisions of local ordinances and Chapter COMM 83, Wis. Adm. Code;
- (e) Any public or private wells which are used to obtain potable water, except those for recreational areas that meet the requirements of local ordinances and Chapters NR 811 and NR 812, Wis. Adm. Code;
- (f) Any solid or hazardous waste disposal sites;
- (g) Any wastewater treatment ponds or facilities, except those permitted under Section. NR 110.15(3) (b), Wis. Adm. Code;
- (h) Any sanitary sewer or water supply lines, except those to service existing or proposed development located outside the floodway which complies with the regulations for the floodplain area occupied.

Sec. 13-2-24 through Sec. 13-2-29

RESERVED FOR FUTURE USE.