

## Article D: Flood Fringe District (FF)

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### Sec. 13-2-30 APPLICABILITY.

This section applies to all floodfringe areas shown on the floodplain zoning maps and those identified pursuant to Section 13-2-64 of this Chapter

### Sec. 13-2-31 PERMITTED USES.

Any structure, land use, or development is allowed in the floodfringe district if the standards in Section 13-2-32 are met, the use is not prohibited by this or any other ordinance or regulation and all permits or certificates specified in Article G have been issued.

### Sec. 13-2-32 STANDARDS FOR DEVELOPMENT IN FLOODFRINGE AREAS

- (a) **STANDARDS.** All of the provisions of Section 13-2-19 shall apply in addition to the following requirements of this Section according to the use requested.
- (b) **RESIDENTIAL USES.** Any habitable structure, including a manufactured home, which is to be erected, constructed, reconstructed, altered, or moved into the floodfringe area, shall meet or exceed the following standards;
  - (1) The elevation of the lowest floor, excluding the basement or crawlway, shall be at or above the flood protection elevation on fill. The fill shall be one (1) foot or more above the regional flood elevation extending at least fifteen (15) feet beyond the limits of the structure. Fill should be compacted with slopes protected by vegetative cover. The Department may authorize other floodproofing measures if the elevations of existing streets or sewer lines makes compliance with the fill standards impractical; provided the Board of Appeals grants a variance due to dimensional restrictions.
  - (2) The basement or crawlway floor may be placed at the regional flood elevation if it is floodproofed to the flood protection elevation. No basement or crawlway floor is allowed below the regional flood elevation.
  - (3) A registered professional engineer or architect shall develop or review the buildings structural designing, specifications and plan, including consideration of the depth velocity, and duration of the flooding and type and permeability of soils at the building site, and certify that the basement design and methods of construction proposed are in accordance with accepted standards of the provisions of this Article.

- (4) The Building Inspector or other authorized representative of the Village shall inspect the construction to verify that the structure is built according to its design and those provisions of the Section which are verifiable.
  - (5) Basements constructed in accordance with this Article shall not be used or converted for use for sleeping purposes. No bathrooms are allowed in floodproofed basements.
  - (6) Contiguous dryland access, defined in Section 13-2-90 as a vehicle access route above regional flood elevation shall be provided from a structure to land outside of the floodplain, except as provided in Subsection (d).
  - (7) In developments where existing street or sewer line elevations make compliance with Subsection (c) impractical, the municipality may permit new development and substantial improvements where access roads are at or below the regional flood elevation, if:
    - a. The municipality has written assurance from police, fire and emergency services that rescue and relief will be provided to the structure(s) by wheeled vehicles during a regional flood event; or
    - b. The municipality has a natural disaster plan approved by the Department.
- (c) **ACCESSORY STRUCTURES OR USES.** Except as provided in this Chapter, an accessory structure which is not connected to a principal structure may be constructed with its lowest floor at or above the regional flood elevation. An accessory structure which is not connected to the principal structure and which is less than 600 square feet in size and valued at less than \$10,000 may be constructed with its lowest floor no more than two (2) feet below the regional flood elevation if it is subject to flood velocities of no more than two (2) feet per second and it meets all of the provisions of Section 13-2-22(a), (b) and (d), Section 13-2-23 and Section 13-2-32 below.
- (d) **COMMERCIAL USES.** Any commercial structure which is erected, altered or moved into the floodfringe area shall meet the requirements of Section 13-2-32(b) above. Subject to the requirements of Subsection (f) storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.
- (e) **MANUFACTURING AND INDUSTRIAL USES.** Any manufacturing or industrial structure which is erected, altered or moved into the flood fringe area shall be protected to the flood protection elevation using fill, levees, floodwalls, or other flood proofing measures in Section 13-2-65. Subject to the requirements of Subsection (d) and (f), storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.
- (f) **STORAGE OF MATERIALS.** Materials that are buoyant, flammable, explosive, or injurious to property, water quality or human, animal, plant, fish or aquatic life shall be

stored at or above the flood protection elevation or flood proofed in compliance with Section 13-2-65. Adequate measures shall be taken to ensure that such materials will not enter the water body during flooding.

- (g) **PUBLIC UTILITIES, STREETS AND BRIDGES.** All utilities, streets and bridges shall be designed to be compatible with comprehensive floodplain development plans; and
- (1) When failure of public utilities, streets and bridges would endanger public health or safety, or where such facilities are deemed essential, construction of and substantial improvements to such facilities may only be permitted if they are flood proofed in compliance with Section 13-2-65 to the flood protection elevation;
  - (2) Minor roads or non-essential utilities may be constructed at lower elevations if they are designed to withstand flood forces to the regional flood elevation.
- (h) **SEWAGE SYSTEMS.** All on-site sewage disposal systems shall be flood proofed, pursuant to Section 13-2-65, to the flood protection elevation and shall meet the provisions of all local ordinances and Chapter COMM 83, Wis. Adm. Code.
- (i) **WELLS.** All wells shall be flood proofed, pursuant to Section 13-2-65, to the flood protection elevation and shall meet the provisions of Chapters NR 811 and NR 812, Wis. Adm. Code.
- (j) **SOLID WASTE DISPOSAL SITES.** Disposal of solid or hazardous waste is prohibited in flood fringe areas.
- (k) **DEPOSITION OF MATERIALS.** Any deposited material must meet all the provisions of this Chapter.
- (l) **MANUFACTURED HOMES.**
- (1) Owners or operators of all manufactured home parks and subdivisions shall provide adequate surface drainage to minimize flood damage, and prepare secure approval and file an evacuation plan, indicating vehicular access and escape routes, with local emergency management authorities.
  - (2) In existing manufactured home parks, all new homes, replacement homes on existing pads and substantially improved homes shall:
    - (1) have the lowest floor elevated to the flood protection elevation; and
    - (2) be anchored so they do not float, collapse or move laterally during a flood
    - (3) Outside of existing manufactured home parks, including new manufactured home parks and all single units outside of existing parks, all new, replacement and substantially improved manufactured homes shall meet the residential development standards for the flood fringe in Subsection (b) above.

- (m) **MOBILE RECREATIONAL VEHICLES.** All mobile recreational vehicles that are on site for 180 consecutive days or more or are not fully licensed and ready for highway use shall meet the elevation and anchoring requirements in Section 13-2-32 (L) (1), (2). A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and have no permanently attached additions.

**Sec. 13-2-33 through Sec. 13-2-39**

**RESERVED FOR FUTURE USE.**