

SPECIAL ZONING DISTRICTS

§ 6.23 FO FLOODPLAIN OVERLAY DISTRICT STANDARDS.

(B) *General provisions.*

(1) *Adoption of flood insurance rate map.* The following maps together with all attached material are hereby adopted by reference and declared to be a part of the official zoning map and this ordinance. The attached material includes the Flood Insurance Study for Waseca County, Minnesota, and incorporated Areas, and the Flood Insurance Rate Map Index ~~27161CINDIC~~ 27161CIND1A, both dated March 27, 2024, and prepared by the Federal Emergency Management Agency. These materials are on file in at the County Planning and Zoning Office.

(2) *Lands to which section applies.* This section shall apply to all lands designated as floodplain within the jurisdiction of the county.

(3) *Interpretation.* The boundaries of the floodplain district shall be determined by scaling distances on the official floodplain zoning district map. Where a conflict exists between the floodplain limits illustrated on the official floodplain maps and actual field conditions, the Base Flood Elevation (BFE) shall be the governing factor in locating the outer boundaries of the one-percent annual chance floodplain. The Zoning Administrator shall require detailed studies consistent with subsection (D)(7) below to determine the floodway and flood fringe boundaries.

(Ord. 97, passed 7-21-2009; Ord. 156, passed 3-19-2024)

§ 8.03 DEFINITIONS AND ACRONYMS.

MANUFACTURED HOME. A structure, transportable in one or more sections, and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems contained therein. All **MANUFACTURED HOMES** shall bear a state seal as verification of construction and inspection to ANSI A119.1 standards during original construction (issued for manufactured homes build between July 1, 1972 to June 14, 1976) or, for manufactured homes built after that date a Federal Seal in accordance with HUD 24 C.F.R. part 3280, Construction Standards. The term “manufactured home” does not include the term “recreational Vehicle.”

STRUCTURE. Anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having location on the ground, including, but not limited to, buildings, factories, sheds, detached garages, cabins, manufactured homes and other similar items, including advertising devices or other construction or erection with special function or form and not including fences or walks.

(1) In the Airport Overlay District, a structure is an object constructed or installed by humans, including, but without limitations, buildings, towers, smokestacks and overhead transmission lines.

(2) In the Floodplain Overlay District, a structure is a roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. Recreational vehicles not considered travel ready, as detailed in Section (D)(16) shall also be considered a structure for the purposes of the enforcing the Floodplain Overlay District standards.