

ORDINANCE 813

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEST BRANCH, IOWA, BY AMENDING PROVISIONS PERTAINING TO FLOODPLAIN MANAGEMENT

BE IT ENACTED by the City Council of the City of West Branch, Iowa:

SECTION 1. The Code of Ordinances of the City of West Branch, Iowa, Chapter 160 Floodplain Regulations, Sections 160.01, 160.06, and 160.07 are amended by the following wording:

1. Amend CH 160.01 by incorporating the definition of a *Factory-built Home*:
FACTORY-BUILT HOME - Any structure, designed for residential use which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of this Ordinance factory-built homes include mobile homes, manufactured homes, and modular homes; and also include "recreational vehicles" which are placed on a site for greater than 180 consecutive days and not fully licensed for and ready for highway use.
2. Amend CH 160.01 by incorporating the definition of a *Factory-built Home or Subdivision*:
FACTORY-BUILT HOME PARK OR SUBDIVISION - A parcel or contiguous parcels of land divided into two or more factory-built home lots for sale or lease.
3. Amend CH 160.06 (2) (B) by deleting the first line in its entirety and replace with the following:
All development within the Floodway District shall:
4. Amend CH 160.06 (2) (C) by deleting it in its entirety and replace with the following:
No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch or any other drainage facility or system.
5. Amend CH 160.06 (2) (EC) by deleting it in its entirety and replace with the following:
Structures, if permitted, shall have a low flood damage potential and shall not be for human habitation.
6. Amend CH 160.07 (2) by incorporating the following provision:
Performance Standards
All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Until a regulatory floodway is designated, no development may increase the Base Flood Elevation more than one (1) foot. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.
7. Amend CH 160.07 (2) (D) (3) by deleting it in its entirety and replace with the following provision:
New and substantially improved structures shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork); and other similar machinery and equipment elevated (or in the case on non-residential structures, optionally floodproofed to) a minimum of one (1) foot above the base flood elevation.
8. Amend CH 160.07 (2) (D) by incorporating the following provision:
(4) New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated (or in the case of non-

residential structures, optionally floodproofed to) a minimum of one (1) foot above the base flood elevation or designed to be watertight and withstand inundation to such a level.

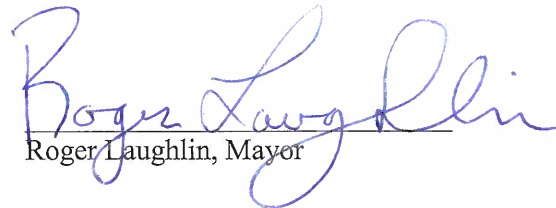
SECTION 2. REPEALER. All ordinance or parts thereof in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and approved this 6th day of May, 2024.


First Reading: April 15, 2024
Second Reading: May 6, 2024
Third Reading: May 6, 2024


Roger Laughlin, Mayor

ATTEST:


Leslie Brick, City Clerk

I certify that the foregoing was published as Ordinance No. 813 on the 16th day of May, 2024.


City Clerk