



ZONING ORDINANCE

ARTICLE FIVE SPECIAL AND OVERLAY DISTRICTS

**ARTICLE FIVE –
SPECIAL AND OVERLAY DISTRICTS**

CHAPTER 1 – STATUTORY AUTHORITY, FINDINGS OF FACT & PURPOSE

501 STATUTORY AUTHORIZATION

The Legislature of the State of Nebraska has delegated the responsibility to local governmental units to adopt zoning regulations designed to protect the public health, safety and general welfare. The Legislature, in Sections 31-1001 to 31-1022, R.R.S. 1943 (as amended), has further assigned the responsibility to adopt, administer, and enforce floodplain management regulations to the county, city or village with zoning jurisdiction over the flood-prone area.

502 FINDINGS OF FACT

(a) Flood Losses Resulting from Periodic Inundation

The flood hazard areas of the City of Beatrice, Nebraska, are subject to inundation which results in loss of life and 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.

(b) General Causes of the Flood Losses

These flood losses are caused by: (1) The cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, (2) The occupancy of flood hazard areas by uses vulnerable to floods or hazardous to others, which are inadequately elevated or otherwise unprotected from flood damages.

(c) Methods Used to Analyze Flood Hazards

This article uses a reasonable method of analyzing flood hazards which consists of a series of interrelated steps.

1. Selection of a regulatory flood which is based upon engineering calculations which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated, and the depth of inundation. The base flood is selected for this article. It is representative of large floods which are reasonably characteristic of what can be expected to occur on the particular streams subject to this article. It is in the general order of a flood which could be expected to have a one percent (1%) chance of occurrence in any one year, as delineated on the Federal Insurance Administration's Flood Insurance Study, and illustrative materials dated June 18, 2010 as amended.
2. Calculation of water surface profiles based on a hydraulic engineering analysis of the capacity of the stream channel and overbank areas to convey the base flood.
3. Computation of the floodway required to convey this flood without increasing flood heights more than 1 foot at any point.
4. Delineation of floodway encroachment lines within which no obstruction is permitted which would cause any water surface increase along the floodway profile.

5. Delineation of floodway fringe, i.e., that area outside the floodway encroachment lines, but which still is subject to inundation by the base flood.

503 STATEMENT OF PURPOSE

It is the purpose of this article to promote the public health, safety, and general welfare and to minimize those losses described in Section 502 (a) by applying the provisions of this article to:

- (a) Restrict or prohibit uses which are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities.
- (b) Require that uses vulnerable to floods, including public facilities which serve such uses, be provided with flood protection at the time of initial construction.
- (c) Protect individuals from buying lands which are unsuited for intended purposes because of flood hazard.
- (d) Assure that eligibility is maintained for property owners in the community to purchase flood insurance in the National Flood Insurance Program.

CHAPTER 2 – DEFINITIONS

505 Unless specifically defined below, words or phrases used in this article shall be interpreted so as to give them the meaning they have in common usage and to give this article its most reasonable application:

- a. **"Appeal"** means a request for a review of the Chief Building Inspector's interpretation of any provision of this article or a request for a variance.
- b. **"Appurtenant/Accessory Structure"** means a structure on the same parcel of property as the principal structure, the use of which is incidental to the use of the principle structure.
- c. **"Area of Shallow Flooding"** means a designated AO or AH zone on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.
- d. **"Base Flood"** means the flood having one percent chance of being equalled or exceeded in any given year.
- e. **"Basement"** means any area of the building having its floor subgrade (below ground level) on all sides.
- f. **"Development"** means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.
- g. **"Existing Construction"** means (for the purposes of determining rates) structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1,

1975, for FIRM's effective before that date. "Existing construction" may also be referred to as "existing structures."

- h. **"Existing Manufactured Home Park or Subdivision"** means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is complete before the effective date of the floodplain management regulations adopted by a community.
- i. **"Expansion to an Existing Manufactured Home Park or Subdivision"** means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
- j. **"Flood" or "Flooding"** means a general and temporary condition of partial or complete inundation of normally dry land areas from:
 - (1) The overflow of inland or tidal waters.
 - (2) The usual and rapid accumulation of runoff of surface waters from any source.
- k. **"Flood Fringe"** is that area of the floodplain, outside of the floodway, that on the average is likely to be flooded once every 100 years (i.e., that has a one percent chance of flood occurrence in any one year).
- l. **"Flood Insurance Rate Map (FIRM)"** means an official map of a community, on which the Flood Insurance Study has delineated the Flood Hazard Boundaries and the zones establishing insurance rates applicable to the community.
- m. **"Flood Insurance Study"** is the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the Flood Boundary Floodway Map and the water surface elevation of the base flood.
- n. **"Floodplain"** means any land area susceptible to being inundated by water from any source (see definition of "flooding").
- o. **"Floodway" or "Regulatory Floodway"** means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
- p. **"Freeboard"** means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, clogged bridge openings, and the hydrological effect of urbanization of the watershed.
- q. **"Highest Adjacent Grade"** means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

- r. **"Historic Structure"** means any structure that is: (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (1) By an approved state program as determined by the Secretary of the Interior or (2) Directly by the Secretary of the Interior in states without approved programs.
- s. **"Lowest floor"** means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this article.
- t. **"Manufactured Home"** means 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 a "recreational vehicle".
- u. **"Manufactured Home Park or Subdivision"** means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.
- v. **"New Construction"** For floodplain management purposes, "new construction" means structures for which the "start of construction commenced on or after the effective date of the floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.
- w. **"New Manufactured Home Park or Subdivision"** means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.
- x. **"Overlay District"** is a district in which additional requirements act in conjunction with the underlying zoning district(s). The original zoning district designation does not change.
- y. **"Primarily Above Ground"** means that at least 51 percent of the actual cash value of the structure is above ground.
- z. **"Recreational Vehicle"** means a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

- aa. **"Special Flood Hazard Area"** is the land in the floodplain within a community subject to one percent or greater chance of flooding in any given year.
- bb. **"Start of Construction"** [for other than new construction or substantial improvements under the coastal Barrier Resources Act (Pub. L. 97-348)] includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not the alteration affects the external dimensions of the building.
- cc. **"Structure"** means a walled and roofed building that is principally above ground, as well as a manufactured home, and a gas or liquid storage tank that is principally above ground.
- dd. **"Substantial Damage"** means damage of any origin sustained by a structure whereby 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.
- ee. **"Substantial Improvement"** means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either (1) 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, or (2) any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."
- ff. **"Variances"** is a grant of relief to a person from the requirements of this article which permits construction in a manner otherwise prohibited by this article where specific enforcement would result in unnecessary hardship.
- gg. **"Violation"** means a failure of a structure or other development to be fully compliant with the community's floodplain management regulations.

CHAPTER 3 – GENERAL PROVISIONS

507 LANDS TO WHICH ARTICLE APPLIES

This article shall apply to all lands within the jurisdiction of the City of Beatrice, Nebraska identified on the Flood Insurance Rate Map (FIRM) dated June 18, 2010, as numbered and unnumbered A Zones (including AE, AO and AH Zones) and within the Zoning Districts FW and FF established in this article. In all areas covered by this article no development shall be permitted except upon the issuance of a floodplain permit to develop, granted by the City Engineer and Chief Building Inspector under such safeguards and restrictions as the City Council may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in this Article.

508 THE ENFORCEMENT OFFICER

The Chief Building Inspector or City Engineer of the community is hereby designated as the community's duly designated Enforcement Officer under this Article.

509 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

The boundaries of the floodway and flood fringe overlay districts shall be determined by scaling distances on the official zoning map or on the Flood Insurance Rate Map or Floodway Map. Where interpretation is needed to the exact location of the boundaries of the districts as shown on the official zoning map, as for example where there appears to be a conflict between a mapped boundary and actual field conditions, the Enforcement Officer shall make the necessary interpretation. In such cases where the interpretation is contested, the City Administrator, Mayor and Chairman of Planning and Zoning will resolve the dispute. The regulatory flood elevation for the point in question shall be the governing factor in locating the district boundary on the land. The person contesting the location of the district boundary shall be given a reasonable opportunity to present his case to the City Administrator, Mayor and Chairman of Planning and Zoning and to submit his own technical evidence, if he so desires.

510 COMPLIANCE

Within identified special flood hazard areas of this community, no development shall be located, extended, converted or structurally altered without full compliance with the terms of this article and other applicable regulations.

511 ABROGATION AND GREATER RESTRICTIONS

It is not intended by this article to repeal, abrogate or impair any existent easements, covenants, or deed restrictions. However, where this article imposes greater restrictions, the provision of this article shall prevail. All other articles inconsistent with this article are hereby repealed to the extent of the inconsistency only.

512 INTERPRETATION

In their interpretation and application, the provisions of this article shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by state statutes.

513 WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions

or the flood height may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This article does not imply that areas outside floodway and flood fringe district boundaries or land uses permitted within such districts will be free from flooding or flood damage. This article shall not create liability on the part of the City of Beatrice, Nebraska or any officer or employee thereof for any flood damages that may result from reliance on this article or any administrative decision lawfully made thereunder.

514 SEVERABILITY

If any section, clause, provision or portion of this article is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this article shall not be affected thereby.

515 APPEAL

Where a request for a permit to develop or a variance is denied by the Chief Building Inspector the applicant may apply for such permit or variance directly to the City Administrator, Mayor and Chairman of Planning and Zoning.

516-519 RESERVED

CHAPTER 4 – DEVELOPMENT PERMIT

520 PERMIT REQUIRED

No person, firm or corporation shall initiate any floodplain development or substantial improvement or cause the same to be done without first obtaining a separate permit for development as defined in Section 505.

521 ADMINISTRATION

- a. The Chief Building Inspector is hereby appointed to administer and implement the provisions of this article.
- b. Duties of the Chief Building Inspector shall include, but not be limited to:
 - (1) Review all development permit applications to assure that sites are reasonably safe from flooding and that the permit requirements of this article have been satisfied.
 - (2) Review applications for proposed development to assure that all necessary permits have been obtained from those Federal, state or local governmental agencies from which prior approval is required.
 - (3) Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding.
 - (4) Notify adjacent communities and the Nebraska Department of Natural Resources prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.

- (5) Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.
- (6) Verify, record and maintain record of the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures in special flood hazard areas.
- (7) Verify, record and maintain record of the actual elevation (in relation to mean sea level) to which new or substantially improved structures have been floodproofed.
- (8) When floodproofing is utilized for a particular structure the Chief Building Inspector shall be presented certification from a registered professional engineer or architect.

522 APPLICATION FOR PERMIT

To obtain a floodplain development permit, the applicant shall first file an application in writing on a form furnished for that purpose. Every such application shall:

- a. Identify and describe the development to be covered by the floodplain development permit.
- b. Describe the land on which the proposed development is to be done by lot, block, tract and house and street address, or similar description that will readily identify and definitely locate the proposed building or development.
- c. Indicate the use or occupancy for which the proposed development is intended.
- d. Be accompanied by plans and specifications for proposed construction.
- e. Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority.
- f. Give such other information as reasonably may be required by the Chief Building Inspector.

523-524 RESERVED

CHAPTER 5 – ESTABLISHMENT OF ZONING DISTRICTS

- 525** Along watercourses where a floodway has been established, the mapped floodplain areas are hereby divided into the two following districts: A floodway overlay district (FW) and a flood fringe overlay district (FF) as identified in the Flood Insurance Study [and accompanying map(s)]. Within these districts all uses not meeting the standards of this article and those standards of the underlying zoning district shall be prohibited.

526-529 RESERVED

CHAPTER 6 – STANDARDS FOR FLOODPLAIN DEVELOPMENT

- 530** No permit for development shall be granted for new construction, substantial improvements and other development(s) including the placement of manufactured homes within all numbered and

unnumbered A zones (including AE, AO, and AH zones) unless the conditions of this Chapter are satisfied.

- 531** All areas identified as unnumbered A zones on the FIRM are subject to inundation of the base flood; however, the water surface elevation was not provided. The unnumbered A zones shall be subject to all development provisions of Chapter 7. If Flood Insurance Study data is not available, the community shall utilize any base flood elevation or floodway data currently available from Federal, State or other sources.
- 532** Until a floodway has been designated, no development or substantial improvement may be permitted within special flood hazard areas unless the applicant has demonstrated that the proposed development or substantial improvement, when combined with all other existing and reasonably anticipated developments or substantial improvements, will not increase the water surface elevation of the base flood more than one (1) foot at any location as shown on the Flood Insurance Study.
- 533** New construction, subdivision proposals, substantial improvements, prefabricated buildings, placement of manufactured homes and other developments shall require:
- a. Design or anchorage to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - b. New or replacement water supply systems and/or sanitary sewage systems be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems be located so as to avoid impairment or contamination.
 - c. Construction with materials resistant to flood damage, utilizing methods and practices that minimize flood damages, and with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
 - d. All utility and sanitary facilities be elevated or floodproofed up to the regulatory flood protection elevation.
- 534 Storage of Material and Equipment**
- a. The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal or plant life is prohibited.
 - b. Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning.
- 535** Subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, be required to assure that (a) all such proposals are consistent with the need to minimize flood damage, (b) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located, elevated and constructed to minimize or eliminate flood damage, (c) adequate drainage is provided so as to reduce exposure to flood hazards, and (d) proposals for development (including

proposals for manufactured home parks and subdivision) of five (5) acres or fifty (50) lots, whichever is lesser, include within such proposals the base flood elevation.

536-539 RESERVED

CHAPTER 7 – FLOOD FRINGE OVERLAY DISTRICT - (Including AO and AH Zones)

540 PERMITTED USES

Any use permitted in Chapter 8 shall be permitted in the Flood Fringe Overlay District. No use shall be permitted in the district unless the standards of Chapter 6 are met.

541 STANDARDS FOR THE FLOOD FRINGE OVERLAY DISTRICT

- a. Require new construction or substantial improvements of residential structures to have the lowest floor, including basement, elevated to or above **one (1) foot** above the base flood elevation.
- b. Require new construction or substantial improvements of non-residential structures to have the lowest floor, including basement, elevated to or above **one (1) foot** above the baseflood elevation or, together with attendant utility and sanitary facilities, to be floodproofed so that below that level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification shall be provided to the Chief Building Inspector as set forth in Section 521(b)(7).
- c. Require for all new construction and substantial improvements that fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be not higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- d. Within AH zones adequate drainage paths around structures on slopes shall be required in order to guide floodwaters around and away from proposed structures.
- e. Manufactured Homes
 1. All manufactured homes shall be anchored to resist floatation, collapse, or lateral movement. Manufactured homes must be anchored in accordance with local building codes or FEMA guidelines. In the event that over-the-top frame ties to ground anchors are used, the following specific requirements (or their equivalent) shall be met:
 - A. Over-the-top ties be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations and manufactured homes less than 50 feet long requiring one additional tie per side;

- B. Frame ties be provided at each corner of the home with five additional ties per side at intermediate points and manufactured homes less than 50 feet long requiring four additional ties per side;
 - C. All components of the anchoring system be capable of carrying a force of 4,800 pounds; and
 - D. Any additions to the manufactured home be similarly anchored.
- 2. Require that all manufactured homes to be placed or substantially improved within special flood hazard areas on the community's FIRM on sites:
 - A. Outside of a manufactured home park or subdivision,
 - B. In a new manufactured home park or subdivision,
 - C. In an expansion to an existing manufactured home park or subdivision, or
 - D. In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above **one (1) foot** above the base flood elevation; and be securely anchored to an adequately anchored foundation system in accordance with the provisions of Section 541(e)(1).
- 3. Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within special flood hazard areas on the community's FIRM that are not subject to the provisions of Section 541(e)(2) be elevated so that either:
 - A. The lowest floor of the manufactured home is at or above **one (1) foot** above the base flood elevation, or
 - B. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade; and be securely anchored to an adequately anchored foundation system in accordance with the provisions of Section 541(e)(1).
- f. Recreational vehicles placed on sites within the special flood hazard areas on the community's official map shall either (i) be on the site for fewer than 180 consecutive days, (ii) be fully licensed and ready for highway use, or (iii) meet the permit requirements and the elevation and anchoring requirements for "manufactured homes" of this article. A 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 type utilities and security devices, and has no permanently attached additions.
- g. Located within the areas of special flood hazard established in Section 507 are areas designated as AO Zones. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate; therefore, the following provisions apply within AO Zones:
 - 1. All new construction and substantial improvements of residential structures shall have the

lowest floor (including basement) elevated above the highest adjacent grade at least as high as **one (1) foot** above the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).

2. All new construction and substantial improvements of non-residential structures shall:
 - A. Have the lowest floor elevated above the highest adjacent grade at least as high as **one (1) foot** above the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified), or
 - B. Together with attendant utility and sanitary facilities be completely floodproofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Such certification shall be provided to the official as set forth in Section 521(b)(7).
3. Adequate drainage paths around structures on slopes shall be required in order to guide floodwaters around and away from proposed structures.
- h. Appurtenant/Accessory Structures may have their lowest floor below one foot above the base flood elevation provided:
 1. Cannot be used for human habitation.
 2. Use of the structure must be limited to the storage of motor vehicles or other items readily removable in the event of a flood warning.
 3. The structure must be built using unfinished and flood damage resistant materials.
 4. The structure must be adequately anchored to prevent floatation, collapse, or other later movement which may result in damage to other structures.
 5. No utilities shall be installed except any electrical fixture in the structure must be elevated or floodproofed one (1) foot above the base flood elevation.
 6. The structure shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.
 7. The structure shall be capable of withstanding hydrostatic and hydrodynamic forces to the flow of floodwaters.
 8. If the structure is converted to another use, it must be brought into full compliance with the minimum standards governing such use.
 9. The structure must comply with the floodway provisions of Chapter 8 and address floodway encroachment provisions in 44 CFR 60.3 (c) (10) or (d) (3).

CHAPTER 8 – FLOODWAY OVERLAY DISTRICT

545 PERMITTED USES

Only uses having a low flood-damage potential and not obstructing flood flows shall be permitted within the Floodway District to the extent that they are not prohibited by any other article. The following are recommended uses for the Floodway District:

- a. Agricultural uses such as general farming, pasture, nurseries, forestry.
- b. Residential uses such as lawns, gardens, parking and play areas.
- c. Non-residential areas such as loading areas, parking and airport landing strips.
- d. Public and private recreational uses such as golf courses, archery ranges, picnic grounds, parks, wildlife and nature preserves.

546 STANDARDS FOR THE FLOODWAY OVERLAY DISTRICT

New structures for human habitation are prohibited. All encroachments, including fill, new construction, substantial improvements and other development must be prohibited unless certification by a registered professional engineer or architect is provided demonstrating that the development shall not result in any increase in water surface elevations along the floodway profile during occurrence of the base flood discharge. These uses are subject to the standards of Chapter 6 and 7. In Zone A unnumbered, obtain, review and reasonably utilize any flood elevation and floodway data available through Federal, State or other sources or Section 535 of this article, in meeting the standards of this Chapter.

547-549 RESERVED

CHAPTER 9 – VARIANCE PROCEDURES

550 The City Administrator, Mayor and Chairman of Planning and Zoning as established by City of Beatrice, Nebraska shall hear and decide appeals and requests for variances from the requirements of this article.

551 The City Administrator, Mayor and Chairman of Planning and Zoning shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Chief Building Inspector in the enforcement or administration of this article.

552 Any person aggrieved by the decision of the City Administrator, Mayor and Chairman of Planning and Zoning or any taxpayer may appeal such decision to the District Court as provided in Section 19-912, R.R.S. 1943.

553 In passing upon such applications, the City Administrator, Mayor and Chairman of Planning and Zoning shall consider all technical evaluation, all relevant factors, standards specified in other sections of this article, and:

- a. The danger that materials may be swept onto other lands to the injury of others;

- b. The danger to life and property due to flooding or erosion damage;
- c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- d. The importance of the services provided by the proposed facility to the community;
- e. The necessity to the facility of a waterfront location, where applicable;
- f. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
- g. The compatibility of the proposed use with existing and anticipated development;
- h. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- i. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (1) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and,
 - (2) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

554 CONDITIONS FOR VARIANCES

- a. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (b -e below) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- b. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- c. Variances shall not be issued within any designated floodway if any increase in flood levels along the floodway profile during the base flood discharge would result.
- d. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- e. Variances shall only be issued upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) 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 articles.

- f. The applicant shall be given a written notice over the signature of a community official 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 \$25.00 for \$100 of insurance coverage and (2) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this article.

555-559 RESERVED

CHAPTER 10 – NONCONFORMING USE

560 A structure or the use of a structure or premises which was lawful before the passage or amendment of the article, but which is not in conformity with the provisions of this article may be continued subject to the following conditions:

- a. If such use is discontinued for 12 consecutive months, any future use of the building premises shall conform to this article. The Utility Department shall notify the Chief Building Inspector in writing of instances of nonconforming uses where utility services have been discontinued for a period of 12 months.
- b. Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as nonconforming uses.

561 If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50 percent of the market value of the structure before the damage occurred except that if it is reconstructed in conformity with the provisions of this article. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building, or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places, provided that the alteration shall not preclude its continued designation.

562-564 RESERVED

CHAPTER 11 – PENALTIES FOR VIOLATION

565 Violation of the provisions of this article or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or special exceptions) shall constitute a misdemeanor. Any person who violates this article or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500.00, or imprisoned for not more than six (6) months, or both, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.

Nothing herein contained shall prevent the City of Beatrice, Nebraska or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

CHAPTER 12 – AMENDMENTS

568 The regulations, restrictions, and boundaries set forth in this article may from time to time be amended, supplemented, changed, or appealed to reflect any and all changes in the National Flood Disaster Protection Act of 1973, provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in a newspaper of general circulation in the City of Beatrice, Nebraska. At least 10 days shall elapse between the date of this publication and the public hearing. A copy of such amendments will be provided to the Federal Emergency Management Agency. The regulations of this article are in compliance with the National Flood Insurance Program Regulations as published in Title 44 of the Code of Federal Regulations and the 1983 Nebraska Flood Plain Management Act.

569 **RESERVED**

CHAPTER 13 - PUD PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

570 **PURPOSE**

The PUD Planned Unit Development Overlay District is intended to permit flexibility in the design of planned projects; to encourage innovation and variety in project design, layout, and type of structures; to achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; to encourage the preservation and utilization of open space; and to provide improved housing, employment, and shopping opportunities that are tailored to the needs of an area. The PUD District may be used in combination with any base district specified in this Article. The PUD District, which is adopted by the City Council, assures specific development standards for each designated project.

571 **PERMITTED USES**

- a. Uses permitted in a PUD Overlay District are those permitted in the underlying base district.
- b. The uses permitted by the base district may be modified or expanded as part of the approval process of the Planned Unit Development.

572 **SITE DEVELOPMENT REGULATIONS**

Site Development Regulations are developed individually for each Planned Unit Development Overlay District but must comply with minimum or maximum standards established for the base district, with the following exceptions:

- a. Lot area and lot width are not restricted, provided that the maximum density or floor area ratios allowed for each base district is not exceeded.
- b. Minimum perimeter setbacks and maximum height limits shall be those of the underlying base district.
- c. Maximum building coverage shall be the smaller of the allowed building coverage in the base district, or 60 percent.

- d. Maximum impervious coverage shall be the smaller of the allowed impervious coverage in the base district, or 70 percent.

573 OTHER APPLICABLE REGULATIONS

- a. **Parking**

Minimum parking requirements for a Planned Unit Development shall be computed on the basis of parking requirements and design standards established in Article Nine.

- b. **Landscaping and Screening**

Landscaping and screening requirements shall apply as set forth in each base district by Article Eight.

574 ACCESS TO PUBLIC STREETS AND INTERNAL CIRCULATION

- a. Each PUD District must abut a public street for at least 50 feet and gain access from that street.
- b. Each Planned Unit Development shall provide a circulation system adequate to accommodate vehicular and pedestrian movement through the project.

575 APPLICATION PROCESS – DEVELOPMENT PLAN

The application for a Planned Unit Development Overlay District shall include a Development Plan containing the following information:

- 1. A tract map, showing site boundaries, street lines, lot lines, easements, and proposed dedications or vacations.
- 2. A land use plan designating specific uses for the site and establishing site development regulations, including setbacks, height, building coverage, impervious coverage, density, and floor area ratio requirements.
- 3. A site development and landscaping plan, showing building locations, or building envelopes; site improvements; public or common open spaces; community facilities; significant visual features; and typical landscape plans.
- 4. A circulation plan, including location of existing and proposed vehicular and pedestrian, facilities and location and general design of parking and loading facilities.
- 5. Schematic architectural plans and elevations sufficient to indicate a building height, bulk, materials, and general architectural design.

576 ADOPTION OF DISTRICT

- a. The Planning and Zoning Commission and City Council shall review and evaluate each Planned Unit Development application to assure that the land use or activity proposed through a PUD shall be compatible with adjacent uses of land, the capacities of public services and utilities affected by such PUD; and to ensure that the approval of such PUD is consistent with the public health, safety, and general welfare of the city and is in accordance with the Comprehensive Development Plan for the City of Beatrice. The City may impose reasonable conditions, as deemed necessary to ensure that a PUD shall be compatible with adjacent land uses, will not

overburden public services and facilities and will not be detrimental to public health, safety and welfare.

- b. The Commission, after proper notice, shall hold a public hearing and act upon each application. Notice of the public hearing shall be provided by following the procedures set forth in Section 1304(e).
- c. The Commission may recommend amendments to PUD district applications.
- d. The recommendation of the Commission shall be transmitted to the City Council for final action.
- e. The City Council, after proper notice, shall hold a public hearing and act upon any Article establishing a PUD Planned Unit Development Overlay District. Notice of the public hearing shall be provided by following the procedures set forth in Section 1304(e).
- f. Upon approval by the City Council, the Development Plan shall become a part of the Article creating or amending the PUD District. All approved plans shall be filed with the City Clerk.

577 AMENDMENT PROCEDURE

Major amendments to the Development Plan must be approved according to the same procedure set forth in Section 576.

578 BUILDING PERMITS

The City shall not issue a building permit, certificate of occupancy, or other permit for a building, structure, or use within a PUD District unless it is in compliance with the approved Development Plan or any approved amendments.

579 TERMINATION OF PUD DISTRICT

If no substantial development has taken place in a Planned Unit Development Overlay District for three years following approval of the District, the Commission shall reconsider the zoning of the property and may, on its own motion, initiate an application for rezoning the property.

580 RESERVED

CHAPTER 14 – ED ENVIRONMENTAL RESOURCES OVERLAY DISTRICT

581 PURPOSE

The ED Environmental Resources Overlay District enables the adoption of special performance standards in combination with site development regulations of a base district for areas of special environmental significance or sensitivity. These areas include hill environments; wetlands; forested areas; areas with unique soil or drainage characteristics; lake, river, or creek districts; and other areas with special environmental characteristics.

582 PROCEDURE FOR ADOPTION

a. Proposal

The creation of an ED Environmental Resources Overlay District may be initiated by the Planning

and Zoning Commission or the City Council.

b. Requirements for Application

An application for the creation of an ED Overlay District must include:

1. A statement describing the proposed district's special environmental characteristics and stating the reasons for proposal of the district.
2. A map indicating the boundaries of the proposed ED Overlay District, specifying the base district(s) included within these boundaries.
3. Supplemental site development regulations and performance standards that apply to the proposed district.

583 ADOPTION OF DISTRICT

- a. The Commission and City Council shall review and evaluate each ED Overlay District application.
- b. The Commission, after proper notice, shall hold a public hearing and act upon each application. Notice of the public hearing shall be provided by following the procedures set forth in Section 1304(e).
- c. The Commission may recommend amendments to ED Overlay District applications.
- d. The recommendation of the Planning and Zoning Commission shall be transmitted to the City Council for final action.
- e. The City Council, after proper notice, shall hold a public hearing and act upon any Article establishing an ED Environmental Resources Overlay District. Notice of the public hearing shall be provided by following the procedures set forth in Section 1304(e).
- f. The Article adopting the ED Overlay District shall include a statement of purpose, a description of district boundaries, and a list of supplemental site development regulations and performance standards.
- g. Upon approval by the City Council, each ED Overlay District shall be shown on the Zoning Map, identified sequentially by order of enactment and referenced to the enacting Article.
- h. Any protest against an ED Overlay District shall be made and filed as provided by Section 19-905, Revised Statutes of Nebraska, 1943, and amendments thereto.

584 BUILDING PERMITS

Building or other development permits issued by the City in an ED Overlay District shall be consistent with the adopted ED Overlay District Article.

585 RESERVED

CHAPTER 15 – HD HISTORIC OVERLAY DISTRICT

586 PURPOSE

The HD Historic Overlay District enables the adoption of special performance and development standards in combination with site development regulations of a base district for areas of special historical or architectural significance within the City of Beatrice. The District recognizes the importance of historically and architecturally significant districts to the character of Beatrice and provides for their conservation.

587 PROCEDURE FOR ADOPTION

a. Proposal

The creation of an HD Historic Overlay District may be initiated by the Planning and Zoning Commission; the City Council; or by petition of the owner or owners of 51% of the property area within the proposed district.

b. Requirements for Application

An application for the creation of an HD Historic Overlay District must include:

1. A statement describing the proposed district's special historical or architectural characteristics and stating the reasons for proposal of the district.
2. A map indicating the boundaries of the proposed HD Overlay District, specifying the base district(s) included within these boundaries.
3. An inventory of the buildings or historically important sites located within the boundaries of the proposed district.
4. Supplemental site development regulations, design criteria, and performance standards that apply to the proposed district.

588 ADOPTION OF DISTRICT

- a. The Commission and City Council shall review and evaluate each HD Overlay District application.
- b. The Commission, after proper notice, shall hold a public hearing and act upon each application. Notice of the public hearing shall be provided by following the procedures set forth in Section 1304(e).
- c. The Commission may recommend amendments to HD district applications.
- d. The recommendation of the Commission shall be transmitted to the City Council for final action.
- e. The City Council, after proper notice, shall hold a public hearing and act upon any Article establishing an HD Historic Overlay District. Notice of the public hearing shall be provided by following the procedures set forth in Section 1304(e).
- f. The Article adopting the HD Historic Overlay District shall include a statement of purpose, a description of district boundaries, and a list of supplemental site development regulations and performance standards.

- g.** Upon approval by the City Council, each HD Overlay District shall be shown on the Zoning Map, identified sequentially by order of enactment and referenced to the enacting Article.
- h.** Any protest against an HD Overlay District shall be made and filed as provided by Section 19-905, Revised Statutes of Nebraska, 1943, and amendments thereto.

589 BUILDING PERMITS

Building or other development permits issued by the City in an HD Historic Overlay District shall follow procedures for review and approval established within the City's Landmarks Preservation Article following approval of such an Article.

(Ord. No. 10-006, Sec. 2, 5-3-10; Ord. No. 17-006, Sec 505, 508, 541, 2-6-17)