

**GENERAL PURPOSE MODEL
FLOOD DAMAGE PREVENTION ORDINANCE
60.3(a)**

ARTICLE 1. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES

SECTION A. Statutory Authorization

The legislature of the State of Missouri has in
(state)
Chapter 89 of the RSMo., 1969 delegated the responsibility to local
(statutes)
governmental units to adopt regulations designed to promote the public health,
safety, and general welfare of its citizenry. Therefore, the
Board of Aldermen of St. Mary, Missouri ;
(Governing body) (local unit) (state).
does ordain as follows:

SECTION B. Findings of Fact

- (1) The flood hazard areas of City of St. Mary, MO. are subject to
(local unit)
periodic inundation which, results in loss of life, 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.
- (2) These flood losses are caused by the cumulative effect of obstructions in
flood plains causing increases in flood heights and velocities, and by the
occupancy in flood hazard areas by uses vulnerable to floods or hazards
to other lands which are inadequately elevated, floodproofed, or otherwise
unprotected from flood damages.

SECTION C. Statement of Purpose

It is the purpose of this ordinance to promote the public health, safety and
general welfare and to minimize public and private losses due to flood conditions
in specific areas by provisions designed:

- (1) To protect human life and health;
- (2) To minimize expenditure of public money for costly flood control projects;
- (3) To minimize the need for rescue and relief efforts associated with flooding
and generally undertaken at the expense of the general public;
- (4) To minimize prolonged business interruptions;
- (5) To minimize damage to public facilities and utilities such as water and
gas mains, electric, telephone and sewer lines, streets and bridges located
in flood plains;

- (6) To help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas;
- (7) To insure that potential home buyers are notified that property is in a flood area; and
- (8) To insure that those who occupy the areas of special flood hazard assume responsibility for their actions.

SECTION D. Methods of Reducing Flood Losses

In order to accomplish its purposes, this ordinance includes methods and provisions for:

- (1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion or to flood heights or velocities.
- (2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.
- (3) Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters.
- (4) Controlling filling, grading, dredging, and other development which may increase erosion or flood damage.
- (5) Preventing or regulating the construction of flood barriers which will unnaturally divert floodway waters or which may increase flood hazards in other areas.

ARTICLE 2. DEFINITIONS

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

"Actuarial or Risk Premium Rates" mean those rates established by the Administrator pursuant to individual community studies and investigations which are undertaken to provide flood insurance in accordance with Section 1307 of the Act and the accepted actuarial principles. "Risk premium rates" include provisions for operating costs and allowances.

"Appeal" means a request for a review of the Board of Aldermen's (local administrator) interpretation of any provision of this ordinance or a request for a variance.

"Area of shallow flooding" means a designated AO or AH zone on a community's Flood Insurance Rate Map (FIRM) with a one per cent 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.

"Area of special flood hazard" is the land in the flood plain within a community subject to one per cent or greater chance of flooding in any given year.

"Base flood" means the flood having one per cent chance of being equalled or exceeded in any given year.

"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.

"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."

"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 unusual and rapid accumulation or runoff of surface waters from any source.

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.

"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.

"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.

"Floodway Fringe" is that area of the flood plain, outside of the floodway, that on the average is likely to be flooded once every 100 years (i.e., that has a one per cent chance of flood occurrence in any one year).

"Freeboard" means a factor of safety usually expressed in feet above a flood level for purposes of flood plain 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.

"Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"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 connected to the required utilities. For flood plain management purposes the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

"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.

"New construction" means structures for which the "start of construction" or substantial improvement is commenced on or after the effective date of the FIRM.

"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, 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.

"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.

"Substantial improvement" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 per cent of the market value of the structure either, (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to comply with existing, state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

"Variance" is a grant of relief to a person from the requirements of this ordinance which permits construction in a manner otherwise prohibited by this ordinance where specific enforcement would result in unnecessary hardship.

ARTICLE 3. GENERAL PROVISIONS

SECTION A. Lands to Which This Ordinance Applies

This ordinance shall apply to all areas of special flood hazards within the jurisdiction of City of St. Mary, MO
(local unit).

SECTION B. Basis for Establishing the Areas of Special Flood Hazard

The areas of special flood hazard identified by the Federal Emergency Management Agency through a scientific and engineering report entitled "The Flood Insurance Study for the City of St. Mary, Missouri", dated September, 1977, with accompanying Flood Insurance Rate Maps (and Flood Boundary and Floodway Maps) with any revision thereto are hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study is on file with the City Clerk
(location).

SECTION C. Penalties for Non-Compliance

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations.

Violation of the provisions of this ordinance 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 ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$1000.00 or imprisoned for not more than 365 days, 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 St. Mary, MO or other
(local unit)
appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

SECTION D. Abrogation and Greater Restrictions

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

SECTION E. Interpretation

In the interpretation and application of this ordinance, all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body and (3) deemed neither to limit nor repeal any other powers granted under state statutes.

SECTION F. Warning and Disclaimer of Liability

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of City of St. Mary, MO or by any officer or employee thereof
(local unit)

for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

ARTICLE 4. ADMINISTRATION

SECTION A. Establishment of a Development Permit

A Development Permit shall be obtained before construction or development begins within any area of special flood hazard established in Article 3, Section B. No person, firm, or corporation or unit of government shall initiate any development or substantial improvement or cause the same to be done without first obtaining a separate permit for each development as defined in Article 2. Application for a Development Permit shall be made on forms furnished by the City Collector and may include, but not be limited to; plans
(local administrator)

in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:

- (1) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures.
- (2) Elevation in relation to mean sea level to which any non-residential structure is to be floodproofed.
- (3) Certification from a registered professional engineer or architect that the non-residential floodproofed structure will meet the floodproofing criteria in Article 5, Section C(2).
- (4) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

SECTION B. Designation of the Local Administrator

The Board of Aldermen is hereby appointed to administer and
(local administrator)
implement the provisions of this ordinance, by granting or denying development permit applications in accordance with its provisions.

SECTION C. Duties and Responsibilities of Board of Aldermen
(local administrator)

Duties of the Board of Aldermen
(local administrator) shall include, but not be limited to:

- (1) Review all development permits to assure that sites are reasonably safe from flooding and that the permit requirements of this ordinance have been satisfied.
- (2) Review permits 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) When base flood elevation data has not been provided in accordance with Article 3, Section B, then the Board of Aldermen
(local administrator) shall obtain, review, and reasonably utilize any base flood elevation or floodway data available from a Federal, state or other source, in order to administer the provisions of Article 5.
- (4) 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.
- (5) Verify, record and maintain record of the actual elevation (in relation to mean sea level) to which the new or substantially improved structures have been floodproofed.
- (6) When floodproofing is utilized for a particular structure the Board of Aldermen
(local administrator) shall obtain certification from a registered professional engineer or architect.
- (7) Notify adjacent communities and the Department of Natural Resources
(state coordinating agency) prior to any alteration or relocation of a watercourse, and shall submit evidence of such notification to the Federal Emergency Management Agency.
- (8) Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.
- (9) Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Board of Aldermen
(local administrator) shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this article.

SECTION D. Variance Procedures

- (1) The Board of Adjustment as established by Board of Aldermen
(appeal board) (local unit)
shall hear and decide appeals and requests for variances from the requirements of this ordinance.
- (2) The Board of Adjustment shall hear and decide appeals when it is alleged
(appeal board)
that there is an error in any requirement, decision, or determination made by the Board of Aldermen in the enforcement or administration
(local administrator)
of this ordinance.
- (3) Any person aggrieved by the decision of the Board of Adjustment
(appeal board)
or any taxpayer may appeal such decision to the Circuit Court.
(name of appropriate court)

as provided in Chapter 536 RSMo.
(statute)
- (4) In passing upon such applications, the Board of Adjustment
(appeal board)
shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, 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 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 to 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 flood plain management program for that area;
 - (i) the safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (j) the expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site and

- (k) 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.
- (5) 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-f) 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 reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this section.
 - (c) Variances shall not be issued within any designated floodway if any increase in flood levels 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 ordinances.
 - (f) Any applicant to whom a variance is granted shall be given a written notice that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

ARTICLE 5. PROVISIONS FOR FLOOD HAZARD REDUCTION

SECTION A. General Standards

In all areas of special flood hazards (Zones A, AE, A1-30, AO, AH) the following provisions are required:

- (1) All new construction including manufactured homes and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- (2) All new construction and substantial improvements shall be constructed with materials resistant to flood damage.

- (3) All new construction and substantial improvements shall be constructed by methods and practices that minimize flood damage.
- (4) All new construction and substantial improvements shall be constructed 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.
- (5) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
- (6) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.
- (7) Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- (8) 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.
- (9) 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.
- (10) That until a floodway has been designated, no development, including landfill, may be permitted within Zones A1-30 and AE on the city's FIRM unless the applicant for the land use has demonstrated that the proposed use, when combined with all other existing and reasonably anticipated uses, will not increase the water surface elevation of the 100-year flood more than (1) foot on the average cross section of the reach in which the development or landfill is located as shown on the Flood Insurance Rate Study incorporated by reference; Article 3, Sect. B of this ordinance.

SECTION B. Standards for Subdivision Proposals

- (1) All subdivision proposals and other proposed new developments, including manufactured home parks or subdivisions, shall be consistent with the need to minimize flood damage.
- (2) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
- (3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- (4) Base flood elevation data shall be provided for subdivision proposals and other proposed development (including proposals for manufactured home parks and subdivisions), which is greater than either 50 lots or 5 acres.

SECTION C. Specific Standards

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Article 3, Section B or Article 4, Section C(3), (Zones A1-30, AE and AH) the following provisions are required:

- (1) Residential Construction - New construction or substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above one (1) Foot above the base flood elevation.
(foot/feet above)
- (2) Non-residential Construction - New construction or substantial improvement of any commercial, industrial or other non-residential structure shall either have the lowest floor, including basement, elevated to one (1) foot above
(foot/feet above)
the level of the base flood elevation or, together with attendant utility and sanitary facilities, be floodproofed so that below such a 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 official as set forth in Article 4, Section C (6).
- (3) Require for all New Construction and Substantial Improvements - That fully enclosed areas below the lowest floor that 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 no 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.
- (4) Manufactured Homes
 - (a) All manufactured homes shall be anchored to resist flotation, collapse, or lateral movement. Manufactured homes must be anchored in accordance with state and local building codes and 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:
 - (i) 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 ^{only} one additional tie per side;
 - (ii) 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 ^{only} four additional ties per side;

- (iii) all components of the anchoring system be capable of carrying a force of 4,800 pounds; and
- (iv) any additions to the manufactured home be similarly anchored.
- (b) Require that all manufactured homes to be placed within Zones A1-30, AH, and AE on the community's FIRM, be elevated on a permanent foundation such that the lowest floor of the manufactured home is 1 ft. above the base flood elevations; and be securely anchored to an adequately anchored foundation system in accordance with the provisions of Section C.(4)(a).

SECTION D. Floodways

Located within areas of special flood hazard established in Article 3, Section B are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

- (1) Prohibit encroachments, including fill, new construction, substantial improvements and other developments unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during occurrence of the base flood discharge.
- (2) If Article 5, Section D(1) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Article 5.
- (3) In Zone A unnumbered, obtain review and reasonably utilize any floodway data available through Federal, State or other sources or Article 5, Section B(4) of this Ordinance in meeting the standards of this section.

SECTION E. Areas of Shallow Flooding (AO and AH Zones)

Located within the areas of special flood hazard established in Article 3, Section B are areas designated as shallow flooding. 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:

- (1) Within AO Zones
 - (a) All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as one (1) foot above (foot/feet above) the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).
 - (b) All new construction and substantial improvements of non-residential structures shall:
 - (i) have the lowest floor (including basement) elevated above the

highest adjacent grade at least as high as one (1) foot above
(foot/feet above)
the depth number specified in feet on the community's FIRM (at
least two feet if no depth number is specified, or

- (ii) 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.
 - (c) Adequate drainage paths around structures on slopes shall be required in order to guide floodwaters around and away from proposed structures.
 - (d) The anchoring requirements for manufactured homes as established in Article 5, Section C(3)(a) shall be required.
- (2) Within AH Zones
- (a) The specific standards for all areas of special flood hazard where base flood elevation data has been provided shall be required as set forth in Article 5, Section C.
 - (b) Adequate drainage paths around structures on slopes shall be required in order to guide floodwaters around and away from proposed structures.

ARTICLE 6. NON-CONFORMING USE

- (1) A structure or the use of a structure or premises which was lawful before the passage or amendment of the ordinance, but which is not in conformity with the provisions of this ordinance 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 ordinance. The Utility Department shall notify the Board of Aldermen (Official) in writing of instances of non-conforming uses where utility services have been discontinued for a period of 12 months.
 - (b) Uses or adjuncts thereof which are or become nuisances shall not be entitled to continue as non-conforming uses.
- (2) If any non-conforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50 per cent of the market value of the structure before the damage occurred except that if it is reconstructed in conformity with the provisions of this ordinance. 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.

ARTICLE 7. AMENDMENTS

The regulations, restrictions, boundaries set forth in this ordinance 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 County of Ste. Genevieve, MO.
(local unit)

At least 20 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 ordinance are in compliance with the National Flood Insurance Program Regulations as published in Title 44 of the Code of Federal Regulations.

ARTICLE 8. BUILDING PERMIT FEES

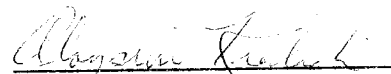
Fees to be charged for building permits from and after the passage of this Ordinance shall be as follows:

For work costing \$500 or less	2.50
For work costing over \$500 but not more over \$1,000	3.00
For work costing over \$1,000 but not over \$2,500	4.00
For work costing over \$2,500 but not over \$5,000	6.00
For work costing over \$5,000 but not over \$10,000	8.00
For work costing over \$10,000 but not over \$25,000	12.00
For work costing over \$25,000 but not over \$50,000	17.00
For work costing over \$50,000 to cost	27.00

ARTICLE 9 All Ordinances or parts of Ordinances in conflict are hereby repealed.

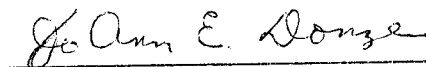
This Ordinance shall take effect and be in force from and after its passage and approval.

Passed and approved this 10th day of March 1987.



Mayor Aloysius Kreilich

ATTEST:



City Clerk JoAnn E. Donze



Federal Emergency Management Agency

Region VII 911 Walnut Street Kansas City, Missouri 64106

FEB 15 1984

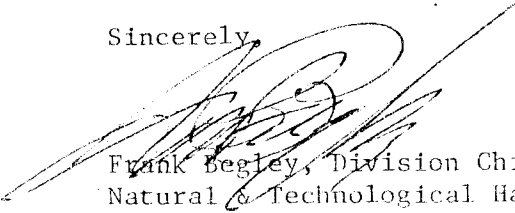
Honorable Aloysius Kreilich
City Hall
St. Marys, Missouri 63673

Dear Mayor Kreilich:

This is to serve as a follow-up of the Community Assistance Program Evaluation held in St. Marys by Steven Kinser of my staff. There were a few administrative deficiencies uncovered during the course of the meeting, but these have been resolved. The City Clerk will use a flood plain development permit/application similar to the model left for all future flood plain development permit requests. I suggest that prior to the city entertaining the granting of a variance, a thorough review of the city ordinance and the handbook left with Mrs. Donze be made, and/or this office be called for technical assistance. Mrs. Donze said a letter would be sent to the owner/resident of the mobile home which was allowed to go back into the flood plain without being elevated, detailing the city's ordinance requirements and informing them of the hazard, and explaining any future replacement mobile home would have to meet elevation requirements. In addition, an as-built elevation certificate must be obtained. This evaluation must remain open until such time as you provide this office a copy of the requested elevation certificate.

There are no additional requirements the city must meet at this time. If this office can provide assistance in flood plain management matters do not hesitate to call this office at (816) 374-2161.

Sincerely,



Frank Begley, Division Chief
Natural & Technological Hazards Division