

UDC APPLICATION CHECKLIST: FLOODPLAIN DEVELOPMENT PERMIT

Use this checklist to guide your Land Development Application for a Floodplain Development Permit. This document will outline the required application materials and the sections of code to review in the Unified Development Code (UDC).

1. General Information

Floodplain Development Permit (60.500.060H): The Floodplain Development Permit process is intended to ensure that all development in the FPO – Floodplain Overlay – complies with all applicable provisions in Section 60.200.040E and with all other provisions of this UDC and City regulations designed to reduce the risk of damage due to flooding.

Decision-Making Body: Community Development Director

What is floodplain? Floodplain is the land adjacent to a body of water that has been or may be hereafter covered by flood water including that land covered by the regional flood.

What makes up the floodplain? Within the floodplain overlay district, the Unified Development Code identifies three subdistricts: floodway, flood fringe, and flood prone. Each subdistrict is subject to different standards for development and construction. See below for more information on each subdistrict.

- **Floodway (FW):** The minimum channel of a watercourse and those portions of the floodplain adjoining the channel that are reasonably required to carry or store the regional flood discharge. Permitted uses in the floodway subdistrict have low flood impact potential and do not impact or obstruct the passage of water.
- **Flood Fringe (FF):** That portion of the floodplain outside of the floodway. Flood Fringe is synonymous with the term “floodway fringe” used in the Flood Insurance Study. The Flood Fringe subdistrict requires uses to conform to the underlying zoning district. Development in this subdistrict will require a Floodplain Development Permit and Site Development Plan.
- **Flood Prone (FP):** Those areas designated as Floodway Fringe (Flood Fringe) on the Flood Insurance Rate Map adopted in this Section, as being within Zone AE but being located outside of the floodway and annexed on or after November 3, 1980. Uses in this subdistrict have low flood impact potential and do not impact or obstruct the passage of water.
 - Any permitted use in the underlying zoning district becomes a conditional use subject to Planning Commission approval.
 - Development in the Flood Prone (AE) district requires compensatory storage.

Are you located in floodplain? Yes No

Which subdistrict? Floodway (AE “Floodway”) Flood Fringe (A, AO) Flood Prone (AE)

2. Applicability

This Section 60.500.060H applies to all land in the FPO – Floodplain Overlay District – and requires that a Floodplain Development Permit be obtained before conducting any of the following activities on such land:

A Floodplain Development Permit is required for any type of development within FEMA mapped floodplain and should run concurrently with the Site Development Review.

3. Required Submittals

- Application
- Application Fee (paid to Rochester Community Development)
- Cover Letter and Narrative
 - Summary of the Project
 - Floodplain Development Permit Criteria (60.500.060H.4)
- No-Rise Certificate (Floodway)
- Site Development Application or Major Land Subdivision Application with Delineated floodplain areas
- Preliminary Grading Plan

4. Sections of Code to Review

A. Floodplain Standards (60.200.040E)			
Standards	Code Section	Complete	City Teammate Notes
Right of Passage	60.200.040E.6	<input type="checkbox"/>	
Uses Permitted	60.200.040E.9	<input type="checkbox"/>	
Flood Fringe Construction Standards	60.200.040E.10	<input type="checkbox"/>	
Floodway Construction Standards	60.200.040E.11	<input type="checkbox"/>	
Flood Prone Construction Standards	60.200.040E.12	<input type="checkbox"/>	
Manufactured Home Parks	60.200.040E.13	<input type="checkbox"/>	
Floodproofing Certification	60.200.040E.14	<input type="checkbox"/>	

For information on District specific standards, refer to Section 60.200.040E.9

5. Next Steps: Conditional Use Permit if development in Flood Prone Subdistrict

6. Additional Information

Questions? Contact Community Development at CommunityDevelopment@rochestermn.gov or 507-328-2600 during office hours.

DISCLAIMER: This checklist is intended to provide a summary of requirements under the Unified Development Code. Owners are required to meet all applicable requirements, even if not specifically identified on this checklist.

