

ORDINANCE NO. 1237

AN ORDINANCE AMENDING SECTION 5.4(B)(3) OF ORDINANCE 1205, THE MILES CITY, MONTANA FLOODPLAIN ORDINANCE (CODIFIED AS SECTION 12-54(b)(3) OF THE MILES CITY CODE OF ORDINANCES), REGARDING STANDARDS FOR RESIDENCES IN THE FLOODWAY FRINGE, AND PROVIDING AN EFFECTIVE DATE THEREOF.

BE IT ORDAINED by the City Council of the City of Miles City, Montana as follows:

Section 1. Section 5.4(B)(3) of Ordinance 1205 of the City of Miles City, Montana (Codified as Sec. 12-54(b)(3) of the Miles City Code of Ordinances), is amended to read as follows:

“5.4(B)(3) Residential. The new construction, alterations, and substantial improvements of residential dwellings, including manufactured homes and recreational vehicles on site for more than 180 consecutive days, must be constructed such that:

- a. The lowest floor elevation (including basement), including electrical, heating, duct work, ventilation, plumbing and air conditioning equipment and other services, is two (2) feet or more above the Base Flood Elevation by either elevating with suitable fill, stem walls, pilings or other acceptable means.
- b. Replacement manufactured and mobile homes in an existing mobile home park or subdivision shall be elevated on a concrete or mortared block foundation, or other suitable permanent foundation, and anchored to prevent flotation or downstream movement. (ARM 36.15.702(1)(a)(ii) and 44 CFR 60.3(c)(2))
- c. Crawl space must be designed so that the crawl space floor is at or above the BFE. Crawl spaces having an inside dimension of more than 5 feet from the ground to the living floor level must meet the requirements in this section for a basement;
- d. Where existing streets, utilities, lot dimensions, or additions onto existing structures make strict compliance with these provisions impossible, a lesser amount of fill or alternative flood proofing measures may be permitted only by variance approval; (ARM 36.15.702(a))
- e. All manufactured homes for residential use shall:
 - i. Use methods and practices which minimize flood damage;
 - ii. Elevate the lowest floor at least two (2) feet above the base flood elevation;
 - iii. Be elevated on suitable fill or raised on a permanent foundation;
 - iv. The foundation shall be constructed of reinforced concrete, reinforced-mortared block, reinforced piers, or other foundation elements of equal strength; and

- v. The chassis, including additions, shall be secured by anchoring to the foundation system so that it will resist flotation, collapse or lateral movement.
- f. At a minimum, anchoring shall include:
 - i. Over-the-top ties to ground anchors at each of the four (4) corners of the mobile home, with two additional ties per side at intermediate locations for manufactured homes less than fifty (50) feet long;
 - ii. Frame ties to ground anchors at each corner of the home with five (5) additional ties per side at intermediate points for manufactured homes more than fifty (50) feet long; and
 - iii. Components of the anchoring system capable of carrying a force of 4,800 pounds.
- g. Adequate surface drainage and access for a hauler shall be provided.(44 CFR 60.3(c)(6) and (12))”

Section 2. This amendment shall become effective thirty (30) days after the final passage of this Ordinance.

Said ordinance read and put on its passage this 27th day of March, 2012.

C.A. Grenz, Mayor

ATTEST:

Rebecca Stanton, City Clerk

FINALLY PASSED AND ADOPTED this 10th day of April, 2012.

C.A. Grenz, Mayor

ATTEST:

Rebecca Stanton, City Clerk