

ORDINANCE # 299

AN ORDINANCE AMENDING ORDINANCE #243:

AMENDING OF CERTAIN WORDING IN THE PRESENT FLOOD PLAIN ORDINANCE:

ADDITION TO SECTION XI: RECREATIONAL VEHICLE: Means a vehicle which is:

- A. Built on a single chassis
- B. 400 square feet or less when measured at the largest horizontal projection
- C. Designed to be self-propelled or permanently towable by a light duty truck
- D. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

ADDITION TO SECTION XI: SUBSTANTIAL DAMAGE: Means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed 50% of the market value of the structure before the damage occurred.

REVISION OF SECTION XI: SUBSTANTIAL IMPROVEMENT: Means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. This term 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 officer and which are the minimum necessary to assure safe living conditions or:
2. Any alteration will not preclude the structure's continued designation as a "historic structure."

REVISION OF SECTION 5, (B)(3): Wording of "first floor" shall be replaced by "lowest floor."

Upon effective date of this ordinance all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Any part or parts of this ordinance found to be invalid by law does not affect the validity of the remainder of this ordinance. This ordinance shall be in full force after its final passage and publication as required by law.

Passed by the City Council of Buffalo, IA this 05 day of April, 1993.

Approved and signed by the Mayor of Buffalo, IA this 05 day of April, 1993.

Signed: Betty O. Walters
Betty O. Walters,
Mayor of Buffalo, IA

Attest: Carol A. Bernauer
Carol A. Bernauer,
City Clerk of Buffalo, IA

Adopted by council 4/5/93
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