

20.22.000 ENGINEERING REGULATIONS.

20.22.010 ESTABLISHMENT OF GRADES. Every building hereafter erected, structurally altered or relocated shall be at a grade approved by the City Engineer as being in satisfactory relationship with the established street grades, or with the existing street grade where none is established with particular consideration for proper drainage and safe vehicular access.

20.22.020 WATER SURFACE PROFILES. The City engineer shall maintain a record of all water surface profiles, floodplain areas and elevations, elevations of underground utilities traversing any floodplain and of flood proofing measures established in the floodplain and shall obtain from the owner of any new structures placed in the floodplain elevations of those structures as actually built, certified by a registered engineer, architect or surveyor.

20.22.030 DRAINAGE.

1. Adequate Drainage Required: No principal building shall be erected, structurally altered, relocated on land which is not adequately drained at all times nor which is subject to periodic flooding, nor so that the lowest floor level is less than 3 feet above the highest anticipated seasonal ground water level.
2. Obstruction to Drainage: The damming, filling, relocating or otherwise interfering with the natural flow of surface water along any surface water drainage channel or natural water course shall not be permitted except with approval of the Plan Commission.
3. Building Restricted Adjacent to Drainage Channels or Watercourses: No building other than a bridge, dam, boathouse, or revetment subject to the aforesaid approval, shall be erected, structurally altered or relocated so that the lowest form of said building is less than 3 feet above possible flood stage as determined by the City engineer.

20.22.040 SANITATION AND WATER SUPPLY.

1. No principal building involving human use or occupancy shall be permitted on a lot unless provision is insured for safe and adequate facilities for water supply and disposal of sewage.
2. In areas intended for municipal sewer no principal building involving human use or occupancy shall be permitted until connection is made to municipal sewer or an approved communal sewage disposal system.
3. In areas not being served by a municipal or other approved communal sewage disposal system, evidence must be submitted that safe sewage disposal is possible based on the proposed use, the type of disposal system, the permeability of the soil, and the size of the lot.

4. No outhouse or privy shall be hereafter erected.
5. Preservation of Topography: In order to protect the property owner from possible damage due to change in the existing grade of adjoining lands, and to aid in preserving and protecting the natural beauty and character of the landscape, no change in the existing topography of any land shall be made which would result increasing any portion of the slope to a ratio greater than 2 horizontal to 1 vertical, within a distance of 20 feet from the property line, except where retaining walls are built pursuant to Section 20.11.000 or with the written consent of the abutting property owner and with the approval of the Plan Commission; or which would alter the existing drainage or topography in any way as to adversely affect the adjoining property. In no case, shall any slope exceed the normal angle or slippage of the material involved, and all slopes shall be protected against erosion.