

912 F FLOOD PLAIN

912.01 Purpose

The purpose of the flood plain district is to guide development in the flood prone areas of any water course that are consistent with the requirements for the conveyance of flood flows, and to minimize the expense and inconvenience to the individual property owners and the general public through flooding. Uses permitted in this district are generally associated with open space, recreational, and agricultural land uses and shall not hinder the movement of floodwater.

912.02 Uses

A. Permitted Uses

1. Agriculture (excluding animal sales lots and feed lots).
2. Farm buildings necessary to a principal agricultural use but no including dwellings of a permanent or temporary nature.
3. Wildlife refuge or game preserve.
4. Hunting preserve.
5. Private airport landing strip.

B. Conditionally Permitted Uses

1. Governmentally owned and/or operated parks, playgrounds, golf courses.
2. Recreational uses other than those governmentally owned and/or operated such as swimming pools, golf courses, tennis clubs, riding academy, golf driving range, and outdoor rifle and skeet shooting range.

3. Transient amusement activities such as a circus show, fair, and carnival rides, provided appropriate permits are issued.
4. Soil removal, sand and gravel extraction operations.
5. Parking: Auto (open lots only) excluding storage or salvage.

912.03 Lot Requirements

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| A. | Minimum Lot Area | 5 acres |
| B. | Minimum Lot Width | 300 feet |

912.04 Yard Requirements

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| A. | Minimum Front Yard Depth | 50 feet |
| B. | Minimum Rear yard Depth | 50 feet |
| C. | Minimum Side Yard Width on Each Side | 25 feet |

912.05 Structural Requirements

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| A. | Maximum Building Height | 40 feet |
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912.06 Parking Requirements

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| A. | See Article X for off-street parking requirements. |
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912.07 Signs

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| A. | See Article XI for size and location of permitted signs. |
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912.08 Supplementary Requirements

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| A. | Uses in a flood plain district shall have the site plan approved by the Zoning Board. The Zoning Board may approve the site plan provided that the following requirements are met: |
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1. The location of the proposed use shall not place any material, matter, or structure which may impede, retard, or change the direction of the flow of the waters, and the proposed use will not catch, collect, or add to the debris carried by such water to the damage or detriment of public or private property adjacent to the river, stream, or channel.
2. All buildings to be erected in the flood plain district shall be elevated so that the first floor shall be above the highest expected flood water level*. No basement or other floor shall be constructed below or at a lower elevation than the first floor.

1 The boundaries of the highest expected flood water level should be determined by empirical studies (past flood records) and engineering and planning studies of rainfall and the expected future runoff rates. The applicant shall be responsible for establishing such evidence in regard to the proposed use.