

CHAPTER 165.55 F-C FLOOD CHANNEL DISTRICT

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165.55.010 Intent

This district is intended to prevent, in those areas which are subject to periodic or potential flooding, such development as would result in a hazard to health or safety or be otherwise incompatible with the public welfare. The areas within the flood channel (or floodway) have been generally mapped, and specific, professional engineering investigations are necessary prior to any activity disturbing these lands.

165.55.020 Applicability

The regulations set forth in this Chapter are the district regulations for the F-C, Flood Channel District.

165.55.025 Protection Restrictions

In order not to cause any obstruction in the conveyance of flow of the channel, there shall be no structures erected in the district, and premises shall not be filled with any material.

165.55.028 Use Regulations

A building lot or tract within the F-C, Flood Channel District, shall be used only for the following purposes, unless otherwise provided in this chapter:

- A. Farms, excluding any structures, and the sale of products grown only on the premises.
- B. Golf courses and country clubs except miniature courses or practice driving tees operated for commercial purposes, and excluding accessory structures.
- C. Parks, playgrounds, and other similar open recreation areas.
- D. Preserves and reservations.

165.55.030 Height, Yard and Setback Requirements

No new structures are permitted; therefore, no height, yard or setback requirements have been established for the F-C, Flood Channel District.

165.55.040 Off-street Parking and Loading Regulations

Land within the F-C, Flood Channel District, may not be used to satisfy the requirements for off-street parking or loading areas required in other adjacent zoning districts.

165.55.050 Sign Regulations

No signs, other than publicly erected identification, safety or warning signs shall be allowed in the F-C, Flood Channel District.