

CHAPTER 165.57 F-P FLOOD PLAIN OVERLAY DISTRICT

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165.57.010 Applicability

The regulations set forth in this Chapter are the district regulations for F-P, Flood Plain Overlay District.

165.57.020 Protection Restrictions

In order to help protect against periodical inundation, the first floor or basement floor of any building within the district shall be constructed at least one foot above the floodplain as generally shown on the official zoning map, or its supplement. Elevations shall be certified by a registered engineer before construction may occur, and any filling shall be certified by a registered engineer. The mapping of the floodplain was derived from the Department of Housing and Urban Development, Federal Insurance Administration, and is general in detail; therefore, the professional engineering investigations are necessary prior to activity on these lands.

165.57.030 Use Regulations

Since the district is superimposed over other districts, the uses shall be the same as are allowed in each of the underlying districts.

165.57.040 Height, Area and Yard Regulations

Height, area and yard regulations shall be the same as the underlying zoning districts.

165.57.050 Sign Regulations

The sign requirements within the F-P, Flood Plain Overlay District, shall be as required in Chapter 165.67, for the applicable underlying zoning district.