

## SECTION 1200 F-FLOOD PLAIN DISTRICT (OVERLAY DISTRICT)

### SUBDIVISION 1201. PURPOSE

The F-FLOOD PLAIN DISTRICT is intended to be applied by the City to properties which lie within areas where special regulations are necessary for the minimum protection of the public health and safety, and of property and improvements from hazards and damage resulting from flood waters. This district and the regulations herein shall apply to all lands in addition to the regulations of any other zoning districts which now or in the future may lie within the boundaries of this District.

### SUBDIVISION 1202. PERMITTED USES

- 1202.1 General agricultural uses such as: farming, pasture, grazing, outdoor nurseries, horticulture, truck farming, forestry, sod farming, crop harvesting and such like uses.
- 1202.2 Industrial-commercial uses such as loading and parking areas and other open area uses.
- 1202.3 Public and private recreational uses such as: parks, swimming areas, golf courses, driving ranges, picnic grounds, wildlife and nature areas, game farms, fish hatcheries, target, trap and skeet ranges, provided that no permanent or temporary structure shall be required.
- 1202.4 Open space uses such as lawns, gardens, parking areas and play areas.
- 1202.5 Uses permitted in the underlying zoning districts provided that no permanent structures are constructed or moved or provided to house a use so permitted.

### SUBDIVISION 1203. CONDITIONAL USES

All uses other than those specified in Subdivision 1202 are permitted only upon application to the Zoning Administrator and the issuance of a Conditional Use Permit by the City Board of Adjustment as provided in Subdivision 1502, Section 1500 ADMINISTRATION AND ENFORCEMENT of this Ordinance and further subject to the provisions of the SECTION of this Ordinance.

The FLOOD PLAIN DISTRICT is comprised of a floodway area and a flood fringe area. The Board of Adjustment shall determine whether the proposed use would be located in either the floodway or the flood fringe. If the site location of the proposed use is found to be situated within the floodway area, the provisions of Subdivision 1204 shall apply. However, if it is determined that the proposed site is located in the flood fringe area, the provisions of Subdivision 1205 shall apply. All uses shall be subject to the provisions of this Ordinance.