

201.08 “F-1” Flood Plain District. This district is intended to provide for the safety of life and property by discouraging intensive development in areas prone to flooding. The following tables detail principal and accessory uses in the I-1 district; special exceptions, which require approval of the Board of Adjustment; and setback, area, and height requirements.

TABLE 201.08A		USES IN THE F-1 FLOOD PLAIN DISTRICT	
Permitted Principal Uses	Permitted Accessory Uses	Special Exceptions	
Principal uses that are permitted in the LI district.	Uses customarily incidental and subordinate to principal permitted uses, and only permitted if there is an existing permitted principal use	Uses that may be authorized only by the Board of Adjustment per Section 304.09. Specific conditions may be applied to special exceptions if they are approved.	
<ul style="list-style-type: none"> • Agriculture, including customary agriculture buildings and structures but not including permanent dwellings; nurseries and greenhouses • Baseball or football fields, provided that the location of such field shall comply with the distance requirements of this section, provided in Table 201.08B. • Public parks, playgrounds and community centers; private recreation areas and facilities, including country clubs, golf courses, and riding stables. • Essential services as provided in Section 103. 	<ul style="list-style-type: none"> • Other accessory uses customarily incidental to a permitted principle use, including signs as regulated by Section 203. • Any accessory use that is determined by the Board of Adjustment to be necessary and incidental to any aforesaid permitted use and located on the same lot therewith, but not including any permanent residence except for a watchman or caretaker employed on the premises. 	<ul style="list-style-type: none"> • Outdoor rifle or skeet shooting ranges; on premises located as to comply with three times the distance required in section 4.3 and which premises are suitable for such use, for reason, among others of topography, screening by trees or other features, and also in consideration of the present and potential use of adjacent properties • Gravel pits, mines, and stone quarries located as to comply with two times the distance required in this section, provided in Table 201.10B. • Any other use which, in the opinion of the Board of Adjustment, will not, when located, constructed, and operated as proposed, be inconsistent with the purposes intended to be served by the provisions prescribed in this article for the "F-1" District—Among others protecting human life, preventing material losses and reducing the cost to the public of relief or rescue efforts considered by the unwise occupancy of areas subject to floods; and which use, at the same time, will not impair the present or potential use of adjacent properties. 	

TABLE 201.08B

MINIMUM SETBACK, AREA, & HEIGHT REQUIREMENTS IN THE F-1-FLOOD PLAIN DISTRICT*

Distance condition	Minimum Lot Width	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Height of Permitted Uses
All uses, buildings or premises, for which compliance is with the distance requirement in this section is stipulated in the foregoing sections of this article, shall be at least 200 feet from any lot in a "R" District, or any lot occupied by a dwelling or by any school, church, or institution for human care.	300 feet	PRINCIPAL USES			
		Along State and Federal roads: 80 feet; along all other public roads: 60 feet	30 feet	100 feet	2 ½ stories or 30 feet
		ADDITIONAL BUILDINGS & STRUCTURES			

*See Section 103 for explanations regarding setback & yard measurement. Subject to the additional requirements, exceptions and modifications in Section 204. See Section 204.09 for modifications and exceptions of setback, area, & height requirements as well as other requirements that may apply to principal and accessory uses.