

1 **3.C. ESTABLISHMENT OF FLOODPLAIN DEVELOPMENT PERMIT.**  
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3 In general, no development ~~or development activity~~ is allowed in the Special Flood Hazard  
 4 Areas unless one or more of the following are met. However, the following development  
 5 activities may be permitted provided the activity and any related structures, including  
 6 accessory/appurtenant structures and equipment, comply with all applicable provisions of this  
 7 and other federal, state, and local ordinances; and receive a Floodplain Development Permit in  
 8 accordance with the provisions of Article 4.B:  
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10 ~~3.C.1. The site has an approved, valid site specific development plan triggering a vested right~~  
 11 ~~and the plan was approved prior to the effective date of this ordinance.~~  
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13 ~~3.C.2.1 The development is for~~ Construction of public or private roads, greenways, pedestrian  
 14 crossings (e.g., footbridges), and hiking or horseback riding trails. ~~park related~~  
 15 ~~equipment, or public utilities and facilities such as wastewater, gas, electrical, and water~~  
 16 ~~systems that are located and constructed to minimize flood damage. Structures for~~  
 17 ~~pedestrian crossings (e.g. footbridges, etc.), playground equipment, and other similar~~  
 18 ~~items may be permitted if the applicant provides certification by a professional registered~~  
 19 ~~engineer, architect or landscape architect that these encroachments will not result in any~~  
 20 ~~increase in flood levels during the base flood.~~  
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22 ~~3.C.32.~~ Installation of public or private utilities and facilities such as wastewater, gas, electrical  
 23 and water systems, including accessory service lines.  
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25 ~~3.C.3. The development consists of fencing proposed to be located outside the floodway and~~  
 26 ~~meets each of the following requirements:~~  
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- 28 ~~(a) Vertical post height not to exceed 4 feet.~~
- 29 ~~(b) The construction method is wire, post and wire with or without top and bottom rails,~~  
 30 ~~post and rail with or without wire, or post and cross rails with or without wire.~~
- 31 ~~(c) The smallest dimension on the wire opening may not be less than 1 inch.~~
- 32 ~~(d) The largest dimension on support rails or posts may not exceed 6 inches.~~
- 33 ~~(e) The minimum spacing on vertical posts may not be less than 6 feet on center.~~  
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35 Fences meeting all the following requirements:  
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- 37 (a) Vertical support posts do not exceed eight feet in height and six inches in width or  
 38 diameter at any point,
- 39 (b) Vertical support posts are placed no less than six feet on center,
- 40 (c) The construction method is wire, post and wire (with or without top and bottom rails),  
 41 post and rail (with or without wire), or post and cross rails (with or without wire), and  
 42 (d) The smallest dimension of wire openings is no less than one inch.  
 43

44 3.C.4 General farming, pasture, outdoor plant nurseries, horticulture, forestry, wildlife  
 45 sanctuary, game farm and other similar agricultural, wildlife and related uses.  
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1 3.C.5 Lawns, gardens, play areas and other similar uses.

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3 3.C.6 Picnic grounds, parks, playgrounds, open space and other similar public and private  
4 recreational uses.