

## **17.07 Floodplain Zoning Ordinance**

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### **5. Flood Storage District (FS)**

1. *Intent.* The Flood Storage District delineates that portion of the floodplain where storage of floodwaters has been taken into account and is relied upon to reduce the Regional Flood Discharge. The district protects the flood storage areas and ensures that any development in the storage areas will not decrease the effective flood storage capacity which would cause higher flood elevations.
2. *Development Within the Flood Storage District.*
  - a. Any use or development which occurs in the Flood Storage District must also meet the requirements outline in section 17.07 (4) Flood Fringe District.
  - b. Development in the Flood Storage District shall not cause an increase equal or greater than 0.00 of a foot in the height of the Regional Flood.
  - c. No development shall be allowed which removes flood storage volume unless an equal volume of storage, as defined by the pre-development ground surface and the Regional Flood Elevation, shall be provided in the immediate area of the proposed development to compensate for the volume of storage which is lost, (Compensatory Storage). Excavation below the groundwater table is not considered to provide an equal volume of storage.
  - d. If Compensatory Storage cannot be provided, the area may not be developed unless the entire area zoned as Flood Storage District on this waterway is rezoned to the Flood Fringe District. This must include a revision to the floodplain study and map done for the waterway to revert to the higher regional flood discharge calculated without floodplain storage.
  - e. No area may be removed from the Flood Storage District unless it can be shown that the area has been filled to the Flood Protection Elevation and is contiguous to other lands lying outside of the floodplain.

### **65. General floodplain district (GFP)**

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### **76. Nonconforming uses.**

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| 87. Administration.

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| 98. Amendments.

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| 109. Enforcement and penalties.

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| 1110. Definitions.

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