ARTICLE X

"F – P" FLOODPLAIN DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT: The "F – P" Floodplain District is intended for application as an overlay zone in those areas of the Sumner County zoning jurisdiction which have been identified as subject to inundation by surplus storm water as defined by the Flood Insurance Study and accompanying Floodway Map Number 20191C0000, effective date November 18, 2009, and any amendments thereto prepared for Sumner County by the Federal Emergency Management Agency. It is the purpose of this ARTICLE:

1. To Control flood plain uses such as fill, dumping, storage of materials, structures, buildings, and any other works which, acting alone or in combination with other existing future uses, will cause damaging flood heights and water velocities by obstructing flows and reducing channel storage.

2. To require that uses vulnerable to floods, including public facilities which serve such uses, be provided with flood protection at the time of initial construction.

3. To protect individuals from buying lands which are unsuited for intended purposes because of flood hazards.

4. To assure that eligibility is maintained for property owners in Sumner County, Kansas, to purchase flood insurance in the National Flood Insurance Program (NFIP)

5. To restrict or prohibit uses which are dangerous to health, safety, or property in times of flood or cause increased flood height beyond one (1) foot rise in the one hundred (100) year surface elevation or cause increase in water velocities.

6. To require that uses vulnerable to floods, including public facilities which service such uses, be provided with flood protection at the time of initial construction.

7. To provide public information for evaluating land purchases of flood-prone ground within the County.

SECTION 2. DISTRICT REGULATIONS: In the "F – P" District, no building or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged or designed for other than one of the permitted uses in the parent district, to which this district is made a part, provided that such uses and structures meet the minimum requirements of SECTION 3 of these Zoning Regulations.

SECTION 3. SPECIAL USE REGULATIONS: Notwithstanding the requirements of the parent district, the other requirements of this Zoning Regulation, and the detailed regulations present in the Sumner County Floodplain Regulations and any amendments thereto, the following regulations shall supplement the regulations of the parent district, of which this district is made a part. These regulations shall supersede those of the parent district where there is a conflict among regulations.

1. Where by reason of flooding potential, and where the special flood studies and map indicate the possibility of detrimental or limiting conditions for development, no person, firm, or corporation shall initiate any development or substantial improvement, or cause the same to be done, without first obtaining a separate permit for development for each such building or structure in accordance with the detailed requirements of Sumner County Floodplain Regulations and any amendments thereto. The application for a development permit shall be prepared in writing upon forms furnished for that purpose and shall be filed in the office of the Zoning Administrator. The application shall be accompanied by background information as required by the Sumner County Floodplain Regulations and any amendments thereto.

Cg 14 Case # 35PC-09

SECTION 4. INTENSITY OF USE REGULATIONS: The lot coverage and intensity of use of the parent district, of which this district is made a part, shall be the maximum allowable.

SECTION 5. HEIGHT REGULATIONS: The height requirements of the parent district, of which this district is made a part, shall be the maximum height requirements subject to additional requirements as prescribed by this Resolution.

SECTION 6. YARD REGULATIONS: The yard requirements of the parent district, of which this district is made a part, shall be the minimum yard requirements subject to additional requirements as prescribed by this Resolution.

SECTION 7. SIGN REGULATIONS: The sign regulations of the parent district, of which this district is made a part, shall be the minimum requirements for sign regulations.

SECTION 8. PARKING AND LOADING REGULATIONS: The parking and loading regulations of the parent district, of which this district is made a part, shall be the minimum requirements subject to additional requirements as prescribed by this Resolution.