

CHAPTER 1163
F-1 FLOODWAY DISTRICT

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CROSS REFERENCES

District established – see P. & Z. Chap 1139
General provisions – see P. & Z. Chap 1167

1163.01 INTENT

This District is composed of lands that are subject to periodic flooding. It is intended to preserve the existing flood plains so as to allow the waterways a place to overflow at high water levels and thus assist in protecting other areas not now subject to flooding. In this District, only those uses that are temporary, seasonal in nature or would not be extensively damaged by flooding are permitted.

1163.02 PERMITTED PRINCIPAL USES

- (a) Agriculture and gardening including animal shelters
- (b) Public or private recreation facilities, including parks, playgrounds, golf courses, boat docks, driving ranges, swimming pools and customary accessory buildings
- (c) Parking lots

- (d) Storage yards for materials and equipment not subject to removal by flood waters
- (e) Temporary uses: See Section 1167.13
- (f) Kennels
- (g) Stables and riding academies.

1163.03 ACCESSORY USES

Accessory uses in any F-1 District are those uses customarily accessory or incidental to the permitted principal uses in Section 1163.02, except dwellings

1163.04 PROHIBITED USES

Prohibited uses in any F-1 District are:

- (a) Structures for human habitation
- (b) The filling of land

1163.05 GENERAL FLOODWAY PROVISIONS

The following are general floodway provisions for F-1 Districts:

- (a) Any structure permitted shall be designed, constructed and placed on the lot so as to offer the minimum obstruction to the flow of water, and firmly anchored to the site in such a manner as to withstand the force of the expected velocity of flood waters
- (b) Where topographic data, engineering studies or other studies are needed to determine the effects of flooding on a proposed structure and/or the effect of the structures on the flow of water, the applicant shall submit such data or studies. Technically qualified persons shall prepare all such required data.
- (c) The Village shall not incur any liability whatsoever by permitting certain uses within any floodway district.

1163.06 CONDITIONAL USES:

The following uses may be permitted by the Appeals Board upon application and approval of a conditional use permit under the provisions of Section 1135.08

- (a) Amusement parks
- (b) Airport landing fields
- (c) Outdoor theaters
- (d) Sales lots for cars, trucks, farm and construction equipment and mobile homes
- (e) Extraction of minerals, soil, sand and gravel

- (f) Rifle or skeet shooting ranges, but not within 1,000 feet of any residential district
- (g) Reclamation of industrial wastes, but not within 1,000 feet of any residential district
- (h) Uses similar in character to those permitted in this District

1163.07 YARD REQUIREMENTS AND LOT COVERAGE:

- (a) In an F-1 Floodway District, minimum front, side and rear yards shall be thirty feet for each yard.
- (b) Structures existing at the time of passage of this Zoning Code occupying ten percent or more of the lot shall not be enlarged.
- (c) Any new main structure together with its accessory buildings shall not occupy more than ten percent of the lot.

1163.08 BUILDING HEIGHT REGULATIONS

In an F-1 Floodway District no building shall exceed two and one-half stories or thirty feet in height

1163.09 ACCESSORY PARKING

In this District parking shall be provide as required in Section 1167.16

1163.10 SIGNS

For size and location of permitted signs in an F-1 District, see Section 1167.20

1163.11 SCREENING

For screening regulations for uses adjoining residential districts, see Section 1167.17.