

Sec. 35-250D. FA Flood Hazard Area Overlay District.

(Added by Ord. 4145, 2/8/94)

Sec. 35-250D.1. Purpose and Intent.

The purpose of this overlay district is to promote the public health, safety and welfare, and to alert property owners that the Flood Plain Management Ordinance applies to their property. The intent of this district is to avoid exposing new development to flood hazard. This overlay district serves as a mechanism whereby members of the public and staff can easily identify areas of special flood hazard which are subject to Chapter 15A, Floodplain Management, of the County Code.

Sec. 35-250D.2. Applicability and Flood Hazard Overlay Map.

The FA Flood Hazard Overlay District shall apply to special flood hazard areas as defined in Chapter 15A, Floodplain Management, of the County Code. The Flood Hazard Overlay Map shall reflect the boundaries of special flood hazard areas as shown on the current Federal Emergency Management Agency (FEMA) maps on file with the County Flood Control and Water Conservation District.

Sec. 35-250D.3. Effect of the FA Overlay District.

Within the FA Flood Hazard Overlay District, all uses of land shall comply with the regulations of the base zone district, and any "development" as defined in Chapter 15A, Floodplain Management, of the County Code shall comply with the additional regulations set forth in said Chapter.

Sec. 35-250D.4. Processing.

Prior to the issuance of any land use permit by the Planning and Development Department, all development subject to this overlay district shall be referred to the County Flood Control and Water Conservation District for a determination as to whether or not the development is subject to the provisions of Chapter 15A, Floodplain Management, of the County Code. If the Flood Control District determines that the proposed development is subject to Chapter 15A, the development shall comply with the requirements of said Chapter. If the Flood Control District determines that the proposed development is not subject to Chapter 15A, the development is exempt from the requirements of said Chapter.

After obtaining the appropriate clearance or receiving written exemption from the Flood Control District, the proposed development shall be subject to the land use permit procedures as required in the applicable base zone district.