

Flood Plain (FP) District

INTENT:

Floodplain areas are those areas shown on the Flood Insurance Rate Map, published by the United States Federal Emergency Management Agency, or its successor, as adopted by the San Benito County Board of Supervisors. (Ord. No. 479, § 14, 1984; Ord. No. 609, § 41, 1992.)

PERMITTED USES:

The uses permitted in the floodplain area shall be identical to the uses permitted in the base zoning district, together with additional floodplain conditions herein specified. (Ord. No. 479, § 14.1, 1984.)

CONDITIONAL USES:

Conditional uses in the floodplain area shall be all those conditional uses listed in the base zoning district, together with additional floodplain conditions herein specified. (Ord. No. 479, § 14.2, 1984.)

BUILDING SITE AREA:

Building site area in the floodplain area shall be as listed in the base zoning district, together with additional floodplain conditions herein specified. (Ord. No. 479, § 14.3, 1984.)

HEIGHT LIMITATIONS, YARD AREAS, PARKING AND LANDSCAPING:

Height limitations, yard areas, parking and landscaping in the floodplain district shall be as listed in the base zoning district, together with additional floodplain conditions herein specified. (Ord. No. 479, § 14.4, 1984.)

SUBMITTAL OF CONSTRUCTION PLANS—REQUIRED FLOOD ELEVATION:

- a) All development shall conform with the standards of the floodplain management ordinance or its successor.
- b) Each Property owner or his agent who proposes a project for which a building permit is required in a floodplain area shall, prior to approval thereof, submit plans prepared by a civil engineer, licensed by the State of California. Said plans shall establish the living area, manufacturing area or storage area of any structure for which a building permit is required at a minimum of one foot above the one-hundred-year flood elevation. The Planning Director may require evidence from an engineer to assist in the determination.
- c) The engineer preparing said plans shall, on the building site, provide the building inspection department, at a location acceptable to said building inspection department, a reference to the required elevation that will enable the building department to determine that said required flood elevation is adhered to. The

county building inspector shall require, and a developer shall provide, written certification from the responsible engineer that the required flood elevation has been met. (Ord. No. 479, § 14.5, 1984; Ord. No. 609, § 42, 1992.)

ALTERNATIVES TO REQUIRED ELEVATION:

As an alternative to the construction of buildings on foot above the floodplain as provided herein, the site of said buildings may be raised to the required elevation or the site protected by a levee or berm constructed to the elevation necessary to afford adequate protection. Such alternatives shall be subject to the terms of the county's grading and erosion control ordinance and floodplain management ordinance or its successor. In either case, Plans and specification for modification and protection of the site prepared by a licensed civil engineer shall accompany the plans for the building, and, prior to the issuance of a building permit, the site improvement shall be completed and certified in writing by the engineer as having been constructed to prevent flooding. In addition, evidence shall be submitted by a licensed civil engineer that flood hazard is not increased off-site as a result of any development on the property. (Ord. No. 479, § 14.6, 1984; Ord. No. 609, § 43, 1992.)

EXISTING RESIDENCES—EXCEPTIONS:

Single-family residences and related accessory structures lawfully existing in the floodplain at the time the ordinance codified in this chapter becomes effective shall be allowed to remain subject to the restrictions set forth in Section 18-164 of this chapter. (Ord. No. 479, § 14.7, 1984.)