

ARTICLE 14 F-1 FLOOD PLAIN DISTRICT

14.01 INTENT

This district is composed of lands that are subject to periodic flooding. It is intended to preserve the existing “flood plain” so as to allow the waterways a place to overflow at high water levels and thus assist to protecting other areas not now subject to flooding. In this district only those uses that would not be extensively damaged by flooding are permitted and, in addition, must meet the requirements and specifications of the Miami County Flood Damage Reduction Resolution.

14.02 PERMITTED PRINCIPAL USES

- A. Agriculture, farmer’s market and gardening.
- B. Parking lots.
- C. Public or private recreational facilities including parks, playgrounds, golf courses, boat docks, and driving ranges.
- D. Temporary uses—those permitted in Section 19.13.

14.03 ACCESSORY USES

Any use customarily accessory or incidental to the above uses.

14.04 STATE DESIGNATED SCENIC STREAMS

Establishment of Buffer Area:

- A. **Purpose:** A buffer area is hereby established to lessen impact of land uses upon water courses designated by the Director of the Ohio Department of Natural Resources as components of Ohio’s Scenic River System in order to preserve and conserve the plant and animal habitat, the quality and Free-flowing condition of streams, maintain natural water temperatures, prevent erosion of stream banks, lessen the level situation of stream waters, and preserve valuable water resources in the interest of present and future generations.
- B. **Boundary:** The buffer area shall be maintained along both sides of stream channels which have a mean surface width at normal low water of at least twenty (20) feet or greater and which are designated as components of the State Scenic Rivers Systems. The minimum boundary of the buffer area shall be set at one hundred twenty (120) feet in a horizontal plane outward from the normal low water mark of the stream channel. The buffer area shall be preserved in its natural state.

C. Permitted Uses: Uses or activities shall not significantly affect the natural quality of the area and are limited to the following:

1. Passive recreational uses either by, or with permission of the property owner.
2. Selective harvesting of timber, where a minimum of 75% of the crown cover is maintained, and trees on the immediate stream bank are not removed. Damaged or diseased trees, or those in imminent danger of being uprooted or falling, may be removed. The stump and root structure of trees on the stream bank shall be left in place to retard bank erosion. In wooded areas of less than 75% crown cover, only damaged or diseased trees, or those in imminent danger of falling, may be removed.

14.05 CONDITIONAL USE

- A. Single Family Residence
- B. Business or commercial type structures
- C. Airport landing field.
- D. Amusement park.
- E. Extraction of minerals, soil, and gravel.
- F. Outdoor entertainment facilities.
- G. Overnight campground.
- H. Rifle or skeet shooting range but not within one thousand (1,000) feet of any residential district.
- I. Home occupations.
- J. Temporary asphalt plant when erected in conjunction with (3) above and only when located no closer than fifteen hundred (1500) feet from any residential use.
- K. Light and Heavy Industrial type structures when located no closer than five hundred (500) feet of any residential use, and meeting the requirements of paragraph G of permitted uses. Specific details shall be submitted to the Board of Zoning Appeals for consideration of approval.
- L. Animal shelters and kennels.
- M. Stables and Riding Academy.

14.06 YARD REQUIREMENTS

See Section 7.08, Schedule of yard and lot requirements.

14.07 BUILDING HEIGHT REGULATIONS

In the Flood Plain District, no building shall exceed 2 1/2 stories or thirty-five (35) feet in height.

14.08 ACCESSORY PARKING

In this district, parking shall be provided as required in Section 19.16.

14.09 SIGNS

Wall or ground signs, single or double face, shall not exceed (50) square feet in area for each face. Wall signs shall not extend above or beyond any part of the roof line. Maximum height above grade at sign shall not exceed thirty-five (35) feet. Not more than one (1) sign for each street front of the lot, on which the sign is located, may be used. Off-premise signs are permitted if they meet the requirements of Article 19.

14.10 SCREENING

See Section 19.17 for screening regulations of uses adjoining residential districts.