

ARTICLE 10 - FLOODPLAIN ZONE (FP-1)

10.00 Purpose

The purpose of these regulations is to protect those areas of the Township which are subject to predictable flooding during the one hundred (100) year floods. These regulations are intended to compliment regulations administered separately by Lorain County and associated with the Federal Emergency Management Agency (FEMA). These regulations, while permitting reasonable use of properties subject to periodic flooding, help discourage intensive use of property that is subject to flooding to help protect human life and environmental quality, help minimize material and economic losses, and reduce public costs associated with flooding emergencies.

10.01 Permitted Uses

In addition to any other provisions of this Resolution, no building or structure shall be erected, converted or structurally altered and no land and/or structure shall be used except for one (1) or more of the following uses:

- (A) Open space uses, such as farms, truck gardens and nurseries.
- (B) Other allowed open space uses include preserves, bridle trails and nature paths, provided no alteration is made to the existing grade level of the flood plain or structures which may interfere with the flow of the river or its flood plain capacity.
- (C) Yard and setback areas required for any District within the Flood Plain Zone.

10.02 Conditionally Permitted Uses

The following use of land and structures may be permitted by application for the issuance of a Conditional Use Zoning Permit by the Board of Zoning Appeals.

- (A) **Golf Courses**
- (B) **Parks and Playgrounds**

10.03 Township Liability

Eaton Township shall incur no liability whatsoever by permitting any use or building within a flood plain within the Township.

10.04 Permitted Signs

The provisions of Article 11 shall apply in this District.

10.05 Off-Street Parking and Loading

The provisions of Article 12 shall apply in this District.

10.06 **Construction Requirements**

All construction in the flood plain shall be accomplished in conformance with the Lorain County Flood Plain Regulations.