

**ARTICLE 11  
F-P, FLOODPLAIN DISTRICT**

**SECTION 11.01 INTENT**

The F-P, Floodplain District is hereby established for the purposes of protecting the public, health, safety and welfare, minimizing public and private property damage, minimizing public expenditure for costly flood control projects, minimizing the need for rescue and relief efforts at public expense, protecting the ecosystem of the floodplain, preserving and protecting artifacts of archeological significance, minimizing prolonged interruption of business and government services, protecting the public and private water supply from contamination and putting potential property buyers, property owners and tenants on notice that a particular piece of property is in a flood-prone area.

**SECTION 11.02 PRINCIPAL USES PERMITTED**

In the F-P, Floodplain District, only those uses which have low flood damage potential and which do not obstruct flood flows may be permitted to the extent that these uses do not constitute development within the floodplain and are not otherwise prohibited by other provisions of this Ordinance. No uses shall diminish or constrict the capacity of the channel or floodway of any watercourse, or any tributary to the mainstream of any watercourse, or any other watercourse, drainage ditch or other facility or system to discharge the waters from the base flood. Additionally, no use shall cause significant adverse impacts to the ecosystem of the floodplain.

In the F-P, Floodplain District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, including any special conditions listed below, unless otherwise provided in this Ordinance.

- A. Agricultural uses such as pasture or grazing, as long as they do not require development within the floodplain.
- B. Open space public and private recreation uses, as long as they do not require development within the floodplain.

**SECTION 11.03 SPECIAL USES**

The following Special Uses may be permitted upon review and approval by the Zoning Board of Appeals in accordance with the general standards for all Special Uses found in Article 15.

- A. Boathouses, docks, marinas and boat launches, provided any structures and improvements meet FEMA (Federal Emergency Management Agency) standards for location, elevation and flood proofing.
- B. Water regulating stations and canal locks, provided any structures and improvements meet FEMA (Federal Emergency Management Agency) standards for location, elevation and flood proofing.
- C. Telecommunications transmission towers.

#### **SECTION 11.04 – ACCESSORY USES & STRUCTURES**

The following accessory uses and structures shall be permitted following Site Plan Review by the Planning Board and only when constructed, located and operated accessory to a principally or specially permitted use in the F-P Floodplain District, and are subject to FEMA (Federal Emergency Management Agency) standards for location, elevation and flood proofing:

- A. Utility Sheds.
- B. Fences.
- C. Dumpsters.
- D. Any other accessory uses, buildings and structures determined by the Zoning Board of Appeals to be customarily incidental to any of the principally or specially permitted uses allowed in the F-P, Floodplain District.

#### **SECTION 11.05 – SPECIAL STANDARDS**

- A. All flood proofing methods shall be in accordance with FEMA or Army Corps of Engineer standards.
- B. Design of any water supply, sanitary sewage and on-site waste disposal systems shall be in compliance with the State Sanitary Code (Public Health 10 NYCRR 1.1 et seq.) And where applicable, with county health or sanitary codes.

#### **SECTION 11.06 ADDITIONAL SITE DEVELOPMENT STANDARDS**

All Principally Permitted, Specially Permitted and Accessory Uses in the F-P Floodplain District, shall comply with all applicable provisions of this Zoning Ordinance.



## SCHEDULE A F-P, FLOODPLAIN DISTRICT

Principal Permitted Uses (All Uses Subject to Site Plan Review)	Special Permit Uses	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Feet)	Maximum Lot Coverage	Maximum Building Height (Stories)	Maximum Building Height (Feet)	Minimum Front Yard (Feet)	Minimum Side Yards One/Both (Feet)	Minimum Rear Yard (Feet)
Agricultural Operations* Open Space Recreation Uses*		5 Acres	**	**	**	**	**	**	**
	Boathouses, Docks, Marinas, & Boat Launches*** Water Regulating Stations and Canal Locks***	5 Acres	**	**	**	**	**	**	**

\* No development may occur within the floodplain

\*\*To be determined by the Town Board after consultation with the Planning Board

\*\*\*Any structures and improvements shall meet FEMA standards for location, elevation and flood proofing

## SCHEDULE B F-P, FLOODPLAIN DISTRICT

Accessory Structure	Maximum Area (Square Feet)	Maximum Height (Feet)	Minimum Front Yard (Feet)	Minimum Side Yards (Feet)	Minimum Rear Yard (Feet)
Utility Sheds*	**	**	**	**	**
Fences*	N/APPL	3 ½ (Front Yard) 6 (Rear Yard)	10	5	5

\*Any structures and improvements shall meet FEMA standards for location, elevation and flood proofing

\*\*To be determined by the Town Board after consultation with the Planning Board