

Article IX

FLOOD PLAIN ZONE REGULATIONS, FP-1

901 PURPOSE

The purpose of these regulations is to protect those areas of the Township which are subject to predictable flooding during the 100 and 50 year floods in the Flood Plain areas of the major rivers, their branches and tributaries, within the Township so that the carrying capacity shall not be reduced, thereby creating danger to the areas previously not so endangered in the time of high water. Said regulations, while permitting reasonable use of such properties, will help to protect human life, prevent or minimize material and economic losses, and reduce the cost to the public in time of emergency.

902 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 or more of the following uses:

- A. Open space uses, such as farms, truck gardens, nurseries. Such other open space uses as: 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.
- B. Yard and setback areas required for any district within the Flood Plain Zone.

903 CONDITIONALLY PERMITTED USES

The following use of land and structures may be permitted by application for and issuance of a Conditional Zoning Permit by the Board of Zoning Appeals after recommendation by the County Engineer or other appropriate agency and further provided that the use pattern and the structures proposed shall:

Brighton Township, Lorain County, Ohio

- A. Be so designed as not to reduce the water impoundment capacity of the Flood Plain or significantly change the volume or speed of the flow of water. Such design may be accomplished by the use of piles, stilts, cantilevering or other such construction methods which will place the desired building and structures above the determined flood elevation in a safe manner. The foundation and structural supports of buildings and structures shall be so designed to withstand the anticipated level, volume and velocity of the floodwaters and to minimize the impeding of the natural free flow of the floodwaters.
- B. Be constructed under said Conditional Use Permits so as to have minimum first floor elevation of not less than three (3) feet above the established Flood Plain.
- C. Be designed so as not to require back filling in the Flood Plain areas with any material in any manner, unless through compensating excavation and shaping of the Flood Plain. The flow and natural impoundment of the Flood Plain shall be maintained or improved so that no significant or measurable change in flow or reduction in impoundment capacity of the Flood Plain would thereby result.
- D. Be designed to accommodate utilities, roads, off-street parking, railroads, dams, rivers, structures and building for public or recreational uses, so as not to increase the possibility of flood or be otherwise detrimental to the public health, safety, and welfare.

Golf Courses (see Section 408)

Parks and Playgrounds (see Section 411)

Plant Nursery (see Section 412)

Recreational Campgrounds (see Section 414)

904 SUBMISSION OF PLANS

The provisions of Article III, Section 309, "Submission of Plans", shall apply in this District.

905 TOWNSHIP LIABILITY

Brighton Township shall incur no liability whatsoever by permitting any use of building within a Flood Plain within the Township.

906 PERMITTED SIGNS

The provisions of Article XI, "Signs", shall apply in this District.

907 OFF-STREET PARKING AND LOADING

The provisions of Article XI, "Off-Street Parking, Loading Facilities, and Driveways", shall apply in this District.

908 GENERAL REGULATIONS

The provisions of Article III, "General Regulations", shall apply in this District.

909 CONSTRUCTION REQUIREMENTS

All construction in the Food Plain shall be done in accordance with local regulations currently in effect as adopted and amended.