



Floodplain (FP) Zoning Districts – Quick Sheet

To verify your zoning, please see the [Town Zoning Map](#). Additionally, you can find references to all the major development standards in Sections 3.03 of the [Unified Development Ordinance](#).

Floodplain Zoning District (FP)

The areas designated in the FP, Floodplain district consist of land in or along drainage way channels where a history of inundation exists and where the construction of buildings would be contrary to the public interest by creating obstruction to drainage or hazard to life or property. The FP, Floodplain district contains land in the floodway and land in the flood fringe. Land contained in the flood fringe may be removed from the FP, Floodplain in accordance with Town’s reclamation regulations. It is intended that areas located in the FP, Floodplain district may be used for private or public open space in accordance with the UDO standards and when approved by Council as part of a PD, Planned Development.

Land Use Regulations - See the Land Use Chart and all applicable regulations in Subsection 3.04 of the [Unified Development Ordinance](#).

Dimensional Regulations – See the chart below from the Unified Development Ordinance.

Regulation	FP, Floodplain
Lot Dimensions	
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Yard Setback Dimensions	
Minimum Front Yard Setback	50 Feet
Minimum Side Yard Setback	N/A
Minimum Rear Yard Setback	N/A
Structure Height	
Maximum Height (feet)*	40 Feet
Building Coverage Area	
Maximum Building Area Coverage (all buildings)	N/A
Floor Area Ratio	
Maximum Floor Area Ratio	N/A
*The following structures shall be exempt from the maximum height requirement: chimneys, cooling towers, elevator bulkheads, tanks, water towers, radio and television towers, ornamental cupolas, domes or spires, and parapet walls not exceeding four (4) feet in height.	
**Any structure above 45 feet in height shall require a Specific Use Designation (SUD).	
*** Any structure above 60 feet in height shall require a Specific Use Designation (SUD).	

