

## **Article 58. F2 Floodplain Combining District.**

### **Sec. 26-58-005. Purpose.**

Purpose: to provide for the protection from hazards and damage which may result from flood waters. This district shall be combined with other districts as provided in this chapter. (Ord. No. 4643, 1993.)

### **Sec. 26-58-010. Location and boundaries.**

The F2 district shall be applied to properties which lie within the one hundred (100) year flood hazard area as shown on the most recent FEMA maps and accompanying report. The boundaries of the one hundred (100) year floodplain as indicated on the zoning maps should be considered approximate. The provisions of this article may be waived by the decision making body where it is demonstrated through engineering analysis, field determinations or other appropriate data, that the precise one hundred (100) year floodplain boundary differs from that shown on the FEMA maps, and provided further, that FEMA approval and sign-off is first secured. (Ord. No. 4643, 1993.)

### **Sec. 26-58-020. Uses within floodplain.**

All uses allowed within the base district with which this district is combined shall be permitted subject to the provisions of Section 26-58-030. (Ord. No. 4643, 1993.)

### **Sec. 26-58-030. Development standards.**

The decision-making body shall be guided by the following standards, the purpose of which is to prevent the encroachment of flood waters on adjacent properties as well as preventing undue increase in flood heights and danger to life and property within this district and adjoining districts:

- (a) Any structure permitted shall be constructed in accordance with the provisions of Chapter 7B of the Sonoma County Code.
- (b) Where, in the opinion of the planning director, or other decision-making body, topographic data, engineering studies or other studies are needed to determine the effects of flooding on a proposed structure, or the effect of the structure on the floodway, the applicant may be required to submit such data or studies prepared by competent engineers or other technicians.
- (c) In combining the F2 district with one or more other zoning districts, new residential, commercial and industrial structures will be permitted, if designed, constructed and utilized so that appreciable damage will not occur from the selected flood and provided that such structures comply with the flood protection regulations established in Chapter 7B of the Sonoma County Code. On parcels not being subdivided nor involving more than a one (1) acre development site, the Sonoma County water agency will assist applicants for building permits in locating the flood profile levels. Subdivisions will be allowed, provided that all of the area to be subdivided is filled to the elevation of the selected flood profile level prior to platting.
- (d) Within the Laguna de Santa Rosa, a "zero net fill" policy shall be enforced whereby no fill should be placed in the Laguna unless an engineering analysis demonstrates that no reduction in flood storage capacity would result from the placement of fill. For purposes of this article,

the “Laguna” shall be defined as the Laguna de Santa Rosa and tributaries thereto which are designated as AE on the most recent FEMA maps. (Ord. No. 4643, 1993.)