

SECTION 9-400 F - FLOODPLAIN

9-401 INTENT

Floodplains must be preserved for the primary function of conveying unobstructed floodwaters. Land within the floodplain may be used for other purposes so long as the primary conveyance and storage function of the floodplain is preserved, the use is not a detriment to water quality, and the use is consistent with this district.

A. This district is intended to comprise those areas which are subject to periodic inundation and flooding based on the stormwater produced by the 100-year storm event, and are therefore unsuitable for human habitation.

B. No structure shall be used for human habitation.

C. This district is further intended to preserve and protect the floodway.

D. The boundaries of lands controlled by this district shall be those areas which have been established as areas of special flood hazard by the Board of County Commissioners, in accordance with Section 12-2005.02 of the Floodplain Management and Flood Damage Prevention Regulations.

E. Land in this district may be used for the area requirements for any other district so long as adequate space remains in any such land outside of the floodplain for building purposes.

F. No floodplain use shall adversely affect the efficiency of or unduly restrict the capacity of the channels or floodways of any tributaries to the mainstream, drainage ditches, or any other drainage facilities or systems.

G. No structure (temporary or permanent), fill (including fill for roads and levees), deposits, obstruction, storage of materials, or other floodplain uses which, acting alone or in combination with existing or future floodplain uses, shall be permitted that adversely affect the efficiency or the capacity of the floodway, or which increases flood heights or adversely affects the storage capacity of the floodplains based on the assumption of an equal degree of encroachment extending for a significant reach on both sides of the stream.

H. All uses of F Zone property shall comply with applicable Floodplain Management and Flood Damage Prevention Regulations contained in Section 12-2000 and within the Floodplain Chapter of the Arapahoe County Stormwater Management Manual, as may be amended from time to time. It is the intent of Arapahoe County that no structure be located or substantially improved in F Zone property, and that all such existing legal nonconforming uses cease upon obsolescence of existing nonconforming structures. The restrictions contained in this section shall be interpreted and applied in concert with the Floodplain Management and Flood Damage Prevention Regulations set forth in Section 12-2000, and the Floodplain Chapter of the Arapahoe County Stormwater Management Manual, and that in the event of conflict between the sections, the most restrictive regulation will govern.

9-402 PRINCIPAL PERMITTED USES

A. Public recreation.

B. The growing of agricultural crops and nursery stock and gardening.

C. The keeping of grazing or agricultural livestock.

D. Riding academy, provided that no permanent structure or shelter is located within the 100-year floodplain.

E. Fish hatcheries.

F. Recreational camps.

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G. Works for watershed protection and similar uses.

H. Wildlife sanctuary.

I. Parking lots for active park facilities, provided that impervious surfaced parking area is subject to PWD Engineering Services Division approval of generated storm water runoff.

J. Uses not specifically listed above may be permitted if it is determined that the proposed use or improvement is in conformance with the Floodplain Management and Flood Damage Prevention Regulations and floodplain management goals. It must be demonstrated that none of the Use Factors, as described in the Floodplain Chapter of the Arapahoe County Stormwater Management Manual, will occur as a result of the proposed use or improvement. The Floodplain Administrator shall have the final determination of whether a particular use or proposed improvement is in conformance with the County's Floodplain Management and Flood Damage Prevention Regulations.

9-403 PROHIBITED USES

A. All structures including residential, non-residential, recreational or temporary.

B. Substantial improvement to existing structures, as defined in Section 19-200 and in the Floodplain Chapter of the Stormwater Management Manual.

C. Additions to or placement of manufactured homes.

D. Fencing, including solid or perforated wood; split rail; chain link; stone; brick; or other. Three-strand barbed wire may be permitted in the rural areas on a case-by-case basis.

E. Detention ponds, including 10-year and 100-year water quantity detention. (On-line facilities associated with County and District approved master plans may be permitted.)

F. Water quality ponds and facilities. (On-line facilities associated with County and District approved master plans may be permitted.)

G. Streets (local collector streets may be approved on a case-by-case basis provided alternate access is available and street depth criteria are met.)

H. Storage or processing of materials, which are buoyant, flammable, explosive, or could cause injury to humans, animals, or plants.

I. Storage, processing or materials, or any other activity that may have an adverse impact on water quality.

J. Temporary and permanent toilet facilities.

K. Structures, ponds, or appurtenances related to water and wastewater treatment facilities.

L. Vehicle parking lots not associated with an approved floodplain use.

9-404 USES NOT SPECIFICALLY PROHIBITED

Uses that are not specifically prohibited in Section 9-403 are not to be construed as allowable by exclusion. Uses that are not defined in these regulations must be evaluated by the Floodplain Administrator, who shall make the final determination on whether the use is allowable.

9-405 STORAGE OF MATERIALS

A. Storage of hazardous or floatable materials in areas of special flood hazard is prohibited.

B. Temporary storage of construction-related vehicles and materials may be permitted, depending upon location and type of material storage, as long as the material can be relocated in accordance with an emergency action plan that has been approved by the Floodplain Administrator.

C. Storage of any material in the floodway is prohibited, unless permitted by the Floodplain Administrator.

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9-406 USE BY SPECIAL REVIEW

Gravel, mineral or sand excavations (subject to conditions required in Section 12-100).

9-407 MAXIMUM BUILDING HEIGHT

Not to exceed twenty-five feet (25').

9-408 MINIMUM YARD REQUIREMENTS

All permitted structures shall set back at least twenty-five feet (25') from any public right-of-way.

9-409 AIRPORT INFLUENCE AREA REGULATIONS

This zone district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

9-410 VOIDED/DE-ANNEXED/DISCONNECTED LAND REGULATIONS

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.