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Article XV. F1 Primary Flood Plain District.

Purpose: To provide land use regulations for properties situated in floodways, and along creeks and streams to ensure for an adequate open corridor to safeguard against the affects of bank erosion, channel shifts, increased runoff or other threats to life and property. The application of these regulations shall be based upon documented and factual data from flooding experience and engineering studies of possible and probable future flooding conditions so as to prevent property damage and safeguard the health, safety and general welfare of the prople. These regulations are intended to be applied to those area which by virtue of existing or potential construction of buildings and structures have or will have in the future the effect of creating aggravated flooding situations which heretofore, in their undeveloped or sparsely developed state, did not constitute dangers to the public health, safety, and general welfare. These regulations are further intended to provide reasonable safeguards until such time as flood protection or control works have been constructed so as to minimize the flood hazard. (Ord. No. 1928)

Section 26-138. Location; boundaries; use generally.

The F1 district may be applied to properties which lie within a floodway and to corridors of properties along creeks and streams. The boundaries of such corridors shall be determined by a measurement from the toe of the stream bank outward at a slope of 2.5:1 plus thirty (30) feet or thirty (30) feet outward from the top of the bank, whichever is greater. Where the stream bank conditions do not reasonably allow such measurement because of the natural topography, bank erosion or other factors, a width shall be determined to reasonably meet the goals of this district. Precise boundaries shall be determined in the field by the Chief Engineer, Water Agency, at the time of proposed development. The Planning Director shall not approve any use within corridors that will increase the flood hazard or in any way affect the carrying or storage capacity of the floodway. (Ord. No. 1928)

Section 26-139. Permitted uses (subject to subsection 26-141.1).

The following uses are permitted in an F1 district; provided that any improvements to existing structures, disturbance of natural soil, removal of natural cover that may tend to cause erosion, or any other alteration of existing conditions that in the opinion of this Planning Director with the advice of the Chief Engineer of the Water Agency may adversely affect the efficiency of the channel and floodway shall require a use permit:

- (a) Flood control channels, spreading grounds and basins.
- (b) Recreation areas, parks, playgrounds, fishing lakes, golf courses, polo fields, golf driving ranges, baseball and football fields, parking lots, wildlife preserves, forest preserves.
- (c) Grazing; field crops; truck gardening; berry and bush crops; flower gardening; orchards; vineyards; growing of horticultural stock; provided that none of these uses shall be conducted within stream channels or other areas where the use would constitute a threat to life or property.

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- (d) Agricultural accessory structures.
- (e) Public and private service facilities such as roads, bridges, diversion drains, irrigation systems, public utilities, designed and constructed so as not to be appreciably damaged by flood and not to significantly restrict the carrying or storage capacity of the floodway.
- (f) Boating facilities and campgrounds operated on a seasonal basis between the months of April and September, inclusive; floating docks shall be sectional with no portion longer than forty (40) feet, and shall be removed from the district at the end of the season.
- (g) Normal maintenance of existing channels, ditches and levees.
- (h) Repair, maintenance and reconstruction of levees for protection of farming activities.
- (i) Except as specifically allowed in this section or by use permit, no building or structure shall be constructed, erected, moved, converted, altered or enlarged in the floodway of a primary flood plain district, nor shall any other condition be allowed which would tend to cause stream channel alteration or affect the carrying or storage capacity of a floodway or otherwise constitute a threat to life and property. Ordinance maintenance and repair of existing nonconforming structures is permitted as provided in article XXX (A). (Ord. No. 1928)

Section 26-140. Uses permitted with a use permit (subject to Subsection 26-141.1.)

- (a) Floating docks from October through March inclusive: provided that such use does not constitute a threat to life or significantly restrict the carrying capacity of the floodway.
- (b) Houseboats and moorage facilities.
- (c) Filling, excavation and removal of rock, sand and gravel; provided that it can be shown that they will not divert flood flows causing channel shift or erosion or offer any threat to public or private properties. Aggregate Mining operations are not permitted unless excepted by Section 26 A-3 a) i) of the Sonoma County Code. (Ord. No. 3465)
- (d) In ponding areas, "flood proof" structures necessary to the operation or function of uses permitted in Section 26-139 providing they are not for human habitation nor used in a manner which would be subject to appreciable damage by flood waters.
- (e) Disposal of material dredged from within the floodway, other than for maintenance of existing levees, provided it can be shown that there will be no significant increase in flooding as a result of such dredging and disposal.
- (f) Fill necessary to control salinity of the soil to allow the growing of agricultural crops, provided no fill is placed higher than mean sea level. (Ord. No. 1928.)

Section 26-141. Developmental standards for corridors.

The planning director shall be guided by the following standards in administering an F1 district:

- (a) Environmental control. The placement and type of materials used in bank stabilization shall be such that they will be complementary to surrounding development and natural conditions and not depreciative of surrounding property values.

(b) Required data. Where, in the opinion of the Planning Director, topographic data, engineering studies or other studies are needed to determine the effects of bank erosion on a proposed structure or the effect of the structure, including bank stabilization works, on the floodway and natural vegetation, the Planning Director may require the applicant to submit such data. (Ord. No. 1928)

Section 26-141.1 Use limitations.

In order to accomplish the purposes of the land conservation act of 1965 as amended, certain lands which are subject to F1 district regulations may also be made subject to AE (exclusive agricultural) district regulations. In that event no use shall be permitted on said F1 district lands unless such use is also permitted by AE district regulations. (Ord. No. 1928)

Section 26-142. Reserved. (Ord. No. 1928)