

85.2

**Article XV (A). F2 Secondary Flood Plain Combining District.**

Purpose: To provide for the protection from hazards and damage which may result from flood waters. This district may be combined with other districts as provided in this chapter. The regulations and the general rules contained in this article shall apply in all F2 districts. (Ord. No. 1928)

**Section 26-143. Permitted uses.**

The following uses will be permitted when shown to the satisfaction of the Planning Director and Water Agency Director to be consistent with the purposes and goals of this district:

All uses permitted in F1 districts without a use permit. (Ord. No. 1928)

**Section 26-144. Uses permitted with a use permit.**

(a) Excavation and removal of rock, sand and gravel, provided that it can be shown that they will not divert flood flows or offer threat to public or private properties: filling of lands and reclaiming of the same: levees if not in conflict with County Water Agency regulations. Aggregate Mining operations are permitted only if found consistent with the Aggregate Resources Management Plan and if conducted in accordance with Chapter 26 A of the Sonoma County Code. (Ord. No. 3465)

(b) In combining an F-2 district with one or more other land use classifications, new residential structures, commercial and industrial structures will be permitted. If designed, constructed and utilized so that appreciable damage will not occur from the selected flood. No basement of any building will be constructed below ground level and the lower floor or residential structures will have an elevation minimum of one (1) foot above the selected flood profile level. All foundations shall be constructed to withstand or resist water and water pressure, and the top of foundations shall be six (6) inches above the flood profile level. 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 if filled to the elevation of the selected flood profile level prior to platting. (Ord. No. 1928.)

**Section 26-145. Development standards.**

The Board of Zoning Adjustments 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 a flood proof structure located in such a manner as to offer the minimum obstruction to the flow of water.

(b) Where, in the opinion of the Board of Zoning Adjustments, 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 Board of Zoning Adjustments may require the applicant to submit such data or studies prepared by competent engineers or other technicians. (Ord. No. 1928)