

**ARTICLE 16.
FP - FLOOD PLAIN DISTRICT AND
REC - RECREATION DISTRICT**

SECTION 1600. FLOOD PLAIN DISTRICT PREAMBLE

The FP Flood Plain District is established to protect the health, safety, and general welfare of the inhabitants of Lenox Township, and environs by promoting its development with land uses which will not reduce the river valley's reservoir capacity nor impede, retard, accelerate or change the direction of water flow or the carrying capacity of the river valley or to otherwise increase - the possibility of flood.

Whenever in question the "Flood Plain" shall be herein determined by the methods outlined in "A Uniform Technique for Determining Flood Flow Frequencies", December, 1967, Water Resources Council, Washington, D.C., as modified. Future maps or charts prepared under the supervision of the Department of Interior changing the flood limits under then existing conditions will be supplemented and incorporated herein automatically.

SECTION 1601. PERMITTED USES IN FLOOD PLAIN DISTRICT

- A. The open yard space portion of any abutting use district providing that no structure, other than grade parking, be provided.
- B. For residential districts the Flood Plain may be used for computing density and may therefore, be used for yard and open space areas (refer to Cluster Development, SECTION 1804, Subsection 3).
- C. Gardening, general farming, horticulture, forestry, or any similar agricultural activity.
- D. Public and private open recreation areas such as parks, playgrounds, playfields, golf courses and bridle paths.

SECTION 1602. GENERAL REQUIREMENTS IN FLOOD PLAIN DISTRICT

- A. Except as is provided in the following SECTION 1602, Flood Plains shall be restricted so as to prohibit any structure wherein human habitation may be provided, for either a place of residence or employment.
- B. Any proposed erection or construction in the Flood Plain shall be submitted to the Township Engineer and Planning Commission for their review and recommendation and shall require approval by the Township Board prior to the issuance of a building permit. Approval shall be contingent on a finding that the proposed erection or construction is so designed, constructed and placed on the lot or parcel so as to offer no added obstruction to the flow of water, and be so fixed to the site as to withstand the force of the expected velocity of flood water.
- C. The applicant shall provide such topographic data, engineering studies or other studies as needed to determine the effects of flooding on the proposed structure and/or the effect of the structures on the flow of water. All such required data shall be prepared by technically qualified persons.

- D. No portion of any building, including basement, hereinafter permitted under SECTION 1502 shall be less than two (2) feet above the high water mark except that structural members such as but not limited to, columns supporting said building may be permitted.

SECTION 1603. SPECIAL LAND USES IN FLOOD PLAIN DISTRICT

The following special land uses shall be permitted only after proper notice has been given as required by State Law and after review and approval has been granted by the Planning Commission or Township Board. Approval by the Planning Commission shall be subject to the requirements and standards of Article 18 of this Ordinance and the submission of a site plan conforming to the requirements of Section 305 of this Ordinance.

- A. Railroads, bridges, roads, dams, wires, and public utilities.
- B. Public Utilities buildings, without storage yards, provided they do not obstruct the floodway (SECTION 1815).
- C. Accessory buildings and uses customarily incidental to the above permitted uses, provided they do not obstruct the floodway. (See Section 323).

SECTION 1604. RECREATION DISTRICT PREAMBLE

Recognizing that a substantial portion of the Township's land area is devoted to public and private recreation activities, the Recreation District is designed to encourage full utilization of the Township's recreational potential while protecting the character of these lands and preserving them for future generations of Township residents.

SECTION 1605. PERMITTED USES IN RECREATION DISTRICT

Unless otherwise permitted in this Ordinance, no building shall be erected and no building or land shall be used in the REC districts except for one or more of the following uses:

- A. Public and private day-use parks and similar facilities on a minimum site of ten (10) acres.
- B. Single family detached residences, when accessory to a permitted recreation facility, for use by staff or park officials only, subject to the Development Regulations of the RL district.
- C. Single family dwellings.
- D. Accessory uses customarily incidental to the above permitted uses.
- E. Uses which, in the opinion of the Planning Commission, are similar to the above permitted uses.

SECTION 1606. SPECIAL LAND USES IN RECREATION DISTRICT

The following special land uses shall be permitted only after proper notice has been given as required by State Law and after review and approval has been granted by the Planning Commission or Township Board. Approval by the Planning Commission shall be subject to the requirements and standards of Article 18 of this Ordinance and the submission of a site plan conforming to the requirements of Section 305 of this Ordinance.

- A. Campgrounds, overnight camping parks, golf courses, riding academies and stables, and similar uses (SECTION 1809).
- B. Shooting range, gun club (SECTION 1809).
- C. Local utility structure (SECTION 1815).

SECTION 1607. SITE PLAN APPROVAL

A site plan shall be submitted for review and approval by the Planning Commission for any new use, addition to an existing use, structural alteration or substantial change in use. Site plan approval is required for all permitted uses and special land uses in the Flood Plain and Recreation districts. See Section 305.

SECTION 1608. DEVELOPMENT REGULATIONS

See Article 17, Schedule of District Regulations, for height, bulk, density, area and setback requirements.