

TITLE 15 - Land Use Regulations

Huntsville Town Ordinance – Title 15.13 Floodplain Zone FP

15.13 FLOODPLAIN ZONE FP

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15.13.1 Purpose

The purpose of the FP Zone is to delineate the known flood plains of natural waterways in areas of Huntsville Town, as defined by the United States Army Corps of Engineers (USACE) and the Federal Emergency Management Agency (FEMA) with the following specific intent:

- A. Control uses of land in the defined flood plain
- B. Protect human life and health
- C. Minimize public and private property damage
- D. Protect unsuspecting buyers of property within a flood plain
- E. Minimize surface and ground water pollution
- F. Provide for public awareness of the flooding potential
- G. Maintain a stable tax base
- H. Help qualify owners of structures in a flood plain for the federally subsidized flood insurance program

A flood plain is understood to be the relatively flat area or lowlands adjoining a river, stream watercourse, lake, or other body of standing water that has been or may be covered by flood water.

A flood plain overlay zone, as defined by the USACE and FEMA, is understood to be the boundaries of the Intermediate Regional Flood. An Intermediate Regional Flood is a flood having an average frequency of occurrence in the order of once in one hundred (1/100) years although the flood may occur in any year.

The flood plain zone is designed to overlay or be superimposed over existing zoning within the defined flood plain. Such an overlay zone can be interchangeably referred to as a floating zone because the existing zone remains effective except for the conditions superimposed by the flood plain zone.

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15.13.2 Adoption of the Weber County Flood Ordinance¹

Huntsville Town adopts the Title 22- Flood Damage Prevention Ordinance of Weber County, except for the substitution of the following:

- A. Substitute "Huntsville Town Council" for "Board of Commissions".
- B. Substitute "Huntsville Planning Commission" for "County Planning Director".
- C. Substitute “Huntsville Appeals Authority” for “County Planning Commission”.

15.13.3 Permitted Uses

There are no permitted uses in this zone.

15.13.4 Conditional Uses

Conditional uses are allowed within a land parcel containing FP zone; however, they are confined to the area between the boundary of the FP zone and the property line of the respective zones within which the flood plain overlay zone extends as much as possible. Conditional uses include: golf courses, historical restoration, trails, wildlife sanctuaries, pastures, campgrounds. Conditional uses are allowed only when authorized by a Conditional Use Permit obtained as provided in the Huntsville Town Conditional Uses Title.

15.13.5 Site Development Standards

Same as those specified for the particular use in the respective zone over which the flood plain overlay zone extends.

15.13.6 Flood Plain Map

The boundaries of the flood plain are the boundaries of the base flood (100-year flood) as identified by the Federal Emergency Management Agency (FEMA), Federal Flood Insurance Administration in their Flood Hazard Boundary Maps (FHBM's). Flood plains will be determined by the current FEMA flood plain map, contained in the Appendix to these Ordinances. In accordance with guidelines set by the Federal Flood Insurance Administration, the elevations of the lowest inhabitable floor for any building or structure shall be equal to or higher than the base flood elevation as determined by the Flood Hazard Boundary Map and the Huntsville Town Engineer.

¹ Title 15.13.2: Adoption of the Weber County Flood Ordinance was added 12-3-2015.