

Article XXI-B. FP Floodplain Regulations

Sec. 1. Floodplain prefix to district designation.

To provide for the appropriate use of land which has a history of inundation or is determined to be subject to flood hazard and to promote the health, safety and general welfare of the community, portions of certain districts are designated with a floodplain prefix "FP" and shall be subject to the following provisions.

(Ord. No. 713-A, § 1, 6-7-71)

Sec. 2. Uses permitted.

The following uses shall be permitted within that portion of a district designated with a floodplain "FP" prefix:

- (a) Agricultural activities including the ordinary cultivation of land or legal forms of animal husbandry.
- (b) Electrical substation.
- (c) All types of local utilities.
- (d) Parks, playgrounds, public golf courses.
- (e) Private commercial open area amusements such as golf courses, driving ranges, archery courses and similar uses when approved by specific use permit.
- (f) Private open space as part of a community unit development.

No permanent building or structure shall be erected in that portion of a district designated with a floodplain "FP" prefix until and unless such structure has been approved by the city engineer, who will ascertain that such building or structure would not constitute an encroachment hazard or obstacle to the movement of floodwaters and that such construction would not endanger the public health and welfare or value and safety of the property. Any dump, excavation, storage or filling operation within that portion of a district having a floodplain "FP" prefix shall be approved in writing by the city engineer before such operation is begun except that such approval shall not be required for the improvement or repair of levees or drainage facilities related thereto when such are located within a legally constituted district charged with such responsibility.

(Ord. No. 713-A, § 1, 6-7-71)

Sec. 3. Changes in the floodplain prefix designation.

Nothing herein shall be so construed as to prohibit the lawful rehabilitation or reclamation of any lands within an FP district. An area may be removed from the floodplain prefix designation when drainage works, grading, flood protection or a specific drainage study are provided that meet the requirements of the engineering department of the City of Richardson. When the city engineer has determined that the flood hazard has been alleviated, then the floodplain prefix shall be removed by written notification from the city engineer to the city plan commission setting forth the description of the area from which the floodplain "FP" prefix should be removed.

(Ord. No. 713-A, § 1,6-7-71)

Sec. 4. Responsibility for flooding.

The fact that land or property is or is not within a district having a floodplain prefix shall not constitute assurance that such land or property is not subject to local flooding and the designation of the floodplain prefix in this ordinance shall not be so interpreted.

(Ord. No. 713-A, § 1, 6-7-71)

Sec. 5. Reserved.

Editor's note: Section 5 of art. XXI-B, pertaining to the penalty for violation of art. XXI-B, and derived from Ord. No. 713-A, § 4, adopted June 7, 1971, was repealed by § 2 of Ord. No. 2420-A, adopted April 23, 1984.

End of Article XXI-B