

Article 2. Special Purpose Districts

4.200 Agricultural District ("AG")

A. Purpose and Intent

The purpose of the Agricultural District is to provide for continued use of land for agricultural purposes, including farms, ranches, orchards, truck farms and nurseries, until such time as it is appropriate and desirable to develop the property (at which time a rezoning to a district appropriate for the proposed development is required). One-family dwellings are permitted, provided they are clearly accessory to an agricultural operation.

B. Uses

In the Agricultural ("AG") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5.

1. **One-Family Dwellings.** One-family dwellings clearly incidental to the operation of a farm, ranch, orchard, truck garden or nursery (including dwellings on the same farm or ranch used exclusively for the housing of employees living on the premises) are permitted in the "AG" District, provided that tracts that contain less than ten acres in separate ownership shall be limited to one principal dwelling.
2. **Feeding Pens.** In the "AG" District, farms, ranches and similar agrarian activities involving the growing of plants and the raising and pasturing of livestock may include accessory feeding pens, provided that no operation shall be conducted that will be obnoxious or offensive. Commercial feeding pens shall not be permitted.
3. **Accessory Buildings.** See *Chapter 5 'Supplemental Use Standards, Section 5.301 Accessory Buildings on Residential Lots'.*

C. Property Development Standards

In the Agricultural ("AG") District, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table.

Agricultural ("AG") District	
Front Yard	25 feet minimum
Rear Yard	25% of lot depth minimum, not to exceed 25 feet
Side Yard	
Interior lot, up to 50' width	Each side 10% of lot width minimum, but not less than 3 feet
Interior lot over 50' width	Each side 5 feet minimum, sum of both sides equal to minimum 20% of lot width (not to exceed 20 feet)
Corner lot*	Same as interior lot
Height	3½ stories or 45 feet maximum, provided, however, Stealth Telecommunication Towers are permitted to a height of 75 feet as a Special Exception approved by the Board of Adjustment. The Scenic Preservation and Design Review Commission must approve the design of all Stealth Telecommunication Towers. Telecommunication Towers are not permitted.

NOTES: *May be subject to projected front yard setback (see Sections 6.101G and 4.200D.4)

D. Other Development Standards

Development in the Agricultural ("AG") District may be subject to a variety of general development standards included in Chapter 6, and the following provisions:

1. **On-Premises Signs.** On-premises signs are permitted in the "AG" District subject to the following:
 - A. An unilluminated nameplate bearing the family name of the occupants residing in the

residence not to exceed one square foot in area.

B. An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than 25 feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.

2. **Off-Street Parking.** One space per dwelling unit. For nonresidential uses, see *Chapter 6 'Development Standards, Article 2 Off Street Parking and Loading', Section 6.200.*
3. **Landscaping and Buffers.** Nonresidential uses may require landscaping or buffers. See *Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry', Section 6.300.*
4. **Projected Front Yard Setback.**
 - A. On corner lots, the side yard regulations shall be the same as for interior lots except in the case of reversed frontage where the corner lot abuts on the side of a lot facing the other intersecting street, in which case there shall be a side yard on the corner lot of not less than 50 percent of the front yard required on the lot abutting the rear of the corner lot or separated only by an alley.
 - B. This regulation shall not be interpreted so as to reduce the buildable width, after providing the required minimum side yard, of a corner lot of record and in separate ownership as of May 16, 1966, to less than 28 feet.
 - C. No accessory buildings (Sec. 5.301) on a reverse frontage corner lot shall project beyond the front yard of the lots in the rear, nor shall a building be erected, reconstructed, altered or enlarged closer than 5 feet to the rear.

4.201 Community Facilities ("CF") District

A. Purpose and Intent

The purpose of the Community Facilities ("CF") District is to accommodate those institutional and related uses that are established in response to the health, safety, educational and welfare needs of a neighborhood, community or major sector of the City.

B. Uses

In the Community Facilities ("CF") District, no building or land shall be used and no building shall hereafter be erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8, and the supplemental use standards of Chapter 5.

C. Property Development Standards

In the Community Facilities ("CF") District, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table.

"CF" District	
Lot Width	50 feet minimum
Front Yard*	
Across street from front yard in "A" or "B" District	20 feet minimum
Across street from front yard in "AR" or "R1" through "D" District	10 feet minimum
Rear Yard	5 feet minimum reduced to 0 feet where adjacent to an alley at least 10 feet wide
Side Yard**	
Adjacent to residential district	5 feet minimum
Across street from a side yard in a residential district	10 feet minimum
Height	Based on most restrictive adjacent district. Stealth Telecommunication Towers are permitted to a height of 15 feet above the allowable height of the most restrictive adjacent district as a Special Exception approved by the Board of Adjustment. The Scenic Preservation and Design Review Commission must approve the design of all Stealth Telecommunication Towers. Telecommunication Towers are permitted to the allowable height of the most restrictive adjacent district as a Special Exception approved by the Board of Adjustment.

Notes: * May be subject to setback averaging (Section 6.101G)

** May be subject to projected front yard (Section 6.101F)

D. Other Development Standards

Development in the Community Facilities ("CF") District may be subject to a variety of general development standards included in Chapter 6, and the following provisions.

1. **Parking.** See *Chapter 6 'Development Standards, Article 2 Off Street Parking and Loading, Section 6.200'*. When adjacent to or across the street from a one- or two-family district, parking is prohibited in the front yard. Access to parking may be through the front yard.
2. **Signs.** Identification signs shall be permitted subject to the following provisions:
 - a. Signs shall be permitted to identify the use or uses of the property on which displayed.
 - b. A sign or combination of signs shall have a maximum allowable area of exposure along each dedicated street frontage of not more than one square foot of sign area for each ten linear feet of frontage along said street; provided, however, a minimum of at

least one sign shall be allowed having an area of 12 square feet.

c. Not more than 50 percent of the total allowable sign area may be located in the required yard space along a dedicated street. However, no individual sign in such required yard space shall exceed 20 square feet in sign area.

d. Symbols which are designed as an integral part of the building structure and symbols and signs which are not visible or readable from the public street shall not be limited by the above regulations.

e. Signs located across the street from a one- or two-family district shall not be illuminated. The source of light for illuminated signs shall not be visible and shall not be intermittent or flashing. Revolving signs shall not be permitted.

- 3. Landscaping and Buffers.** Nonresidential uses may require landscaping or buffers. See *Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry', Section 6.300.*

- 4. Development Adjacent to a One- or Two-Family District.**

a. When adjacent to or across the street from a one- or two-family district, parking is prohibited in the front yard. Access to parking may be through the front yard.

b. Except for country clubs, elementary and secondary schools, public parks, playgrounds, community centers, places of worship, day care facilities and kindergartens, all uses in the "CF" District shall be located at least 100 feet from any one- or two-family district. Such distance shall be measured from the facility to the district boundary line.

c. A bufferyard in accordance with the requirements of Section 6.300 shall be required when a "CF" District is located adjacent to any one- or two-family district.

E. Special Definition of Site

The site for any use permitted in the "CF" District may be composed of one or more lots of record whether the same are adjacent or separated by a dedicated right-of-way.

4.202 Manufactured Housing ("MH") District

A. Purpose and Intent

It is the purpose of the Manufactured Housing ("MH") District to provide a specific area for manufactured home parks and manufactured home subdivisions only, thus providing a location for the use and enjoyment of manufactured housing along with those uses customarily accessory thereto.

B. Uses

In the Manufactured Housing ("MH") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5.

1. Manufactured home subdivisions. Manufactured home subdivisions are permitted in the "MH" District.
2. Manufactured home parks. Manufactured home parks are permitted in the "MH" District. Manufactured home parks shall be constructed and developed in accordance with this section.
3. Manufactured homes not in a subdivision or park. No manufactured home shall be located within the City of Fort Worth except in a manufactured home park or a manufactured home subdivision, except as permitted by the Board of Adjustment as a special exception use as a place of residence for documented security purposes (see Chapter 5 'Supplemental Use Standards, Section 5.404 Residence for Security Purposes, Temporary').
4. Manufactured home sales lot. No manufactured home sales lot shall be permitted in the "MH District".
5. Recreational Vehicles. Recreational vehicles shall not be occupied as permanent living quarters in any zoning district.

C. Manufactured Home Subdivisions

1. Property Development Standards

- a. In manufactured home subdivisions in the Manufactured Housing ("MH") District, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table, and the following standards:
 1. No more than one dwelling unit shall be located on any one subdivision lot;
 2. Skirting shall be required on all manufactured homes; and
 3. All manufactured homes shall be anchored to a permanent foundation.

"MH" District: Manufactured Home Subdivision	
Land Area	4 acre minimum
Lot Area	4,000 square feet minimum per unit
Lot Width	40 feet minimum
Lot Coverage	50 percent maximum
Front Yard	20 feet minimum
Rear Yard	5 feet minimum
Side Yard	
Interior lot	5 feet minimum
Corner lot*	10 feet minimum
Height	35 feet maximum (see Section 6.100.)
Notes: * May be subject to projected front yard (Section 6.101G)	

2. Other Development Standards

Development in the Manufactured Housing (“MH”) District may be subject to a variety of general development standards in Chapter 6, and the following provisions related to Manufactured Home Subdivision:

- a. Signs.** On-premise signs subject to the following:
 - i. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
 - ii. An unilluminated sign for those uses allowed that are not residential. The sign shall not exceed (30) square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten (10) feet behind the property line. Such sign shall not be placed within (20) feet of drives providing ingress and egress to the property.
- b. Parking.** One space per dwelling unit in a manufactured housing subdivision and two spaces per dwelling unit in a manufactured home park. See also *Chapter 6 ‘Development Standards, Article 2 Off Street Parking and Loading’, Section 6.200.*
- c. Landscaping and Buffers.** Non residential uses may require landscaping or buffers. See Chapter 6 *‘Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry’, Section 6.300.*

D. Manufactured Home Parks

All manufactured home parks and manufactured homes shall be constructed and maintained in accordance with this subsection, the Minimum Building Standards Code, and all other applicable provisions of the City Code. Any requirements of this subsection that make reference to “mobile home” or “manufactured home” shall apply to both.

- 1. Development Approval Requirements:** A manufactured home park shall not be constructed, altered or enlarged without a Development Plan approved by the Planning and Development Department in accordance with the provisions in subsection F.
- 2. Property Development Standards**
 - a. In manufactured home parks, the minimum dimension of lots, yards and the height of buildings shall be shown in the accompanying table.
 - b. Manufactured home parks shall conform to the following standards:
 - i. Noncombustible skirting shall be anchored to a permanent foundation, including any vents, screens, and/or openings necessary for utility and mechanical system hookups; and
 - ii. All manufactured homes shall be anchored to a permanent foundation.
 - c. Limited use of recreational vehicles is permitted in a Manufactured Home Park as specified in this section. Recreational vehicles shall not be occupied as permanent living quarters in any zoning district.

“MH” District: Manufactured Home Park	
Land Area	Minimum of 30 manufactured home lots
Lot Area	3,500 square feet minimum per unit
Lot Dimensions	40 feet minimum on the narrow dimension and 80 feet minimum on the long dimension
Lot Front Yard*	10 feet minimum from the nearest corner of the manufactured home, or the manufactured home accessory structure, to the nearest boundary line of the internal street.
Other Setbacks	10 feet minimum from any property line; when adjoining a public street, 25 foot minimum 10 feet minimum distance between manufactured homes, at any point
Height	35 feet maximum for any structure intended for occupancy. The average height of the manufactured home frame above the ground elevations, measured at (90) degrees to the frame, shall not exceed (3) feet.
Private Streets	Hard-surfaced; 36 feet minimum width; minimum cul-de-sac diameter 100 feet; maximum block length 500 feet
Parking	1 off-street space per lot
Notes: * May be subject to projected front yard (Section 6.101G)	

3. Recreational Areas

- a. A minimum of five (5) percent of the gross site area of the park shall be devoted to recreational facilities, and located in a central location. [In large manufactured home parks, recreation areas may be decentralized.] Community buildings and community use facilities, including adult recreation and child play areas, swimming pools, and drying yards, may be included in computing the area of recreational facilities. However, vehicle parking areas shall not be used in such computation.
- b. When playground space for children is provided, it shall be protected from traffic, thoroughfares and parking areas. It shall be maintained in a sanitary condition and free of safety hazards.
- c. A person commits an offense if the person owns or operates a manufactured home park and knowingly fails to build, operate, or maintain the park in compliance with this section.

4. Other Structures

a. Permanent Residential Structures

- i. At each manufactured home park, no more than one (1) existing residential structure may be retained or one (1) new residential structure constructed for occupancy by the owner or operator of the park.
- ii. An existing residential structure located on a manufactured home park may be converted to a clubhouse, community center, or service building for use by the residents of the manufactured home park. A structure so converted shall meet all applicable codes for public occupancy applicable to the proposed use.

b. Storage facilities

- i. Unless provided in current manufactured home models, storage facilities with a minimum capacity of two hundred (200) cubic feet per lot may be provided on the lot or in compounds located within one hundred (100) feet of each lot.
- ii. Where provided, storage facilities shall be designed in a manner that will enhance the appearance of the park and shall be faced with masonry, porcelainized steel, baked enamel steel or other material equal in fire resistance, durability and appearance.

5. Recreational Vehicles in Manufactured Home Parks

- a. A maximum of five (5) percent of the gross area of a manufactured home park may be dedicated to overnight or short term use by recreational vehicles.
- b. Such portion of the manufactured home park shall be clearly delineated and shall comply with all requirements of Section 5.129 and other applicable provisions of the City Code for recreational vehicle parks with the exception of the requirement of a minimum number of spaces.
- c. A person commits an offense if the person knowingly occupies a recreational vehicle in a manufactured home park in excess of a total of fourteen (14) days within any six-month period.
- d. A person commits an offense if the person owns or operates a manufactured home park and knowingly allows or suffers a violation of this section by another person.

6. Other Development Standards

- a. **Signs.** An identifying sign shall be permitted at each major entrance to the manufactured home park except that no more than three signs shall be permitted for one park, and such signs shall be subject to the following provisions:
 - i. Each sign shall contain only the identifying name of the park and its street address.
 - ii. Signs may be illuminated but the source of light shall not be visible and shall not be intermittent or flashing; revolving signs shall not be permitted. Signs shall not be lighted between the hours of 10:00 p.m. and 6:00 a.m.
 - iii. Signs may be freestanding but shall have not more than two supports and the top of the sign shall be no more than eight feet above grade.
 - iv. Each sign shall be single-faced and shall be limited to a maximum area of 12 square feet.
 - v. All signs shall conform with the requirements concerning setbacks from public streets that are applicable to structures, except that such signs may be attached flat against a wall or fence surrounding the manufactured home park, not portion of which shall extend into the public right of way.
- b. **Parking.** Two spaces per dwelling unit in a manufactured home park. See also Chapter 6, Article 2.
- c. **Landscaping.** For manufactured home parks, generally four (4) percent of net site area or thirty (30) foot deep landscaped area adjacent to public rights-of-way. See Chapter 6, "Development Standards" Article 3.
- d. **Ground Surface and Drainage.**
 - i. Exposed ground surfaces shall be paved, covered with stone screening or other solid material, or protected with a vegetated growth that is capable of preventing soil erosion and elimination of dust.
 - ii. All ground surfaces shall be graded and equipped to drain all surface water in a safe and efficient manner.
 - iii. The area of each lot shall provide adequate support and drainage for placement of a manufactured home.

E. Approval Requirements and Appeal**1. Development Plan and Application**

- a. A manufactured home park or recreational vehicle park shall not be constructed, altered or enlarged without a valid approved Development Plan issued by the Planning and Development Department. Before any new, altered or enlargement action can occur, a Development Plan must be submitted for review. Such plan must be approved before any action may proceed. The Development Plan shall also be used when applying for appropriate permits as regulated by other codes.
- b. Applications for Development Plan approval shall contain at a minimum the following:
 - i. Name and address of applicant;
 - ii. Location and legal description of the manufactured home or recreational vehicle park; and
 - iii. Two (2) copies of a Development Plan in conformance with the requirements of this Section, and drawn at a minimum scale of:

- a. One (1) inch equals one hundred (100) feet for sites under thirty (30) acres;
or
 - b. One (1) inch equals two hundred (200) feet for sites of thirty (30) acres or more.
 - c. The application shall be accompanied by a permit fee;
 - d. A Development Plan shall show the following:
 - i. The area and dimensions of the tract of land, identifying its location and boundaries;
 - ii. The number, location, and size of all manufactured home and recreational vehicle lots;
 - iii. The location, width, and specifications of driveways, private internal streets, parking and walkways;
 - iv. The location and details of lighting, public telephones, and electrical and gas systems;
 - v. The location and specification of water and sewer lines and sewer service riser pipes;
 - vi. The location and specifications of all buildings constructed or to be constructed within the manufactured home or recreational vehicle park;
 - vii. Existing and proposed topography of the manufactured or recreational vehicle park;
 - viii. The location of fire mains, including the size of the main, fire hydrants, and fire extinguishment equipment and available fire flow; and
 - ix. Such other information as may be reasonably required by the departments reviewing the Development Plan.
- 2. Appeal and Modifications**
- a. If the Development Plan is denied, the applicant may appeal the decision to the Board of Adjustment
 - b. The Board of Adjustment may approve the Development Plan; approve with modifications or may uphold the denial of the Development Plan.
 - c. The Board of Adjustment shall consider the following when modifying a Development Plan:
 - i. The minimum number of manufactured home lots in a manufactured home park;
 - ii. The minimum square footage and minimum dimensions of manufactured home spaces;
 - iii. The minimum number of recreational vehicle spaces in a recreational vehicle park;
 - iv. The minimum square footage of recreational vehicle spaces;
 - v. The minimum per acre density of recreational vehicle spaces; and
 - vi. The number of permanent residential structures in the manufactured home or recreational vehicle park.(Ord. No. 18434, Eff. 01/16/09; 20159, 05/15/12)

4.203 Flood Plain ("O-1") District**A. Purpose**

It is the intent of this Section that District "O-1" shall include, and shall be limited to lands subject to the 50-Year Flood. The boundaries or limits or lands subject to the 50-Year Flood shall be determined by the City of Fort Worth Public Works Department and shall be shown on the official map of the City of Fort Worth. The Zoning Commission shall recommend to the City Council whether or not all or any part of the lands subject to the 50-Year Flood shall be classified District "O-1".

B. Use Regulations

In District "O-1", no building or land shall be used, and no building or structure shall be hereafter erected, reconstructed, altered or enlarged, and no Certificate of Occupancy shall be issued, unless otherwise provided in this Ordinance, except for one or more of the following uses:

1. Agricultural uses, including farming, grazing and livestock raising and pasturing, including ancillary feeding pens (but not commercial feeding pens), truck gardens, orchards and nurseries for the growing of plants and shrubs, provided that no obnoxious fertilizer is stored on the premises and no obnoxious soil or fertilizer processing is conducted thereon.
2. Structures, installations and facilities installed, operated and maintained by public agencies for flood control purposes.
3. Public service structures, including railway and highway bridges, provided that the location thereof shall first be approved by the Plan Commission upon report and recommendation of the appropriate City of Fort Worth departments.
4. Mining of soil, sand, gravel and minerals, provided that such use shall first be approved by the Board of Adjustment after report by the City of Fort Worth, Health, Planning and Public Works Departments and after public notice and hearing.
5. Irrigation intakes and pumps.
6. Industrial condenser water intake and outlet works.
7. Public or private utility installations, other than permanent buildings.
8. Sumps.
9. Wildlife sanctuary, woodland preserve, arboretum.
10. Public or private reserve space.
11. Hunting or fishing preserve.
12. Boat rental, boat sales.
13. Bridle trail, bicycle trail, nature trail.
14. Country club; sports or recreation center, excluding principal buildings.
15. Golf course, driving range, archery range.
16. Christmas tree sales.
17. Taxicab stands.
18. Roads, driveways.
19. Temporary buildings and structures accessory to the above uses, such buildings and structures to be used for limited periods of time as designated by the Planning & Development Department.
20. Parks, playgrounds or recreational areas owned and operated by the City of Fort Worth.
21. Dish satellite antennas shall be considered an accessory use. When the dish exceeds two meters in diameter it shall not be located in the front or side yards and shall not exceed 12 feet in height above ground level.

C. Responsibility

The fact that land or property is or is not classified as being within the "O-1" Flood Plain District shall not constitute assurance that said land or property is not subject to local flooding and the designation of the "O-1" Flood Plain District in this Ordinance shall not be so interpreted.

(Ord. No. 13896, Eff. 10/12/99; Ord. No 17522, Eff. 04/24/07; 20159, 05/15/12)

4.204 Flood Plain ("O-2") District

A. Purpose

It is the intent of this Section that District "O-2" shall include those lands subject to the Intermediate Regional Flood, but shall not include land in District "O-1". The boundaries or limits of lands subject to the Intermediate Regional Flood shall be designated by the City of Fort Worth Public Works Department and shown on the official map of the City of Fort Worth. The Zoning Commission shall recommend to the City Council whether or not all or any portion of the lands designated as subject to Intermediate Regional Flood shall be classified District "O-2".

B. Use Regulations

In District "O-2", no building or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged, and no Certificate of Occupancy issued unless said building or structure is designed and employed for other than habitation; and, is so designed, constructed and sited so as to not constitute an encroachment hazard or obstacle to the movement of flood waters; and, of a type not appreciably damaged by flood waters; and, firmly anchored to prevent dislodgment by flood waters; and approved by the Director of the Department of Public Works following city staff, and utility, county and state agency recommendations, as required; provided that where in the opinion of the Director of the Department of Public Works, topographic data, engineering and other studies are needed to determine the effects of flooding on a proposed building or structure and/or the effect of the building or structure on the flow of water, the Director of the Department of Public Works may require submittal of said data or other studies prepared by licensed engineers or other technicians.

In District "O-2", no building or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged and no Certificate of Occupancy shall be issued, unless otherwise provided in this Ordinance, except for one or more of the following uses:

1. Any use permitted in the "O-1" Flood Plain District.
2. Public or private utilities.

C. Special Exception Requirements

Special exception uses shall be permitted only after approval of the Board of Adjustment after report by the City of Fort Worth Health, Planning & Development and Transportation & Public Works Departments, after public notice and hearing, and provided that said uses are not proposed to be located within or upon levee sites, channelized floodways, sumps, dams, or other flood control structures or facilities, existent or proposed, at the time of application; and provided that upon application for any of the following uses that the following information is satisfactorily submitted:

1. The relative dangers to life and property occasioned by the proposed uses.
2. The relationship of the proposed use to the comprehensive plan and flood plain management program of Fort Worth.
3. The relationship and/or effects of the proposed use to the floodwater transportation and storage capacities of the channel and flood plain. The determination of said relationship and/or effects shall be based on the assumption that any resultant permitted increase in flood plain encroachment will extend for a significant reach of the watercourse together with an encroachment equal in degree on the opposite side of the watercourse. For any fill which would result in a change greater than one foot in the water surface elevation of the Intermediate Regional Flood, the existing channel must be improved such that said change in water surface elevation does not exceed one foot; and provided that the written conditional approval or written approval of the Department of Public Works is obtained.
4. The following, submitted in ten copies at the time of application:
 - a. Plans drawn to a scale of 1"=50' with one-foot contour intervals as per city data, showing the nature, locations, dimensions and elevation of the site or sites in issue and environs within 500 feet thereof; existing or proposed structures, fill, storage of materials, flood-proofing measures and the relationship of same to the existing and proposed locations of the "O-1" District and "O-2" District.

- b. An area map showing the relationship of the area in issue to surrounding territory.
- c. Technical information evaluating any change of anticipated flood heights and velocities, adequacy of protection and the seriousness of possible flood damage to existing and proposed uses. Flood damages shall include, but are not limited to, harmful inundation; water erosion of soil, stream banks and beds; mud slides; stream channel shifting and changes; harmful deposition by water of eroded and shifting soil and debris upon property or in the beds of streams or other bodies of water; damage by high water to public roads, highways, bridges, utilities and to works built for protection against floods or inundation; the interruption by floods of travel, communication and commerce; and all other high water influence and results which injuriously affect the public health and the safety of property.
- d. Any additional information substantiating the wisdom of the proposed use.
- e. Additional detailed technical information which the Board of Adjustment may request, including, but not limited to:
 - i. A typical flood plain cross-section showing the channel of the watercourse, elevation of land areas adjacent to each side of the channel, cross-sectional area of present and projected uses, high-water information.
 - ii. Plan (surface view) showing elevations or contours of the ground, channel alignment or realignment; all levees, sumps, diversions, pertinent structure, fill or storage elevations; size, location and spatial arrangement of all proposed and existing structures on the site or sites in issue; location and elevations of streets, water supply, sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream; soil types; and other pertinent information.
 - iii. Profile showing the slope of the bed of the channel or flow line of the watercourse.

D. Special Exception Uses

- 1. On-premises advertising signs or structures.
- 2. Aircraft landing area.
- 3. Outdoor commercial amusement enterprises.
- 4. Carnival or circus (temporary).
- 5. Revival (temporary).
- 6. Private membership club.
- 7. Day camp operated by non-profit organization.
- 8. Racing strip or drag strip.
- 9. Sanitary landfill (municipal).
- 10. Principal buildings of country clubs, sports or recreation centers.
- 11. Greenhouse and plant nursery.
- 12. Motor vehicle parking area as a principal use. Auxiliary parking.
- 13. Private park or recreational area.
- 14. Rodeo (temporary).
- 15. Swimming pool (private or commercial)
- 16. Drive-in theater.
- 17. Amusement park.
- 18. Towers, as defined in Section 5.136.
- 19. Riding stable, horse track.
- 20. Game farm, fish hatchery.
- 21. Loading, unloading area.
- 22. Non-covered storage yard for equipment and material.
- 23. Shooting range.
- 24. Nursery yards or buildings for retail nursery sales.
- 25. Recreational vehicle parks, provided they are constructed and developed in conformance with Chapter 13 of the City Code, "Fire Prevention and Protection," Article I, Section 13-2, Subsection (b), Appendix VIII, "Mobile Home and Recreational Vehicle Parks".
- 26. Restaurants, in accordance with the Comprehensive Plan (site plan approved by Plan Commission).
- 27. Riverine port facilities, publicly owned.

28. Produce market (retail).
29. Offices (site plan approved by Plan Commission).
30. Temporary, open retail sales booths and ancillary facilities (site plan approved by Plan Commission).

E. Height and Area Regulations

In the "O-2" Flood Plain District, the height of buildings and structures and the minimum dimensions of lots and yards shall be as follows:

1. Height: Same as District "AG".
2. Front Yard: Same as District "AG".
3. Rear Yard: Same as District "AG".
4. Side Yard: Same as District "AG".

F. General Requirements

1. Hospitals, boarding schools, nursing and care homes, homes for the aged or infirm, sanitariums, detention facilities, refugee centers and orphanages are specifically prohibited.
2. No building or structure shall be erected and no existing building or structure shall be extended or moved unless the main floor of said building or structure is flood-proofed to the elevation subject to flood.
3. No basement floor or other floor shall be constructed below or at a lower elevation than the main floor unless flood-proofed.
4. Foundations of all structures shall be designed to withstand flood conditions at the site.
5. Land may be filled provided such fill extends 25 feet beyond the limits of any structure erected thereon and provided that the requirements of Section 4.204C are met.

G. Responsibility for Flooding

The fact that land or property is or is not classified as being within the "O-2" Flood Plain District shall not constitute assurance that said land or property is not subject to local flooding, and the designation of the "O-2" Flood Plain district in this Ordinance shall not be so interpreted.

(Ord. No. 13896, Eff. 10/12/99; Ord. No 17522, Eff. 04/24/07; 20159, 05/15/12)