

### **13. ARTICLE 13 – “FO” – FLOOD PLAIN OVERLAY DISTRICTS**

13.1 GENERAL REQUIREMENTS - No development, building, or improvement shall be permitted in the Flood Plain Overlay District, except in strict compliance with the Jasper County Flood Plain Management Ordinance #15D.

#### 13.2 PERMITTED PRINCIPAL USES

13.2.1 Agriculture, including customary agricultural buildings and structures, and including nurseries and greenhouses, but not including dwellings.

13.2.2 Essential Services

#### 13.3 CONDITIONAL USES WHEN AUTHORIZED BY THE ZONING ADMINISTRATOR

13.3.1 Private Campgrounds

13.3.2 Public and private outdoor recreation areas including, but not limited to: parks, playgrounds, sports fields, golf courses, riding stables, and marinas, provided that all permanent structures associated with any permitted use are located at least two hundred (200) feet from any residential dwelling or residential district.

13.3.3 Outdoor shooting ranges on premises which are suitable for such use by reason of topography, screening by trees, or other features. Shooting range premises shall be located at least six hundred (600) feet from any residential dwelling or residential district.

13.3.4 Gravel pits, mines, and stone quarries if the entire premise of such use is located at least twelve hundred (1200) feet from any residential dwelling or residential district.

13.3.5 Any other use similar to the listed uses which, in the opinion of the Zoning Administrator, will not be inconsistent with the purposes of protecting human life, preventing material losses, and reducing the cost to the public of relief or rescue efforts occasioned by the occupancy of areas subject to floods.

#### 13.4 PERMITTED ACCESSORY USES

13.4.1 Accessory uses and structures customarily incidental to a permitted principal use in the "FO" District.

## 13.4.2 Signs

13.4.2.1 Real estate signs of a temporary nature, not exceeding two (2) in number per lot, nor larger than twelve (12) square feet set back five (5) feet from the right-of-way of any highway, street, or road.

13.4.2.2 Signs not exceeding four (4) square feet in area indicating the type of plant being grown, the type of fertilizer being used, or advertising the service or product of a home occupation available at that site.

13.4.2.3 Announcement signs, not over thirty-two (32) square feet in area, set back at least twenty (20) feet from the right-of-way, may be erected on-site of a permitted principal use of a non-agricultural nature.

## 13.5 AREA, HEIGHT, AND YARD REQUIREMENTS

	Minimum Lot Area	Front Yard Along State and Federal Roads	Front Yard Along All Other Roads	Side Yard	Rear Yard	Maximum Side Wall Height
Principal Structure <sup>1</sup>	2 Net Acres	80'	60'	30'	100'	24'
Accessory Structures <sup>2</sup>				10'	10'	14'

<sup>1</sup> One additional foot shall be added to every yard for each additional foot of height.

<sup>2</sup> One additional foot shall be added to the side and rear yard for each additional foot of height.