Article VIII. “F-P” Floodplain District

Section 1. Intent and Purpose of District

The “F-P” Floodplain District is intended for application in those areas of the community which are subject to inundation from surplus stormwater as defined by the City of Ulysses Flood Insurance Study and accompanying Flood Insurance Rate Map, Panel Number _____, effective _____ and any subsequent additions or amendments thereto, prepared for the City of Ulysses by the Federal Insurance Administration. This zone is intended for application throughout the zoning jurisdiction in locations where an official floodplain delineation has been established. The regulations are intended to minimize the extent of floods and reduce the height and violence thereof; to minimize the hazard of loss of lives and property caused by floods; and to secure safety from floods through the confinement of floods, within reasonable limits by regulating and restricting areas of development along or in natural water courses and drainways.

Section 2. District Regulations

In the “F-P” District, no building or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged or designed for other than one of the permitted uses in the parent district, to which this district is made a part, provided that such uses and structures meet the minimum requirements of SECTION 3 of these Zoning Regulations.

Section 3. Special Use Regulations

Notwithstanding the requirements of the parent district, the other requirements of this Zoning Ordinance, and the detailed regulations present in the Ulysses City Code and any amendments thereto, the following regulations shall supplement the regulations of the parent district, of which this district is made a part. These regulations shall supersede those of the parent district where there is a conflict among regulations.

1. Where by reason of flooding potential, and where the special flood studies and map indicate the possibility of detrimental or limiting conditions for development, no person, firm or corporation shall initiate any development or substantial improvement, or cause the same to be done, without first obtaining a separate permit for development for each such building or structure in accordance with the detailed requirements of the Ulysses City Code and any amendments thereto. The application for a development permit shall be prepared in writing upon forms furnished for that purpose and shall be filed in the office of the City Clerk. The application shall be accompanied by explanatory background information as required of the Ulysses City Code and any amendments thereto, which shall include as a minimum:
    a. Identification and description of the work to be covered by the permit.
    b. Description of the land on which the proposed work is to be done by lot, block, tract and house and street address or similar description that will readily identify and definitely locate the proposed building or work.
    c. Indication of the use or occupancy for which the proposed work is intended.
    d. Provisions of plans and specifications for proposed construction.
    e. Evidence of compliance with the requirements of the Ulysses City Code.
    f. Signature of the permitted or his authorized agent who may be required to submit evidence to indicate such authority.
    g. Provision of other information as may be required by the Building Inspector.

In areas within the Ulysses Zoning Jurisdiction which are designated as “F-P” Floodplain, all developed uses of land and buildings shall meet the minimum standards and requirements for development within flood hazard areas as outlined and defined the Ulysses City Code and any amendments thereto.

Section 4. Intensity of Use Regulations

The lot coverage and intensity of use of the parent district, of which this district is made a part, shall be maximum allowable.

Section 5. Height Regulations

The height requirements of the parent district, of which this district is made a part, shall be the maximum height requirements subject to additional requirements as prescribed by this Ordinance.

Section 6. Yard Regulations

The yard requirements of the parent district, of which this district is made a part, shall be the minimum yard requirements subject to additional requirements as prescribed by this Ordinance.

Section 7. Sign Regulations

The sign regulations of the parent district, of which this district is made a part, shall be the minimum requirements for sign regulations.

Section 8. Parking and Loading Regulations

The parking and loading regulations of the parent district, of which this district is made a part, shall be the minimum requirements subject to additional requirements as prescribed by this Ordinance.

This is an accessible version of the original document, Article VIII “F-P” Floodplain District, published by the City of Ulysses, Kansas. To request the document in another format, contact City Hall at (620) 356-4600.