

CHAPTER 17.56 FPO: FLOODPLAIN OVERLAY DISTRICT

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17561 Purpose. This district is intended to protect natural drainage courses in their capacities to carry runoff water by preventing: certain types of land uses and structures in the area subject to flooding, the destruction or pollution of valuable or irreplaceable natural resources; and the encroachment of uses which would reduce the potential of these resources.

17562 Establishment. While not appearing on the Official Zoning Map itself, the Floodplain Overlay District (FPO) mirrors North Sioux City's Official Flood Map as found through the Federal Emergency Management Agency (FEMA) Flood Map Service Center, which is available through <https://msc.fema.gov/portal/home>. It is not intended to interfere with, abrogate, or annul any other rules or regulations of this Ordinance, except if it imposes a greater restriction than the underlying zoning district regulations, the greater restriction shall apply.

17563 Permitted Uses. All Permitted Uses authorized in the underlying zoning district shall be allowed provided they can meet the performance standards of Chapter 17.56.06 and are not otherwise prohibited.

17564 Conditional Uses. All Conditional Uses authorized in the underlying zoning district shall be allowed provided they can meet the performance standards of Chapter 17.56.06 and are not otherwise prohibited.

17565 Prohibited Principal Land Uses. Notwithstanding the provisions of Chapters 17.56.03 and 17.56.04, the following principal land uses shall be prohibited on any lot within the FO District:

- A. Cemetery.
- B. Motor vehicle service station.

17566 Performance Standards. All land uses on lots within the FPO District shall conform to the following standards:

- A. No storage or processing of materials that are flammable, explosive, or potentially injurious to human, animal, or plant life during times of flooding.