

Allowable Uses in Flood Hazard Areas



The excerpts below may have been abbreviated, paraphrased or edited to help provide clarity. This information should not be construed as replacing or superseding existing code language.

Floodways

Permitted Uses

These uses are allowed in Floodway areas when permitted in accordance with SCC 30.22, provided the floodproofing standards both general and specific are followed:

- Agriculture
- Forestry, inc. processing forest products with portable equipment
- Preserves and reservations
- Park and recreational activities
- Removal of rock, sand and gravel, when applicant can provide clear convincing evidence that such uses will not harm the flood hazard area and floodplain in any way (requires SCC 30.310 and SCC 30.44)
- Utility transmission lines, under certain circumstances, see 30.65.220 (6)
- Repairs, reconstruction, replacement or improvements to existing farmhouse structures which are located on lands designated as agricultural lands of long-term commercial significance under RCW 36.70A.170, provided that:
 - The new farmhouse is a replacement for an existing old farmhouse, which must be removed within 90 days after the new farmhouse is finished. There is no potential building site for a replacement farmhouse outside the designated floodway.
 - For all substantial improvements and replacement farmhouses, the elevation of the lowest floor or the improvement and farmhouse respectively, including basement is one foot higher than the base flood elevation.
 - New and replacement water supply systems are designed to eliminate or minimize infiltration of flood waters into the system.
 - New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood waters into the system and discharge from the system into the flood waters.
 - All other utilities and connections to public utilities are designed, constructed and located to eliminate or minimize flood damage.
 - The replacement farmhouse shall not exceed the total square footage of encroachment of the structure which it is replacing.
 - A replacement farmhouse should be sited on a location that offers the least risk of harm to life and property (for more information, see SCC 30.65.220 (8)).
 - Repair, reconstruction or improvement of structures is permitted when the improvements do not increase the ground floor and are not substantial improvements.
 - Water-dependent utilities and other installations which by their nature must be in the floodway (for more information see SCC 30.65.220 (11)).
 - Dikes pursuant to SCC 30.65.220 (11).
 - Public works roads and bridges.

<p>Prohibited Uses</p> <p><i>Note: This list should not be regarded as complete.</i></p>	<p>These uses are not allowed in the Floodway:</p> <ul style="list-style-type: none"> ■ Any structure, including mobile homes. ■ All encroachments, including fill, new construction, and other development unless verification by a registered professional engineer is provided demonstrating that the effect of the subject encroachment together with the cumulative effects of all other similar potential encroachment shall not reduce the carrying capacity of the floodway or increase the flood levels during flooding. ■ The construction or storage of any object subject to floatation or movement during flood level periods. ■ The filling of marshlands, solid waste landfills, dumps, junkyards, outdoor storage of vehicles and/or material, damming or relocation of any water course that will result in any downstream increase in the flood levels during the occurrence of the base flood discharge. ■ Critical facilities.
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Floodway Fringe

<p>Permitted Uses</p>	<p>These uses are allowed in Floodway Fringe Areas:</p> <ul style="list-style-type: none"> ■ Any use permitted by the applicable zone when in compliance with the general and specific standards of floodproofing, with the exception of the prohibited use listed below. ■ Utility transmission lines (see SCC 30.65.200 (2)). ■ Critical facilities: New construction of critical facilities is allowed only if no feasible alternative site is available outside of the flood hazard area.
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<p>Prohibited Uses</p>	<p>This use is not allowed in Floodway Fringe Areas:</p> <ul style="list-style-type: none"> ■ New mobile home parks and the expansion of existing mobile home parks
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Density Fringe

<p>Permitted Uses</p>	<p>These uses are allowed in Density Fringe areas:</p> <ul style="list-style-type: none"> ■ Agriculture - including accessory agricultural structures (such as barns, milking parlors, silos, manure tanks, loafing sheds); livestock protection mounds when the mounds do not consist of solid waste; and manure pits and lagoons, forestry, including processing of forest products with portable equipment, and preserves and reservations. ■ Parks and recreational activities. ■ Removal of rock, sand and gravel (see SCC 30.65.280 (5)). ■ Utility transmission lines. ■ Water dependent utilities. ■ Improvements to existing residential structures that are not substantial improvements as defined in SCC 30.915.750. ■ Single family farmhouse structures, under certain conditions, see SCC 30.65.280 (9).
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continued

	<ul style="list-style-type: none"> ■ Marinas. ■ Dikes, under certain conditions, see SCC 30.65.280 (11). ■ Utility Facilities. ■ Public Works roads, bridges, docks and port facilities. ■ In urban growth areas only, sawmill storage yards when located adjacent to a sawmill
<p>Prohibited Uses</p> <p><i>Note: This list should not be regarded as complete.</i></p>	<p>These uses are not allowed in Density Fringe Areas:</p> <ul style="list-style-type: none"> ■ Any structure, including mobile homes, see SCC 30.65.280(8) and (9) for exceptions. ■ Construction or storage of any object subject to flotation or movement during flooding. ■ The filling of marshlands. ■ Solid waste landfills, dumps, junkyards, outdoor storage of vehicles and/or materials. ■ Damming or relocation on any watercourse that will result in any downstream increase in flood levels during the base flood ■ Critical facilities