

**SEC. 10-1.2100 FLOOD PLAIN DISTRICT (FP)**

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**SEC. 10-1.2105 PURPOSE.**

The FP District shall be subject to the following specific regulations in addition to the general regulations hereinafter contained in order to protect persons and property from the hazards of development in areas subject to tidal or flood water inundation, and to protect the community from the costs which may be incurred or premature development occurs in such area.

**SEC. 10-1.2110 SUBDISTRICTS.**

Combining 100A District.

**SEC. 10-1.2115 USES PERMITTED.**

- a. **Primary Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the FP District as primary uses.
  - (1) **Flood Plain/Agricultural Uses.**
    - (a) Chemical extraction from sea water by solar and natural evaporation.
    - (b) Crop and tree farming. (Including truck gardening, nurseries, greenhouses, apiaries, hatcheries, aviaries, flower or vegetable gardens and similar uses.)
    - (c) Dredging of oyster shells and other deposits from San Francisco Bay.
    - (d) Farm or ranch. (For the grazing or breeding of livestock, provided livestock is not kept within a distance of 40 feet from any dwelling, or the boundary of any district other than A or FP Districts.)
    - (e) Sale of fruits, vegetables,

and flowers grown on premises. (Provided sales or displays are not conducted from a motor vehicle, or a structure or stand exceeding 300 square feet in area.)

(2) Other Uses.

- (a) Christmas tree or pumpkin patch lot.(See Sec. 10-1.2735d. for standards)
- (b) Public agency facilities.

b. **Secondary Uses.** The following uses are permitted as secondary or subordinate uses to the uses permitted in the FP District:

(1) Accessory buildings and uses. (Including green houses, stables, barns, corrals, pens, coops, and structures used for parking or processing of products raised upon the premises, and similar uses and structures customarily incidental to agricultural uses. Also see Section 10-1.2145)

(2) Livestock, large and small. (See Section 10-1.2735f. and definitions)

**SEC. 10-1.2120 CONDITIONALLY PERMITTED USES.**

a. **Administrative Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the FP District, subject to approval of an administrative use permit:

(1) Flood Plain/Agricultural Uses.  
None.

(2) Other Uses.

- (a) Parking lot.
- (b) Temporary use.
- (c) Wind energy conversion system.

b. **Conditional Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the FP District, subject to approval of a conditional use permit:

(1) Flood Plain/Agricultural Uses.  
None.

(2) Other Uses.

- (a) Broadcasting studio. (Radio and television)
- (b) Commercial amusement facility.

- (c) Recreational facility.
- (d) Salvage and earthfill disposal of products and materials.

**SEC. 10-1.2125 LOT REQUIREMENTS.**

- a. Minimum Lot Size: 10 acre.
- b. Minimum Lot Frontage: 35 feet.
- c. Minimum Average Lot Width: 200 feet.
- d. Maximum Lot Coverage: 40 percent.
- e. Minimum Lot Depth: 100 feet.
- f. Special Lot Requirements and Exceptions: See Section 10-1.2720.

**SEC. 10-1.2130 YARD REQUIREMENTS.**

- a. Minimum Front Yard: 30 feet.
- b. Minimum Side Yard: 30 feet.
- c. Minimum Side Street Yard: 30 feet.
- d. Minimum Rear Yard: 30 feet.
- e. Special Yard Requirements and Exceptions: See Section 10-1.2725.

**SEC. 10-1.2135 HEIGHT LIMIT.**

- a. Maximum Building Height: 40 feet.
- b. Maximum Accessory Building Height: 26 feet.
- c. Maximum Height for Fences/Hedges/Walls.
- d. Front and Side Street Yard: 4 feet.
- e. Side and Rear Yard: 6 feet. (Unless the Planning Director determines that a taller fence is necessary to contain livestock and the design of the fence would not detract from the appearance of the surrounding areas.)
- f. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.

**SEC. 10-1.2140 SITE PLAN REVIEW REQUIRED.**

Site Plan Review approval is required before issuance of any building or construction permit or construction of a fence within this district only if the Planning Director determines that a project materially alters the appearance and character of the property or area or may be incompatible with City policies, standards, and guidelines. This may include fences (i.e., such as anodized gray chain link fences) in certain circumstances.

**SEC. 10-1.2145 MINIMUM DESIGN AND PERFORMANCE STANDARDS.**

This Section establishes design and performance standards that shall apply to the construction of flood plain/agricultural and commercial buildings and uses in the FP District.

**Flood Plain/Agricultural and Commercial Uses.**

For flood plain/agricultural and commercial buildings and uses, refer to the applicable criteria and standards contained in the CN District and RD Districts.