

ARTICLE 14

“F-1” FLOOD PLAIN DISTRICT

Section 14.01 Purpose

The purpose of the “F-1” Flood Plain District is to secure the preservation of flood plain in Bethel Township as established by the Federal Emergency Management Agency (FEMA), the U. S. Army Corps of Engineers and the Miami Conservancy District in order to protect the public health, safety and welfare. Where parcels are located within a FEMA defined flood plain, compliance with the Miami County Flood Damage Reduction Resolution is also required.

Section 14.02 Principal Permitted Uses

The following uses are permitted as of right in the “F-1” Flood Plain District:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
• None	• None	• Agricultural Uses • Parking Lot and Parking Structure • Stables and Riding Academy

Section 14.03 Accessory Permitted Uses

The following uses are permitted as accessory uses in the “F-1” Flood Plain District:

- Buildings or Uses Customarily and Incidental to the Permitted Principal Use;
- Home Occupation;
- Signs.

Accessory uses located within the principal structure shall not occupy more than twenty-five (25) percent of the building or structure.

Section 14.04 Conditional Permitted Uses

The following uses are permitted as conditional uses in the “F-1” Flood Plain District:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
• One Single Family Dwelling	• Non-commercial Parks and Recreation • Public Community Center, Park, Playground • Public and Semi-Public Buildings	• Airport Landing Field • Golf Course (excluding miniature golf) • Temporary Uses and Seasonal Sales Lots

Section 14.05 Lot Development Standards

The following development standards shall apply to lots located within the “F-1” Flood Plain District:

Minimum Lot Area	• 2 Acres
Maximum Impervious Surface Coverage	• 10%
Minimum Lot Width and Frontage	• 200 Feet (Contiguous)
Minimum Front Yard Setback	• 50 Feet
Minimum Side Yard Setback	• 20 Feet
Minimum Rear Yard Setback	• 50 Feet
Maximum Building Height	• 45 Feet; Excluding Agricultural Buildings and Structures • 26 Feet at Peak Accessory Structures.
Minimum Floor Area for Residential Uses	• 1,500 Square Feet
Drainage and Stormwater Management	• All lot splits, rezonings, and construction within this District shall submit a drainage and stormwater management plan.

*See Section 2.10, Conformance with Miami County Sanitary Engineer Standards

In addition to all Bethel Township Zoning requirements, any development located within a FEMA Special Flood Hazard Area shall also require a flood plain development permit from the Miami County Department of Development.

Section 14.06 Minimum Off-Street Parking Requirements

Off-Street parking requirements shall be as regulated in Article 35.

Section 14.07 Signage Requirements

Signage requirements shall be as regulated in Article 36.

Section 14.08 Landscape and Buffer Requirements

Landscape and Buffer requirements shall be as regulated in Article 38.

Section 14.09 Accessory Buildings, Fencing and Other Requirements

Requirements are found in Article 30.

- Sept 10, 2026 – updated §14.05 to add Drainage and Stormwater Management; chg ref section 2.09 to 2.10; add requirement for FEMA flood hazard area – Resolution #26-08-076.