

CHAPTER 10

H-1 DISTRICT AND FP-1 FLOODPLAIN DISTRICT

SECTION

14-1001. H-1 Historical District.

14-1002. FP-1 Floodplain District

14-1001. H-1 Historical District. The H-1 Historical District is intended to preserve historical buildings and sites in the Town of Cumberland Gap. The requirements of the district are designed to protect and preserve historic and/or architectural value; provide protection from uses that would lessen the significance of the surrounding uses; create an aesthetic atmosphere; stabilize property values; enhance civic beauty; strengthen the economy; and promote education and cultural heritage of the present and future citizens of the Town of Cumberland Gap. In order to achieve the intent of the H-1 Historical District, as shown on the zoning map, the following regulations shall apply:

(1) No building permit for construction, internal and/or external repair, moving, or demolition to be carried on within the district shall be issued by the building inspector until it is submitted to and receives approval in writing from the Historical Zoning Commission. The historical zoning commission may, however, prepare a listing of prior approvals permitted in the Historical District.

(2) No signs, billboards, and/or other advertising structures shall be permitted to be erected in the H-1 Historical District unless prior approval is granted by the historical zoning commission.

The powers, duties, jurisdiction, and review criteria for the historical zoning commission are found in chapter 15 of this title. (1979 Code, § 11-801, as renumbered by Ord. #9-2005, Oct. 2005, and Ord. #10-2013, Dec. 2013, and amended by Ord. #17-2015, Jan. 2016 and Ord. #6-2018, Dec. 2018 *Ch7_01-07-19*)

14-1002. FP-1 Floodplain District. The intent of the floodplain district is to require restrictions upon the use of lands which lie in floodways and floodplains within the town and to meet federal regulations as developed to implement the Flood Disaster Protection Act of 1973 as amended; thereby protecting persons, property and the community from dangers arising from periodic flooding. The floodplain district is shown on the Cumberland Gap Zoning Map which is a part of this ordinance. The floodplain district is an overlay district. In order to achieve the intent of this district the following regulations shall be required in addition or in lieu of the underlying district regulations.

(1) Within designated floodways, no permanent structures shall be allowed.

(2) Within flood fringe areas uses permitted in the underlying zoning district shall be allowed subject to the conditions established in the regulations governing the National Flood Disaster Act of 1973 as amended. (Ord. #0071, Nov. 1983, as renumbered by Ord. #9-2005, Oct. 2005, Oct. 2005, and Ord. #10-2013, Dec. 2013)