

## **Excerpted from the Powell County Zoning & Development Regulations:**

**VII-B. Floodplain Overlay District** – This district is depicted on some streams by the maps on file in the Planning Department. This Overlay is intended specifically to protect health and safety, and scenic, recreational, aquatic and riparian resources of the county.

### **VII-B-1. Performance Standards**

- a. See Title 76, Chapter 5, MCA.

### **VII-B-2. Use Restrictions**

- a. Blackfoot River (including the North Fork of the Blackfoot River) – No new residential, commercial, industrial, institutional, recreational or public structures are allowed within 100 feet of the river bank or the river's floodplain, whichever is further. This restriction is to preserve scenic and recreational quality of the nationally renowned Blackfoot River. This does not apply to accessory agricultural structures.
- b. Clark Fork River – Above the mouth of the Little Blackfoot River and in the Jens and Gold Creek areas shown on maps to be contaminated by mining and smelting wastes. No residential, commercial, industrial, institutional, recreational or public structures are allowed within 100 feet of the river's floodplain. Below the mouth of the Little Blackfoot River, residential, commercial, industrial or institutional, recreational or public structures are not allowed within 100 feet of the riverbank. This does not apply to accessory agricultural structures.
- c. Little Blackfoot River – Except for the rural communities of Avon and Elliston where existing county-wide floodplain regulations apply, no new residential, commercial, industrial, institutional, recreational or public structures are allowed within the river's floodplain or within 25 feet of the river bank, whichever is further. This does not apply to accessory agricultural structures.
- d. All other Perennial Streams – No residential, commercial, institutional, industrial, recreational or public structures shall be placed within 25 feet of the stream bank. This does not apply to accessory agricultural structures.
- e. Existing structures may be replaced, provided that the replacement is otherwise consistent with these regulations and there is no change in use or substantial increase in size. A flood plain permit will be required.