

CONSERVATION PRESERVATION (CP)

Frequently Asked Questions

1. Why is the CP zoning designation being proposed for my property?

Property with the CP designation has been identified as environmentally sensitive. In most instances, this means that the property, or portions thereof, are impacted by a designated special flood hazard area (SFHA). SFHAs are commonly referred to as the “floodplains” or “flood zones”. In some cases, residential lots where this designation is proposed are within a SFHA where no base flood elevation (BFE) data is available through Federal Emergency Management Agency (FEMA) published studies. In such situations, additional flood studies are needed to support development of land uses permitted within this district.

2. It looks like only part of my property has been zoned CP. Why is it split zoned?

Parcels that front on Second Mill Pond and/or the run of Green Swamp and other areas of special flood hazard that are perpetually wet have been partially placed in the CP district. This does not impact the portion of the property that is zoned into another base district (i.e. R-15, GC, etc.).

3. Can I build a house in the CP zoning district?

Single-family detached dwellings may be established in the CP upon special exception approval by the Board of Zoning Appeals (BZA). Submission of required flood studies, elevation certificates, and house plans are required upon request for special exception approval. Special exception approvals require a public hearing in front of the BZA.

4. Can I install a manufactured home in the CP district?

No. Manufactured homes or mobile homes are not permitted in the CP district.

5. My property is in the floodplain. Does the CP district remove the property from the floodplain?

No. Zoning districts do not impact the boundaries of delineated special flood hazard areas (SFHA). SFHAs are commonly referred to as the “floodplains” or “flood zones”. Land that is within an SFHA is subject to additional flood damage and prevention requirements found in [Chapter E](#) of the Unified Development Ordinance (“UDO”).

6. What other land uses can be established in the CP district?

Refer to *Table B.8.1: Permitted Use Table* of the UDO for a full listing of all permitted uses by zoning district. See link below:

7. What are the building setback requirements in the CP district?

Refer to *Table B.6.2: CP district Development Standards Table* for applicable building setback requirements in the CP district. This table also includes other minimum development standards applicable to this zoning district. See link below: