

LAND USE ORDINANCE 2008-04

CHAPTER 10

CONSTRUCTION SUBJECT TO GEOLOGIC, FLOOD, AND OTHER HAZARDS

10.1. PURPOSE.

To protect the general public from geologic, flood, or other hazards that might be detrimental to the health, safety, and general welfare of the residents of the Town of Leeds. Any application for a conditional use, building, planned unit development or subdivision permit which has, in the opinion of the Leeds Planning Commission, when authorized, potentially dangerous soil, earthquake, flood, traffic or other discernible hazards may be required to provide a report addressing such hazards.

10.2. REQUIREMENTS.

10.2.1. The report shall be prepared at the applicant's expense by a registered or licensed geologist, soils engineer, or civil engineer, and shall show the suitability of the soils on the property to accommodate the proposed construction, and any discernible flood or earthquake hazards.

10.2.2. Whenever a professional expert indicates a parcel may be subject to a potential or actual hazard, the applicant shall meet the special conditions required by the Leeds Planning Commission and the Leeds Zoning Administrator, when authorized, to reduce or eliminate such hazards.

10.2.3. A comprehensive traffic study by a person specializing in such studies shall be performed at the developer's expense to determine if the construction project will result in a traffic pattern that will require action to control the traffic.