

flood fringe areas of the Flood Plain, in determining the regulatory flood protection elevation, and in determining whether the proposed use is located in the floodway or flood fringe areas of the Flood Plain, in determining the regulatory flood protection elevation, and in evaluating the proposed project in relation to flood heights and velocities, the seriousness of flood damage to the use, the adequacy of the plans for protection and other technical matters.

1203.2 The following procedures shall be followed in the expert evaluation:

1203.21 Estimate the discharge of the regional flood which is representative of large floods known to have occurred in this region and which are reasonably characteristic of what can be expected to occur on the particular streams subject to this Ordinance. It is in the general order of a flood which could be expected to occur on the average of once every 100 years.

1203.22 Determine the specific flooding threat at the site of the proposed conditional use and determine whether the use is located in a floodway or flood fringe area by:

1. Calculation of water surface elevations and flood protection elevations based upon a hydraulic analysis of the capacity of the stream channel and over bank areas to convey the regulatory flood. Flood protection elevations shall be one foot plus the increase in flood heights caused by the proposed development as provided in the following paragraph.
2. Computation of the floodway required to convey this flood without increasing flood heights to an extent which would cause substantial upstream or downstream damage to existing or reasonably anticipated future development. Computation of increases in flood heights caused by any encroachment shall be based upon the reasonable assumption that there will be an equal degree of encroachment on both sides of the stream within that reach. Generally, any increase in flood stages attributable to encroachments on the flood plain of any river or stream shall not exceed 0.5 feet in any one reach or for the cumulative effect of several reaches.

SUBDIVISION 1204. CONDITIONAL USES PERMITTED IN THE FLOODWAY PORTION OF THE FLOOD PLAIN DISTRICT

1204.1 Other uses are allowed only as Conditional Uses within the floodway provided they comply with the provisions of this Section, other standards established in this Ordinance, and any conditions attached by the Board of Adjustment to the