

SUBDIVISION 1205. CONDITIONAL USES PERMITTED IN THE FLOOD FRINGE PORTION OF THE FLOOD PLAIN DISTRICT

1205.1 Structural or other uses shall be permitted within the flood fringe as Conditional Uses to the extent they are not prohibited by any other Ordinance and they meet the following applicable standards:

1205.01 Residential Uses.

Residences shall be constructed on fill with the first floor or basement floor at or above the regulatory flood protection elevation. The finished fill elevation shall be no more than one foot below the regulatory flood protection elevation for the particular area and shall extend at such elevation at least fifteen (15) feet beyond the limits of any structure or building erected thereon. Where existing streets or utilities are at elevations which make compliance with this provision impractical or in other special circumstances the Board of Adjustment may authorize other techniques for protection.

1205.02 Non-Residential Uses.

Structures other than residences shall ordinarily be elevated on fill as provided in Subdivision 1204.01, but may, in special circumstances, be protected as provided in Subdivision 1205.03 to a point at or above the regulatory flood protection elevation.

1205.03 Commercial Uses.

Commercial structures generally must be constructed on fill with no first floor or basement floor below the flood protection elevation. Accessory land uses, such as yards, railroad tracks and parking lots, may be at lower elevation. However, a permit for such facilities to be used by the general public shall not be granted, in the absence of a flood warning system, if the area is inundated to a depth greater than two feet or subject to flood velocities greater than four feet per second upon the occurrence of the regional flood.

1205.04 Manufacturing and Industrial Uses.

Manufacturing and industrial buildings, structures and appurtenant works shall be protected to the flood protection elevation. Measures shall be taken to minimize interference with normal plant operations especially for streams having protected flood durations. Certain accessory land uses such as yards and parking lots may be at lower elevations subject to requirements set out in Subdivision 1505.03 above. In considering permit applications, the Board shall give due