

(2) Modifications and additions to existing structural works shall assure that the work will provide a means of decreasing the flood damage potential in the area. Any existing structural work which potentially threatens public health or safety shall be modified or reconstructed in order to meet the standards contained herein within a period of one year of the effective date of this Ordinance.

- (b) Flood protection elevations and floodway limits which reflect proposed measures for flood control shall not be effective until such measures are constructed and operative unless the proposed measures will increase flood heights, in which event, the regulatory flood protection elevations and flood plain limits shall reflect the anticipated increases.
- (c) Detailed plans shall be submitted to the Board for any new developments placed on the flood plain landward from dikes and levees. The plans must provide for ponding areas or other measures to protect against flooding from internal drainage.

SUBDIVISION 1206. CONDITIONAL USE PERMITS

Any use listed in Subdivision 1203 as requiring a Conditional Use Permit may be allowed only upon application to the Zoning Administrator and the issuance of a conditional use permit by the City Board of Adjustment as provided in Section 1500 CONDITIONAL USE PERMITS, Subdivision 1800 of this Ordinance, and further subject to the provisions of this Subdivision.

1206.1 Factors for Consideration.

Structure accessory to the open space uses shall be permitted by Conditional Use only upon consideration by the Board of Adjustment of the following factors:

1206.101 The danger to life and property due to increased flood heights or velocities caused by encroachments.

1206.102 The danger that materials may be swept onto other lands or downstream to the injury of others.

1206.103 The proposed water supply and sanitation system and the ability of these systems to prevent disease, contamination and unsanitary conditions.

1206.104 The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.