

## **Exhibit A**

### **Section 15.11.0050 Definitions.**

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted to as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

1. "Administrator" or "Floodplain Administrator" means the public works director of the city or his designee.
2. "Anchor" means a series of methods used to secure a structure to its footings or foundation wall so that it will not be displaced by flood or wind forces.
3. "Base flood" means a flood which has a one percent chance of being equalled or exceeded in any given year.
4. "Base flood elevation" means the height in relation to mean sea level expected to be reached by the water of the base flood at pertinent points in the floodplain of riverain areas.
5. "Breakaway wall" means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.
6. "Channel" means a natural or artificial watercourse with definite bed and banks to confine and conduct flowing water.
7. "Channel capacity" means the maximum flow that can pass through a channel without overflowing the banks.
8. "Conditional Letter of Map Revision (CLOMR)" means procedures by which contractors, developers and communities can request review and determination by the Federal Insurance Administrator of scientific and technical data for a proposed project, when complete and functioning effectively, would modify the elevation of individual structures and parcels of land, stream channels, and floodplains on the Flood Insurance Rate Map (FIRM).
9. "Critical structure" means a structure for which even a slight chance of flooding would reduce or eliminate its designed function of supporting a community in an emergency. Fire stations, hospitals, municipal airports, police stations, communication antennas or towers, elderly care facilities (old folks homes) fuel storage facilities, schools designated as emergency shelters, fresh water and sewage treatment facilities are some examples of critical structures.
10. "Federal Insurance Administration (FIA)" means the government unit, a part of Federal Emergency Management Agency (FEMA), that administers the National Flood Insurance Program (NFIP).
11. "Flood Boundary Floodway Map (FBFM)" means the official map of a community where the boundaries of the flood, mudslide and related erosion areas having special hazards have been designated as Zones A, M and E.

12. "Flood Insurance Rate Map (FIRM)" means the official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.
13. "Flood Insurance Study (FIS)" means a document containing the results of and examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, mudslides and erosion hazards.
14. "Floodway" means the channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.
15. Flood Zones are defined as follows:

A. SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

Zone A	No base flood elevations determined.
Zone AE	Base flood elevations determined.
Zone AH	Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
Zone AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
Zone A99	To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
Zone V	Coastal flood with velocity hazard (wave action); no base flood elevations determined.
Zone VE	Coastal flood with velocity hazard (wave action); base flood elevations determined.

B. OTHER AREAS

Zone X	Areas of 500-year flood; areas of 100-year flood with average (shaded) depths of less than 1 foot or with drainage areas less than 1 square mile; or areas protected by levees from 100-year flood.
Zone X	Areas determined to be outside 500-year floodplain. (unshaded)
Zone D	Areas in which flood hazards are undetermined.

16. "Historic structure" means any structure that is:
  - a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
  - b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior;
  - c. Or individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.
17. "Letter of Map Amendment (LOMA)" means the procedure by which any owner or lessee of property who believes his property has been inadvertently included in a Special Flood Hazard Area can submit scientific and technical information to the Federal Insurance Administrator for review to remove the property from said area. The Administrator will not consider a LOMA if the information submitted is based on alteration of topography or new hydrologic or hydraulic conditions since the effective date of the FIRM.
18. "Letter of Map Revision (LOMR)" means the procedures by which contractors, developers, and communities can request changes to flood zones, floodplain and floodway delineations, flood elevations, and planimetric features based on the results of structural works, improvements, or annexations; resulting in additional flood hazard areas.
19. "Lowest floor" means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance. Attached garages are allowed to be built at grade. Below grade garages are not allowed as they are considered to be basements.
20. "Manufactured home (mobile home)" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include recreational vehicles.
21. "National Geodetic Vertical Datum (NGVD)", as corrected in 1929, means a vertical control used as a reference for establishing varying elevations within the floodplain.
22. "Obstruction" means and includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure,

vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

23. "Special flood hazard area" means an area having special flood, mudslide or flood-related erosion hazards, and shown on an FHBM or FIRM in Zones A, AO, A1, A30, AE, A99, AH, E or M.
24. "Start of construction" includes substantial improvement and other proposed new development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.
25. "Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
26. "Substantial improvement" means any reconstruction, rehabilitation, tenant improvement, or other proposed new development of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the substantial improvement. This term includes structures which have incurred "substantial damage" regardless of the actual repair work performed. For the purposes of this Chapter, multiple tenant improvements on the same structure that cumulatively result in a total cost that equals or exceeds 50 percent of the market value of the structure over a five-year period shall trigger this section and shall constitute a substantial improvement. The term does not, however, include either:
  - a. Any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or
  - b. Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure."
27. "Tenant Improvement" is defined as any improvement requiring a building permit.