

CHAPTER 9-2 DEFINITIONS

9-2-1 DEFINITIONS

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

1. **"Area of special flood hazard"** means the land in the flood plain within a community subject to a one percent or greater change of flooding in any given year.
2. **"Base flood"** means the flood having a one percent chance of being equaled or exceeded in any given year.
3. **"Development"** means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.
4. **"Flood" or "Flooding"** means a general temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters and/or the unusual and rapid accumulation or runoff of surface waters from any source.
5. **"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.
6. **"Lowest Floor"** means the lowest floor of the lowest enclosed area (including a 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 title.
7. **"Manufactured Homes"** means a structure that is 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 connected to the required utilities. For flood plain management purposes the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers and other similar vehicles.
8. **"Structure"** means a walled and roofed building, a mobile home, or a gas or liquid storage tank that is principally above ground.
9. **"Substantial Improvement"** means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

- Before the improvement or repair is started, or
- If the structure has been damaged and is being restored, before the damage occurred.

For the purpose of this definition, “Substantial Improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not the alteration affects the external dimensions of the structure. The term does not, however, include either:

- Any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, or
- Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

10. **“Variance”** means a grant of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance.

Ordinance #429, 2.0, 7/29/85; 462, 4/10/89