

because of the rarity of the habitat or the species involved or both, or for other botanical or environmental reasons, do not occur frequently in Everett or Snohomish County.

“Plat, formal” means the division or redivision of land into ten or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership.

“Plat, short” means the division or redivision of land into nine or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership.

“Pole sign” means any freestanding sign more than five feet in height that does not meet the definition of monument, ground or portable sign. These signs are composed of the sign cabinet or base and the sign pole or pylon by which it connects to the ground.

“Political sign” means any sign intended to express political beliefs, or to promote an individual or an issue on an election ballot.

“Pond” means an area permanently inundated by water in excess of six feet deep and less than twenty acres and larger than two thousand five hundred square feet in area as measured at the ordinary high water mark.

“Portable sign” means any sign which is capable of being moved easily and is not permanently affixed to the ground or a structure or building, including readerboards (see Section 36.140).

“Practicable” means possible or capable of being done.

“Principal building” means the primary or predominant building on a lot.

“Principal use” means the primary or predominant use of any lot or building.

“Private club or lodge” means an association of persons organized for some common purpose, including fraternal organizations but not including groups organized primarily to render a service which is customarily carried on as a business.

“Projecting sign” means any sign, other than a flat wall sign, which is attached to and projects more than twelve inches from a building wall or other structure not specifically designed to support the sign.

“Public agency” means any agency, political subdivision, or unit of local government of this state including but not limited to municipal corporations, special purpose districts, and local service districts; any agency of the state, the United States, or any Indian tribe recognized as such by the federal government.

“Public service use, building” means a use or building supporting the services provided by a public agency. This term includes fire stations, police precinct or substations, community centers, and other public service uses, but, except as otherwise provided by this title, does not include government administrative offices; schools; equipment storage yards, buildings or parking; correctional facilities; parks; public or publicly subsidized housing; social service agencies; or utility facilities.

“Public works director” means the public works department director for the city or his/her authorized representative.

“Readerboard” means a sign or a part of a sign on which the letters are readily replaceable such that the copy can be changed from time to time at will.

“Real estate sign” means a sign erected by the owner or his/her agent advertising the real estate upon which the sign is located for rent, lease or sale, or directing interested parties to the property.

“Real estate directional sign” means an off-premises sign which directs persons to a property for sale, lease or rent.

“Reasonable alternative” means an alternative that is available and capable of being carried out after taking into consideration cost, existing technology, and logistics in light of overall project purposes, and having less impacts to regulated critical areas. It may include an area not owned by the applicant which could reasonably have been or be obtained, utilized, expanded, or managed in order to fulfill the basic purpose of the proposed activity.

“Reasonable use” or “reasonable economic use” means a legal concept that has been articulated by federal and state courts in regulatory takings cases.

“Redevelopment” means the process to rebuild, restore or develop an area or property that has previously been developed for a specific use or purpose.

“Religious facility” means a place where religious services are conducted as the principal purpose, such as a church, mosque, synagogue or temple, and includes accessory uses in the primary or accessory buildings such as religious education, reading rooms, assembly rooms, and residences for pastoral staff.

“Repair or maintenance” means an activity that restores the character, scope, size, and design of a serviceable area, structure, or land use to its previously authorized undamaged condition. Activities that change the character, size, or scope of a project beyond the original design and alter a regulated critical area are not included in this definition.

“Research, testing laboratory” means a facility in which scientific or developmental research is performed, but which does not include mass production or mass manufacturing of goods and commodities.

“Restaurant” means an establishment open to the public selling food and drink which may be consumed on or off of the premises.

“Restoration” means the return of a stream or wetland, or terrestrial ecosystem to a state in which its functions and values significantly approach its unaltered state.

“Retail use” means an establishment engaged in the sale of goods or merchandise to the general public.

“Retail use, indoors” means a business which is not otherwise defined in this title providing products for retail sale to the general public or to group members, located

primarily within a building, but which may include outdoor display on walkways within shopping centers, or on public sidewalks as permitted by the city engineer.

“Retail use, outdoors” means a business not otherwise defined in this title which sells products to the general public from display areas located outside of enclosure by buildings.

“Retention/detention facility” means a type of drainage facility designed either to hold water for a considerable length of time and then release it by evaporation, plant transpiration, and/or infiltration into the ground; or to hold runoff for a short period of time and then release it to the surface and storm water management system.

“Review authority” means the individual or the board, council or commission with authority to review, make recommendations concerning, or approve development permits.

“Review process” means the procedure listed in Title 15, Local Project Review Procedures, by which a specific use shall be evaluated before a determination is made concerning the issuance of an approval, a license or permit.

“Right-of-way” means the actual property which is publicly dedicated or reserved for street and alley access and for other public purposes such as public utilities, bicycle paths, and pedestrian walkways.

“Riparian corridor” means a perennial, intermittent, ephemeral stream or swale including its channel bottom; lower and upper banks, and area beyond the top of the upper bank which influences the stream through shading and organic matter input, and is influenced by the presence of water, particularly in regard to plant composition. The riparian corridor is the transitional area between aquatic and upland ecosystems and does not necessarily include the entire floodplain of a stream.

“Roof sign” means any sign erected over or on the roof of a building, or attached to the wall of a building and extending above the roofline.

“Rooming” means the provision of a room for lodging purposes, without meals, in return for payment of rent.

“Roominghouse” means a principal building other than a hotel where lodging which complies with the city Housing Code is provided, without meals, for compensation on other than a day-to-day basis, and which is not open to transient guests.

“Salmonid” means a member of the fish family Salmonidae. In the city these include chinook, coho, chum, sockeye and pink salmon; cutthroat, brook, brown, rainbow and steelhead trout; and Dolly Varden, kokanee and char.

“Secondhand store” means retail sales of previously used merchandise, the majority of which is not donated, such as clothing, furniture, appliances, household goods, sporting goods, recreational equipment or other merchandise not considered to be antique, that is in good repair or has been restored or reconditioned to a clean and usable condition. This definition excludes “pawn shop,” “thrift

store,” and “junk store.” The planning director is authorized to maintain a list of stores that qualify as secondhand stores.

“Secure community transition facility” means a facility, as defined in RCW 71.09.020, for the housing of sexually violent predators.

“Seismic hazard areas” means those areas of the city subject to severe risk of earthquake damage as a result of seismically induced ground shaking, settlement, or soil liquefaction. These conditions occur in areas underlain by cohesionless soils of low density sometimes in association with a shallow groundwater table.

“Self-serve storage facility” means a building or buildings containing separate storage spaces of a limited size leased or rented on an individual basis, which does not include warehouses or loading docks.

“Senior citizen housing” means a housing development in which all dwelling units are to be occupied by a person or persons age fifty-five or older; provided, however, that younger spouses shall be permitted.

“Sensitive land uses” means those land uses which are particularly sensitive to the secondary effects of adult use businesses. Sensitive land uses include the following:

1. Single-family and multiple-family residential zones;
2. Churches, or other religious facilities or institutions;
3. Public and private schools, training facilities and technical schools which have twenty-five percent or more of their students under the age of eighteen;
4. Public parks and playgrounds;
5. Community development block grant designated neighborhoods.

“SEPA” means the current edition of the State Environmental Policy Act and the city ordinance implementing the State Act.

“Service (gasoline) station” means a retail establishment selling motor fuels to the public and may also include retail sale of motor oil, auto accessories and travel aids, automobile servicing, repairs and maintenance, excluding vehicle body work and painting.

“Setback” means the required minimum distance between any lot line and any structure, building or use.

Setback, Front. “Front setback” means the required minimum distance between the front lot line and any structure, building or use.

Setback, Rear. “Rear setback” means the required minimum distance between the rear lot line and any structure, building or use.

Setback, Side (Interior). “Side (interior) setback” means the required minimum distance between the side lot line which does not abut a street and any structure, building or use.

Setback, Side (Street). “Side (street) setback” means the required minimum distance between the side lot line

abutting the street on a corner lot and any structure, building or use.

“Shipping, trucking terminal” means a business that provides transport of goods, has parking on site for large trucks, and may include outdoor container storage, rail-to-truck transfer facilities, warehouse storage and vehicle maintenance facilities.

“Shopping center” means a grouping of retail business and service uses on a single development site with common parking facilities.

“Shoreline management master program” means the city of Everett-adopted shoreline management master program.

“Should” means encouraged but not required.

“Sign” means any device, structure, fixture, placard, painted surface, awning, banner or balloon using graphics, lights, symbols and/or written copy designed, used or displayed for the purpose of advertising, identifying, attracting attention to, or promoting the interest of any person, institution, business, event, product, goods or services; provided, that the same is visible from a street, way, sidewalk, or parking area open to the public.

“Sign area” means the entire area of a sign on which copy is to be placed. Sign structure, architectural embellishments, framework and decorative features which contain no written or advertising copy shall not be included. Sign area shall be calculated by measuring the perimeter enclosing the extreme limits of the module or background containing the advertising or identifying message; provided, that individual letters using a wall as the background, without added decoration or change in wall color, shall have a sign area calculated by measuring the smallest rectangle enclosing each letter and totaling the square footage thereof. For double-faced signs, total sign area shall be calculated by measuring only one face.

“Sign height” means the vertical distance from grade to the highest point of a freestanding sign or any vertical projection thereof, including its supporting columns. Grade shall be determined by taking the average elevation at finished grade for the midpoints of the four sides of the smallest rectangle that will enclose all area which is within a five-foot horizontal radius of the sign and its supporting structure.

“Significant biological areas” means the following areas of the city:

1. Plant associations of infrequent occurrence;
2. Commercial and recreational shellfish areas;
3. Kelp and eelgrass beds;
4. Herring, sand lance, and smelt spawning areas;
5. State natural area preserves and natural resource conservation areas; and
6. Those areas listed in the 1981 SEPA Resource Inventory as significant biological areas, which are:
 - a. Maulsby Swamp,
 - b. Kasch Park (Bomarc) Bog,

- c. Simpson Lee site Category I wetlands,
- d. Narbeck Swamp,
- e. Jetty Island.

“Significant surface water connection” means a surface water flow that is continuous for thirty days or more during years of normal rainfall.

“Social service facility” means a facility housing a public or nonprofit agency that provides counseling, therapy or other social or human services to persons needing such services due to physical, mental, emotional or other disabilities. This definition does not include schools, hospitals, clinics, day care, or residential uses.

“Solid waste transfer station” means a solid waste handling facility where nonhazardous solid waste is delivered by public agencies, businesses or individuals and transferred and/or sorted into other containers to be transported to another location for ultimate disposal. A solid waste transfer station may include provisions for extraction of recyclable or reusable materials, as well as collection facilities for recyclable materials.

“Specified anatomical areas” means:

1. Less than completely and opaquely covered human genitals, pubic region, buttock and female breast below a point immediately above the top of the areola; and
2. Human male genitals in a discernible turgid state, even if completely and opaquely covered.

“Special property use” means a use of property which is permitted only if approved by the city following public notification and/or public hearing, as provided in Chapter 41 of this title.

“Specified sexual activities” means:

1. Human genitals in a state of sexual stimulation or arousal;
2. Acts of human masturbation, sexual intercourse or sodomy;
3. Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

“Sponsor” means a local faith-based or other local community-based organization that has an agreement with the managing agency to provide basic services and support for the residents of a homeless encampment, such as shelter, food and sanitation, and liaison with the surrounding community and joins with the managing agency in an application for a temporary use permit. A “sponsor” may be the same entity as the managing agency.

“Steep slopes” means any ground that rises ten or more for every twenty-five feet of horizontal distance, thus having a grade of forty percent or steeper. A slope is delineated by establishing its toe and top:

1. “Toe” of a steep slope is the lower most limit of the area where the ground surface rises ten feet or more vertically within a horizontal distance of twenty-five feet.
2. “Top” of a steep slope is a distinct, sharp break in slope which separates slopes inclined at less than forty percent from slopes equal to or greater than forty percent.

Where no distinct break in slope exists, the top of the steep slope shall be the uppermost limit of the area where the ground surface drops ten feet or more vertically within a horizontal distance of twenty-five feet.

“Stream” means a year-round or intermittent water course or route, formed by nature or modified by human activities and generally consisting of a defined channel with a bed, banks or sides for a substantial portion of its length, along which surface waters naturally and normally flow from higher to lower lands. Streams include natural swales. Wetlands and entirely artificial watercourses such as irrigation and drainage ditches, grass-lined swales, canals and stormwater runoff devices shall not be considered to be streams, except where they exist in a natural watercourse that has been altered by humans. Streams which have been channelized or culverted shall continue to be considered streams for the purpose of this title.

“Stream channel bottom” means the submerged portion of the stream cross-section which is totally an aquatic environment. The channel bottom may be seasonally dry.

“Street” means a public or private thoroughfare which provides the principal means of access to abutting properties.

“Structure” means a combination of materials constructed or erected on or under the ground, or attached to something having a permanent location on or under the ground.

“Supportive housing” means a combination of housing, including low barrier housing, and services intended as a cost-effective way to help people live more stable and productive lives. The housing type is a multiple-family dwelling owned or sponsored by a qualified nonprofit provider or government entity, designed for occupancy by persons that are either (1) experiencing or at risk of experiencing homelessness; (2) are experiencing a disability that presents barriers to employment and housing stability; or (3) generally require structured supportive services such as case management and twenty-four-hour on-site facility management to be successful living in the community and is intended to provide long-term, rather than transitional, housing.

“Swale” means a shallow drainage conveyance with relatively gentle side slopes, generally with flow depths less than one foot.

“Swamp” means an area permanently saturated or inundated by water, and occupied predominantly by either a scrub-shrub or forested wetland vegetation community.

“Tasting room” means an establishment that allows customers to taste samples of wine, beer or other alcoholic beverage and has a state of Washington issued liquor license as a tasting room. A tasting room may include wine, beer, or other alcoholic beverage and related items sales, marketing events, special events, entertainment, and/or food service. Establishments that are classified by the State Liquor Control Board as bars, nightclubs, taverns or restaurants are not included in this definition.

“Tavern” means an establishment selling beer and/or wine for consumption on the premises.

“Temporary or special event sign” means a nonpermanent sign intended for use for a short period of time, including banners, pennants or advertising displays constructed of canvas, fabric, wood, plastic, cardboard or wallboard, with or without frame. Signs in this category include signs painted on window surfaces which are readily removed by washing, and signs referred to in Section 36.150.

“Temporary shelter home” means a facility providing temporary housing for victims of domestic violence, the homeless, or other persons in need of temporary housing. Temporary shelter homes may also provide support services to assist residents become self sufficient or make the transition to their own housing. This term does not include Class I or Class II group homes.

“Thrift store” means a store that derives the majority of its sales from donated previously used merchandise such as clothing, furniture, appliances, household goods, sporting goods, recreational equipment or other merchandise not considered to be antique. The planning director is authorized to maintain a list of stores that qualify as thrift stores.

“Tower” means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers or monopole towers. The term encompasses personal wireless service facilities towers, microwave towers, common-carrier towers, cellular telephone towers, personal communications services tower, alternative tower structures, and other similar structures, and its attendant base station.

“Traffic engineer” means the traffic engineer for the city.

“Transfer of development rights” means the amount of development allowed to be transferred from a lot containing a critical area to another lot, as permitted in Chapter 37 of this title.

“Transit station” means a dedicated transit facility where several transit routes converge, designed to accommodate several buses at once to permit transfer between transit routes. A transit center may provide transit passenger shelters and waiting areas, but does not include off-street parking for transit passenger vehicles.

“Transportation facilities of statewide significance” means the interstate highway system; interregional state principal arterials including ferry connections that serve statewide travel; regional transit systems as defined in RCW 81.104.015; high capacity transportation systems serving regions as defined in RCW 81.104.015; intercity passenger rail services; intercity high-speed ground transportation; rail fixed guideway system, as defined in RCW 81.104.015, excluding yards and service and maintenance facilities; the freight and passenger railroad system as regulated by the Federal Railroad Administration, excluding

yards and service and maintenance facilities; and in shoreline zones, and in adjacent zones where all or any portion of a development is within a shoreline designated area or zone, marine port and barge facilities and services that are related to marine activities affecting international and interstate trade, excluding centralized, high density concentrations of port, deep water port, and marine shipping facilities and services.

“Unavoidable and necessary impacts” means impacts to regulated critical areas after the applicant proposing to alter a regulated critical area has demonstrated that no reasonable alternative exists for the proposed project.

“Undevelopable area” means:

1. Regulated wetlands;
2. Geologically hazardous areas which are determined by supporting studies to be unsuitable for development;
3. Streams;
4. Habitats of primary association;
5. Plant associations of infrequent occurrence.

“Unstable soils” means soils which by their physical nature are not suitable to support buildings, roads, utilities or other manmade development related improvements, or which have the potential for slope failure, erosion, or subsidence. Unstable soils include, but are not limited to, those areas defined as landslide hazard areas, erosion hazard areas, and seismic hazard areas, or other soils which have been determined by the public works director or the building official to be unsuitable for building foundations or structural support.

“Upper bank” means that portion of the topographic cross-section of a stream which extends from the break in the general slope of the surrounding land to the ordinary high water mark.

“Use” means the activity or function carried out on an area of land, or in a building located thereon.

“Use table” means the charts used to display uses, and applicable review process in each use zone.

“Use zone” means those zones contained within this title as designated by Section 1.030.

“Vacate” means to move out; to make vacant or empty; to leave.

“Video board” means an electronically activated sign that creates the effect of motion or animation, except as allowed by this chapter for changing electronic message signs which are in compliance with the 2-1-2 provision, and the prohibition of RGB technology.

“Wall sign” means a sign attached, painted onto or erected parallel to and extended not more than one foot from the facade or face of any building to which it is attached and supported throughout its entire length, with the exposed face of the sign parallel to the plane of said wall or facade.

“Warehouse” means a building used to store merchandise, materials or commodities.

“Wastewater treatment plant” means a utility facility for the collection and treatment of sanitary sewage and storm water through mechanical, chemical and biological processes for the purpose of improving the quality of wastewater.

“Water-dependent” means requiring the use of surface water that would be essential to fulfill the purpose of the proposed project.

“Water-dependent use” means a use which is dependent upon a location on or adjacent to the shoreline to be successful, and without such location cannot exist, including but not limited to deepwater shipping terminals, marinas and accessory uses, boat launches, fishing piers, commercial fishing terminals, marine construction businesses, barge loading terminals, and similar industrial, commercial or recreational uses.

“Water-related uses” means uses that are not water-dependent but are enhanced by a location on or adjacent to the shoreline, including but not limited to recreational trails, restaurants, marine-related retail or service businesses, resort hotels, boat sales and service, fish markets, public parks, and similar industrial, commercial or recreational uses.

“Wetlands,” for the purpose of inventory mapping, means lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. Wetlands must have one or more of the following three attributes:

1. At least periodically, the soil supports predominantly hydrophytes;
2. The substrate is predominantly undrained hydric soil;
3. The substrate is non soil and saturated with water at some time during the growing season of each year.

Wetlands include all areas waterward from the wetland edge. Where the vegetation has been removed, or substantially altered, a wetland shall be determined by the presence or evidence of hydric or organic soils.

“Wetland boundary” means, for the purposes of the calculation of the area of the wetland, the total extent of the wetland, both on-site and off-site.

“Wetland class” means a description of vegetation habitat based on the predominant life forms that occupy a particular layer of vegetation and possess an aerial coverage of thirty percent or greater of the entire wetland. The basis for these descriptive classes is derived from the Wetlands Taxonomic Classification System of the United States Fish and Wildlife Service (Cowardin et al., 1979).

“Wetland, contiguous” means wetland systems connected by hydric soils or a significant surface water connection. For purposes of this title, wetlands will not be considered contiguous if the only hydrologic connection is a category I, II or III stream, or if the wetlands had historically been connected but are now separated by a legal fill or culvert which is one hundred feet or more in length.

“Wetland edge” means the line delineating the outer edge of a wetland established by using the Washington State Wetlands Identification and Delineation Manual (Ecology Publication No. 96-94, 1997).

“Wetlands, emergent” means a regulated wetland that does not qualify as a forested wetland or a scrub-shrub wetland with at least thirty percent of the surface area covered by erect, rooted, herbaceous vegetation as the uppermost vegetative strata.

“Wetlands, forested” means a regulated wetland with at least thirty percent of the surface area covered by woody vegetation greater than twenty feet in height.

“Wetlands, isolated” means those wetlands which:

1. Are outside of and not contiguous to any one hundred year floodplain or riparian corridor of a lake, river, or stream; and

2. Have no contiguous hydric soil or surface water connection between the wetland and another surface water body.

“Wetlands, regulated” means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation adapted for life in saturated soil conditions. Regulated wetlands generally include swamps, marshes, ponds, bogs and similar areas. Regulated wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands created as mitigation and wetlands modified for approved land use activities shall be considered as regulated wetlands. For identifying and delineating regulated wetlands, the city shall use the Washington State Wetland Identification and Delineation Manual.

“Wetlands, riparian” means those wetlands that generally occur within a riparian corridor that is contiguous to or have a surface hydrologic connection with a stream. Wetlands formed by hillside seeps that are not hydrologically affected by water in a nearby stream are not riparian wetlands. However, wetlands on a hillside may be riparian wetlands if adjacent to a stream that flows down the hillside.

“Wetlands, scrub-shrub” means a regulated wetland that does not qualify as a forested wetland with at least thirty percent of its surface area covered by woody vegetation less than twenty feet in height as the uppermost strata.

“Window sign” means a sign located inside and affixed to windows of a building, whether temporary or permanent, lighted or unlighted, which may be viewed from the

exterior of the building. The term does not include merchandise located within a building.

“Zone” means a specifically delineated area within the city, which is indicated on the zoning map, within which regulations and requirements uniformly govern the use, location and size of buildings and land.

“Zoning map” means the map adopted by the city showing the geographic location of zones within the municipal boundaries. (Ord. 3500-16 § 1, 2016; Ord. 3484-16 § 1, 2016; Ord. 3483-16 § 1, 2016; Ord. 3459-15 § 1, 2015; Ord. 3458-15 § 2, 2015; Ord. 3439-15 § 1, 2015; Ord. 3409-14 § 1, 2014; Ord. 3322-13 § 1, 2013; Ord. 3210-11 § 1, 2011; Ord. 3194-10 § 3, 2010; Ord. 3184-10 §§ 1, 2, 2010; Ord. 3078-08 § 3, 2008; Ord. 3072-08 §§ 1, 2, 2008; Ord. 3002-07 § 1, 2007; Ord. 2994-07 § 1, 2007; Ord. 2990-07 § 1, 2007; Ord. 2973-07 § 1, 2007; Ord. 2909-06 §§ 27—62, 2006; Ord. 2836-05 § 3, 2005; Ord. 2711-03 § 2, 2003; Ord. 2708-03 §§ 2, 3, 2003; Ord. 2706-03 § 8, 2003; Ord. 2657-02 §§ 1—7, 2002; Ord. 2639-02 § 1, 2002; Ord. 2616-02 §§ 1, 2, 2002; Ord. 2556-01 § 1, 2001; Ord. 2538-01 §§ 1, 72, 2001; Ord. 2397-99 §§ 12—34, 1999; Ord. 2290-98 § 1, 1998; Ord. 2111-95 § 2(A), 1995; Ord. 2106-95 § 1(A), 1995; Ord. 2076-95 § 1, 1995; Ord. 1978-93 §§ 1, 2, 1993; Ord. 1864-92 § 1, 1992; Ord. 1847-92 § 3 (part), 1992.)

4.030 Floodplain overlay zone definitions.

Following are the floodplain overlay zone definitions pertaining to Chapter 30 of this title, as amended, and unless expressly provided otherwise, to all other provisions of this title that are governed by Chapter 30.

“Appeal” means a request for a review of the planning director’s interpretation of any provision of Chapter 30.

“Area of special flood hazard” means the land in the floodplain within the city subject to a one percent or greater chance of flooding in any given year. Designation on flood insurance rate maps always includes the letters A or V.

“Base flood” means the flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the “one-hundred-year flood.” Designation on flood insurance rate maps always includes the letters A or V.

“Basement” means any area of the building having its floor sub-grade (below ground level) on all sides.

“Breakaway wall” means a wall that is not a 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.

“Coastal high hazard area” means the area subject to high velocity waters, including but not limited to, storm surge or tsunamis. The area is designated on the FIRM as zone VI-V30, VE or V.

“Development” means any manmade 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.

“Flood” or “flooding” means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters; and/or
2. The unusual and rapid accumulation of runoff of surface waters from any source.

“Flood fringe” means the portion of the regulatory floodplain beyond the limits of the floodway. Floodwaters in this area are usually shallow and slow moving. Development is permitted in the flood fringe if protected from the water of the one-hundred-year flood.

“Flood insurance rate map (FIRM)” means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

