

Chapter 3

Definitions of Terms

Section 300.0 Scope

Sec. 300.1 Purpose: For the purpose of these Regulations, certain abbreviations, words, and their derivatives shall be construed as set forth in this Chapter.

Section 301.0 Definitions

Sec. 301.1 Accessory Use or Structure - a use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

Sec. 301.2 Artificial Obstruction - artificial obstruction shall mean any obstruction which is not a natural obstruction.

Sec. 301.3 Base Flood - a flood which is representative of large floods known to have occurred generally in the area or reasonably characteristic of what can be expected to occur on a particular stream or other body of water. This flood is generally being recognized and accepted nationally by Federal and non-Federal interests as one with an average frequency of occurrence on the order of once in 100 years (see 100-Year Frequency Flood and Figure 3).

Sec. 301.4 Building Code - the regulations adopted by a local governing body setting forth standards for the construction, addition, modification, and repair of buildings and other structures for the purpose of protecting the health, safety, and general welfare of the public.

Sec. 301.5 Building Official - the officer charged with the administration and enforcement of the Building Code and these Flood Proofing Regulations or a regularly authorized deputy.

Sec. 301.6 Channel - a natural or artificial watercourse of perceptible extent, with definite bed and banks to confine and conduct continuously or periodically flowing water. Channel flow thus is that water which is flowing within the limits of the defined channel (see Figure 3).

Sec. 301.7 Encroachment Lines - the lateral limits or line drawn along each side and generally parallel to a watercourse or body of water, to preserve the flood carrying capacity of the stream or other body of water and its flood plain, and to assure attainment of the basic objective of improvement plans that may be considered or proposed. Their location should be such that the floodway between them will effectively carry and discharge the base flood, or 100-year frequency flood (see Figure 3).

Sec. 301.8 Fill - the placing, storing, or dumping of any material, such as (by way of illustration but not of limitation) earth, clay, sand, concrete, rubble, or waste of any kind upon the surface of the ground which results in increasing the natural ground surface elevation.

Sec. 301.9 Flood - an overflow of lands adjacent to a river, stream, ocean, lake, etc., not normally covered by water. Otherwise it is normally considered as any temporary rise in stream flow or stage that results in significant adverse effects in the vicinity. Adverse effects may include damages from overflow of land areas, backwater effects in sewers and local drainage channels, creation of unsanitary conditions, soil erosion, deposition of materials during flood recessions, rise of groundwater coincident with increased streamflow, contamination of domestic water supplies, subsidence or collapse of land along a body of water, and other problems.

Sec. 301.10 Flood Crest - the maximum stage or elevation reached by the waters of a flood at a given location.

Sec. 301.11 Flood Plain - the area, usually low lands, adjoining the channel of a river, stream or watercourse or ocean, lake, or other body of standing water, which has been or may be covered by floodwater.

Sec. 301.12 Flood Plain Management - a term applied to the full range of public policy and action for ensuring wise use of flood plains. It includes the operation of an overall program of corrective and preventative measures for reducing flood damage, including, but not limited to emergency preparedness, plans flood control works and flood plain management.

Sec. 301.13 Flood Plain Regulations - a general term applied to the full range of codes, ordinances, and other regulations relating to the use of land and construction within flood plain limits. The term encompasses zoning ordinances, subdivision regulations, building and housing codes, encroachment laws, open area (space) and health regulations, grading and erosion control ordinances for purposes of reducing or preventing flood damage.

Sec. 301.14 Flood Profile - a graph or a longitudinal profile showing the relationship of the water surface elevation of a flood to location along a stream.

Sec. 301.15 Flood Proofing - a combination of structural changes and/or adjustments incorporated in the design and/or construction and alteration of individual buildings, structures or properties subject to flooding primarily for the reduction or elimination of flood damages.

Sec. 301.15.1 Permanent Flood Proofing - permanent protection would be provided against flooding which does not depend upon any judgment, flood forecast, or action to put flood protection measures into effect.

Sec. 301.15.2 Contingent (Partial) Flood Proofing - contingent measures would not be effective unless, upon receipt of a warning or forecast, some minimal action would be required to make the flood proofing measures operational.

Sec. 301.15.3 Emergency (Temporary) Flood Proofing - emergency measures would be, upon receipt of a warning or forecast, either improvised just prior to or during an actual flood or carried out according to an established emergency plan of action.

Sec. 301.16 Floodway - the channel of the stream or body of water and those portions of the flood plain which are reasonably required to carry and discharge floodwater or flood flow of the base flood or 100-year frequency flood (see Figure 3).

Sec. 301.17 Floodway Fringe - the area of the flood plain not lying within a floodway which may hereafter be covered by floodwaters up to the Base Flood (see Figure 3).

Sec. 301.18 Freeboard - a factor of safety usually expressed in feet above a design flood level for flood protection or control works. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions such as wave action, bridge opening and floodway obstructions, and the hydrological effects of urbanization of the watershed (see figure 1).

Sec. 301.19 Habitable Room - a space used for living, sleeping, eating or cooking, or a combination thereof, but not including bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility rooms, basement recreation rooms and similar spaces.

Sec. 301.20 Natural Obstruction - natural obstruction shall mean any rock, tree, gravel, or analogous natural matter that is an obstruction and has been located within the floodway by a nonhuman cause.

Sec. 301.21 Nonconforming Use - a building or structure, or the use thereof, which was lawful before the passage or amendment of the (ordinance, resolution, act) but which is not in conformance with the provisions of these Regulations.

Sec. 301.22 100-Year Frequency Flood - a flood having an average frequency of occurrence on the order of once in 100 years although the flood may occur in any year (a one percent chance of being exceeded in any year). It is based on statistical analyses of streamflow records available for the watershed and analyses of rainfall and runoff characteristics in the general region of the watershed and is a statistical means of estimating the probability of flooding for insurance and land use planning. Over the life of a 30-year mortgage, there is approximately a 25- percent chance that this flood or one of a greater magnitude will occur. For these and NFIP regulations the base flood is the 100-year frequency flood.

Sec. 301.23 Owner - owner shall mean any person who has dominion over, control of, or title to land and improvements.

Sec. 301.24 Reach - a hydraulic engineering term to describe longitudinal segments of a stream or river. A reach will generally include the segment of the flood plain where flood heights are primarily controlled by

man-made or natural flood plain obstructions or restrictions. In an urban area, the segment of a stream or river between two physically identifiable points on the stream center line would most likely be designated as a reach.

Sec. 301.25 Regulatory Flood Datum (RFD) - established plane of reference from which elevation and depth of flooding may be determined for specific locations in the flood plain. It is the Base Flood plus a freeboard factor of safety established for each particular area which tends to compensate for the many unknown and incalculable factors that could contribute to greater flood heights than that computed for a Base Flood. (See Base Flood and Freeboard definitions for clarification of cumulative definition of Regulatory Flood Datum, and Figure 3.)

Sec. 301.26 Special Flood Hazard Areas: The lands adjoining the channel of a river, stream, or watercourse which would be covered by flood water during a base flood (100-year Flood). Flood Hazard Boundary Maps or Flood Insurance Rate Maps published by the Federal Insurance Administration of the Federal Emergency Management Agency identify Special Flood Hazard Areas. These can also be determined from flood hazard studies performed by agencies such as the U. S. Army Corps of Engineers, U.S. Geological Survey, Tennessee Valley Authority, Soil Conservation Service and from qualified professional engineer firms. Elevation differences should be clarified for community use and referenced to appropriate agency.

Sec. 301.27 Subdivision - the partitioning or dividing of a parcel or tract of land.

Sec. 301.28 Subdivision Regulations - regulations and standards established by a local unit of government with authority granted under a state enabling law, for the subdivision of land in order to secure coordinated land development, including adequate building sites and land for vital community services and facilities such as streets, utilities, schools, and parks.

Sec. 301.29 Underclearance - the lowest point of a bridge or other structure over or across a river, stream, or watercourse that limits the opening through which water flows. This is referred to as "low steel" in some regions.

Sec. 301.30 Watercourse - any natural or man-made depression with a bed and well-defined banks below the surrounding land serving to give direction to a current of water or pattern of runoff from a drainage area of any size.