

Chapter 2

GENERAL PROVISIONS

12-2-1: LANDS APPLICABLE:

This title shall apply to all areas of special flood hazard within the jurisdiction of the city. (1995 Code § 27-2-1)

12-2-2: BASIS FOR ESTABLISHING AREAS OF SPECIAL FLOOD HAZARD:

The areas of special flood hazard identified by the federal emergency management agency in its flood insurance rate map dated March 18, 1986, is adopted by reference and declared to be part of this title. The FIRM is on file at the city office. (1995 Code § 27-2-2)

12-2-3: COMPLIANCE WITH OTHER REGULATIONS:

No structure or land shall hereafter be constructed, located, extended or altered without full compliance with the terms of this title, and other applicable regulations. (1995 Code § 27-2-3)

12-2-4: ABROGATION AND GREATER RESTRICTIONS:

This title is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this title and another ordinance, easement, covenant or deed restriction conflict and overlap, whichever imposes the more stringent restrictions shall prevail. (1995 Code § 27-2-4)

12-2-5: INTERPRETATION:

In the interpretation and application of this title, all provisions shall be considered as minimum requirements, liberally construed in favor of the governing body, and deemed neither to limit nor repeal any other powers granted under state statutes. (1995 Code § 27-2-5)

12-2-6: WARNING AND DISCLAIMER OF LIABILITY:

The degree of flood protection required by this title is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This title does not imply that land outside the areas of special flood hazard or uses permitted within such areas of special flood hazard will be free from flooding or flood damages. This title shall not create liability on the part of the city, any officer or employee thereof, or the federal emergency management agency, for any flood damages that result from reliance on this title or an administrative decision lawfully made thereunder. (1995 Code § 27-2-6)