

## KEY DRAINAGE TERMS

**1% Annual Chance Floodplain (formerly 100-year floodplain)** - the land within a community subject to a one (1) percent or greater chance of flooding in any given year. These areas are typically designated as a Federal Emergency Management Agency (FEMA) Zone A, AE, AH, or AO on FEMA Flood Insurance Rate Maps (FIRM Panels).

**Alluvial Fan Flooding** - flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

**Apex** - a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

**Appurtenant Structure** - a structure which is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

**Area of Flood Inundation** - sites that are subject to flooding as a result of water ponding in the controlled storage areas of dams, detention and retention ponds.

**Area of Future Flood Conditions** - the land area that would be inundated by the 1% annual chance (100-year) flood based on future conditions hydrology.

**Area of Shallow Flooding** - a designated AO, AH, AR/AO, AR/AH, or VO zone on a community's Flood Insurance Rate Map (FIRM) with a one (1) percent or greater annual chance of flooding to an average depth of one (1) to three (3) feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

**Area of Special Flood Hazard**- the land in the floodplain within a community subject to a one (1) percent or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (FHBM). After detailed rate making has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE or V.

**Base Flood** -the flood having a one (1) percent chance of being equaled or exceeded in any given year.

**Base Flood Elevation (BFE)** - the elevation shown on the Flood Insurance Rate Map (FIRM) and found in the accompanying Flood Insurance Study (FIS) for Zones A, AE, AH, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting

from the flood that has a 1% chance of equaling or exceeding that level in any given year - also called the base flood.

**Basement** - any area of the building having its floor subgrade (below ground level) on all sides.

**Best Management Practices (BMPs)** - schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution in discharges that reach waters of the United States. BMPs also include treatment requirements, operating procedures, and practices to control facility site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

**Bioretention** - On-lot retention of stormwater through the use of vegetated depressions engineered to collect, store, and infiltrate runoff.

**Breakaway Wall** - 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.

**BRWM** - Bexar Regional Watershed Management

**Buffer** - A vegetated zone adjacent to a stream, wetland, or shoreline where development is restricted or controlled to minimize the effects of development.

**COE** - the United States Army Corps of Engineers

**Committee of Seven** - committee consisting of two members of the COSA City Council, two members of the COUNTY Commissioners Court, two Bexar County members of the SA RA Board of Directors, and an elected official from a suburban city in Bexar County as selected by the Bexar County Council of Cities administered through the Alamo Area Council of Governments.

**COSA** - the City of San Antonio, Texas

**COUNTY** - Bexar County, Texas

**CLOMR** - Conditional Letter of Map Revision. A CLOMR will be submitted for FEMA approval for all proposed physical changes to the floodplain that will result in a change to the floodplain boundary.

**Cluster Development** - Buildings concentrated in specific areas to minimize infrastructure and development costs while achieving the allowable density. This approach allows the preservation of natural open space for recreation, common open space, and preservation of environmentally sensitive features.

**CWA** - the Clean Water Act

**Critical Feature** - an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

**Curbs** - Concrete barriers on the edges of streets used to direct storm water runoff to an inlet or storm drain and to protect lawns and sidewalks from vehicles

**Design storm** - A rainfall event of specific size, intensity, and return frequency (e.g., the 1-year storm) that is used to calculate runoff volume and peak discharge rate.

**Detention** - The temporary storage of stormwater to control discharge rates, allow for infiltration, and improve water quality.

**Development** - any manmade change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or, drilling operations or storage of equipment or materials.

**Discharge** - Unless indicated otherwise, refers to discharges from the Municipal Separate Storm Sewer System (MS4).

**Dry Well** - Small excavated trenches filled with stone to control and infiltrate rooftop runoff.

**Elevated Building** - a non-basement building (I) built, in the case of a building in Zones AE, A, A99, AO, AH, X, and D, to have the top of the elevated floor, elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones AE, A, A99, AO, AH, X, D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater s.

**EPA** - Environmental Protection Agency

**Erosion** - The process of soil detachment and movement by the forces of water.

**Existing Construction** - for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before the date. "Existing construction" may also be referred to as "existing structures."

**Existing Manufactured Home Park or Subdivision** - a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete

pads) is completed before the effective date of the floodplain management regulations adopted by a community.

**Expansion to an existing manufactured home park or subdivision** - the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**FEMA** - the Federal Emergency Management Agency

**Filter Strips** - Bands of closely-growing vegetation, usually grass, planted between pollution sources and downstream receiving waterbodies.

**Flood or Flooding** - a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

**Flood Elevation Study** - an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

**Flood Insurance Rate Map (FIRM)** - an official map of a community, on which the Federal Emergency Management Agency has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

**Flood Insurance Study (FIS)** - the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, water surface elevation or the base flood, as well as the flood boundary map. Also see Flood Elevation Study.

**Floodplain** - any land area susceptible to being inundated by water from any source (see definition of flooding). The 1 % annual chance floodplain is also known as the area of special flood hazard. Also see Regulatory Floodplain.

**Flood-Prone Area** - any land area susceptible to being inundated by water from any source (see definition of flooding).

**Floodplain Management** - the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

**Floodplain Management Regulations** - zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination

thereof, which provide standards for the purpose of flood damage prevention and reduction.

**Flood Protection System** - those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

**Floodproofing** - any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**Floodway** see Regulatory Floodway.

**Functionally Dependent Use** - a use, which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

**Greenway** - A linear open space a corridor composed of natural vegetation. Greenways can be used to create connected networks of open space that include traditional parks and natural areas.

**Groundwater** - Water stored underground in the pore spaces between soil particles or rock fractures.

**Habitat** - An area or type of area that supports plant or animal life.

**Habitable Structure** - a structure that has facilities to accommodate people for an overnight stay. These include, but are not limited to, residential homes, apartments, condominiums, hotels, motels, and manufactured homes. Recreational vehicles are not included in this definition.

**Highest Adjacent Grade** - the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

**Historic Structure** - any structure that is:

- (1) 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;
- (2) 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;

(3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

(4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

(a) By an approved state program as determined by the Secretary of the Interior or;

(b) Directly by the Secretary of the Interior in states without approved programs.

**Hydrology** - The science dealing with the waters of the earth, their distribution on the surface and underground, and the cycle involving evaporation, precipitation, flow to the seas, etc.

**Illicit Connection** – any man-made conveyance connecting an illicit discharge directly to a municipal separate storm sewer.

**Illicit Discharge** - any discharge to a municipal separate storm sewer that is not composed entirely of storm water except discharges pursuant to a NPDES or TPDES permit (other than the NPDES or TPDES permit for certain discharges from the municipal separate storm sewer), discharges resulting from fire fighting activities, and other allowable non-storm water discharges.

**IMP** - integrated management practice. A LID practice or combination of practices that are the most effective and practicable (including technological, economic, and institutional considerations) means of controlling the predevelopment site hydrology.

**Impervious Area** - A hard surface area (e.g., parking lot or rooftop) that prevents or retards the entry of water into the soil, thus causing water to run off the surface in greater quantities and at an increased rate of flow.

**Imperviousness Overlay Zoning** - One form of the overlay zoning process. Environmental aspects of future imperviousness are estimated based on the future zoning build-out conditions. Estimated impacts are compared with watershed protection goals to determine the limit for total impervious surfaces in the watershed. Imperviousness overlay zoning areas are then used to define subdivision layout options that conform to the total imperviousness limit.

**Incentive Zoning** - Zoning that provides for give-and-take compromise on zoning restrictions, allowing for more flexibility to provide environmental protection. Incentive zoning allows a developer to exceed a zoning ordinance's limitations if the developer agrees to fulfill conditions specified in the ordinance. The developer may be allowed

greater lot yields by a specified amount in exchange for providing open spaces within the development.

**Infiltration** - The downward movement of water from the land surface into the soil

**Landfill** - an area of land or an excavation in which wastes are placed for permanent disposal, and which is not a land application unit, surface impoundment, injection well, or waste pile.

**Levee** - a man-made structure; usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

**Levee System** - a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

**Level Spreader** - An outlet designed to convert concentrated runoff to sheet flow and disperse it uniformly across a slope to prevent erosion.

**Local Project** - all projects that are not Regional Projects.

**LOMR (Letter of Map Revision)** - A LOMR will be submitted for FEMA approval for all changes to the floodplain boundary that are delineated on the current Flood Insurance Rate Maps.

**Low Impact Development** - The integration of site ecological and environmental goal and requirements into all phases of urban planning and design from the individual residential lot level to the entire watershed.

**Lowest Floor** - 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 requirement of Section 60.3 of the National Flood Insurance Program regulations.

**Major Outfall** -an outfall that discharges from a single pipe with an inside diameter of 36 inches or more or its equivalent (discharge from a single conveyance other than circular pipe which is associated with a drainage area of more than 50 acres); or for municipal separate storm sewers that receive storm water from lands zoned for industrial activity (based on comprehensive zoning plans or the equivalent), an outfall that discharges from a single pipe with an inside diameter of 12 inches or more or from its equivalent (discharge from other than a circular pipe associated with a drainage area of 2 acres or more).

**Management Committee** - that committee consisting of the COSA Director of Public Works, the COUNTY Executive Director of Infrastructure Services, the SARA General Manager and an additional member may be appointed by the participating suburban cities.

**Manufactured Home** - a structure transportable in one (1) 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. The term "manufactured home" does not include a "recreational vehicle".

**Manufactured Home Park or Subdivision** - a parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

**Mean Sea Level** - for purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

**Military Bases** - all real property held by the United States Department of Defense located in the Service Area.

**Municipal Separate Storm Sewer System, or MS4** - a conveyance, or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains)

**Natural State** - the topography that exists at the time information is gathered for flood insurance rate maps or any subsequent approved revisions to those maps.

**New Construction** - for the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

**New Manufactured Home Park or Subdivision** - a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

**Nonpoint Source Pollution** - Water pollution caused by rainfall or snowmelt moving both over and through the ground and carrying with it a variety of pollutants associated with human land uses. A nonpoint source is any source of water pollution that does not meet the legal definition of point source *in* section 502(14) of the Federal Clean Water Act.

**NPDES** - the National Pollution Discharge Elimination System established by the federal Environmental Protection Agency.

**NRCS**- the Natural Resource Conservation Service.

**Open Space** - Land set aside for public or private use within a development that is not built upon.

**Outfall** - a point source where a municipal separate storm sewer discharges to surface water in the state and does not include open conveyances connecting two municipal separate storm sewers, or pipes, tunnels or other conveyances which connect segments of the same stream or other surface water in the state and are used to convey surface water in the state.

**Overlay Districts** - Zoning districts in which additional regulatory standards are superimposed on existing zoning. Overlay districts provide a method of placing special restrictions in addition to those required by basic zoning ordinances.

**Performance Zoning** - Establishes minimum criteria to be used when assessing whether a particular project is appropriate for a certain area; ensures that the end result adheres to an acceptable level of performance or compatibility. This type of zoning provides flexibility with the well-defined goals and rules found in conventional zoning.

**Permeable** - Soil or other material that allows the infiltration or passage of water or other liquids.

**Planned Unit Development (PUD) Zoning** - Planned unit development provisions allow land to be developed in a manner that does not conform with existing requirements of any of the standard zoning districts. The PUD allows greater flexibility and innovation than conventional standards because a planned unit is regulated as one unit instead of each lot being regulated separately.

**Point Source** - any discernible, confined, and discrete conveyance, including but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, landfill leachate collection system, vessel or other floating craft from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture or agricultural storm water runoff.

**Rain Barrels** - Barrels designed to collect and store rooftop runoff.

**Recharge Area** - A land area in which surface water infiltrates the soil and reaches the zone of saturation or groundwater table.

**Recreational Vehicle** - a vehicle which is (I) built on a single chassis; (ii) four hundred (400) square feet or less when measured at the largest horizontal projections; (iii)

designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**Regional Project** - all projects with a drainage area greater than 960 acres

**Regulatory Floodplain** - the land within the community subject to a one (1) percent or greater chance of flooding in any given year assuming all future development has occurred throughout the watershed. The regulatory floodplain is delineated on the currently effective FEMA Flood Insurance Rate Maps (FIRM Panels). NOTE: As the city's floodplain ordinance (this Appendix F of the Unified Development Code) is approved by FEMA as a condition of participation in the National Flood Insurance Program (NFIP), the city's regulatory floodplain is considered FEMA's future base flood.

**Regulatory Floodway** - the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. The floodway is congruent with the regulatory 1% annual chance floodplain in the City of San Antonio and its Extra Territorial Jurisdiction.

**Repetitive Loss** - flood-related damages sustained by a structure on two (2) separate occasions during a ten-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds twenty-five (25) percent of the market value of the structure before the damage occurred.

**Riparian Area** - Vegetated ecosystems along a waterbody through which energy, materials, and water pass. Riparian areas characteristically have a high water table and are subject to periodic flooding.

**Riverine** -relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

**Runoff** - Water from rain, melted snow, or irrigation that flows over the land surface.

**SARA** - the San Antonio River Authority

**SCS** - U.S. Department of Agriculture Soil Conservation Service; renamed the Natural Resources Conservation Service (NRCS).

**Site Fingerprinting:** Development approach that places development away from environmentally sensitive areas (wetlands, steep slopes, etc.), future open spaces, tree save areas, future restoration areas, and temporary and permanent vegetative forest buffer zones. Ground disturbance is confined to areas where structures, roads, and rights-of-way will exist after construction is complete.

**Special Flood Hazard** - area see Area of Special Flood Hazard.

**Start of Construction** - for all new construction and substantial improvements, the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within one hundred eighty (180) days of the permit date. 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 includes land preparation, such as clearing, grading and filling; includes the installation of streets and/or walkways; excavation for a basement, footings, piers or foundations or the erection of temporary forms; 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. The start of construction period is valid for one hundred eighty (180) days. Any delay beyond this period would require resubmission of added data and the permit application. 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.

**Storm Sewer** - unless otherwise indicated, a municipal separate storm sewer system (MS4).

**Storm Water Management Program, or SWMP** - a comprehensive program to manage the quality of discharges from the municipal separate storm sewer system.

**Storm Water Utility** - the entity established by COSA Ordinance No. 86711 Storm Water Drainage Utility.

**Structural Control (or Practice)** - A pollution prevention practice that requires the construction of a device, or the use of a device, to capture or prevent pollution in storm water runoff. Structural controls and practices may include but are not limited to: silt fences, earthen dikes, drainage swales, sediment traps, check dams, subsurface drain, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, and temporary or percent/sediment basin.

**Structure** - for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

**Subdivision** - The process of dividing parcels of land into smaller building units, roads, open spaces, and utilities.

**Substantial Damage** - damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred. Substantial damage also means flood-related damages sustained by a structure on two (2) separate occasions during a ten-year period for which the cost of repairs at the time of each such

flood event, on the average, equals or exceeds twenty-five (25) percent of the market value of the structure before the damage occurred.

**Substantial Improvement** - any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before "start of construction" of the improvement. This includes "substantial damage", regardless of the structures which have incurred "repetitive loss" or actual repair work performed. The term does not, however, include either:

(1) Any structure's continued designation as a "historic structure" project for improvement of a structure to correct existing violations of 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 conditions or

(2) Any alteration of a "historic structure" provided that the alteration will not preclude the structures continued designation as a "historical structure."

**Surface Water in the State** - Lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, wetlands, marshes, inlets, canals, the Gulf of Mexico inside the territorial limits of the state, and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, navigable or nonnavigable, and including the beds and bank of all water-courses and bodies of surface water, that are wholly or partially inside or bordering the state or subject to the jurisdiction of the state; except that waters in treatment systems which are authorized by state or federal law, regulation, or permit, and which are created for the purpose of waste treatment are not considered to be water in the state.

**Suburban Cities** - those municipalities located in Bexar County, Texas, other than COSA.

**Swale** - An open drainage channel designed to detain or infiltrate stormwater runoff.

**TCEQ** - the Texas Commission on Environmental Quality, formerly known as the Texas Natural Resource Conservation Commission.

**TPDES** - the Texas Pollution Discharge Elimination System as delegated to the State by the federal Environmental Protection Agency.

**Unflooded Access** - that vehicular traffic has safe access (within the "Proceed with Caution" range per figure 504-2) to a property from a public street in times of a design storm event (reference Section 35-504(b)(2) System Criteria") and to an arterial street that is not adjacent to the development or to a distance of one-quarter mile, whichever is less, during a twenty (20) percent annual chance (20% A.C., or "5-year") storm event.

**Urbanization** - Changing land use from rural characteristics to urban (city-like) characteristics.

**Urban Sprawl** - Development patterns, where rural land is converted to urban uses more quickly than needed to house new residents and support new businesses. As a result people become more dependent on automobiles and have to commute farther. Sprawl defines patterns of urban growth that include large acreage of low-density residential development, rigid separation between residential and commercial uses, residential and commercial development in rural areas away from urban centers, minimal support for nonmotorized transportation methods, and a lack of integrated transportation and land use planning.

**USGS** - United States Geological Survey, an agency within the Department of the Interior.

**Variance** - a grant of relief from the requirement of this chapter when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this subdivision. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations.)

**Violation** - the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR Section 60.3 (Floodplain management criteria for flood-prone areas) is presumed to be in violation until such time as that documentation is provided.

**Water Surface Elevation** - the height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

**Watershed** - The topographic boundary within which water drains into a particular river, stream, wetland, or body of water.

**Watershed-based Zoning** - Zoning that achieves watershed protection goals by creating a watershed development plan, using zoning as the basis (flexible density and subdivision layout specifications), that falls within the range of density and imperviousness allowable for the watershed to prevent environmental impacts. Watershed-based zoning usually employs a mixture of zoning practices.

**Watershed Committee** -the Countywide Citizens Watershed Master Plan Committee originally appointed by COSA Resolution No. 99-46-51 on December 9, 1999 and COUNTY Joint Resolution on December 7, 1999.

**Wet pond** - A stormwater management pond designed to detain urban runoff and always contain water.

**WIAC** - the Watershed Improvement Advisory Committee described.

**Zero-lot-line Development** - A development option in which side yard restrictions are reduced and the building abuts a side lot line. Overall unit-lot densities are therefore increased. Zero-lot-line development can result in increased protection of natural resources, as well as reduction in requirements for road and sidewalk.

**Zoning** - Regulations or requirements that govern the use, placement, spacing, and size of land and buildings within a specific area.