

ARTICLE 3.500 HOUSE MOVING

Sec. 3.501 Permit Required

No person, firm or corporation shall move any building on, through or over any street, alley, sidewalk, or other public place in the city without having obtained a permit therefor from the city clerk. Applications for such permits shall be made in writing to the clerk and shall state thereon the proposed route and the number of days it is intended that the building shall occupy any portion of any street, alley, sidewalk or other public place.

Sec. 3.502 Approval; Fee

Upon approval of the intended route by the city clerk, a fee of fifteen dollars for each day or fraction thereof that it is intended that the building shall occupy any such portion of any public place shall be paid to the clerk and the permit issued. An additional payment of fifteen dollars for each day or fraction thereof over and above the time stated on the permit during or on which any building shall occupy such public place shall be paid.

Sec. 3.503 Bond

Every person, firm or corporation applying for a permit under this article shall submit with his application a \$50,000.00 bond with a lawful corporate surety to be approved by the city clerk, conditioned on his compliance with all the provisions of this article, and agreeing to pay and holding the city harmless from any claim which may be made against it by reason of the occupation of any street, alley, sidewalk or other public place by the building or structure moved.

Sec. 3.504 Lights and Warnings

Whenever a street or alley is blocked by a house or structure which is being moved, warnings to that effect shall be placed by the police department so as to warn vehicles and persons from entering that portion of the street so blocked. The person, firm or corporation moving any building through the streets shall keep warning signs and lanterns or lights at night on the building so as to guard against any person or vehicle from colliding with it.

Sec. 3.505 Wires - Cutting

Whenever it shall be necessary to interfere with wires or cables of a public utility in moving a building the terms of any special or franchise ordinance governing shall apply and the bond therein specified shall be given. If no such terms apply, then the mayor shall estimate the expense of fixing the wires and the bond to be given to cover such expense.

Sec. 3.506 Fire Alarm Wires

When any such moving building approaches any fire alarm wire or pole which shall be endangered by the removal of such building or structure, it shall be the duty of the mover to notify the fire marshal at least six hours before reaching such wire or pole so that they may be removed or cared for by the city authorities.

Sec. 3.507 Protecting Pavement

Where a building is being moved over a street, but is not carried on another vehicle or on a unit equipped with tires that comply with the traffic regulations, the road surface whether paved or not, shall be protected by planking or other device effective to prevent injury to the roadway or pavement.

Sec. 3.508 Exception

HUD Code manufactured housing and mobile homes shall not be subject to the provisions of this article.

(Ordinance adopting Code)

ARTICLE 3.600 SIGNS

Signs placed on utility poles in the city advertising such things as lost pets, yard sales, miscellaneous services, etc., are unlawful and subject to penalty under state law. (Ordinance adopting Code)

ARTICLE 3.700 FENCE REGULATIONS

Sec. 3.701 Purpose

The purpose of this article is to regulate the construction, erection, enlargement, alteration, and maintenance of all fences within the boundaries of the City of Ladonia in order to provide a practical safeguarding of life, health, and property from hazards that may arise from improper construction of such installations.

Sec. 3.702 Permit to Install or Alter Fences

(a) It shall be unlawful for any person to install or cause to be installed, or to permit any person to install a fence or to make any alterations, additions or changes to a fence, without first having procured a permit to do so from the city.

(b) The fee for a permit required by this article shall be as provided for in the fee schedule found in the appendix of this code and shall be paid prior to the issuance of the permit.

(c) The city may refuse to issue a permit under this section to any person who has been convicted of a violation of any provision of this section.

Sec. 3.703 Regulation of Electric Fences

(a) No fence constructed in such a manner that it may continuously conduct electrical current may be allowed in any area wherein farm animals are not allowed.

(b) Single-strand wires designed to conduct electricity through an approved low-voltage regulator shall be allowed only along the interior base line of an otherwise permitted fence. No permit shall be required for the erection and maintenance of such single-strand electric wires.

Sec. 3.704 Location on or Protrusion Over City Property Prohibited

No privately owned fence or guy wires, braces or any other part of a privately owned fence shall be constructed upon or caused to protrude over property owned by the city.

Sec. 3.705 Height Limit for Fences Along Rear Yard or Alley Line in Residential Areas

No fence shall be constructed at a height exceeding eight feet (8') along the rear yard or alley line in residential areas.

Sec. 3.706 Height Limit for Fences on Side Yard Line in Residential Areas; Such Fences to be Vertical

No fence shall be constructed at a height exceeding eight feet (8') on any side yard line in residential areas up to the building line of the house proper. All such fences constructed on side yard lines in residential areas must be vertical.

Sec. 3.707 Front Yard Fences in Residential Area Prohibited Except in Certain Applications; Height Limit and Visibility of Side Property Line Fences Extending or Constructed Past the Building Line

No fence shall be constructed between the building line and front property line and/or street side building line for corner lots for residential buildings facing the side street, except for ornamental type fencing on side yard property lines built between the building line and front property line. Ornamental type fences not to exceed six feet (6') in height with at least fifty percent (50%) through vision.

Sec. 3.708 Inspection of New Fences

When any fence for which a permit has been issued under this article is completed, it must be inspected. The city be notified upon completion of the fence. An inspector for the city will issue a card of acceptance if the fence complies with the provisions of this article or reject the fence if it does not so comply.

Sec. 3.709 Maintenance

All fences constructed under the provisions of this article shall be maintained so as to comply with the requirements of this article.

Sec. 3.710 Appeals From Decisions Under This Article

Any appeal from an interpretation of the provisions of this article shall be made to the city council.

(Ordinance adopting Code)

ARTICLE 3.800 REGULATION OF MOBILE AND MANUFACTURED HOMES

Sec. 3.801 Definitions

As used in this article, the following terms shall have the meanings herein assigned:

Manufactured Home. Means a structure manufactured after July, 1976, 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.

Mobile Home. Means a structure manufactured before July, 1976, 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.

Sec. 3.802 Mobile Homes Prohibited in City

(a) From and after the effective date of this article, it shall be unlawful for any person to move into the city a mobile. This prohibition extends to all mobile homes, whether to be used as a dwelling, an office or otherwise.

(b) Mobile homes placed in the city prior to enactment of this article shall be deemed lawful, however, should such mobile homes be moved, the property may not again be used for placement of a mobile home.

(b1) The afore listed (b) is hereby assumed to be valid only after a Manufactured Home Park is ready for occupancy within the city limits. Until such time All Manufactured homes shall meet the following specifications:

(1) All manufactured homes must prior to being moved to the city have a current FHA or acceptable inspection of livability and construction conditions.

(2) Within thirty (30) days of being placed in the city, all manufactured homes shall be skirted and the space underneath the manufactured home shall be permitted for storage only if the storage area complies with the fire and sanitary regulations of the city.

- (3) All Manufactured homes must be secured with tie-downs in compliance with standards prescribed by the Administrative Rules of the Texas Department of Housing and Community Affairs Rules 80.23, 80.24, 80.25.
- (4) All Manufactured homes shall be constructed according to the national Manufactured Housing Construction and safety Standard Act of 1974, 42 usc 5401, et.seq.
- (5) Manufactured homes shall be of the "Double wide" or "Triple wide" style before being setup in the city limits and may not be older than 10 years at time of setup.
- (6) Placement of Manufactured homes must meet approval of building codes.

Sec. 3.803 Manufactured Home Standards

Within thirty (30) days of being placed in the city, all manufactured homes shall be skirted and the space underneath the manufactured home shall be permitted for storage only if the storage area complies with the fire and sanitary regulations of the city.

(Ordinance adopting Code) 2009-07-06

ARTICLE 3.900 BUILDING OFFICIAL

Sec. 3.901 Appointment

There is hereby created the position of building official, who shall be appointed by the city council

Sec. 3.902 Duties

It shall be the duty of the building official to see to the enforcement of all ordinance provisions relating to buildings or zoning and to inspect all buildings or structures being

Ordinance No. 2009-07-06

An Ordinance by the City Council of Ladonia, Texas; said Ordinance amending the City's Code of Ordinances No. 3.800 Manufactured Homes by the Creation, adoption and amendment of sec. 3.802 "general restrictions"

WHEREAS, the City Council is charged with the responsibility to periodically review, amend or delete various Articles, Sections and /or Sub-Sections of the City Code of Ordinances; and

WHEREAS, such a review has been conducted in conjunction with the proposed establishment of a recreational vehicle park within the City; and

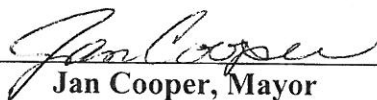
WHEREAS, this review indicates that the need exists for a new ordinance that will appropriately address the various minimum standards required in the creation, design, construction and operation of such a park; and

WHEREAS, proposed Ordinance No. 2007-02 and its attachment has been developed to address the above stated needs.


NOW, THEREFORE, BE IT ORDAINED by the City Council of Ladonia, Texas that:

- (1) the above referenced attachment is hereby incorporated into and made a permanent portion of Ordinance No. 2007-02.
- (2) Ordinance No. 2007-02 is hereby adopted as written and is authorized for insertion into the City's Code of Ordinances.

PASSED AND APPROVED, this 6th day of July, 2009.


Jan Cooper, Mayor

ATTEST:


Sherrie Phelps, City Secretary

(b1) The afore listed (b) is hereby assumed to be valid only after a Manufactured Home Park is ready for occupancy within the city limits. Until such time All Manufactured homes shall meet the following specifications:

- (1) All manufactured homes must prior to being moved to the city have a current FHA or acceptable inspection of livability and construction conditions.
- (2) Within thirty (30) days of being placed in the city, all manufactured homes shall be skirted and the space underneath the manufactured home shall be permitted for storage only if the storage area complies with the fire and sanitary regulations of the city.
- (3) All Manufactured homes must be secured with tie-downs in compliance with standards prescribed by the Administrative Rules of the Texas Department of Housing and Community Affairs Rules 80.23, 80.24, 80.25.
- (4) All Manufactured homes shall be constructed according to the national Manufactured Housing Construction and safety Standard Act of 1974, 42 usc 5401, et.seq.
- (5) Manufactured homes shall be of the "Double wide" or "Triple wide" style before being setup in the city limits and may not be older than 10 years at time of setup.
- (6) Placement of Manufactured homes must meet approval of building codes.

**CITY OF LADONIA, FANNIN COUNTY TEXAS
ORDINANCE NO. 2012-03-19**

AN ORDINANCE OF THE CITY OF LADONIA, TEXAS TO PROHIBIT TRAVEL TRAILERS IN THE CITY; PROVIDING FOR A DEFINITION; PROVIDING FOR RESTRICTIONS ON USE; PROVIDING A PERMIT AND A FEE FOR APPROVED USE; PROVIDING FOR LIMITED OPEN STORAGE; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City does not have at this time a Trailer Park designed for the utilization of Travel Trailers; and

WHEREAS, the City of Ladonia, to promote community uniformity of structure and support future efforts and effects of Planning and Zoning, limiting the use of recreational vehicles as permanent dwellings and encouraging the use of high building standards is in the best interest of the City; and

WHEREAS, Travel trailers are not permanent dwellings, nor are they taxed in accordance with the Property Tax Code providing revenue to the City for maintaining the infrastructure, the City therefore limits the use of Travel Trailers; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LADONIA, TEXAS:

SECTION 1. REGULATION OF TRAVEL TRAILERS

ARTICLE 3.810 Regulation of Travel Trailers shall be added to Chapter 3 Building & Construction of the Ladonia Code of Ordinances for the City of Ladonia. All Travel Trailers in the City must display current State Department of Motor Vehicles registration. Restrictions in this section do not refer to or prohibit the parking of Travel Trailers.

SECTION 2. DEFINITION

Travel Trailer shall mean a house trailer-type vehicle, recreational vehicle, motor home, fifth-wheel travel trailer, or camper trailer, regardless of whether the vehicle is affixed to real property, and shall be defined as a vehicular, portable structure built on a chassis, less than four hundred (400) square feet in area, being either of a gross weight of not more than 4,500 pounds or an overall length of not more than 28 feet, designed to be used as a temporary dwelling, to be towed behind a motor vehicle primarily for use as temporary living quarters in connection with recreational, camping, travel, or seasonal use and not as a permanent dwelling.

SECTION 3. RESTRICTIONS ON USE

Travel Trailers are prohibited in the city limits as permanent dwellings and may be used for temporary residential dwelling only after City Council approval, which may be revoked at any time, by a majority vote, under the following conditions only:

1. **Emergency Temporary Use** - An emergency shall only be loss of a permanent dwelling due to fire, flood or any natural disaster for the express purpose of occupying a travel trailer as a dwelling, only while repairing, remodeling, or replacing a permanent dwelling. A determination of the period of time such emergency use may continue, but in no event shall such period exceed 30 days. However, each applicant may have his emergency permit extended for an additional 30-day period. No permit shall be extended, or renewed, more than five times. All such extensions shall require a majority vote of the City Council.
2. **Recreational Temporary Use** - Travel Trailers may be used for on-site dwelling for camping purposes only for a period of up to fourteen (14) consecutive days at which time it must be removed from the City of Ladonia for a time period of at least thirty (30) business days.

3. **Construction Temporary Use** - Travel Trailers may be used for on-site dwelling purposes for up to six (6) months after obtaining building permit for construction of a home.

SECTION 4. PERMITS

Permits for Travel Trailer use shall be issued for any Travel Trailer in the City as prescribed in Section 3.

Three permits types and fees are as follows:

1. Emergency Temporary Use Permit \$ 0.00 month
2. Recreational Temporary Use Permit - \$ 5.00 week or as determined by City Council
3. Construction Temporary Use Permit - \$25.00 month or as determined by City Council

SECTION 5. OPEN STORAGE

Open storage is prohibited (except for materials for the residents' personal use or consumption such as firewood, garden materials, etc.).


SECTION 6. SEVERABILITY

It is hereby declared to be the intention of the City Council that Article 1.100 Section 1.107 of the Ladonia Code of Ordinances applies to this ordinance once approved, passed and published.

SECTION 10. EFFECTIVE DATE

This ordinance shall be in full force and effect after its passage and publication as provided by law and it is so ordained.

PASSED AND APPROVED, this 19th day of March 2012.



Janis Cooper, Mayor

ATTEST: 

Julie Russell, City Secretary

erected or altered, as frequently as may be necessary to insure compliance with the city ordinances.

Sec. 3.903 Stop Orders

The building official shall have the power to order all work stopped on construction or alteration or repair of buildings in the city when such work is being done in violation of any provision of any ordinance relating thereto, or in violation of the zoning ordinance. Work shall not be resumed after the issuance of such an order except on the written permission of the building official, provided, that if the stop order is an oral one, it shall be followed by a written order within the hour. Such written stop order may be served by any police officer.

(Ordinance adopting Code)

ARTICLE 3.1000 BUILDING PERMITS

Sec. 3.1001 Required

(a) The owner of any land situated within the incorporated limits of the City of Ladonia shall neither construct nor allow construction or placement, on such land, of any building or structure of a type set forth in sub-paragraphs (1) through (3) below, without having obtained a building permit from the City of Ladonia for such construction. The aforementioned permit will likewise be required in event of remodeling or repair of such structures, but only if the cost exceed fifty percent (50%) of their present value.

- (1) Single-family residence.
- (2) Multiple-family residence.
- (3) Any building in which; or from which, any business, commercial enterprises, or manufacturing process is to be conducted, or which is to be used for related storage or warehousing purposes.

(b) All such structures shall be built in accordance with the Southern Standard Building Code, which is hereby ordained as the City of Ladonia's building code.

Sec. 3.1002 Application for Building Permit

The application for any building permit required by this ordinance will be submitted by the landowner concerned to the mayor or Ladonia, at city hall, in duplicate copy, and shall contain as a minimum the following:

- (1) Name, mailing address, and telephone number of the applicant.

- (2) Type building to be constructed or repaired (as listed in Section 3.1001 of this article).
- (3) Location of the building site.
- (4) Outside dimensions of the proposed building, or addition.
- (5) Construction materials to be used for the foundation, floor, and exterior walls.
- (6) Manner in which the proposed building will be anchored to the foundation.
- (7) Height of the first floor level above the ground level, as measured from the highest point of the ground level,
 - (A) Prior to any grading and leveling.
 - (B) After grading and leveling.
- (8) Date on which construction is proposed to begin.

Sec. 3.1003 Fees for Building Permits

A fee as provided for in the fee schedule found in the appendix of this code will be charged for each building permit issued. Payment of said amount will accompany each permit application submitted, with such payment to be returned in event the application is denied.

(Ordinance 186 adopted 8/12/76)

Sec. 3.1004 Issuance of Building Permits

(a) A permit shall be granted unless found to be in violation of any flood zone ordinance, building code ordinance or other ordinance heretofore or hereinafter adopted by the city.

(b) Any building permit issued under the provisions of the ordinance will remain valid only for a period of ninety (90) days from its date of issue, and becomes void if construction has not begun within that period, or unless it is renewed within that period.

(Ordinance 186 adopted 8/12/76; Ordinance adopting Code)

Sec. 3.1005 Penalty for Violation

Any person receiving written notification from the City of Ladonia that he is in violation of the provisions of this ordinance shall have a period of thirty (30) days following his

receipt of such notice in which to effect compliance, or otherwise will upon conviction be subject to a fine as provided for in the general penalty provision found in Section 1.106 of this code per day for so long as he remains in violation.

(Ordinance 186 adopted 8/12/76)

ARTICLE 3.1100 FLOOD ZONE REGULATIONS

Sec. 3.1101 Permit Requirements

(a) No person shall erect, construct, enlarge, alter, repair, improve, move or demolish any building or structure without first obtaining a separate permit for each building or structure from the designated responsible person.

(b) No 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, shall be commenced until a separate permit has been obtained from the designated responsible person for each change.

(c) No mobile home shall be placed on improved or unimproved real estate without first obtaining a separate permit for each mobile home from the designated responsible person.

Sec. 3.1102 Application

To obtain a permit, the applicant shall first file a permit application on a form furnished for that purpose. The form must be completed and submitted to the designated responsible person before the issuance of a permit will be considered.

Sec. 3.1103 Review of Applications

(a) The city - mayor, hereinafter referred to as the responsible person, is appointed as the "person" responsible for receiving applications and examining the plan and specifications for the proposed construction or development.

(b) After reviewing the application, the responsible person shall require any additional measures which are necessary to meet the minimum requirements of this document.

(c) The responsible person shall review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

(d) The responsible person shall review all permit applications to determine whether proposed building sites will be reasonable safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements (including the placement of prefabricated buildings and mobile homes) shall: (i) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure, (ii) be constructed with materials and utility equipment resistant to flood damage, and (iii) be constructed by methods and practices that minimize flood damage.

(e) The responsible person shall review subdivision proposals and other proposed new development to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposals shall be reviewed to assure that (i) all such proposals are consistent with the need to minimize flood damage within the flood-prone area, (ii) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and (iii) adequate drainage is provided to reduce exposure to flood hazards.

(f) The responsible person shall require within flood-prone areas new and replacement water supply systems to be designed to minimize or eliminate infiltration of flood waters into the systems; and

(g) The responsible person shall require within flood-prone areas (i) new and replacement sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and (ii) on-site waste disposal systems to be located to avoid impairment to them or contamination from them during flooding.

(h) The responsible person shall require that all subdivision proposals and other proposed new development greater than fifty (50) lots or five (5) acres, whichever is lesser, include within such proposals base flood elevation data;

(i) The responsible person shall obtain, review, and reasonably utilize any base flood elevation data available from a Federal, State, or other source, until such other data has been provided by the administrator, as criteria for requiring that (i) all new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated to or above the base flood level and (ii) all new construction and substantial improvements of non-residential structures have the lowest flood (including basement) elevated or flood proofed to or above the base flood level;

(j) For the purpose of the determination of applicable flood insurance risk premium rates within Zone A on a community's FHBM, the responsible person shall (i) obtain, or require the application to furnish, the elevation (in relation to mean sea level) of the lowest habitable floor (including basement) of all new or substantially improved structures, and whether or not such structures contain a basement, (ii) obtain, or require the application to furnish, if the structure has been floodproofed, the elevation (in relation

to mean sea level) to which the structure was floodproofed, and (iii) maintained a record of all such information.

(k) The responsible person shall notify, in riverine situations, adjacent communities and the state coordinating officer prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the administrator;

(l) The responsible person shall assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained;

(m) The responsible person shall require that all mobile homes to be placed within Zone A on the community's Flood Hazard Boundary Map shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors. Specific requirements shall be that (i) over-the-top ties be provided at each of the four (4) corners of the mobile home, with two (2) additional ties per side at intermediate locations and mobile homes less than fifty (50) feet long requiring one (1) additional tie per side; (ii) frame ties be provided at each corner of the home with five (5) additional ties per side at intermediate points and mobile homes less than fifty (50) feet long requiring four additional ties per side; (iii) all components of the anchoring system be capable of carrying a force of forty-eight hundred (4,800) pounds; and (iv) any additions to the mobile home be similarly anchored.

(n) The Flood Hazard Boundary Map issued by the Federal Insurance Administration for this community, dated July 11, 1975, with Panel Numbers 01, and any officially published revisions to this map, is adopted as the official map for the enforcement of this document. Zone A on this map delineates the area within which the requirements of this document will be enforced.

Sec. 3.1104 Definitions

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

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

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.

Flood. 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.

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

Flood Plain or Flood Prone Area. Means any land area susceptible to being inundated by water from any source (see definition of “flood”).

Floodproofing. Means any combination of structural and nonstructural 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.

Habitable Floor. Means any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or combination thereof. A floor used only for storage purposes is not a “habitable floor”.

Mobile Home. Means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers. The term includes but it is not limited to, the definition of “mobile home” as set forth in regulations governing the Mobile Home Safety and Construction Standards Program (24 CFR 3282.7 (a)).

Person. Includes any individual or group of individuals, corporation, partnership, association, or any other entity, including State and local governments and agencies.

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

Structure. Means, for flood plain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a mobile home.

Substantial Improvement. Means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either, (a) before the improvement or repair is started, or (b) if the structure has been damaged, and is being restored, before the damage occurred. For the purposes 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 that alteration affects the external dimensions of the structure. The term does not, however, include either (1) 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 (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Variance. Means a grant or relief by a community from the terms of a flood plain management regulation.

(Ordinance adopted 6/24/77)

