

and shall extend at least fifteen (15) feet beyond the limits of any structure or building erected thereon.

## SUBDIVISION 1207. GENERAL REGULATIONS

### 1207.1 Notification of Variances and Conditional Uses.

The City Zoning Administrator shall to the Natural Resources Council a copy of any application for a variance or conditional use permit where a hearing is to be held to consider such application. The Commissioner of the N.R.C. shall receive the copy of the application at least ten (10) days in advance of the hearing. Such notice shall specify the time, place and subject matter of the hearing and shall be accompanied by such supporting information as necessary to indicate the nature and effect of the proposed use.

A copy of all decisions granting a variance or a conditional use to the provisions of the Flood Plain District shall be forwarded by the City Clerk to the Natural Resources Council.

### 1207.2 Disclaimer of Liability.

The F-FLOOD PLAIN DISTRICT herein established is intended to provide a reasonable approach to flood control based on present information. As additional information becomes available, the extent of the various boundaries shall be so altered to maintain this reasonableness. This Ordinance does not imply that areas beyond the district limits will be free from flooding or that uses within the districts will be free from flooding; nor shall this Ordinance, or district established herein, create a liability on the part of, or cause action against the City or any officer or employee thereof, for any flood damage that may result from reliance upon this Ordinance or flood district so established.

### 1207.3 Certification of Compliance.

No vacant flood plain land shall be occupied or used and no building hereafter erected, altered or moved shall be occupied until the applicant submits to the appropriate local official a certification by a registered professional engineer, land surveyor, or other qualified person designated by the local governing body that the finished fill and building floor elevations or other flood protection measures are in compliance with appropriate flood plain zoning provisions and other flood plain regulations.

### 1207.4 Removal of Lands from a Flood Plain District.

The flood plain designation on official zoning maps shall not be removed from flood plain areas adjacent to and outside of floodways unless it can be shown