This the 21st day of October, 2002.

I, L. J. White, Secretary of the Village of Jamaica Beach, Texas, do hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the Village Council of the Village of Jamaica Beach, Texas.

I, L. J. White, Secretary of the Village Council of the Village of Jamaica Beach, Texas, do hereby adopt by the Village Council of the Village of Jamaica Beach, Texas, as hereby adopted by the Village Council of the Village of Jamaica Beach, Texas, an ordinance adopting amended food hazard regulations in the Village of Jamaica Beach, Texas.

NOW, THEREFORE, BE IT ORDAINED by the Village Council of

Village of Jamaica Beach, Texas, that certain amendments are required to update said regulations, and

WHEREAS, by Ordinance 78-2, the Village of Jamaica Beach, Texas, has hereby adopted food hazard regulations, and

AN ORDINANCE ADOPTING AMENDED FOOD HAZARD REGULATIONS IN THE

ORDINANCE NO. 2002-4
SECTION 1. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE, AND METHODS

ARTICLE I

FLOOD DAMAGE PREVENTION ORDINANCE
lands.

unnecessarily divert flood waters or which may increase flood hazards to other
preven or regulate the construction of flood barriers which will
increase flood damage.

Control flooding, grading, dredging and other development which may
water;

control the alteration of natural floodplains, stream channels, and
construction;

serve such uses; be protected against flood damage at the time of initial
vegetative;

property in times of flood, or cause excessive increases in flood heights or
restrict or prohibit uses that are dangerous to health, safety or
methods:

In order to accomplish this purposes, this ordinance uses the following

section D. METHODS OF REDUCING FLOOD LOSSES

area.

ensures that potential buyers are notified that property is in a flood
plight areas; and

development of flood-prone areas in such a manner as to minimize future flood
help maintain a stable tax base by providing for the sound use and
floodplains;

Minimize damage to public facilities and utilities such as water and
Minimize prolonged business interruptions;

(1)

(2)

(3)

(4)

(5)

(6)

(7)
system would be compromised.

Critical Feature — means an interior and regularly encountered part of a structure.

Sediment Sources — means any area subject to high velocity wave action from storms or coastal and any other area subject to primary coastal erosion due to storms or other forces.

Coastal High Hazard Area — means an area of special flood hazard extending beyond the building and is included through the design and construction to collapse the building and its immediate surroundings.

Breachway Wall — means a wall that is not part of the structure of the building or its immediate surroundings.

Basement — means any area of the building having the floor above grade (below).

Basement Year — means the year of the building having a one percent chance of being等于 or exceeded in any given year.

PRE-1999, VO, V1-30, VE, OR V.

A small area that is flooded into zones A, A1, AO, or VE.

Zone A is shown on a flood hazard map or a zone on the flood hazard boundary map.

The areas subject to a one percent or greater chance of flooding in any given community within a given floodplain.

Area of Special Flood Hazard — means any area that is flooded into zones A, A1, AO, or VE.

Characterized by ponding of sheet flow.

Underwater flood hazard area.

Such flood hazard areas where the path of floodwater is not evident. Where the path of floodwater is not evident, and where the flood hazard area is characterized by higher velocity flows, active processes of erosion, sediment transport, and deposition.

Attention shall be paid to the meaning they have in common usage and to their specific meanings defined below, words or phrases used in this ordinance.

Definitions

Article 2
Surface prior to construction next to the proposed walls or structures.

**HIGHEST ADVANCED AQUA** - means the highest natural elevation of the ground.

**MAINTAINING FACILITIES** - means the process of maintaining, keeping, or preserving the structural integrity of a facility.

**SHORELINE ELEVATION** - means the elevation of the shoreline.

**REGULATORY ELEVATION** - means the elevation of the regulatory floodplain.

**DRAINAGE CHANNEL** - means any channel of water, either natural or artificial, that is used for the conveyance of water.

**FLOODPROOFING SYSTEM** - means any combination of structural and non-structural flood protection measures for which funds have been appropriated.

**FLOOD PROTECTION AREA** - means any land area susceptible to being inundated by water from any source (see definition of flooding).

**FLOOD INSURANCE RATE MAP** (FIRM) - means an official map of a community, on which the Federal Emergency Management Agency has determined the areas of special flood hazards and the risk premium zones applicable to the community.
Reference: заlee flood elevations shown on a community’s Flood Insurance Rate Map are from the National Flood Insurance Program (NFIP) of 1979 or other data, to which mean sea level - means, for purposes of the National Flood Insurance Program, of land drained into two or more interconnected bodies of water or sea.

A manufactured home does not include a “manufactured home” a permanent foundation when connected to the permanent utilities. The term which is built on a permanent foundation and is designed for use without which a structure transferrable in one or more sections.

Manufactured Home - means a structure transferrable in one or more sections, referenced.

A flood insurance program regulation, applicable non-receivable deductible requirement of section 60.7 of the National Flood Insurance Program, loss of a building’s lower floor.

Permanent structure - means a structure transferrable in one or more sections, which was constructed and designed to be used as a building or structure, such as a home and manufactured home, which was constructed and associated with such structure, such as a house and manufactured home, which was constructed and associated structure, usually an earthen embankment, described temporary floodplain.

Temporary floodplain, consists of the lower part of water so as to provide protection from flood, and connected in accordance with sound engineering practices, constructed.

Protected - means a man-made structure, usually an earthen embankment, described temporary floodplain.

The Secretary of the Interior or the Secretary of the Interior by the Secretary of the Interior.

Either: approved program.

Communities with historic preservation programs that have been approved by the Secretary of the Interior or of historic places in

(c) designated by the Secretary of the Interior, as designated by the Secretary of the Interior.

A registered historic district.

The Secretary of the Interior or meeting the requirements for nomination.

Historic Structure - means any structure that is:

(c) listed in the National Register of Historic Places; or
What is the exact meaning of the text on the page?
VARIABLE AREAS

WATER SURFACE ELEVATION - means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of the surface of water as it occurs at the place or place of occurrence of the hazard.

VOLTAGE - means the existence of an electrical potential difference.

VOLTAGE, considered as a "non-structural" element, means the existence of an electrical potential difference at a point or points of occurrence of the hazard.

VARANCE - the ratio of a person to a person from the requirement of the program regulations.

VARANCE - the ratio of a person to a person from the requirement of the program regulations.

VARIANCE - any deviation from the requirement of the program regulations.

VARIANCE - any deviation from the requirement of the program regulations.

SUBSTANTIAL IMPROVEMENT - any improvement of a structure, or other improvement of a structure, that does not exceed 50 percent of the market value of the structure before it was damaged or destroyed by a structural or other structural means.

SUBSTANTIAL DAMAGE - any damage of any attachment sustained by a structure.
Powers granted under State Statutes.

SECTION 2: INTERPRETATION

At all times, provisions of this ordinance shall not be interpreted or construed in favor of the governmental body or any other person or entity to limit or repeal any other ordinance, regulation or code.

SECTION 3: ABROGATION AND DEFEATER RESTRICTIONS

This ordinance is not intended to repeal, abrogate, or impair any existing applicable regulations.

SECTION A: COMPLIANCE

All development permits shall be required to ensure conformance with the provisions of this ordinance.

SECTION C: ESTABLISHMENT OF DEVELOPMENT PERMIT

The area of special flood hazard is hereby adopted as the areas of special flood hazard designated by the Federal Emergency Management Agency in a study entitled "The Flood Insurance Study for Jamaica Beach," dated October 12, 2001, in accordance with the Flood Insurance Act of 1968 (42 U.S.C. §1701 et seq.).

SECTION B: BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD

The ordinance shall apply to all areas of special flood hazard within the jurisdiction of Jamaica Beach.

GENERAL PROVISIONS

ARTICLE 3
SECTION 6. WARNINGS AND DISCLAIMER OR LIABILITY

The degree of flood protection required by any ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur, and flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.
 RDG 1210-11

shall make the necessary
amendments of 1972, 33 V.S.C. 1934 (from which prior approval is required),
review permits for proposed development to assure that all necessary
permits have been obtained from those Federal, State or local governmental
agencies (including Section 404 of the Federal Water Pollution Control Act
pertaining to the areas of special flood hazards (for example, where there
are floodplains which are not subject to flooding).
the following relevant factors:

Administrators shall be based on all of the provisions of this ordinance and

(2) Approval or denial of a Development Permit by the Administrator,

(1) Article 4, Section (b)

e. Maintain a record of all such information in accordance with

(2) Article 5, Section b(2)

f. A certificate from a registered professional engineer or
d. Description of the extent to which any watershed of natural

temporary structures shall be floodproofed;

(1) Article 5, Section b(2)

b. Preservation in relation to mean sea level to which any

additional information is required:

(1) Article 5, Section b(2)

a. A preservation in relation to mean sea level, to the lowest flood

Section C. Permit Procedures

(1) Under the provisions of 44 CFR Chapter 1, Section 65.12, of the

that the community first applies for a conditional FIRM revision through FEMA,

if the water surface elevation of the base flood or more than one foot, provided

National Flood Insurance Program regulations, a community may approve certain

under the provisions of 44 CFR Chapter 1, Section 65.12, of the

base flood more than one foot at any point within the community.

Administrators must require that no new construction, substantial improvements,

when a regularity floodway has not been designated, the FIRM

of Article 5,

in order to administer the

available from a federal, state or other source, In order to administer the

and contained within any base flood elevation data and floodway data.

when base flood elevation data has not been provided in accordance
(3) The Board shall feel and render judgment on an appeal only when it is alleged there is an error in any determination, decision, or order made by the Board. The determination of the Board on an appeal shall be final.

SECTION D. VARIANCE PROCEDURES

For that area, The requirements of the proposed use to the comprehensive plan are:

1. The relationship of the proposed use to the comprehensive plan.
2. The potential for adverse environmental impact.
3. The availability of alternative locations, if applicable.
4. The need for public utilities and facilities such as water, sewer, gas, electric, and others.
5. The costs of providing governmental services during and after the proposed use.
6. The safety of access to the property in terms of flood for ordinary and emergency vehicles.
7. The compatibility of the proposed use with existing and antecedent development.
8. Injury or other threat to the property from flood or other natural or man-made causes.
9. The susceptibility of the proposed facility to damage or flooding due to existing or proposed structures.
10. The susceptibility of the proposed facility to damage from pollution or other natural or man-made causes.
variances may be issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that the criteria outlined in Article 4, Section D(1) are met, and (7) the structure or other building isolation protection is provided by the tenant or other person having responsibility for its maintenance.

The reduced lowest flood elevation shall only be used when there is evidence that the structure utilizing the elevation does not pose a threat to public safety.

c. Any application to whom a variance is granted shall be given written notice that the structure utilizing the elevation does not pose a threat to public safety.

The reduced lowest flood elevation shall only be used when there is evidence that the structure utilizing the elevation does not pose a threat to public safety.

(10) Precautions for granting variances:

character and design of the structure.

Article C, Section (c)

variances as it deems necessary to further the purpose and objectives of this ordinance.

The Board of Appeals may, after such consultation, grant any variance necessary for the construction of the proposed structure.

(8) Variances shall not be issued within any designated floodway.

In cases where the proposed structure would result in increased flood levels due to flooding, the Board of Appeals may, after such consultation, grant any variance necessary for the construction of the proposed structure.

(7) Set forth in the remainder of this ordinance.
subsection as proposed in Article 4, Section C(2), is satisfied.

certification to the Food Protection Administration, or the lowest floor
registered food processing establishment, or the lowest floor

improvement of any residential structure shall have the lowest floor
in all areas of special flood hazards where base flood elevation data has been

SUBSECTION A. GENERAL STANDARDS

APPENDIX 5

PROVISIONS FOR FLOOD HAZARD REDUCTION
Hazardous Materials

Flooding shall be provided for in each floor except for the lowest floor that is above the floodplain. Structural walls and floors shall be designed to meet the requirements for the construction of the building and shall consist of concrete or steel frames or other materials approved by the authority having jurisdiction. The lowest floor shall have a freeboard of at least one foot above the design elevation for the structure.

Administrative

Such structures are to be reviewed and approved with such structural design, methods of construction, and plans for the construction, and shall consist of concrete or steel frames or other materials approved by the authority having jurisdiction. Structural walls and floors shall be designed to meet the requirements for the construction of the building and shall consist of concrete or steel frames or other materials approved by the authority having jurisdiction. The lowest floor shall have a freeboard of at least one foot above the design elevation for the structure.

Footnotes

(1) Manufactured homes to be placed within zone A on a forced.

(2) Manufactured homes.

(3) Following minimum criteria

(4) Footings shall be provided for in each floor except for the lowest floor that is above the floodplain.

(5) The bottom of all openings shall be no higher than one foot above the floodplain.

(6) A minimum of two openings having a total net area of not less than one square foot for every square foot of enclosed area subject to flooding.
Section C - Standards for Subdivision Proposals

(1) All subdivision proposals including the placement of manufactured homes shall be consistent with Article I, Sections B, C, and D of this Ordinance.

(2) All subdivision proposals for the development of manufactured home parks and subdivisions shall meet the requirements of Article 4, Section C, and the requirements and guidelines for the placement of manufactured homes as set forth by the Housing Authority, the Planning Commission, and the community.

(3) The manufactured home community shall be designed so that
(a) There is at least 12 feet of clearance above grade and 1 foot of clearance above parking at all times.
(b) There is a fire hydrant located within 100 feet of each manufactured home.
(c) There is at least 12 feet of clearance above grade.
(d) The manufactured home community shall be designed so that
(e) The manufactured home community shall be designed so that
(f) The manufactured home community shall be designed so that
(g) The manufactured home community shall be designed so that
(h) The manufactured home community shall be designed so that
(i) The manufactured home community shall be designed so that
(j) The manufactured home community shall be designed so that
(k) The manufactured home community shall be designed so that
(l) The manufactured home community shall be designed so that
(m) The manufactured home community shall be designed so that
Section B. Coastal High Hazard Areas

Loose structures, such as Mobile homes and substructures shall have adequate drainage provided to reduce exposure to flood hazards. Section B of Article 3 of this ordinance, applies.

Seawall, gabion, electrical and water systems located and constructed to minimize home parks and substructures shall have public utilities and facilities such as manufactured home parks and substructures located within the areas of special flood hazard established in Article 3, located within the areas of special flood hazard established in Article 3.
(1) Obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural member of all new and substantially improved structures, and whether or not such structures contain a basement. The floodplain administrator shall maintain a record of all such information.

(2) All new construction and substantial improvements shall be elevated on pilings and columns so that:

(i) the bottom of the lowest horizontal structural member of the structure is elevated to or above the high tide level.

(ii) the pile or column foundation and structure attached thereto is anchored to resist lateral movement due to wind and water loadings acting simultaneously on all building components. Pile or column foundations shall be designed and constructed to meet the applicable state or local building standards.

(iii) the wind and water loadings used shall be those associated with applicable state or local building codes. Wind loadings shall be calculated using accepted methods of practice for meeting the provisions of (3) and (4) of this section.

(3) All new construction and substantial improvements shall be elevated on pilings and columns so that:

(i) the pile or column foundation and structure attached thereto is elevated to or above the base flood level.

(ii) the pile or column foundation and structure attached thereto is anchored to resist collapse and lateral movement due to wind and water loadings acting simultaneously on all building components. Pile or column foundations shall be designed and constructed to meet the applicable state or local building codes. Wind loadings shall be calculated using accepted methods of practice for meeting the provisions of (3) and (4) of this section.

(4) For the purpose of this section, a breakwater wall shall have a design safe collapse resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakwater walls which exceed a design safe collapse resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

(i) breakwater wall collapse shall result from a water load less than that which would occur during the base flood; and

(ii) the elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loadings acting simultaneously on all building components (structural and nonstructural). Wind loading values used shall be those associated with the base flood.
Permanently attached additions, site, only by quick disconnect type utilities and security devices, and has no
for highway use if it is on the wheels or jacking system, is attached to the
paragraphs (i) through (6) of this section, a recreational vehicle is ready
180 consecutive days, (ii) be fully licensed and ready for highway use, or
30, Y, and VE on the community's FIRM esteem (1) be on the site for longer than
require that recreational vehicles placed on sites within Zone VI.

- Recreational Vehicles

This ordinance, on the community's FIRM, meet the requirements of Article 5, Section 5, and VE
existing manufactured home park or subdivision within Zone VI, Y, VE, and VE
and (4) of that manufactured home placed or substantially improved on other sites in an
which a manufactured home has incurred "substantial damage" as the result of a
subdivision, or (5) to an existing manufactured home park or subdivision on
subdivision, (6) to a new manufactured home park or subdivision, (7) to a new manufactured home park or
within Zone VI-30, Y, and VE on the community's FIRM on sites (1) outside of a
require that manufactured homes placed or substantially improved

- Manufactured Homes

Increase potential flood damage.

Products manufactured component, and damages and manufactured stands which

Products, the use of or TIZ or structural support of buildings.

acres, or storage. Such space shall not be used for human habitation.
enclosed spaces shall be usable only for parking of vehicles, building
be those required by applicable state or local building standards. Such
Before me, at a regular meeting duly convened on 2022.11.27, the City Council of the Town of Webster, adopting the ordinance, hereby certify that the above is a true and correct copy of an ordinance duly adopted by the said Council, and do hereby certify that the same is true and correct.

I, the undersigned, 

Paul

Passsed: October 21, 2022

Community Official

Approved:

J. S. 

Therefore, it is hereby declared to exist, and this ordinance, beginning effective immediately.

Said ordinance shall be in full force and effect from and after the passage and advertisement, subject to the immediate preservation of the public peace, health, and safety, for the immediate preservation of the public peace, health, and safety, and to effectuate any act necessary or proper for the City of Webster. The City of Webster hereby and does hereby declare that this ordinance shall be in full force and effect from and after the passage and advertisement, and the Authority is hereby declared to exist, and this ordinance, being effective immediately.

Certification

It is hereby found and declared by

James Beach