

ORDINANCE NO. 2021-621
AN ORDINANCE TO AMEND ARTICLE VIII ZONING OF GLADSTONE
CODE OF ORDINANCES BY REVISING CHAPTER 30, LAND
DEVELOPMENT REGULATIONS, DIVISION 1 (GENERAL), SECTION 30-471
AND DIVISION 4 (SUPPLEMENTAL REGULATIONS), SECTION 30-581 TO
CLARIFY ACCESSORY USE BUILDING REGULATIONS IN REGARDS TO
SHIPPING/STORAGE CONTAINERS.

SECTION 1: The City of Gladstone ordains and is hereby ordained by the authority of the same as follows:

Chapter 30 Land Development Regulations, Division 1 (General) Sec. 30-471. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory and *accessory use* mean a use which is clearly incidental to, customarily found in connection with, and, except in case of accessory off-street parking spaces or loading, located on the same zoning lot as the principal use to which it is related. Any accessory building shall be compatible in design and appearance to the principal use of the zoning lot on which it is located.

Agricultural land means substantially undeveloped land devoted to the production of plants and animals useful to humans, including, but not limited to, forage and sod crops, grains, feed crops, field crops, dairy products, poultry and poultry products, livestock, herbs, flowers, seeds, grasses, nursery stock, fruits, vegetables, Christmas trees, and other similar uses and activities.

Airport means an airport licensed by the Michigan Department Of Transportation, Bureau of Aeronautics under section 86 of the Aeronautics Code of the State Of Michigan, 1945 Public Act No. 327, MCL 259.86.

Airport approach plan and *airport layout plan* means a plan, or an amendment to a plan, filed with the zoning commission under section 151 of the Aeronautics Code of the State of Michigan, 1945 Public Act No. 327, MCL 259.151.

Airport manager means the term as defined in section 10 of the Aeronautics Code of the State of Michigan, 1945 Public Act No. 327, MCL 259.10.

Airport zoning regulations means airport zoning regulations under the Airport Zoning Act, 1950 (Excess) Public Act No. 23, MCL 259.431 to 259.465, for an airport hazard area that lies in whole or part in the area affected by a zoning ordinance under this Act.

Alley means a dedicated public way affording a secondary means of access to abutting property and not intended for general traffic circulation.

Alteration means any change, addition or modification in construction or type of use, or in the structural members of a building, such as walls, partitions, columns, beams or girders, the consummated act of which may be referred to in this article as "altered" or "reconstructed."

Apartment means a suite of rooms in a multiple-family building arranged and intended for a place of residence for a single-family or a group of individuals living together as a single housekeeping unit.

Apartment, efficiency means a dwelling unit in a multiple-family building consisting of not more than one room in addition to a kitchen and necessary sanitary facilities.

Automobile repair, general means the general mechanical repair, including overhaul and reconditioning of motor vehicle engines, transmissions and other mechanical repairs, but not including collision services, such as body, frame and fender straightening and repair, overall painting and undercoating of automobiles.

Automobile repair, major means the general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles and collision services, such as body, frame and fender straightening and repair, overall painting and undercoating of automobiles.

Automobile service station means a place where gasoline or other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale at retail to the public, including the sale of accessories, oiling and light motor service on the premises, but in no case providing general or major vehicle repairs.

Awning and canopy means a covered structure made of cloth, metal or other material with supporting frames attached to a building which projects beyond the building wall and/or is carried by a frame supported by the building, ground or sidewalk below.

Block means the property abutting one side of a street and lying between the two nearest intersecting streets (crossing or terminating), or between the nearest such street and railroad right-of-way, unsubdivided acreage, lake, river or stream, or between any such street, railroad right-of-way, unsubdivided acreage, lake, river or stream and any other barrier to the continuity of development or corporate boundary lines of the city.

Boardinghouse means a building, other than a hotel or motel, where lodging and/or meals for three or more persons are served for compensation.

Building means a structure erected onsite, a mobile home or mobile structure, a premanufactured or precut structure, above or below ground, designed primarily for the shelter, support or enclosure of persons, animals or property of any kind.

Building height means the vertical distance measured from the established grade of a building to the highest point of the roof surface for flat roofs, to the deck line of mansard roofs and to the average height between eaves and the ridge for gable, hip and gambrel roofs.

Carwash means a lot on which motor vehicles are washed and waxed, either by the patron or other persons, using machinery specially designed for such purpose.

Childcare center means a facility providing for the care and keeping of displaced children, such as orphans.

Child day care center means a nursery facility intended to provide for the temporary care of children during the day.

Church means a building wherein persons regularly assemble for religious worship, which is used only for such purpose and accessory activities that are customarily associated therewith.

Clinic means an establishment where patients who are not lodged overnight are admitted for examination and treatment by medical specialists practicing as a group.

Club means an organization of persons for special purposes or for the promulgation of sports, arts, sciences, literature, politics, etc., but which is not operated for profit.

Conservation easement means that term as defined in section 2140 of the Natural Resources and Environmental Protection Act, 1944 Public Act No. 451, MCL 324.2140.

Convalescent or nursing home means a structure with sleeping rooms where persons are housed or lodged and are furnished with meals, nursing and limited medical care.

Development means the construction of a new building or other structure on a zoning lot, the relocation of an existing building on another lot or the use of open land for a new use.

Development rights means the rights to develop land to the maximum intensity of development authorized by law.

Development rights ordinance means an ordinance which may comprise part of a zoning ordinance adopted under Section 507 of Public Act No. 110 of 2006.

District means a portion of the incorporated area of the city within which certain regulations and requirements, or various combinations thereof, apply under the provisions of this article.

Drive-in means a business establishment developed so that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while in the motor vehicle rather than within a building or structure, or to provide self-service for patrons and food carry-out.

Essential services means the erection, construction, alteration or maintenance by public utilities or municipal departments of underground, surface or overhead gas; electrical, steam, fuel or water transmission or distribution systems; collection, communication, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarms and police call boxes; traffic signals and hydrants in connection with such utilities, but not including buildings which are necessary for the furnishing or adequate service by such utilities or municipal departments for the general health, safety and/or welfare.

Excavation means any breaking of ground, except common household gardening and ground care.

Family means an individual, or a group of two or more persons related by blood, marriage or adoption, together with not more than three additional persons not related by blood, marriage or adoption, living together as a single housekeeping unit.

Family child-care home and *group child-care home* means those terms as defined in section 1 of 1973 Public Act No. 116, MCL 722.111, and only apply to the bona fide private residence of the operator of the family or group child-care home.

Farm means the carrying on of any agricultural activity or the raising of livestock or small animals as a source of income.

Fast-food carryout means a business establishment where food and/or beverages are prepared on the premises to be sold at retail to patrons, provided the food and/or beverages are not intended to be consumed on the premises or within a motor vehicle parked on the site.

Fence means a structure of definite height and location used to serve as a barrier or screen in compliance with the requirements of this article.

Floor area, gross means the sum of gross horizontal areas of the several stories of the building measured from the outside surfaces of the exterior walls or from the centerline of party walls, but shall not include porches, breezeways or garages.

Floor area ratio means the percentage of lot area to the floor area of all buildings, excluding the floor area of garages, carports and breezeways, and excluding the area of any floor more than four feet below average grade where no part of such basement is used for sleeping rooms or quarters.

Floor space means the floor area of all floors, as measured from the inside surfaces of the walls enclosing the part of a building occupied by a single occupant or shared by a distinct group of occupants, excluding common halls, stairwells, sanitary facilities, storage and other areas to which patrons do not have regular access.

Front lot line means a line dividing a lot from any public easement or right-of-way of any public street or highway except a limited or controlled access highway to which the lot has no access. In the case of a corner lot or double frontage lot, the line separating such lot from the same street on which adjacent interior lots face shall be the front lot line.

Garage means a fully-enclosed building used for the storage of motor vehicles, but not including buildings in which fuel is sold or repair or other services are performed. All garages shall be aesthetically compatible in design and appearance to other buildings already located in the same zoning district.

Grade means the ground elevation established for the purpose of regulating the number of stories and the heights of buildings. The building grade shall be the level of the ground adjacent

to the walls. If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building.

Greenbelt means a strip of land of definite width and location reserved for the planting of shrubs and/or trees to serve as an obscuring screen or buffer strip in carrying out the requirements of this article.

Greenway means a contiguous or linear open space, including habitats, wildlife corridors, and trails that links parks, nature reserves, cultural features, or historic sites with each other, for recreation and conservation purposes.

Ground coverage ratio means the percentage of lot area included within the outside lines of the exterior walls of all buildings located on the lot, except garages and carports, and including the area of porches, decks, breezeways, balconies and patios, except patios less than six inches above grade.

Group facility means a building, structure or institution owned or operated by a governmental unit or agency, or a nonprofit corporation or foundation, which is used for the care and treatment of:

- (1) Abused persons on a temporary basis not to exceed 30 days; or
- (2) Physically, mentally or emotionally impaired persons.

The number of such persons entitled to 24-hour residence in a group facility shall be limited, not including full-time residential staff, to six persons if such persons are physically, mentally or emotionally impaired, or 12 persons if such persons are abused.

Hospital means a building, structure or institution in which sick or injured persons, primarily inpatients, are given medical or surgical treatment and which operates under a license by the state health department.

Home occupation means a use conducted entirely within an enclosed single-family dwelling. Such uses include, but are not limited to, instruction in a craft or fine art, barbershops and beauty shops, dressmaking shops, real estate and insurance sales, bookkeeping and accounting services or the professional offices of physicians, dentists, chiropractors, osteopaths, attorneys, engineers, architects and similar recognized professions.

Hotel means a structure designed, used or offered for residential occupancy for any period less than one month, including tourist homes, resorts and motels, but not including hospitals and nursing homes.

Housing for elderly means a dwelling unit specifically designed for the needs of an elderly person, and conforming to the requirements of the state and/or federal programs providing for the housing for the elderly.

Improvements means those features and actions associated with a project that are considered necessary by the body or official granting zoning approval to protect natural resources or the health, safety, and welfare of the residents of a local unit of government and future users or inhabitants of the proposed project or project area, including roadways, lighting, utilities, sidewalks, screening and drainage. Improvements do not include the entire project that is the subject of zoning approval.

Intensity of development means the height, bulk, area, density, setback, use and other similar characteristics of development.

Junkyard means an area where waste, used or secondhand materials are bought and sold, exchanged, stored, baled, packed, disassembled or handled, including, but not limited to, scrap iron and other metals, paper, rags, rubber tires and bottles. A "junkyard" includes automobile wrecking yards and any open area of more than 200 square feet, which is used for storage or keeping or abandonment of junk, but does not include uses established entirely within enclosed buildings.

Kennel means any activity involving the permanent or temporary keeping or treatment of animals as a business other than ordinary agricultural operations.

Laundromat means a place where patrons wash, dry or dry clean clothing and other fabrics in machines operated by the patron.

Legislative body means the county board of commissioners of a county, the board of trustees of a township or, the council or other similar [boards or council] of a city or village, or other similar duly elected governing body of a city or village.

Loading space means an off-street space on the same lot with a building, or group of buildings, for the temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

Local unit of government means a county, township, city or village.

Lot means the contiguous land in the same ownership which is not divided by a public highway or alley, including any part of such lot subject to an easement for any purpose, other than a public highway or alley, but excluding any part which is severed from another lot where the severance creates a nonconformity of use or structure.

Lot area means the area of land within the boundary of a lot, excluding any part under water.

Lot, corner means a lot where the interior angle of two adjacent sides at the intersections of two streets is less than 135 degrees. A lot abutting on a curved street shall be considered a corner lot for the purpose of this article if the arc is of a radius less than 150 feet and the tangents to the curve, at the two points where the lot lines meet the curve or the straight street line extended form an interior angle of less than 135 degrees.

Lot, interior means a lot other than a corner lot.

Lot line means a line marking the boundary of a lot.

Lot, through means an interior lot having frontage on two more or less parallel streets as distinguished from a corner lot. In the case of a row of double-frontage lots, all yards of such lots adjacent to streets shall be considered frontage, and front-yard setbacks shall be provided as required.

Mental health center means a hospital or clinic where the primary activity is the treatment and care of persons suffering from mental or emotional disorders.

Mobile home means a movable or portable dwelling constructed to be towed on its own chassis and designed for permanent year-round living as a single-family dwelling. This term shall not include motor homes, campers, recreational vehicles or other transportable structures designed for temporary use and which are not designed primarily for permanent residence and connection to sanitary sewage, electrical power and portable water utilities.

Mobile home park means a plot of ground upon which two or more mobile homes, occupied for dwelling or sleeping purposes, are located.

Multiple dwelling means a structure designed or used for residential occupancy by three or more families, with or without common or separate kitchen or dining facilities, including apartment houses, apartment hotels, rooming houses, fraternities, sororities, dormitories, townhouses and similar housing types, but not including hotels, hospitals or nursing homes, and shall conform in all other respects to the standards set forth in this article for single-family dwellings.

Municipality means the City of Gladstone, Michigan.

Nuisance means an offensive, annoying, unpleasant or obnoxious thing or practice, cause or source of annoyance, especially a continuing or repeated invasion of any physical characteristics of activity or use across a property line which can be perceived by or affects a human being; the generation of an excessive or concentrated movement of people or things such as, but not limited to, noise, dust, smoke, odor, glare, fumes, flashes, vibrations, objectionable effluent or the

congregation of people, especially at night, passenger traffic or invasion of nonabutting street frontage by traffic.

Nursery and plant materials means a space, building or structure, or combination thereof, for the storage of live trees, shrubs or plants, flowers or related items offered for retail sale on the premises, including products used for gardening or landscaping. The term "nursery," as used in this article, does not include any space, building or structure used for the sale of fruits, vegetables or Christmas trees.

Nursing home means a structure designed or used for residential occupancy that provides limited medical or nursing care on the premises for occupants, but does not include a hospital or mental health center.

Off-street parking lot means a facility providing vehicular parking spaces, with adequate drives and aisles for maneuvering so as to provide access for entrance and exit for the parking of vehicles.

Open front store means a business establishment developed so that service to patrons may be extended beyond the walls of the structure, not requiring the patron to enter the structure. This term shall not include automobile repair or gasoline service stations. Such services shall be wholly contained within the parcel and behind the required front-yard setback.

Other eligible land means land that has a common property line with agricultural land from which development rights have been purchased and is not divided from that agricultural land by a state or federal limited access highway.

Parking space means an area of definite length and width, which shall be exclusive of drives, aisles or entrances giving access to such parking space and shall be fully accessible for the parking of permitted vehicles.

Person means an individual, partnership, corporation, association, governmental entity or other legal entity.

Population means the population according to the most recent federal decennial census or according to a special census conducted under section 7 of the Glen Steil State Revenue Sharing Act of 1971, 1971 Public Act No. 140, MCL 141.907 whichever is the more recent.

Pre-existing, nonconforming, two-family dwelling means an existing structure in the R-1 district constructed as a two-family building that has off-street parking, a private entrance for both families, separate utilities and separate bathroom facilities.

Principal use means the main use to which the premises are devoted and the principal purpose for which the premises exist.

Public utility means a person, firm or corporation, municipal department, board or commission duly authorized to furnish to the public under federal, state or municipal regulations gas, steam, electricity, sewage disposal, communication, telephone, telegraph, cable television, transportation or water.

Rear lot line means the lot line opposite the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, but not less than ten feet long, lying farthest from the front lot line and wholly within the lot.

Recreational vehicle means a vehicle designed or constructed for the transportation of people, primarily for recreational purposes, and which may permit occupancy of such vehicle as a sleeping place, including, but not limited to, motor homes, campers, camper trailers, off-road vehicles, boats and utility trailers.

Restaurant means a lot upon which food or beverages are cooked or prepared and offered for sale and where consumption is permitted on the premises, whether or not entertainment is offered, and includes establishments commonly known as bars, grills, cafes, taverns, nightclubs, drive-ins and any fast-food establishment permitting consumption on the premises.

Schools includes public schools owned and operated by the Gladstone Area Public School District, private and/or parochial educational institutions, when operated primarily for the purpose of giving preparatory education similar in character to that provided in public schools or kindergartens, and public-school academies, as defined by MCL 380.501 et seq.

Setback means the distance required to obtain the minimum front, side or rear yard open space provisions of this article.

Side lot line means any lot lines other than the front lot line or rear lot line.

Shipping Containers means standardized, reusable containers, including cargo containers, which were originally designed for or used in the packing, shipping, movement or transportation of freight, goods, commodities or other articles, or originally designed for or capable of being mounted on or moved by rail, truck or ship by means of being mounted on a chassis or similar transport device. This definition shall include the term "transport containers" and "portable site storage containers" which have a similar appearance and characteristics of cargo containers.

Single-family dwelling means a building containing not more than one dwelling unit designed for residential use that complies with the following standards:

- (1) It complies with the minimum square footage requirements of this article for the zoning district in which it is located.
- (2) It has a minimum width across any front, side or rear elevation of 20 feet.
- (3) It is firmly attached to a permanent foundation constructed on the site.
- (4) If such dwelling is a mobile home as defined in this section, such mobile home shall be installed with the wheels removed. Additionally, no dwelling shall have an exposed towing mechanism, undercarriage or chassis.
- (5) The dwelling is connected to a public sewer and water supply, or to such private facilities approved by the local health department.
- (6) The dwelling contains a storage capability area in a basement located under the dwelling, in an attic area, in closet areas or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to ten percent of the square footage of the dwelling, or 100 square feet, whichever shall be less.
- (7) The dwelling is aesthetically compatible in design and appearance with other residences in the vicinity, with either a roof overhang of not less than six inches on all sides or, alternatively, with window sills and roof drainage systems concentrating roof drainage at collection points along the sides of the dwelling; has no fewer than two exterior doors with the second door being located in either the rear or side of the dwelling; and contains permanently-attached steps connected to the exterior door areas or to porches connected to such door areas where required by a difference in elevation. The compatibility of design and appearance shall be determined in the first instance by the zoning administrator upon review of the plans submitted for a particular dwelling subject to appeal by an aggrieved party to the zoning board of appeals within a period of 15 days from the receipt of notice of the zoning administrator's decision. Any determination of compatibility shall be based upon the standards set forth in this definition, as well as the character, design and appearance of one or more residential dwellings located outside of mobile home parks within 2,000 feet of the subject dwelling, where such area is developed with dwellings to the extent of not less than 20 percent of the lots situated within such area or, where such area is not so developed, by the character, design and appearance of one or more residential dwellings located outside of mobile home parks throughout the city. Such dwellings shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour or relief from the common or standard designed home.

- (8) The dwelling contains no additions, rooms or other areas which are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required in this definition.

The standards set forth in subsections (1)—(8) of this definition shall not apply to a mobile home located in a licensed mobile home park or mobile home subdivision, except to the extent required by state or federal law or otherwise specifically required in the ordinance of the city pertaining to such parks. All construction required in this definition shall be commenced only after a building permit has been obtained. The dwelling shall comply with all pertinent building and fire codes.

Site plan includes the documents and drawings required by the zoning ordinance to insure that a proposed land use or activity is in compliance with local ordinances and state and federal statutes

State-licensed residential facility means a structure constructed for residential purposes that is licensed by the state under the Adult Foster Care Facility Licensing Act, 1979, Public Act No. 218, MCL 400.701 to 400.737, or 1973 Public Act No. 116, MCL 722.111 to 722.128, and provides residential services for six or fewer individuals under 24-hour supervision or care.

Street means a dedicated public right-of-way, other than an alley, which affords the principal means of access to abutting property.

Structure means any constructed, erected or placed material or combination of materials in or upon the ground, including, but not limited to, buildings, mobile homes, radio towers, satellite dishes or earth stations, sheds, signs, storage bins, but excluding sidewalks and paving on streets, driveways, parking areas and patios.

Swimming pool, private means any artificially constructed, nonportable pool or structure erected in connection with or appurtenant to one or more private residences, either above or below or partly above or partly below grade, located either in part or wholly outside of a permanently-enclosed and roofed building, designed to hold water to a depth greater than 24 inches at any place in the structure when filled to capacity, and intended to be used for swimming or wading.

Temporary building and use means a structure or use permitted by the zoning board of appeals to exist during periods of construction of the main use, or for special events.

Two-family dwelling means a building containing two separate dwelling units designed for residential use and conforming in all other respects to the standards set forth in this article for single-family dwellings.

Yard means the open space on the same lot with a main building, as follows:

- (1) *Front yard* means an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest projection of the main building. In the case of a corner lot, the front yard may be opposite either street frontage.
- (2) *Rear yard* means an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest projection of the main building. In the case of a corner lot, the rear yard may be opposite either street frontage.
- (3) *Side yard* means an open space between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest projection on the side lot line to the nearest projection of the main building.

Undeveloped state means a natural state preserving natural resources, natural features, scenic or wooded conditions, agricultural use, open space, or similar use of condition. Land in an undeveloped state does not include a golf course but may include a recreational trail, picnic area;

children's play area, greenway, or linear park. Land in an undeveloped state may be, but is not required to be, dedicated to the use of the public.

Zoning commission means a planning commission exercising the authority of a zoning board as appointed by the legislative body.

Zoning jurisdiction means the area encompassed by the legal boundaries of a city or village or to the area encompassed by the legal boundaries of a county or township outside the limits of incorporated cities and villages. The zoning jurisdiction of a county does not include the areas subject to a township zoning ordinance.

(Code 1976, § 150.02; Ord. No. 453, § 102, 12-8-1986; Ord. No. 459, § 102, 8-8-1988; Ord. No. 462, § 1(150.02), 10-9-1989; Ord. No. 506, § 1, 6-24-1996; Ord. No. 514, § 1, 8-25-1997; Ord. No. 547, § 1(102), 10-27-2003; Ord. No. 564, § 2, 3-26-2007; Ord. No. 574, 10-27-2008)

Chapter 30 Land Development Regulations, Division 4 (Supplemental Regulations) Sec. 30-581 – Accessory uses and structures.

Where a lot is devoted to a permitted principal use, customary accessory uses and structures are authorized, except as prohibited specifically or by necessary implication in this [article] or any other ordinance. The following special rules are applicable:

- (1) Customary home occupations are permitted as an accessory conditional use to residential use or occupancy but only to the extent authorized by the definitions of these terms in this article.
- (2) Accessory uses to a gas station are limited to lubrication, changing oil and filters, changing and repairing of tires and tubes, engine tune-up, hand washing and polishing without automatic equipment, and replacement of light bulbs, windshield wiper blades and other small parts, and do not include steam cleaning, body repairs, painting, or transmission or chassis repairs except as listed above.
- (3) Prefabricated items and structures built for purposes other than storage, such as shipping containers, as defined in Sec 30-471, railroad cars, trailers, recreational vehicles, bus bodies and other vehicle bodies shall be deemed to not qualify as an approved accessory building hereunder and under code Sec 30-471.
- (4) The compatibility, design and appearance of an accessory building shall be determined in the first instance by the zoning administrator upon review of plans submitted, subject to appeal by an aggrieved party to the zoning board of appeals within a period of 15 days from the receipt of notice of the zoning administrator's decision.
- (5) Notwithstanding any other provision of the city code, the use of shipping containers is deemed to be a permitted use only in districts zoned Industrial.

(Code 1976, § 150.39; Ord. No. 453, § 513, 12-8-1986)

SECTION 2. REPEAL OF CONFLICTING SECTIONS: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. EFFECTIVE DATE: This ordinance shall be in full force and effect ten (10) days after its passage and publication.

CITY OF GLADSTONE:

By: _____
Its Mayor

By: _____
Its City Clerk

Introduced:
Published:
Public Hearing:
Adopted:
Published:
Effective: