

SHORELAND MANAGEMENT ORDINANCE OF OTTER TAIL COUNTY

Listing of Revisions 04-15-08

II. DEFINITIONS

For the purpose of this Ordinance certain terms and words are herein defined as follows:

- 1. Access Lot:** A parcel of land designated for access to public waters for riparian parcels.
- 8. Bluff Impact Zone (BIZ):** A bluff and land located within 30 ft. from the top of a bluff.
- 9. Boardwalk:** A permanent above grade constructed walkway, not to exceed 4 ft. in width, used to provide access to a lake or river where a wetland is present.
- 12. Buildable Area:** The minimum continuous area remaining on a lot or parcel of land after all setback requirements, bluffs, areas with slopes greater than 25 percent, all easements and right-of-ways, significant historic sites, wetlands, and land below the OHWL of public waters are subtracted.
- 20. Contiguous:** Parcels of land that have a common border.
- 21. Continuous:** Going on or extending without interruption or break.
- 22. Controlled Access:** Any private site, field or tract of land abutting a classified body of water to be used primarily for access purposes. Including, but not limited to non-riparian lot access.
- 28. Existing Resort:** A resort established prior to October 15, 1971, which has remained in continuous operation.
- 37. Grading/Filling:** Any change of the existing topography of land, except for normal agricultural purposes.
- 40. Impervious Surface:** A constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate of flow than prior to development. Examples include, but are not limited to, decks, rooftops, sidewalks, patios, permeable pavers, storage areas and concrete, asphalt, or gravel driveways.
- 43. Intensive Vegetation Clearing:** The complete removal of trees or shrubs in a continuous patch, strip, row or block.
- 49. Non-Riparian Lot:** A parcel of land without water frontage on Public Waters.
- 50. Open Space:** Any space or area preserved in its natural state and specifically not used for parking, structures or roads.
- 52. Ordinary High Water Level (OHWL):** The boundary of public waters and wetlands, and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For water courses, the OHWL is the elevation of the top of the bank of the channel. For reservoirs and flowages, the OHWL is the operating elevation of the normal summer pool.
- 54. Professional Drawing:** A signed drawing prepared by a Minnesota Registered Land Surveyor, Civil Engineer or Architect.
- 60. Resort:** A shoreland commercial establishment that includes buildings, lodges, structures, dwelling units, camping or recreational vehicle sites, or enclosures, or any part thereof kept, used, maintained, or advertised as or held out to the public to be a place where sleeping accommodations are furnished to the public, primarily to persons seeking recreation for periods of one day or longer, and having for rent three or more cabins, rooms, campsites, or enclosures. A shoreland commercial establishment must be primarily service oriented for transient lodging of guests. All cabins, rooms, dwelling units, camping or recreational vehicle sites, or enclosures must be included in the resort rental business. Resorts must not allow residential use of a dwelling unit or site, except dwellings used as residences for the service providers. To qualify as a resort under this section, a resort must be fully licensed and permitted under appropriate state and local regulations. The entire parcel of land must be controlled and managed by the licensee.

61. Riparian Lot: A parcel of land with water frontage on Public Waters.

62. Scale Drawing: A signed drawing which includes and identifies a graphic scale (feet), all existing and/or proposed structures, septic tanks, drainfields, lotlines, road right-of-ways, easements, OHWLs, wells, wetlands, topographic features (i.e. bluffs), and onsite impervious surface calculations.

64. Sensitive Area: Areas which due to steep slopes, bluffs, flooding, erosion, limiting soil conditions (shallow soils over ground water or bedrock, highly erosive or expansive soils), occurrence of vegetation or wildlife in need of special protection, the presence of wetlands or other physical constraints are sensitive to development.

67. Sewage Treatment Area: The area meeting or exceeding the onsite requirements of Otter Tail County Sanitation Code, for the purpose of soil treatment (drainfield) areas and future additional sites.

68. Shore Impact Zone (SIZ): Land located between the OHWL of a public water and a line parallel to it at a setback of 50% of the structure setback (see Section III.4.), but not less than 50 feet. For Ag land the SIZ is 50 ft. from the OHWL (see Section IV.4.). Only 1 structure may be placed in a SIZ.

74. Structure: Any building or appurtenance, including, but not limited to, vision obstructing fences, decks, swimming pools, satellite dishes in excess of 1 meter in diameter, and towers (except for public utilities).

78. Tower: Framework or structure exceeding 35 feet in height, and any wind generating tower, telephone communication tower and any structure required by any other regulations to have warning lights.

79. Vegetative Strip: A 20 foot strip of land, located adjacent to and parallel with the OHWL, which is left in its natural state (must maintain existing ground cover), with the exception of a continuous 30 foot (maximum width) recreational access. A vegetative strip must be maintained in all subdivisions created on or after May 1, 2008.

80. Water-Oriented Accessory Structure or Facility (WOAS): A small building or other improvement, except stairways, fences, docks, and retaining walls, which, because of the relationship of its use to a surface water feature, reasonably needs to be located closer to public waters than the required structure setback. Examples of such structures and facilities include boathouses, screen houses, screen porches, saunas, fish houses and detached decks.

81. Wetland: Any lands as defined in MN Statutes, Section 103G.005 Subd. 19. These lands are transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. Wetlands must have the following three attributes: (1) have a predominance of hydric soils; (2) are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions; and (3) Under normal circumstances support a prevalence of such vegetation.

III. DISTRICT REQUIREMENTS

1. District Boundaries:

All of Otter Tail County is classified under the Minnesota Rules as a "high density residential district", as modified in the following tables. The Zoning Map as revised February 26, 2008 is adopted and is available for review at the Land & Resource Management Office and on Otter Tail County's Website (www.co.otter-tail.mn.us).

2. Shoreland Classifications And Uses; Lakes and Rivers

**Lakes: General Development = GD
 Recreational Development = RD
 Natural Environment = NE**

**Rivers: Urban & Tributary = U & T
 Agriculture = Ag
 Transition = Trans**

<u>USES</u>	<u>LAKES</u>			<u>RIVERS</u>		
	<u>GD</u>	<u>RD</u>	<u>NE</u>	<u>U & T</u>	<u>Ag</u>	<u>Trans</u>
Access Lot	C	C	C	C	C	C
Agriculture	P	P	P	P	P	P
Boat Access	C	C	C	C	C	C
Cemetery	C	C	C	C	C	C
Church, Chapel, Temple, Etc.	C	C	C	C	C	C
Cluster Development	C	C	C	C	C	C
Commercial	C	C	C	C	C	C
Controlled Access	N	N	N	N	N	N
Extractive	C	C	C	C	C	C
Forest Land Conversion	C	C	C	C	C	C
Guest House / Bunkhouse	N	N	N	N	N	N
Industrial	C	C	N	C	N	N
Park	C	C	C	C	C	C
Single Family Residence	P	P	P	P	P	P
Tower	C	C	C	C	C	C

P = Permitted Use
 C = Conditional Use
 N = Prohibited Use

3. Minimum Lot Area, Water Frontage & Lot Width Requirement; Lakes and Rivers

	<u>LAKES</u>			<u>RIVERS</u>		
	<u>GD</u>	<u>RD</u>	<u>NE</u>	<u>U & T</u>	<u>Ag</u>	<u>Trans</u>
<u>RIPARIAN LOTS</u>						
<u>LOT AREA (Ft²) *</u>						
Single Family Residential	20,000	40,000	80,000	40,000	40,000	60,000
<u>Buildable Area (Ft²)</u>						
Single Family Residential	8,400	8,400	8,400	8,400	8,400	8,400
<u>Sewage Treatment Area (Ft²) **</u>						
Single Family Residential	2,500	2,500	2,500	2,500	2,500	2,500
<u>WATER FRONTAGE & LOT WIDTH (Ft)</u>						
Single Family Residential	100	150	200	100	150	250
<u>NON-RIPARIAN LOTS</u>						
<u>LOT AREA (Ft²) *</u>						
Single Family Residential	40,000	80,000	160,000	80,000	80,000	120,000
<u>Buildable Area (Ft²)</u>						
Single Family Residential	8,400	8,400	8,400	8,400	8,400	8,400
<u>Sewage Treatment Area (Ft²) **</u>						
Single Family Residential	2,500	2,500	2,500	2,500	2,500	2,500
<u>LOT WIDTH (Ft)</u>						
Single Family Residential	200	300	400	200	300	500

* Excluding all public road right-of-ways, wetlands, bluffs, or land below the OHWL of Public Waters.

** Required for all Subdivisions, proposed location may be varied with approval from Land & Resource.

4. Minimum Structure Setback Requirements; Lakes and Rivers
A. Table of Shoreland Management Ordinance Standards

SETBACKS (Ft)	<u>LAKES</u>			<u>RIVERS</u>		
	<u>GD</u>	<u>RD</u>	<u>NE</u>	<u>U & T</u>	<u>Ag</u>	<u>Trans</u>
<u>Elevation Above OHWL</u>						
Vertical Separation*	3	3	3	3	3	3
<u>Setback From</u>						
<u>OHWL</u>						
Dwellings / Non-Dwellings	75	100	200	100	100	150
WOAS	20	20	20	20	20	20
<u>Lotline**</u>						
Single Family Residence	10	10	10	10	10	10
Cluster Development	50	50	50	50	50	50
WOAS	40	65	90	40	65	115
<u>Top of Bluff</u>	30	30	30	30	30	30
<u>Road Right-of-Way (Public / Private)</u>						
All Structures	20	20	20	20	20	20
<u>Septic Tanks</u>						
All Structures	10	10	10	10	10	10
<u>Soil Treatment Area</u>						
Dwelling	20	20	20	20	20	20
Non-Dwelling	10	10	10	10	10	10
<u>Maximum Structure Height</u>						
Dwelling	35	35	35	35	35	35
Non-Dwelling ***	20	20	20	20	20	20
WOAS	10	10	10	10	10	10

* For lakes, by placing the lowest floor, including basement, at a level at least 3' above the highest known water level, or 3' above the OHWL, whichever is higher. For rivers, by placing the lowest floor, including basement, at least 3 ft. above the Regional Flood Level, the OHWL or by conducting a technical evaluation to determine effects of proposed construction upon flood stages and flood flows and to establish the flood protection elevation. WOAS may have the lowest floor placed lower than the elevation determined in this subpart if the structure is constructed of flood-resistant materials to the elevation, electrical and mechanical equipment is placed above the elevation and, if long duration flooding is anticipated, the structure is built to withstand ice action and wind-driven waves and debris.

** Lotline setbacks shall not apply to vision obstructing fences which are not greater than 6' in height.

*** Except Non-Dwelling Buildings more than 400 ft. from the OHWL of a Lake and/or 300 ft. from the OHWL of a River.

B. Non-riparian lots of no less than 5,000 square feet. may be created if they are legally joined to a riparian lot within 200 feet of the non-riparian lot, and contain permanent restrictions against residential construction. Such nonresidential non-riparian lots must be created by subdivision plat in such a manner as to allow for orderly attachment to riparian lots and with appropriate restrictive covenants. The final plat will not be accepted unless it identifies the riparian lot to which each new non-riparian lot shall be permanently attached.

F. One (1) WOAS per lot will be allowed, provided:

1. The structure must be above ground unless a Conditional Use Permit or a Grade/Fill Permit is granted.
2. The structure is 10 ft. or less in height as measured from the lowest adjoining ground level.
3. The structure is 260 square ft. or less in area.
4. The maximum width of the structure is 20 ft. as measured parallel to the shoreline.
5. The structure is set back from the OHWL at least 20 ft.
6. The structure must comply with the lotline setback requirements as set by Sec. III.4.A.
7. The structure must not be used for human habitation or have water or sewer connections.
8. The structure is treated to reduce visibility as viewed from public waters and adjacent shoreland by vegetation, topography, increased setbacks, color or other acceptable means, assuming summer leaf-on conditions.
9. The roof of the structure may be used as a deck with safety rails, but must not be enclosed or used as a storage area.
10. Only one structure may be placed within the SIZ.

G. Stairways, Lifts and Landings - Stairways and lifts are the preferred alternative to topographic alterations for achieving access up and down bluffs and steep slopes, or across a SIZ to shore areas. Stairways and lifts must meet the following design requirements:

H. Decks - Except as provided in Item G, decks must meet the structure setback standards. Decks that do not meet setback requirements from public waters may be allowed without a variance to be added to structures existing on February 5, 1992, if all of the following criteria and standards are met:

1. A thorough evaluation of the property and structure reveals no reasonable location for a deck meeting or exceeding the existing OHWL setback of the structure.
2. The deck encroachment toward the OHWL does not exceed 15% of the existing shoreline setback of the structure from the OHWL or is not closer than 30 ft. to the OHWL, whichever is more restrictive.
3. The deck is not roofed or screened.

IV. GENERAL REQUIREMENTS

3. Shoreland Alterations:

B. No grading, filling or alteration of existing topography, including retaining walls, shall be performed in the SIZ, BIZ or a wetland, in any amount; or elsewhere in the shoreland area in excess of 20 cubic yards per year, unless a Conditional Use Permit or a Grade/Fill Permit has been obtained pursuant to this Ordinance, prior to any earth being moved (the property owner is legally responsible for all surface water drainage that may occur).

12. The applicant for a Conditional Use Permit or a Grade/Fill Permit involving grading and filling or any alteration of the existing topography shall be legally responsible for all surface water runoff problems that may occur in the future.

D. Unless otherwise indicated by the Conditional Use Permit or a Grade/Fill Permit, all grading, filling or alteration of the existing topography, including stabilization, shall be performed between April 15th and October 1st. The April 15th to October 1st construction period shall not be applicable to Conditional Use Permits and Grade/Fill Permits for grading, filling or alteration of the existing topography involving finished grade slopes of less than 12% consistent with the steep slope requirements and when appropriate methods for preventing erosion are adhered to.

4. Agricultural Use Standards:

D. Application of fertilizer, herbicides, pesticides, animal wastes or other chemicals within shorelands must be done in such a way as to minimize impact on the SIZ, BIZ or public water by the use of earth or vegetation.

8. Stormwater Management:

B. The following are specific standards:

1. Impervious surface coverage of lots must not exceed 25% of the lot area.

2. When constructed facilities are used for stormwater management, they must be designed and installed consistent with the field office technical guide of the local Soil and Water Conservation Districts.

3. New constructed stormwater outfalls to public waters must provide for filtering or settling of suspended solids and skimming of surface debris before discharge.

4. Surface area of a lot physically separated (i.e. public, private road right-of-way or easement) from itself or another, cannot be included for purposes of the impervious surface calculation.

5. Unless otherwise provided by the property owner, a minimum 12' wide driveway, from the nearest road right-of-way to the proposed structure(s), must be included in the impervious surface calculation.

6. Surface area covered by permeable pavers must be included in the impervious surface calculation.

10. Subdivision Provisions:

B. Platting:

All subdivisions with lots or parcels that are less than 5 acres in size must be platted in accordance with Minnesota Statutes 505. No conveyance or other document creating a subdivision of any real property other than by a duly approved plat, shall be recorded unless accompanied by a registered surveyor's drawing for recording.

C. Consistency With Other Controls:

Subdivisions must conform to all other requirements of the Subdivision Controls Ordinance of Otter Tail County. Subdivisions must not be approved that are designed so variances from one or more standards in official controls would be needed to use the lots for their intended purpose. In areas not served by publicly owned sewer and water systems, subdivisions must not be approved unless domestic water supply is available and soil absorption sewage treatment can be provided for every lot. A lot shall meet the minimum lot size in Section III.3. (Natural Environment Standards may be considered to protect Sensitive Areas), including at least a minimum contiguous lawn area, that is free of limiting factors (location and type of water supply, soil type, depth to ground water or impervious layer, slope, flooding potential and other limiting factors), sufficient for the construction of 2 standard soil treatment systems (sewage treatment area must be verified by a Minnesota Pollution Control Agency (MPCA) Licensed

Sewage System Designer). Lots that would require use of holding tanks must not be approved.

D. Presentation Requirements:

1. Preliminary Plat prepared (signature required) by Minnesota Registered Land Surveyor, Civil Engineer or Architect:
2. Identification and Description:
 - a. Proposed name of subdivision.
 - b. Location by section, town, range and/or by other identifying description including, the nearest existing E-911 address, parcel number, township name, lake name and number.
 - c. Names and addresses of owner(s), subdivider(s), & Minnesota Registered Land Surveyor, Civil Engineer or Architect.
 - d. Graphic scale: 1 inch = 100 ft., if possible, but not smaller than 1 inch = 200 ft.
 - e. North Point.
 - f. Date of preparation.
 - g. Proposed use of all lots.
 - h. Vegetative Strips.
 - i. Buildable Area.
3. Existing conditions in tract and in surrounding area to a distance of 300 ft.:
 - j. Wetlands, delineated in accordance with the Minnesota Wetland Conservation Act. All Wetland Delineation Reports must be signed and dated.
4. Subdivision Design Features:
 - e. Proposed location and design of sewage system. The proposed sewage treatment area must be verified (signed and dated) and identified (staked) onsite by a MPCA Licensed Sewage System Designer.
5. A Preliminary Title Opinion prepared (signed and dated) by the subdivider's attorney.

11. Cluster Developments:

C. Requirements of Cluster Developments:

1. a. 1. Water Frontage Requirement

The project parcel must have sufficient lake or river frontage to provide a minimum of frontage per dwelling unit in accordance with the following:

<u>Lake or River Classification</u>	<u>Water Frontage Requirement</u>
GD	30 Ft.
RD	50 Ft.
NE	125 Ft.
All river classes	100 Ft.

3. The area within each tier is next calculated, excluding all public road right-of-ways, wetlands, bluffs or land below the OHWL of public waters. Land dedicated to, and required for, commercial, industrial, or other non-residential uses shall also be excluded from the area calculations for residential density.

j. At least 50% of the property must be, and remain, open space. Of this open space, 50% (25% of the entire parcel) is intended to enhance water absorption and maintain wildlife habitat, and must be maintained in an unmanicured wild state, which could include forest land, prairie, or wildflower plantings. The other 50% of the open space (25% of the entire parcel) is intended to replace yard space, which would otherwise exist in a lot and block development and may include lawns, gardens, and outdoor recreational facilities such as golf courses, which may be open to the

public. Cluster developments must also conform with the storm water management provisions in Section IV.8.

D. Existing Resorts:

Existing resorts may add on to or replace existing dwelling units, without a Conditional Use Permit or Variance, in accordance with MN Statute 103.F.227.

E. Conversions:

12. Non-Conforming Uses:

D. Repair and/or Replacement of an existing Non-Conforming building or structure is permitted only in accordance with MN Statute 394.36.

13. Exemptions:

A. The following uses, being essential for the operation of any zoning use district, are exempt from all the provisions of this Ordinance and are permitted in laterals of any other similar distributing equipment of a public utility; road projects by a road authority within an existing road right-of-way; County ditch projects approved by the Drainage Authority; and provided further that hedges or shrubbery may be erected, placed, maintained or grown except as they may constitute a safety hazard.

V. ADMINISTRATION

1. Site Permits:

A. A Site Permit shall be obtained prior to erecting or installing a new structure or altering any structure or part thereof. Alterations include projects which make structural changes, alter outside dimensions of a structure or the cost of which exceeds 50 percent of the market value of the structure. A Site Permit shall also be obtained prior to moving a structure. The applicant, for a Site Permit, shall file an application which shall include a scale drawing (see definition) of the proposal in the office of the Administrative Officer and pay a fee as determined in the Fee Schedule. The Administrative Officer may require an onsite inspection prior to issuing such a permit. The applicant shall notify the Administrative Officer once the building footings have been constructed for an inspection. Prior to these inspections, the applicant shall stake out all lot lines and road right-of-ways.

B. Before a Site Permit is issued the terms of this Ordinance shall be met. This shall include bringing any non-conforming sewage system located upon property for which the Site Permit is sought, up to Ordinance specifications prior to the issuance of the Site Permit.

C. A Single Family Residential Lot shall contain only 1 dwelling unit. A tent of no more than 100 square feet, or tents whose cumulative size is no more than 100 square feet, are exempt from this requirement.

D. A recreational camping unit, for dwelling purposes, may be placed on a lot, without a Site Permit on a temporary basis, not to exceed 22 days per year, provided it is compliant with all setback requirements, there are no sewer or water connections, and that it is the only dwelling unit onsite.

2. Administrative Officer:

The Board of County Commissioners hereby delegates to the Administrative Officer the duties and responsibilities as follows:

D. May issue Grade/Fill Permits for grading and filling projects of not more than 300 cubic yards or for conservation projects approved by a Soil and Water Conservation District. The Administrative Officer may require an onsite inspection prior to issuing such a Permit. Within 3 days of completion, the Applicant for a Grade/Fill Permit must notify the Administrative Officer that the project is ready for inspection.

E. Issue Site Permits for Structures with less than the Ordinary High Water level setback under the following conditions:

1. The proposed structure will be on a lot that existed by virtue of a recorded lot or deed before October 15, 1971.
2. The proposed structure is not located in a SIZ or a BIZ.
3. In areas where an existing non-conforming structure exists on each immediately adjoining lot of a proposed building site, public water setback may be varied to conform to the existing setback of like use. In no instance, can the proposed structure extend closer to the public water than the closest point of the existing non-conforming structures of like use. It is the Applicant's responsibility to provide an accurate depiction of the existing non-conforming structures' location on the adjoining lots.

F. May extend a Conditional Use Permit expiration date upon receipt of the Applicant's written request. The Administrative Officer may require an onsite inspection prior to approving an extension.

3. Conditional Use Permits (see Sections III. and IV.):

Any proposed conditional use shall be presented to the Planning Commission for the determination of its applicability to the Shoreland Management District wherein proposed. The Planning Commission may impose conditions when granting Conditional Use Permits that specify: increased setbacks from public waters; vegetation allowed to be removed or required to be established; sewage treatment system location, design or use; location, design and use requirements for watercraft launching or docking and for vehicular parking; structure or other facility design, use and location; phasing of construction and other conditions considered necessary.

A. The applicant for a Conditional Use Permit shall file his Application along with an original scale drawing(s) or professional drawing(s) for Cluster Development and 10 copies (if Applicant provides a color coded original scale drawing, it is the Applicant's responsibility to color code all copies) in the office of the Administrative Officer not less than 21 days prior to the next scheduled meeting of the Planning Commission and pay a fee as determined in the Fee Schedule when the application is filed. In addition to the scale drawing requirements (see definition), these drawings must also specifically indicate any proposed land use change including, but not limited to structure location(s), sewage treatment system(s), and topographic alteration(s). In addition, the applicant must provide his (or next closest) E-911 address when available. In the absence of such number, detailed directions to the property must be provided with the application.

I. The Planning Commission shall consider a Conditional Use Permit if the proposed change is found to be consistent with the general purposes of this Ordinance and the intent of this and all other applicable state and local regulations and laws. The Planning Commission may consider the following:

1. Compatibility with the surrounding area; both on land and water.
2. Environmental impact, including soils, topography, vegetation (land and water), fish, and wildlife.
3. Any hazards that may be created; both on land and water.
4. Density and location of development.
5. Suitability of the area, in its existing state, for the proposed use.
6. Near shore water depth.
7. Sensitive Areas may be protected through the use of Natural Environment Standards.
8. Adequate parking and traffic control.
9. Amount of noise generated.
10. Hours of proposed use.
11. Lighting.

12. Signage (number, size, lighting, and location).
13. Time frame and/or phasing.
14. Adequate lot area and water frontage for the proposed use.
15. Minimal change in the existing topography necessary to allow for the proposed use.
16. Any other possible adverse effects of the proposed Conditional Use Application and what additional requirements may be necessary to prevent such adverse effects.

5. Variances from Standards:

E. In considering variance requests, the Board of Adjustment may also consider:

F. The applicant for a variance shall file his Application in the office of the Administrative Officer not less than 21 days prior to the next scheduled meeting of the Board of Adjustment and pay a fee as indicated on the Fee Schedule when the application is filed. Each application for variance shall be accompanied by a scale drawing (see definition) and 6 copies (if the Applicant provides a color coded original scale drawing, it is the Applicant's responsibility to color code all copies) of the area under consideration showing the location of any existing structures and any proposed structures. The drawing shall also indicate all setback distances in feet in addition, the applicant must provide his (or next closest) E-911 address when available. In absence of such number, detailed directions to the property must be provided with the application.

9. Enforcements And Penalties:

G. Effective Date:

This Ordinance as amended shall be in full force and effect on and after May, 1, 2008.