



CITY OF POQUOSON

PLANNING DEPARTMENT

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To: The Honorable City Council

Through: City Manager

From: Wally Horton, Director of Community Development

Date: May 13, 2019

Subject: **Text Amendment to existing Zoning Ordinance (Appendix A) Section 1-3 (Definitions).**

Overview

As part of a systematic review of the City Land Use Ordinances, Staff has noted that the definition of "Financial institution" casts a wide net that could be interpreted to include Pay Day Loan and Pawn Broker operations. While this may not be the intent of the definition it nevertheless would be advisable to revise the definition of "Financial institution" in the definition section of the Zoning Ordinance. Recently, Staff has been queried in regard to pay day loans, title loans, and pawn brokerage establishments and opined that the intent of the definition of "Financial institution" is not intended to include such uses.

The current definition is as follows:

"Financial institution: The retail offices of banks, savings and loan offices and other financial service institutions, with or without automatic teller machines, providing walk-in service to customers. Drive-through facilities are a separately designated and regulated component."

In an effort to keep the change as simple as possible and to avoid confusion, Staff is simply advocating a change in the "financial institution" definition, which would read:

Section 1-3. - Definitions.

Financial institution: The retail offices of traditional banks, savings and loan offices and other financial service institutions, with or without automatic teller machines, providing walk-in service to customers. Services include but are not limited to accepting deposits, cashing checks and offering loans, and does not include pay day loans, title loans, money lending associated with a pawn shop-type establishment and/or similar uses. Drive-through facilities are a separately designated and regulated component.

This change would clarify what is meant as a financial institution succinctly and be in keeping with the intent of the definition. Pay day loans, title loans, money lending associated with a pawn shop-type establishment and/or similar uses would be allowed by approval of a conditional use permit.

Comprehensive Plan Guidance

There is guidance in the City of Poquoson 2018-2038 Comprehensive Plan for this revision.

Under Chapter 8 – Land Use (Beginning on Page 8-17) strategies include:

#21. Review and update City Zoning, Subdivision, Site Plan, and Sign ordinances to ensure coherence, clarity and compliance with current law and development practices.

Staff Recommendation

It is staff's opinion that the proposed change would increase clarity on the issue of Financial Institutions. The Planning Commission recommended approval by a 5-0 vote to the City Council following its April, 15, 2019 public hearing.

CWH

ORDINANCE NO.

**AN ORDINANCE APPROVING AN AMENDMENT OF THE ZONING ORDINANCE
BY REVISING APPENDIX A, SECTION 1-3 PERTAINING TO THE DEFINITION OF
FINANCIAL INSTITUTION**

WHEREAS, a proposed amendment of Appendix A, Section 1-3 of the Zoning Ordinance pertaining to the definition of “Financial Institution” has been submitted to read as follows:

Appendix A, Section 1-3. – Definitions.

Financial institution: The retail offices of traditional banks, savings and loan offices and other financial service institutions, with or without automatic teller machines, providing walk-in service to customers. Services include but are not limited to accepting deposits, cashing checks and offering loans, and does not include pay day loans, title loans, money lending associated with a pawn shop-type establishment and/or similar uses. Drive-through facilities are a separately designated and regulated component.

WHEREAS, a public hearing to receive public comments and review the amendments was held before City Council on May 13, 2019; and

WHEREAS, careful and thorough consideration was given the amendment; and

BE IT ORDAINED by the Council of the City of Poquoson, Virginia:

Section 1: That the proposed amendment of Appendix A, Section 1-3 of the Zoning Ordinance pertaining to the definition of “Financial Institution”, is hereby approved.

Section 2: That this ordinance shall be in effect on and after 30 days from its adoption.

ADOPTED: _____

TESTE: _____

City Clerk

ARTICLE I. - GENERAL PROVISIONS

Section 1-3. - Definitions.

Unless clearly indicated to the contrary, the following words, terms and phrases, when used in this ordinance, shall have the meanings ascribed to them in this section:

Accessory building: A subordinate building whose function is incidental to and located on the same lot as the principal building. Accessory buildings shall not be utilized as living quarters until article XII of this ordinance has been complied with.

Accessory use: A use of land customarily incidental to the principal use of the land and located on the same lot as such principal use.

Administrator, zoning: The official charged with the enforcement of this ordinance. The zoning administrator shall be the city manager of Poquoson or such city manager's authorized representative.

Age restricted residential: Housing of all dwelling types, restricted for use by persons of 55 years of age or older. Housing provided shall be in accordance with the Federal Fair Housing Act, Virginia Fair Housing Law and § 36-96.7 of the Code of Virginia (1950), as amended.

Agriculture: The cultivation of the soil for the purpose of raising crops, horticulture and forestry, to include the keeping of animals as authorized in this ordinance.

Alley: A public travelway which affords secondary access to abutting property.

Apartment house: A building used or intended to be used as a dwelling by three or more families living independently of each other and who do their cooking therein.

Automated teller machine (ATM): computerized, self-service machines used by banking customers for financial transactions without contact with financial institution personnel. The machines may be located at or within banks, or in other locations in accordance with the provisions of this ordinance. Structures supporting and/or housing ATMs are a separately designated and regulated component.

Automobile service station: A building used or intended to be used for the retail sale of fuels, lubricants and other operating commodities for motor vehicles to include the space and facilities for the installation of such commodities and, in addition, the space for facilities for the storage, minor repair and servicing of said vehicles, but not to do body repair, painting, steam cleaning, rust-proofing and refinishing.

Basement: A story partly underground and having at least one-half of its height above ground (curb level).

Block: The property bounded on all sides by one side of street or a combination of street line, railroad right-of-way, unsubdivided land, river, live stream or any other barrier to the continuity of development.

Boardinghouse: A dwelling where, for compensation, lodging and meals are provided for five to 14 persons. A boardinghouse is to be distinguished from a hotel.

Breezeway: A covered walkway that is open to the atmosphere and traverses through a building.

Brewpub means a craft/micro brewery that operates in conjunction with a retail tavern or pub / restaurant on the premises.

Buildable area: The buildable area of a lot is the space remaining after the minimum yard and setback requirements of this ordinance have been complied with.

Building: A structure having a roof, supported by columns or by walls, and intended for the shelter, housing or enclosure of any person, animal or chattel.

Building line: A line established, in general, parallel to the front street line between which and the front street line no part of a building shall project, except as otherwise provided by this ordinance. (Also see *Setback* .)

Cellar: A portion of a building having more than one-half of its height below ground (curb level).

Chesapeake Bay Preservation Area (CBPA): Any land designated by the city pursuant to the Chesapeake Bay Preservation Area designation and Management Regulations, VR 173-02-01, Code of Virginia, § 10.1-2100 et seq. The Chesapeake Bay Preservation Area consists of a resource protection area and a resource management area.

Comprehensive plan: A document prepared by the planning commission that generally sets forth policies for the future land use and development of the City of Poquoson in accordance with Code of Virginia, § 11-446.1 et seq.

Court: An open unoccupied space other than a yard on the same lot with a building or group of buildings and which is bounded on two or more sides by such building or buildings.

Coverage: See *Lot coverage*.

Covered boat slips: An open sided structure having a gable, gambrel, or hip style shingled roof with a minimum pitch of four to 12 and measuring no larger than 18 feet in width by 36 feet in length measured from the eave line. The maximum height of the structure shall be no higher than 15 feet above mean high water. Occupancy or storage above the ceiling joists shall be prohibited.

Covered pier: A structure that is open-sided or sided with a transparent insect screen having a gable, gambrel, or hip style shingled roof with a minimum pitch of four to 12 and measuring no larger than 400 square feet in size. The maximum height of the structure shall be no higher than 15 feet above mean high water. Occupancy or storage above the ceiling joists shall be prohibited.

Craft/Micro brewery means a facility that produces and sells no more than 15,000 barrels of beer or other malt liquors per year and which requires a license from the Virginia Department of Alcoholic Beverage Control. For the purposes of this definition, a barrel shall mean a container designed to hold thirty-one gallons. Permitted accessory uses shall include retail sales, tasting rooms for beverages produced on-site, restaurants, reception halls, and live entertainment.

Development: The construction or substantial alteration of residential, commercial, industrial, institutional, recreation, transportation, or utility facilities or structures.

Development review process: The process for site plan or subdivision review and building permit review to ensure compliance with Code of Virginia, § 10.2-2109, and the Poquoson City Code prior to any clearing or grading of a site or the issuance of a building permit.

District: A portion of the city within which, on a uniform basis, certain uses of land and buildings are permitted and certain other uses of land and buildings are not permitted, as set forth in this ordinance, and within which certain lot areas are established or within which a combination of such aforesaid conditions are applied.

Dwelling: A building or portion thereof which is used or intended to be used exclusively for residential purposes and which contains one or more dwelling units.

Dwelling, accessory: A secondary self-contained dwelling unit, either contained in the principal dwelling structure or separate from the principal dwelling structure, whose purpose is for residential occupation by related family members.

Dwelling, attached: A dwelling having any portion of each of two walls in common with adjoining dwelling.

Dwelling, detached: A dwelling which is entirely freestanding on the same lot.

Dwelling, semidetached: A dwelling having any portion of one wall in common with an adjoining dwelling.

Dwelling, group: An arrangement of two or more detached dwellings occupying a zoning lot.

Dwelling, multiple: A dwelling having three or more dwelling units.

Dwelling, single-family: A dwelling used or intended to be used exclusively for one dwelling unit.

Dwelling, two-family: A dwelling having two dwelling units, one above the other, or a dwelling having two units side by side, both using a common wall or floor.

Dwelling unit: One room or a suite of two or more rooms used or intended to be used by one family for living and sleeping purposes, and having only one kitchen or kitchenette.

Environmental/development plan review committee (EDPRC): A group, appointed by the city manager, charged with the review of all development plans, including but not limited to subdivision and commercial development.

Family: An individual, or two or more persons related by blood, marriage, adoption or guardianship or a group of not more than four unrelated persons occupying a single dwelling unit.

Farmer's market: A place where farmers or other people who are engaged in truck farming gather regularly for the purpose of selling produce and goods produced at their farms. The sale of seafood is included in this definition.

Fence: A barrier, usually made of posts and wire or boards, intended to prevent escape or intrusion or to mark a boundary. Trees, shrubbery or other foliage does not constitute a fence under this definition.

Financial institution: The retail offices of **traditional** banks, savings and loan offices and other financial service institutions, with or without automatic teller machines, providing walk-in service to customers. **Services include but are not limited to accepting deposits, cashing checks and offering loans, and does not include pay day loans, title loans, money lending associated with a pawn shop-type establishment and/or similar uses.** Drive-through facilities are a separately designated and regulated component.

Floor area: The floor area of a building or buildings is the sum of the gross horizontal areas of the several floors of all buildings on the lot measured from the exterior faces of exterior walls. Floor area shall include the areas of basements when used for residential, commercial or industrial purposes, but shall not include a basement or portion of a basement used for storage or housing of mechanical or central heating equipment.

Garage, communal: A garage used for the storage of vehicles for occupants of lots in the same or adjacent block or blocks.

Garage, private: An accessory building used for the storage of vehicles by the occupants of a lot on which such building is located.

Garage, public: An accessory building, portion of a principal building; or principal buildings, used only for the storage of four or more vehicles by other than occupants of a lot, on which such building is located.

Health official: The legally designated health authority of the state board of health for the City of Poquoson or his authorized representative.

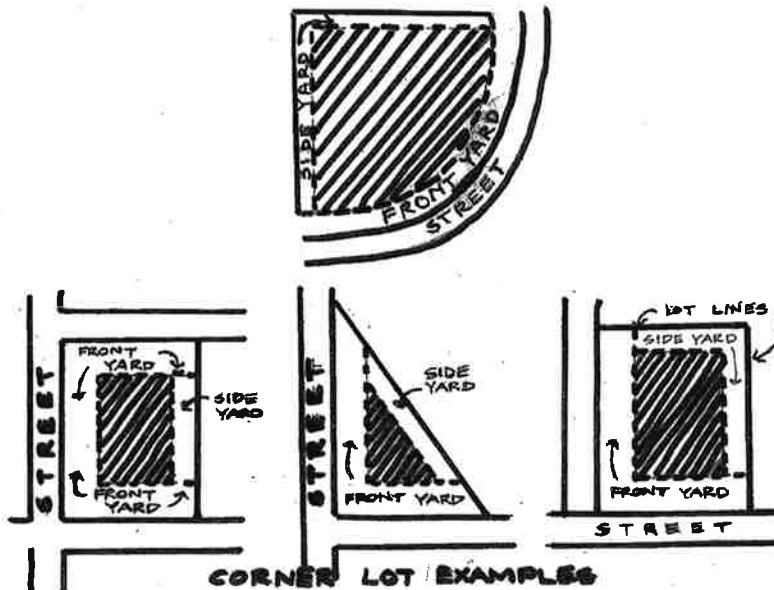
Height of building: The vertical distance from the established grade of the center of the front of the building to the highest point of the roof surface of a flat roof, to the decline for a mansard roof, to mean height level between the eaves and ridge for hip, gable and gambrel roofs.

Home occupation: Any occupation or activity which is clearly incidental to the use of the premises for dwelling purposes, and which is carried on wholly within a main building or accessory building only by a member of a family residing on the premises in connection therewith. There is no group instruction or advertising on the premises, except where specifically authorized by the zoning district regulations or sign regulations and no display or storage of [of] materials visible from outside the building.

Hotel: A building designed or occupied as the more or less temporary abiding place for 14 or more individuals who are, for compensation, lodged, with or without meals, and in which provision is not made for cooking in individual rooms or suites.

Lot: A parcel of land occupied, or intended for occupancy, by a use permitted by the provisions and requirements of this ordinance, which has a frontage on a street or an officially approved private means of ingress and egress.

Lot, corner: Any parcel on which two or more contiguous property lines abut one or more public or private street(s).



Lot, depth: The average of the horizontal distances between front and rear lines of a lot measured perpendicular to the street line.

Lot, through (double frontage): A lot, other than a corner lot, which has a frontage on two streets.

Lot, interior: Any lot other than a corner lot.

Lot, width of: The horizontal distance between the side lines of a lot measured along the building setback line.

Lot coverage: The part or percentage of the lot occupied by buildings or structures including accessory buildings or structures.

Lot of record: A lot which has been recorded in the clerk's office of the circuit court.

Marina: A facility designed for docking, storing, servicing, berthing, fueling or repairing of boats (recreational or commercial) and which the site may include accessory restaurants, lodging and service/retail facilities. Marinas may include in-water berths/slips which are covered or uncovered, dry berths/slips for boat storage on land, either indoors or outdoors, and provisions for transfer of boats to and from the water by means of ramps or mechanical equipment.

Mobile home: A mobile home is a single-family dwelling designed for transportation, after fabrication, on streets and highways on its own wheels or on flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy, except for minor and incidental unpacking and assembly operations, location on jacks or permanent foundations and connection to utilities.

Motel: One or more buildings containing individual sleeping rooms designed for or used by automobile tourists or transients, with parking space conveniently located to each unit; and provided, less than 50 percent of the living and sleeping accommodations may be occupied or designed for occupancy by persons other than automobile tourists or transients.

Nonconforming activity (use): The otherwise legal use of a building, structure or tract of land that does not conform to the use regulations of this ordinance for the district in which it is located, either at the effective date of this ordinance or as a result of subsequent amendments to the ordinance. This definition is subject to the provisions of Code of Virginia, § 15.1-492, as amended.

Nonconforming lot: An otherwise legally platted lot that does not conform to the minimum area or width requirements of this ordinance for the district in which it is located at the effective date of this ordinance or as a result of subsequent amendments to the ordinance. This definition is subject to the provisions of Code of Virginia, § 15.1-492, as amended.

Nonconforming structure: An otherwise legal building or structure that does not conform with the lot area, yard, height, lot coverage or other area regulations of this ordinance, or is designed or intended for a use that does not conform to the use regulations of this ordinance for the district in which it is located, either at the effective date of this ordinance or as a result of subsequent amendment to the ordinance. This definition is subject to the provisions of Code of Virginia, § 15.1-492, as amended.

Office building: A structure wherein are employed a number of people greater than that allowed in professional offices and where there are no goods offered for sale.

Off-street parking area: Space provided for vehicular parking outside the dedicated street right-of-way.

Open space, usable landscaped: That space on the same lot and contiguous to the principal building or buildings which is either landscaped with shrubs, planted with grass or developed and maintained for recreation purposes, and excludes that portion of the lot which is utilized for off-street parking purposes.

Overhang: Any projection, either roof, bay window or similar cantilevered construction, which extends beyond the foundation of a structure. No such construction shall project into any required yard more than three feet and no such projection shall have a vertical surface whose area is more than 25 percent of the area obtained by multiplying the mean height of the structure by the length of the structure along the yard which is violated.

Porch: An open, unenclosed stoop or paved terrace which may project into a front yard for a distance not exceeding ten feet, but this shall not be interpreted to include porches which may be enclosed by removable windows or fixed canopies. A one-story bay window may project not more than three feet beyond the front line of the building.

Professional office: The office, studio or occupational room of a doctor, architect, artist, musician, lawyer or similar professional person or of a person engaged in the real estate or insurance business, excepting any mortuary or any establishment where goods are offered for sale, provided no other persons are engaged in the occupation except not to exceed two employees of the principal practitioner (or in the case of two doctors with offices in the same structure, not exceeding two employees for each practitioner); and provided such use is conducted within a building retaining the residential character of the neighborhood.

Property line: A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space.**

Public utility: Any person, firm, corporation, municipal department or board duly authorized to furnish, and furnishing under federal, state or municipal regulations, to the public electricity, gas, steam, communications, telegraph, transportation or water.

Redevelopment: The process of developing land that is or has been previously developed.

Resource management area (RMA): That component of the Chesapeake Bay Preservation Area that is not classified as the resource protection area. RMAs include land types that, if improperly used or developed, have the potential for causing significant water quality degradation or for diminishing the functional value of the resource protection area. All areas within the City of Poquoson not considered resource protection areas (RPA) are resource management areas.

Resource protection area (RPA): That component of the Chesapeake Bay Preservation Area comprised of land at or near the shoreline that have an intrinsic water quality value due to the ecological

and biological processes they perform or are sensitive to impact which may result in significant degradation to the quality of state waters.

Roominghouse (lodginghouse): A building, other than a hotel, where lodging is provided for three or more persons for compensation pursuant to previous arrangement, but not open to the public or transients.

Satellite earth stations: A combination of (1) antenna or dish antenna whose purpose is to receive communication or other signals from orbiting satellites and/or other extraterrestrial sources; (2) a low noise amplifier which is situated at the focal point of the receiving component and whose purpose is to magnify and transfer signals; (3) a coaxial cable whose purpose is to carry the signals into the interior of the building. For the purpose of the zoning ordinance, satellite earth stations shall be considered to be a structure. (For purposes of administration of the zoning ordinance, the terms "satellite earth station" and "dish antennas" shall be deemed synonymous.)

Seasonal Item: Items such as Christmas trees, seafood, or perishable produce, flowers and/or plants.

Setback: The minimum distance by which any building or structure must be separated from the front, side and rear lot line.

Shed located on a vacant lot: **A structure, not to exceed 250 square feet in area, located on a lot absent of a principal structure, used for the primary purpose of storing miscellaneous household items and garden tools and equipment. These structures shall meet the front yard setback established for their zoning district as well as all height and setback requirements established for accessory structures. No more than one structure shall be permitted per vacant lot. These structures are permitted to be served by electrical utilities, however, shall not be serviced by sewer utilities. Water utilities may service the structure on the exterior only.

Sign, business: A sign which directs attention to a business, commodity, service, activity or product sold, conducted or offered upon the premises where such sign is located.

Sign, gross area of: The "gross area" of a sign shall be the entire area within a single continuous perimeter enclosing the extreme limits of such sign. Such perimeter shall not include any structural elements lying outside the limits of such sign and not forming an integral part of the display.

Sign, home occupation: A sign not exceeding two square feet in an area directing attention to a product, commodity or service available on the premises, but which product, commodity or service is clearly a secondary use of the dwelling.

Sign, identification: A sign on the premises bearing the name of a subdivision, the name of a group housing project or of a school, college, park, church or other public or quasi-public facility, or a professional or firm name plate, but bearing information pertaining only to the premises on which such sign is located.

Sign, outdoor advertising: Any sign of any material and any character whatsoever, which is placed (including erection, construction, posting, painting, printing, tacking, nailing, gluing, sticking, carving or other fastening, affixing or making visible in any manner) for outdoor advertising purposes in any way whatsoever. The term "billboard" is covered by this definition.

Sign, temporary: A sign applying to a seasonal or other brief activity such as, but not limited to, summer camps, horse shows, auctions or sale of land.

Storage yard: A yard area in which materials, equipment and/or vehicles used for construction, excavating, freight or similar activities are stored or kept. Storage yards may operate as a primary or an accessory use.

Story: That portion of a building, other than an unheated cellar, basement or attic, included between the surface of any floor and the surface of the floor next above it; or if there is no floor above it, then the space between the floor and the ceiling next above it. (Effective 2/7/18)

Story, half: A heated space under a sloping roof, which has the line of intersection of roof decking and wall face not more than three feet above the top floor level and in which space the finished floor area

does not exceed two-thirds of the floor area immediately below it, and does not contain an independent dwelling unit. (Effective 2/7/18)

Street (road): A public thoroughfare established by right-of-way dedication or easement conveyance or a private thoroughfare serving more than one parcel established by right-of-way dedication or easement conveyance, except an alley or driveway, which affords vehicular traffic circulation and principal means of access to abutting property.

Street line: The dividing line between a street or road right-of-way and the contiguous property.

Structural alteration: Any change in the supporting members of a building or structure, such as bearing walls, partitions, columns, beams or girders, or any change in the width or number of exits, or any substantial change in the roof.

Structure: Anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground.

Structure, outdoor advertising: Any structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any outdoor advertising sign may be placed, including outdoor advertising statuary.

Subdivision and resubdivision: Subdivision is the division of a lot or a tract or parcel of land into two or more parts or lots for the purpose, whether immediate or future, of building development expressly excluding development for agricultural purposes, and includes resubdivision. Resubdivision is a change in a map of an approved or recorded subdivision or resubdivision if such change (a) affects any street layout shown on such map, (b) affects any area reserved thereon for public use or (c) diminishes the size of any lot shown thereon, if any of the lots shown thereon have been conveyed after the approval or recording of such map.

Surface, pervious: A covering or soil treatment that allows storm water runoff to infiltrate into the soil below. Pervious surfaces must be designed in accordance with all applicable VDOT and Virginia water quality standards and specifications, and in accordance with good engineering practice and industry standards.

Tourist home: A dwelling in which overnight accommodations are provided or offered for three or more transient guests.

Townhouse: At least three and not more than ten attached dwelling units forming a continuous structure, each being separated by common or party walls or masonry construction void of fenestration or means of ingress or egress from the basement to the roof with individual exterior entrances at grade and with not more than three abutting townhouses or dwelling units having the same front yard setback.

Travel trailer: A vehicular, portable structure built on a chassis as a temporary dwelling for travel, recreation and vacation, having a body width not exceeding eight feet and being of any length, provided its gross weight does not exceed 4,500 pounds, or being of any weight, provided its body length does not exceed 29 feet.

Use: The purpose or activity for which land or a building thereon is designed, arranged, or intended, or for which it is occupied or maintained, and shall include any manner of performance of such activity with respect to the performance standards of this ordinance.

Variance: A reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land, or the size, height, area, bulk, or location of a building or structure when the strict application of the ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.

Wetlands: Both vegetated and nonvegetated wetlands as defined in article IV, chapter 34 of this Code of Ordinances.

Wireless telecommunications tower: A structure used for the purpose of supporting one or more antennas or microwave dishes, including self-supporting lattice towers, guy towers, or monopole towers,

the term includes radio and television transmission towers alternative antenna support structures such as buildings and rooftops and other existing support structures.

Yard: An open space of a generally uniform width or depth on the same lot with a building or group of buildings, which open space lies between the building or group of buildings and the nearest lot line and is unoccupied and unobstructed from the ground upward, except as otherwise provided herein. Wetlands as defined in article IV, chapter 34 of this Code shall not be utilized in calculating the minimum yard area, width or depth required by this ordinance.

Yard, front: A yard extending across the full width of the lot and lying between the street line or lines adjacent to the lot and the nearest line of the principal building.

Yard, rear: A yard extending across the full width of the lot and lying between the rear property line of the lot and the nearest line of the principal building except that a corner lot shall have no rear yard.

Yard, side: A yard between a property line and the nearest line of the principal building and extending from the front yard to the rear yard except that on a corner lot all yards not adjacent to a street shall be side yards.

Yards, waterfront: A waterfront yard is a yard required on water front property. The depth shall be measured from the bulkhead or mean low waterline for nonbulkheaded lots. Waterfront property is hereby defined as property abutting on open water, bays, creeks, manmade canals and similar navigable waterways. Restriction over principal and accessory structures shall be the same as if the yard was a rear or side yard, as appropriate, in the zoning district in which the water front lot is located, with the exceptions that swimming pools and patios may extend to within ten feet of the bulkhead or mean low waterline and docks, gazebos and boat houses are permitted, subject to applicable regulations. Any use infringing on the waterfront yard must be water related and not used for extending the area of the lot for nonwater-related purposes.

Zoning permit: A permit issued by the zoning administrator to the applicant before the applicant may proceed with any work affected by any provision of this ordinance.

This ordinance shall be enforced by the zoning administrator.

(Ord. No. 504, §§ 1, 2, 6-28-1983; Ord. No. 567, § 1, 10-23-1984; Ord. No. 612, § 1, 1-28-1986; Ord. No. 616, § 1, 4-23-1986; Ord. No. 659, §§ 1, 2, 1-12-1987; Ord. No. 817, § 1, 2-10-1992; Ord. No. 876, § 1, 4-11-1994; Ord. No. 1014, § 1, 6-29-1998; Ord. No. 1052, § 1, 12-13-1999; Ord. No. 1129, § 1, 3-12-2002; Ord. No. 1274, § 1, 5-29-2007; Ord. No. 1357, § 1, 3-8-2010; Ord. No. 1362, § 1, 4-12-2010; Ord. No. 1396, § 1, 6-27-2011; Ord. No. 1406, § 1, 10-11-2011; Ord. No. 1430, § 1, 6-25-2012; Ord. No. 1451, § 1, 2-11-2013; Ord. No. 1456, § 1, 4-22-2013; Ord. No. 1492, § 1, 6-23-2014; Ord. No. 1493, § 1, 6-23-2014; Ord. No. 1508, § 1, 10-14-2014; Ord. No. 1539, § 1, 4-11-2016)