

ORDINANCE NO. _____

**BEING AN ORDINANCE TO AMEND THE TEXT OF THE CITY OF MUNCIE
COMPREHENSIVE ZONING ORDINANCE REGARDING NEW CORRIDOR
DEVELOPMENT STANDARDS**

WHEREAS, the State enabling act for planning and zoning empowers the City Council of Muncie, Indiana to adopt a comprehensive zoning ordinance and also provides for amendments to said ordinance as deemed necessary from time to time; and

WHEREAS, the State enabling act also provides for amendments to the comprehensive zoning ordinance to further promote the health, safety and general welfare; and

WHEREAS, a key element of the Muncie-Delaware Comprehensive Plan, and a key goal of the City of Muncie, is to improve the appearance of the City which, in turn, is tied to promoting the general public welfare from a physical, social and economic standpoint; and

WHEREAS, a strategic plan developed from public input, known as the Muncie Action Plan, identified the desire for updated corridor development standards as an action step under a larger initiative entitled “*Creating Attractive and Desirable Places*”; and

WHEREAS, the Design Standards Committee, established by the Delaware-Muncie Metropolitan Plan Commission, has completed review and revision of the current “*29th Street and Madison Street Corridor Development Standards*” in Article XXX, Section 7 of the zoning ordinance for the City of Muncie and has forwarded their recommendation to the Commission for public hearing as required by law; and

WHEREAS, the Delaware-Muncie Metropolitan Plan Commission has given legal notice of a public hearing and, after consideration of the proposed amendment during the hearing, hereby forwards a favorable recommendation (5-0) regarding said amendment to the City Council of Muncie, Indiana, all as required by law; and

WHEREAS, the Common Council has given reasonable regard to the comprehensive plan; current conditions and the character of current structures and uses in each district; the most desirable use for which the land in each district is adapted; the conservation of property values throughout the jurisdiction; and responsible growth and development.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Muncie, Indiana that the text of the City of Muncie Comprehensive Zoning Ordinance, being a part of the Muncie City Code, be amended, changed and supplemented as follows:

Section 1. That Article XXX, Section 7 of said Ordinance shall be deleted in its entirety and replaced with a new Section 7 as follows:

ARTICLE XXX
SECTION 7 CORRIDOR DEVELOPMENT STANDARDS

A PURPOSE

The purposes of this section are to:

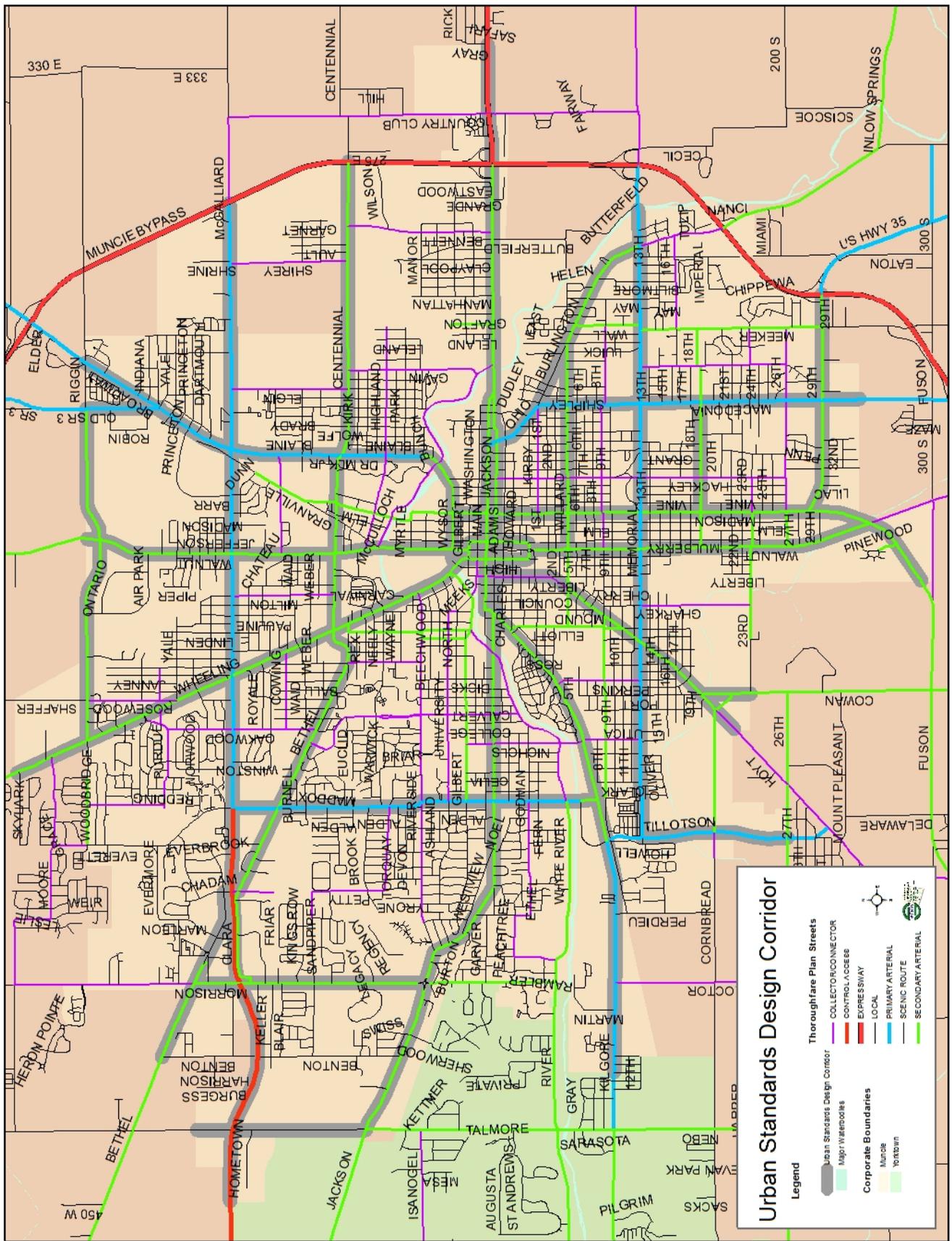
- Implement the land use and urban design elements of the adopted Comprehensive Plan;
- Encourage 360° quality development along the designated corridors so that the view from any direction is comparable and the architectural style, materials, color and design on the front elevation shall be applied to all elevations of the structure;
- Complement public investment in new gateways and other features on primary corridors throughout the community; and
- Support efforts to promote the enhancement of primary corridors which in turn enhances the economic and public health and general welfare of the City of Muncie.

B APPLICABILITY

1. Applicability to Corridors

The standards set forth in this section shall apply to development and building along the following specified corridors:

Corridor	Description – From (N & W points) and To (S & E points)
Bethel Avenue	West Corporate Limits to Centennial Avenue
Broadway Avenue	Riggin Road to McGalliard Road
Burlington Drive	Macedonia Avenue to Memorial Drive
Centennial Avenue	Bethel Avenue to Muncie By-Pass
Cowan Road	Hoyt Avenue to South Corporate Limits
Dr. Martin Luther King Blvd.	McGalliard Road to the White River
Hoyt Avenue	Liberty Street to South Corporate Limits
Jackson Street/SR 32	Nebo Road to East Corporate Limits
Kilgore Avenue	West Corporate Limits to Jackson Street
Liberty Street	Main Street to Hoyt Avenue
Macedonia Avenue	Ohio Street to South Corporate Limits
Madison Street	Wysor Street to South Corporate Limits
Main Street	Kilgore Avenue to E. Jackson Street
McGalliard Road	West Corporate Limits to Muncie By-Pass
Memorial Drive	Tillotson Avenue to Muncie By-Pass
Morrison Road	Bethel Avenue to Jackson Street
Nebo Road	North Corporate Limits to Jackson Street
Ohio Street	Main Street to Macedonia Avenue
Old State Road 3	Riggin Road to Broadway Avenue
Riggin Road	Wheeling Avenue to Old SR 3
Tillotson Avenue	McGalliard to Kilgore & Memorial to S. Corp. Limits
Walnut Street	Riggin to Washington & Downtown Roundabout to Madison
Wheeling Avenue	North Corporate Limits to High Street Bridge
Willard Street	Walnut Street to Burlington Drive
Wysor Street	High Street to the White River
18 th Street	Walnut Street to Macedonia Avenue
29 th Street	Madison Street to Muncie By-Pass



For purposes of this section, development shall be considered to be “along” one of these corridors and controlled by these regulations if any of the following apply:

- a. The property on which the development or building will occur has direct access to and/or frontage on any of the the specified corridors; and
- b. If any portion of a parcel is subject to this Section, as defined above, then the entire parcel will be subject to these development standards.

Developments shall comply with the following standards and the provisions of this Ordinance. Where standards may conflict, the standards contained in this Section shall prevail.

2. Types of Development

The development standards contained in this section shall apply to all development, other than one and two family residential, which includes any development in any Industrial or Business zoning district, any permitted multi-family development, and any other development or use requiring a special use permit , excluding home occupations. For variances of use, the Board of Zoning Appeals may apply all or a part of these standards as deemed appropriate. No new building or structure shall be constructed or used in whole or in part, and no building or structure, or part thereof, shall be altered, enlarged, reconstructed or used, and no land shall be used unless the requirements of this section are met, subject to the following conditions:

- a. Enlargements or alterations which result in a greater than ten (10) percent increase in the ground coverage or a greater than twenty-five (25) percent increase of the floor area require compliance with this section.
- b. Changes from a 1 or 2 family use of existing buildings, structures or land shall require compliance with this section.
- c. Restoration of an existing building, structure that has been damaged or destroyed by fire or an act of nature shall be permitted without conforming to the requirements of this section provided the restoration does not increase the ground coverage that was occupied by the structure being replaced by more than ten (10) percent and/or the restoration does not increase the floor area by more than twenty-five (25) percent.
- d. Where these standards are met in full or in part, nothing shall be altered that would result in noncompliance with these standards.

C GENERAL DESIGN STANDARDS

1. Streetscape and Pedestrian Accessibility

- a. Sidewalks shall be a minimum of six (6) feet wide along the specified corridors, being arterials, and five (5) feet wide along all other streets.
- b. Where pedestrians are forced to cross traffic lanes on streets other than residential streets, pavement markings, changes in pavement materials, medians and/or narrowing of the paved street shall be used where practicable to alert drivers to pedestrian traffic in accordance with infrastructure standards and requirements of the City.
- c. Where the right-of-way permits, a four (4) to seven (7) foot planting strip shall be provided by the developer between the sidewalk and curb to serve as a buffer.
- d. Street trees within the public right-of-way may be substituted for required front yard greenbelt trees subject to the Street Tree Ordinance and required approvals from the Board of Works.

2. Bus Stops

- a. Any project with more than fifty thousand (50,000) square feet of floor area in one or more buildings shall include a bus-stop pull-off, with a shelter.
- b. Design and location of bus stop pull-offs and shelters shall be in accordance with applicable standards and requirements set forth by the City and the transit provider.
- c. A minimum of one (1) bench and one (1) trash receptacle should be present at each stop.

3. Additional Requirements

- a. Except as otherwise specifically required herein, the development standards set forth in Article XXX, Sections 6.B.3.a., 6.B.3.b, 6.B.3.c and 6.B.3.g shall apply to development along these corridors.
- b. Street and site furnishings and amenities such as benches, trash receptacles, and pedestrian-scale lighting should be located where appropriate along sidewalks, adjacent to buildings, and within parking lots, subject to applicable requirements and approvals of the City Engineering Department and the Board of Public Works & Safety.

D BUILDING SETBACKS

A building subject to these regulations shall meet the minimum setback requirements of the applicable zoning district and shall be subject to the following additional setback standards:

1. A building covering less than one hundred thousand (100,000) square feet shall be set back no more than twenty (20) feet from the right-of-way line, existing or proposed,

whichever is greater.

2. A building covering one hundred thousand (100,000) square feet or more shall be set back no more than fifty (50) feet from the right-of-way line. This maximum shall not apply to a building which is part of a development plan that includes multiple lots, where other, smaller buildings will face the street and will meet the maximum setback required by sub-paragraph 1.

E BUILDING DESIGN STANDARDS

1. Building materials on the front façade, any façade visible from a public right-of-way, and any façade with a dedicated public entrance into the building must be primarily of natural materials conveying permanence, such as but not limited to brick, stone, wood siding, split face, scored, or ground face block.
2. A building façade greater than fifty (50) feet in length shall contain architectural features, details and ornaments such as: offsets, arches; roof cornices; contrasting bases; contrasting masonry courses, water tables, or molding; pilasters or columns; corbeling; contrasting bands or color; stone or ceramic accent tiles; colonnades, or porches. Elements such as wall clocks, decorative light fixtures, and door or window canopies are recommended.
3. Facades visible from a public right-of-way may contain windows constituting a maximum of sixty (60) percent of the façade between three (3) feet and ten (10) feet in height.

F PARKING AREA LOCATION AND DESIGN

The following standards shall apply to the location and design of required parking areas:

1. The number of required parking spaces shall be determined from Article XXX, Section 2.E.
2. The design standards set forth in Article XXX, Section 2.C., , shall apply to development along these corridors, in addition to the standards set forth below in the following paragraphs.
3. Pedestrian access to building entrances from the street shall be integrated with the existing pedestrian network. On lots where off-street parking is located between the street and the building, such access shall consist of sidewalks four (4) feet in width running through planted medians or parking islands between parking bays. Parking lot layout shall take into consideration pedestrian and vehicular circulation; where it is necessary for pedestrians to cross vehicular circulation lanes, textured paving or other techniques shall be used to alert drivers to the crossings.
4. Parking areas in excess of the amount that can be provided within the maximum building

setback, after providing for required landscaping, shall be provided to the side or rear of the building.

5. Parking lots shall provide connections to parking lots for uses in the same zoning district on adjacent properties. Common, shared parking facilities are encouraged, wherever possible.
6. Semi-opaque screening is required between parking areas and public right-of-way, at least thirty-six (36) inches in height but not to exceed forty-eight (48) inches in height, excluding trees, and such screening may be located in the required greenbelt. Screening may consist of decorative masonry or stone walls, ornamental fences, earth forms or berms, and hedges or other vegetative screens. Such screening shall maintain visibility at intersections and a ten (10) foot clear zone, measured from the edge of the public roadway pavement, at points of ingress/egress.
7. Loading docks and bays for service to businesses shall be located and oriented toward the side or rear lot line.
8. Loading/service areas are not permitted within required planting buffers.
9. Stacking for drive-thru lanes shall be confined to the rear of the lot or parcel, with the outlet from such lanes also being to the rear of the building where practicable. Lines for drive-thru facilities shall not be permitted along the front of structures. The minimum stacking capacity for drive-thru lanes shall be as follows and if a use is not listed, the most similar use type shall apply:

USE TYPE	MIN NO. SPACES	MEASURED FROM
Bank teller lane	5	Teller or Window
Automated Teller Machine	3	Teller
Restaurant Drive-thru	8	Pick-up Window
Car Wash	5	Entrance

G LANDSCAPING STANDARDS

1. General Rule

A minimum of ten (10) percent of the total area of any site is required to be landscaped according to the following specifications. Where the sum of the landscaping required by the following sections would occupy more than fifteen (15) percent of the total site area, all required landscaping may be reduced proportionately.

2. Type and Size of Landscaping Materials

Landscaping materials required by this section shall meet at least the following size and quality standards at the time of planting:

- a. Shade trees shall have a minimum three (3) inch trunk diameter at three (3) feet above

grade, a minimum height of seven (7) feet, and branching no lower than one-third (1/3) height of tree.

- b. Ornamental trees shall have a minimum two (2) inch trunk diameter at one (2) feet above grade, a minimum height of five (5) feet, and branching no lower than one-third (1/3) height of tree.
- c. Evergreen Trees shall have a minimum height of seven (7) feet and width not less than sixty (60) percent of the height.
- d. Deciduous shrubs shall be a minimum of eighteen (18) inches in diameter with no less than six (6) main branches.
- e. Evergreen shrubs shall be a minimum of eighteen (18) inches in diameter with no less than six (6) main branches.
- f. Tree monocultures are not permitted.
- g. Mature height and spread of the chosen tree species shall not interfere with overhead utilities. In cases where overhead utilities are present, unless special placement considerations are made, tree species should be selected from Category A in the street tree list. Otherwise, a minimum of sixty (60) percent of the chosen species should come from category B.

3. Foundation Plantings

- a. Foundation plantings shall be included within fifteen (15) feet of the front façade, any façade visible from a public right-of-way, and any façade with a dedicated public entrance into the building, excluding entryways and loading areas.
- b. The minimum width of foundation planting area shall be five (5) feet.

4. Plantings in Required Front Yards

- a. Required front yard landscaping should consist of trees planted in one of the following alternatives:
 - 1) If deciduous shade trees or evergreens are used, one tree planted at a maximum of every forty (40) feet on center of linear distance, extending the entire length of the front lot line. Required trees may be grouped together in the front yard; however, in no case shall spacing between trees exceed eighty (80) feet.
 - 2) If deciduous ornamental trees are used, one tree planted at a maximum of every twenty (20) feet on center of linear distance, extending the entire length of the front lot line. Required trees may be grouped together in the front yard; however, in no case shall spacing between trees exceed fifty (50) feet.

- b. Required front yard landscaping may not be located within any portion of a public street right-of-way or regulated easement.

5. Perimeter Buffering Requirements

- a. Perimeter buffering should be located along the side and rear lot lines of a lot and should extend the entire length of the side and rear lot lines.
- b. Perimeter buffering may not be located within any portion of a public street right-of-way or regulated easement.
- c. Table G-5 for Bufferyard Determination should be used to determine the bufferyard required on each boundary of the lot by identifying the land use category of the proposed project and the adjacent properties and/or street classification.

**Table G-5
Bufferyard Determinations**

LAND USES	Single Family	Duplex	Multi-Family	Active Rec.	Instituti	Office; Retail	Wareho	Hvy. Industry	Residen
Single Family	B	C	C	D	D	D	D	D	C
Duplex	C	A	C	B	B	C	C	D	B
Multi-Family	C	C	B	B	B	C	C	D	C
Active Rec.	D	B	B	A	C	C	C	C	B
Institutional	D	B	B	C	A	A	C	C	B
Office; Retail	D	C	C	C	A	A	C	D	B
Warehouse	D	C	C	C	C	C	A	B	B
Hvy. Industry	D	D	D	C	C	D	B	B	B

6. Bufferyard Design Standards

Bufferyard design standards in the following table are shown in terms of minimum width and number of plants required per one hundred (100) linear foot increments.

Bufferyard	Minimum Bufferyard Width		Shade Trees	Ornamental Trees	Shrubs
	Side	Rear			
A	5'	10'	2	1	5
B	5'	10'	2	2	10
C	10'	20'	3	3	15
D	15'	25'	4	4	20

7. Screening of Service Areas

Trash collection areas, drainage basins, outdoor storage, satellite dishes, HVAC systems, loading dock areas, and similar utility/service areas shall be screened from public view and from adjacent non-commercial, non-industrial properties. Service areas shall be located where their use will not interfere with the traffic circulation of a public or access roadway.

8. Landscaping in Parking Lots

Parking area landscaping located within and surrounding the parking lot area shall include a minimum of one shade tree and five shrubs for every seven (7) parking spaces provided and shall not be less than twenty (20) trees per parking lot acre. Buildings with parking areas located in the front yard shall have a minimum of one (1) shade tree and five (5) shrubs for every five (5) parking spaces provided and no less than twenty four (24) trees per acre. Parking lots with twenty (20) or more parking spaces are required to have the following:

- a. One (1) landscape island or peninsula shall be provided per twenty (20) spaces and the islands shall be distributed equally throughout the parking lot.
- b. Each island or peninsula shall be at least one hundred eighty (180) square feet in size.
- c. Each island or peninsula shall contain at least one (1) tree per one hundred eighty (180) square feet.
- d. At least one-half (1/2) of trees planted in islands or peninsulas shall be shade trees.

No trees may be planted in an area where there is less than two and one-half (2½) feet of soil on all sides of the tree.

H LANDSCAPE MAINTENANCE

Trees, vegetation, irrigation systems, fences, walls and other landscape material that are installed

as required per this ordinance, the Plan Commission and/or the Board of Zoning Appeals are essential elements of a project. The petitioner and/or landowner, and their successors in interest are responsible for the regular maintenance of all landscaping elements such that they are kept in good condition. Specifically:

1. All plant material shall be maintained alive, healthy, and free from disease and pests and all plant materials which die following their installation shall be replaced with identical varieties or suitable substitutions.
2. All landscaped areas shall be free of weeds, litter, graffiti, and similar signs of deferred maintenance.
3. All landscape structures such as fences and walls shall be repaired or replaced periodically to maintain aesthetically appropriate and structurally sound conditions.
4. The maintenance and routine care of plant material located within the rights-of-way shall be the responsibility of the adjacent property owners.

For purposes of this section, maintenance and care shall include but not be limited to pruning, watering, fertilizing, and mulching, or any item that would constitute a safety hazard to pedestrian or vehicular traffic.

I STORMWATER RETENTION PONDS

1. Permanent stormwater retention ponds and detention basins can function as an amenity to the site, in addition to its primary function as a stormwater control facility. In situations where such amenity features are provided, no screening of the pond from on-site or off-site views is required. Otherwise, the stormwater retention pond or detention basin must be screened from view by vegetative screening using locally-adapted evergreen species, planted so as to screen at least seventy-five (75) percent of the perimeter of the facility to an average height of six (6) feet above grade.
2. To qualify as an amenity to the site or development where it is located, the following basic amenity features should be provided within any stormwater control facility:
 - a. Integrate the permanent stormwater retention pond or detention basin into the site design through the use of appropriate placement within the site and utilization of similar planting materials and building materials as used in the principal structure.
 - b. Provide pedestrian access walks or trails to and/or around the stormwater control facility from the existing and/or proposed pedestrian network associated with the site.
 - c. Include horizontal curves or other sculptural elements within the shape of the facility to avoid a simple square or round shape.
 - d. Side slopes and safety ledges shall be constructed and maintained in accordance with

the requirements of the Stormwater and Erosion Control Ordinances.

- e. Provide riparian plant materials throughout the stormwater control facility to prevent erosion and add visual interest, and additional perimeter plantings consisting of at minimum three (3) ornamental trees or two (2) shade trees, and four (4) shrubs for every one hundred (100) linear feet equivalent to the pond's maximum pool circumference and located no more than seventy-five (75) feet from the pond's maximum pool line.
- f. Include other permanent, pedestrian-oriented features, such as seating, dining tables, and trash receptacles, in areas around the stormwater control facility.

J SIGNS

The standards of Section 3 of this Article XXX shall apply to signs located along the corridors, subject to the following modifications:

- 1. Pole signs are prohibited;
- 2. Ground signs shall be constructed in monument style, with a base consisting of stone, decorative CMU or concrete block, or brick, matching the materials used on the building façade.
- 3. A maximum of three (3) ground signs are permitted for a building with a total floor area of one hundred thousand (100,000) square feet or more and frontage on at least two streets. For buildings with a total floor area of greater than fifty thousand (50,000) square feet but less than one hundred thousand (100,000) square feet, or for a building with a floor area of one hundred thousand (100,000) square feet or more but with frontage on only one (1) street, a maximum of two (2) ground signs are permitted. For buildings with a total floor area of less than fifty thousand (50,000) square feet, a maximum of one (1) ground sign is permitted.
- 4. Where more than one ground sign is allowed, there shall be a separation of at least three hundred (300) feet between ground signs.
- 5. All ground signs must be set back at least five (5) feet from the public right-of-way and shall not exceed eighty (80) square feet in sign board area per side. No sign may interfere with vision clearance.
- 6. A wall sign shall cover no more than ten (10) percent of the façade.
- 7. One wall sign shall be permitted on each wall facing a public right-of-way or an internal circulation road or driveway, whether public or private.
- 8. Ground signs shall be surrounded by a landscaped area at least equal to the sign area of the sign erected. Landscaping shall consist of living vegetation and natural ground cover

materials. Rock, stone, or gravel shall not exceed twenty (20) percent of the landscaped area.

K OUTDOOR DISPLAY AND SALE OF GOODS

Temporary and permanent outdoor display and sale of produce goods, holiday goods, outdoor-related goods, and general merchandise is permitted, subject to the following conditions:

1. Outdoor display and sales may be allowed for the following goods and merchandise:
 - a. General merchandise that is displayed and offered for sale outdoors include goods that are customarily sold in connection with an established retail business on the same lot. Examples of displays that may be permitted include sidewalk sales and tent sales. Outdoor display and sale of these goods is permitted for a period not to exceed four days four times per year.
 - b. Outdoor-related goods include, but are not limited to, goods that are customarily used outside, including outdoor furniture, sporting goods for outdoor sports activities, plants, fertilizers, mulch, sod, lawn and gardening tools, storage sheds, grills, firewood, etc. Outdoor display and sale of these goods must be in connection with an established retail business on the same lot and is permitted without specified duration.
 - c. Produce goods include fruits and vegetables and other similar goods. Holiday goods include, but are not limited to, Christmas trees and pumpkins. Outdoor display and sale of produce goods and/or holiday goods shall be permitted for a period not to exceed thirty (30) consecutive days four times per year.
 - d. The designated outdoor display and sales area must maintain compliance with landscaping requirements and setback regulations.
2. Design and Location Standards
 - a. For developments equal to or greater than fifty thousand (50,000) square feet, the locations for proposed outdoor display and sales shall be shown clearly on the site plan or development plan, and outdoor display and sales shall take place only in the designated areas.
 - b. The proposed display and sale areas must not impede vehicular or pedestrian traffic and shall not utilize more than fifteen (15) percent of the required parking.
 - c. The designated display and sale areas may not be located in required landscape or visual buffer areas.
 - d. If applicable, building, electrical, fire prevention code, and hazardous use permits must be obtained.

L TEMPORARY AND PERMANENT ON-SITE STORAGE

Trailers, modular storage units and other on-site storage not within a permanent building shall be permitted only for developments greater than or equal to one hundred thousand (100,000) square feet in accordance with the requirements of this sub-section:

1. Storage units must be located in low-visibility areas (such as behind the building), and shall be screened from public view and adjacent residential properties.
2. Storage units may not be located within required landscape or visual buffer areas.

M SUSTAINABILITY STANDARDS

Each new development project is required to employ at least one (1) of the following sustainable methods for treatment of stormwater generated:

- Green roofs. Roofs would be constructed with a planting material to enable the storage of stormwater.
- Rain garden. Areas where rainwater can collect to slow the percolation time into the soil. A rain garden is planted with native plants which are drought tolerant to help clean the water during the infiltration process.
- Bio-swales. A bio-swale is a drainage swale which includes grass and/or native plants and vegetation designed to improve water quality by filtering water and allowing infiltration while channeling water.
- Stormwater planters. Stormwater planters are designed to accept runoff and channel it through perforated pipes at the bottom of the planter.
- Porous paving. Porous paving can include the use of pervious concrete and/or pavers designed to allow water to infiltrate rather than collect and create runoff.

Alternative sustainable methods not listed above may be submitted to the Plan Commission staff for approval. Where a project proposal incorporates more than one approved sustainable method, the project design may utilize an automatic building setback variance of five (5) feet in any direction, provided the required bufferyard for adjacent residential use is not decreased, or an automatic ten percent (10%) decrease in the number of required parking spaces, provided all bike rack requirements are met prior to the 10% decrease.

Section 2. That this Ordinance shall be in full force and effect from and after its adoption and such publication as required by law.

	YEAS	NAYS	ABSTAINED	ABSENT
Doug Marshall				
Mark Conatser				
Mary Jo Barton				
Brad Polk				
Jerry <u>Dishman</u>				
Julius Anderson				
Linda Gregory				
Nora Powell				
Alison Quirk				

Passed by the Common Council of the City of Muncie, Indiana, this ____ day of _____, 2014.

 President of the Common Council of
 Muncie, Indiana

Presented by me to the Mayor for his approval this ____ day of _____, 2014.

 Phyllis Reagan, City Clerk, Muncie, Indiana

The above ordinance approved (vetoed) by me this ____ day of _____, 2014.

 Dennis Tyler, Mayor of the City of
 Muncie, Indiana

ATTEST:

 Phyllis Reagan, City Clerk of
 Muncie, Indiana

This ordinance is Favorably Recommended by the Delaware-Muncie Metropolitan Plan Commission, after due notice as required by law, by official action taken on th this 2nd day of January, 2014.

This ordinance is sponsored by: _____
 City Council Member

This ordinance is approved in form by: _____
 Corporate Counsel