CITY OF MAPLE LAKE
STORM WATER POLLUTION CONTROL ORDINANCE
FOR NEW DEVELOPMENTS AND SIGNIFICANT REDEVELOPMENTS

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The City Council ordains:

Section 1.0 Purpose. The purpose of this ordinance is to control or eliminate storm water pollution along with soil erosion and sedimentation within the city. It establishes standards and specifications for conservation practices and planning activities, which minimize storm water pollution, soil erosion and sedimentation.

Section 2.0 Scope. Except where a variance is granted, any person, firm, sole proprietorship, partnership, corporation, state agency, or political subdivision proposing a land disturbance activity within the city shall apply to the city for the approval of the storm water pollution control plan. No land shall be disturbed until the plan is approved by the city and conforms to the standards set forth herein.

Section 3.0. Definitions. These definitions apply to this ordinance. Unless specifically defined below, the words or phrases used in this ordinance shall have the same meaning as they have in common usage. When not inconsistent with the context, words used in the present tense include the future tense, words in the plural number include the singular number, and words in the singular number include the plural number. The words "shall" and "must" are always mandatory and not merely directive.

3.010 Applicant Any person or group that applies for a building permit, subdivision approval, or a permit to allow land disturbing activities. Applicant also means that person's agents, employees, and others acting under this person's or group's direction. The term "applicant" also refers to the permit holder or holders and the permit holder's agents, employees, and others acting under this person's or group's direction.

3.011 Best Management Practices (BMPs) Erosion and sediment control and water quality management practices that are the most effective and practicable means of controlling, preventing, and minimizing the degradation of surface water, including construction-phasing, minimizing the length of time soil areas are exposed, prohibitions, and other management practices published by state or designated area-wide planning agencies. (Examples of BMP's can be found in the current versions of the Minnesota Pollution Control Agency's publications, "Protecting Water Quality in Urban Areas," and, "Storm-Water and Wetlands: Planning and Evaluation Guidelines for Addressing Potential Impacts of Urban Storm-Water and Snow-Melt Runoff on Wetlands," the Metropolitan Council's "Minnesota Urban Small Sites BMP Manual" (available as a compact disk or on the Internet world wide web under the address: www.metrocouncil.org/environment/environment.htm), the United States Environmental Protection Agency's, "Storm Water Management for Construction Activities: Developing

Pollution Prevention Plans and Best Management Practices," (as a reference for BMP's) and the Minnesota Department of Transportation's, "Erosion Control Design Manual.")

3.012 Buffer A protective vegetated zone located adjacent to a natural resource, such as a water of the state, that is subject to direct or indirect human alteration. Such a buffer strip is an integral part of protecting an aquatic ecosystem through trapping sheet erosion, filtering pollutants, reducing channel erosion and providing adjacent habitat.

The buffer strip begins at the "ordinary high water mark" for wetlands and the top of the bank of the channel for rivers and streams. This start point corresponds to the Minnesota Department of Natural Resources' definition of a "shoreline" in Minnesota Rules 6115.0030.

Acceptable buffer vegetation includes preserving existing predevelopment vegetation and/or planting locally distributed native Minnesota trees, shrubs and grassy vegetation. Alteration of buffers is strictly limited. Buffer areas are designated with permanent markers.

3.013 Common Plan of Development or Sale A contiguous area where multiple separate and distinct land disturbing activities may be taking place at different times, or on different schedules, but under one proposed plan. This item is broadly defined to include design, permit application, advertisement or physical demarcation indicating that land disturbing activities may occur.

3.014 Developer Any person, group, firm, corporation, sole proprietorship, partnership, state agency, or political subdivision thereof engaged in a land disturbance activity.

3.015 Development Any land disturbance activity that changes the site's runoff characteristics in conjunction with residential, commercial, industrial or institutional construction or alteration.

3.016 Discharge The release, conveyance, channeling, runoff, or drainage, of storm water, including snowmelt, from a construction site.

3.017 Energy Dissipation This refers to methods employed at pipe outlets to prevent erosion. Examples include, but are not limited to; aprons, riprap, splash pads, and gabions that are designed to prevent erosion.

3.018 Erosion Any process that wears away the surface of the land by the action of water, wind, ice, or gravity. Erosion can be accelerated by the activities of people and nature.

3.019 Erosion Control Refers to methods employed to prevent erosion. Examples include soil stabilization practices, horizontal slope grading, temporary or permanent cover, and construction phasing.

3.020 Erosion and Sediment Practice Specifications or Practice The management procedures, techniques, and methods to control soil erosion and sedimentation as officially adopted by either the state, county, city or local watershed group, whichever is more stringent.

3.021 Exposed Soil Areas All areas of the construction site where the vegetation (trees, shrubs, brush, grasses, etc.) or impervious surface has been removed, thus rendering the soil more prone to erosion. This includes topsoil stockpile areas, borrow areas and disposal areas within the construction site. It does not include temporary stockpiles or surcharge areas of clean sand, gravel, concrete or bituminous, which have less stringent protection. Once soil is exposed, it is considered "exposed soil," until it meets the definition of "final stabilization."

3.022 Filter Strips A vegetated section of land designed to treat runoff as overland sheet flow. They may be designed in any natural vegetated form from a grassy meadow to a small forest. Their dense vegetated cover facilitates pollutant removal and infiltration.

3.023 Final Stabilization Means that all soil disturbing activities at the site have been completed, and that a uniform (evenly distributed, e.g., without large bare areas) perennial vegetative cover with a density of seventy-five (75) percent of the cover for unpaved areas and areas not covered by permanent structures has been established, or equivalent permanent stabilization measures have been employed.

3.024 Hydric Soils Soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part.

3.025 Hydrophytic Vegetation Macrophytic (large enough to be observed by the naked eye) plant life growing in water, soil or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content.

3.026 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 existed prior to development. Examples include rooftops, sidewalks, patios, driveways, parking lots, storage areas, and concrete, asphalt, or gravel roads.

3.027 Land Disturbance Activity Any land change that may result in soil erosion from water or wind and the movement of sediments into or upon waters or lands within this government's jurisdiction, including construction, clearing & grubbing, grading, excavating, transporting and filling of land. Within the context of this rule, land disturbance activity does not mean:

A.) Minor land disturbance activities such as home gardens and an individual's home landscaping, repairs, and maintenance work.

B.) Additions or modifications to existing single family structures that which result in creating under five thousand (5,000) square feet of exposed soil or impervious surface and/or is part of a larger common development plan.

C.) Construction, installation, and maintenance of fences, signs, posts, poles, and electric, telephone, cable television, utility lines or individual service connections to these utilities, which result in creating under five thousand (5,000) square feet of exposed soil or impervious surface.

3.028 Native Vegetation The presettlement (Already existing in Minnesota at the time of statehood in 1858) group of plant species native to the local region, that were not introduced as a result of European settlement or subsequent human introduction.

3.029 Paved Surface A constructed hard, smooth surface made of asphalt, concrete or other pavement material. Examples include, but are not limited to, roads, sidewalks, driveways and parking lots.

3.030 Permanent Cover Means "final stabilization." Examples include grass, gravel, asphalt, and concrete. See also the definition of "final stabilization."

3.031 Permit With in the context of this rule a "permit" is a written warrant or license granted for construction, subdivision approval, or to allow land disturbing activities

3.032 Phased Project or Development Clearing a parcel of land in distinct phases, with at least fifty percent (50%) of the project's preceding phase meeting the definition of "final stabilization" and the remainder proceeding toward completion, before beginning the next phase of clearing.

3.033 Runoff Coefficient The fraction of total precipitation that is not infiltrated into or otherwise retained by the soil, concrete, asphalt or other surface upon which it falls, that will appear at the conveyance as runoff. This coefficient is usually estimated for an event or on an average annual basis.

3.034 Sediment The product of an erosion process; solid material both mineral and organic, that is in suspension, is being transported, or has been moved by water, wind, or ice, and has come to rest on the earth's surface either above or below water level.

3.035 Sedimentation The process or action of depositing sediment.

3.036 Sediment Control The methods employed to prevent sediment from leaving the development site. Examples of sediment control practices are silt fences, sediment traps, earth dikes, drainage swales, check dams, subsurface drains, pipe slope drains, storm drain inlet protection, and temporary or permanent sedimentation basins.

3.037 Significant Redevelopment Alterations of a property that changes the "footprint" of a site or building in such a way that results in the disturbance of over one (1) acre of land. This term is not intended to include activities, which would not be expected to cause adverse storm water quality impacts and offer no new opportunity for storm water controls, such as exterior remodeling.

3.038 Soil The unconsolidated mineral and organic material on the immediate surface of the earth. For the purposes of this document temporary stockpiles of clean sand, gravel, aggregate, concrete or bituminous materials (which have less stringent protection) are not considered "soil" stockpiles.

3.039 Stabilized The exposed ground surface after it has been covered by sod, erosion control blanket, riprap, pavement or other material that prevents erosion. Simply sowing grass seed is not considered stabilization.

3.040 Steep Slope Any slope steeper than fifteen (15) percent (Fifteen (15) feet of rise for every one hundred (100) feet horizontal run).

3.041 Storm Water Under Minnesota Rule 7077.0105, subpart 41b storm water, "means precipitation runoff, storm water runoff, snow melt runoff, and any other surface runoff and drainage." (According to the Code of Federal Regulations (CFR) under 40 CFR 122.26 [b][13], "Storm water means storm water runoff, snow melt runoff and surface and drainage."). Storm water does not include construction site dewatering.

3.042 Storm Water Management Plan A joint storm water and erosion and sediment control plan that is a document containing the requirements of Section 4, that when implemented will decrease soil erosion on a parcel of land and off-site nonpoint pollution. It involves both temporary and permanent controls.

3.043 Structure Anything manufactured, constructed or erected which is normally attached to or positioned on land, including portable structures, earthen structures, roads, parking lots, and paved storage areas.

3.044 Subdivision Any tract of land divided into building lots for private, public, commercial, industrial, etc. development. Minnesota Rule 6120.2500, subpart 17 defines subdivision as, ". . . land that is divided for the purpose of sale, rent, or lease, including planned unit development."

3.045 Temporary Protection Short-term methods employed to prevent erosion. Examples of such protection are straw, mulch, erosion control blankets, wood chips, and erosion netting.

3.046 Wet Detention Facility A permanent man-made structure, containing a permanent pool of water, used for the temporary storage of runoff.

3.047 Wet Retention Facility The same as a wet detention facility.

3.048 Wetlands As defined in Minnesota Rules 7050.0130, subpart F, ". . . 'wetlands' are those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 4.0 Storm Water Management Plan. Every applicant for a building permit, subdivision approval, or a permit to allow land disturbing activities must submit a storm water management plan to the city. No building permit, subdivision approval, or permit to allow land disturbing activities shall be issued until the city approves this plan.

4.1 General Policy on Storm Water Runoff Rates. Release rates from storm water treatment basins shall not increase over the predevelopment twenty-four (24) hour two (2) year, ten (10) year and one hundred (100) year peak storm discharge rates, based on the last ten (10) years of how that land was used. Also accelerated channel erosion must not occur as a result of the proposed activity.

4.2 Minimum Requirements of the Storm Water Management Plan. The plan shall contain or consider:

A.) The name and address of the applicant and the location of the activity.

B.) Project description: the nature and purpose of the land disturbing activity and the amount of grading, utilities, and building construction involved.

C.) Phasing of construction: time frames and schedules for the project's various aspects.

D.) A map of the existing site conditions: existing topography, property information, steep and very slopes, existing drainage systems/patterns, type of soils, waterways, wetlands, vegetative cover, one hundred (100) year flood plain boundaries, locations of existing and future buffer strips and labeling the portions of the site that are within trout stream or state outstanding resource value water watersheds.

E.) A site construction plan that includes the location of the proposed land disturbing activities, stockpile locations, erosion and sediment control plan, construction schedule, and the plan for the maintenance and inspections of the storm water pollution control measures.

F.) Adjacent areas: neighboring streams, lakes, residential areas, roads, etc., which might be affected by the land disturbing activity.

G.) Erosion and sediment control measures: the methods that will be used to control erosion and sedimentation on the site, both during and after the construction process.

H.) Permanent stabilization: how the site will be stabilized after construction is completed, including specifications, time frames or schedules.

I.) Calculations: any that were made for the design of such items as sediment basins, wet detention basins, diversions, waterways, infiltration zones and other applicable practices.

4.3 General Storm Water Pollution Control Plan Criteria. The plan shall address the following:

A.) Stabilizing all exposed soils and soil stockpiles and the related time frame or schedule.

B.) Establishing permanent vegetation and the related time frame or schedule.

C.) Preventing sediment damage to adjacent properties and other designated areas such as

streams, wetlands, lakes and unique vegetation (Oak groves, rare and endangered species habitats, etc.)

D.) Scheduling for erosion and sediment control practices.

E.) Where permanent and temporary sedimentation basins will be located.

F.) Engineering the construction and stabilization of steep and very steep slopes.

G.) Measures for controlling the quality and quantity of storm water leaving a site.

H.) Stabilizing all waterways and outlets.

I.) Protecting storm sewers from the entrance of sediment.

J.) Protecting paved roads from sediment and mud brought in from access routes.

K.) The eventual disposing of temporary erosion and sediment control measures.

L.) How the temporary and permanent erosion and sediment controls will be maintained.

4.4 Minimum Storm Water Management Measures and Related Inspections. These minimum control measures are required where bare soil is exposed. Due to the diversity of individual construction sites, each site will be individually evaluated. Where additional control measures are needed, they will be specified at the discretion of the city engineer. The city will determine what action is necessary.

A.) All grading plans and building site surveys must be reviewed by the city for the effectiveness of erosion control measures in the context of site topography and drainage.

B.) Sediment control measures must be properly installed by the builder before construction activity begins. Such structures may be adjusted during dry weather to accommodate short term activities, such as those allowing the passage of very large vehicles. As soon as this activity is finished or before the next runoff event, the erosion and sediment control structures must be returned to the configuration specified by the city. A sediment control inspection must then be scheduled, and passed before a footing inspection will be done.

C.) Diversion of channeled runoff around disturbed areas, if practical, or the protection of the channel.

D.) Easements. If a storm water management plan involves directing some or all of the site's runoff, the applicant or his designated representative shall obtain from adjacent property owners any necessary easements or other property interests concerning the flowing of such water.

E.) The scheduling of the site's activities to lessen their impact on erosion and sediment

Creation, so as to minimize the amount of exposed soil.

F.) Follow National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) construction storm water permit requirements.

G.) Sediment basins related to impervious surface area. Where a project's ultimate development replaces surface vegetation with one (1) or more acres of cumulative impervious surface, and all runoff has not been accounted for in a local unit of government's existing storm water management plan or practice, the runoff must be discharged to a wet sedimentation basin prior to entering waters of the state.

H.) Generally, sufficient silt fence shall be required to hold all sheet flow runoff generated at an individual site, until it can either infiltrate or seep through silt fence's pores.

I.) Temporary rock construction entrances, or equally effective means of preventing vehicles from tracking sediment from the site, may be required wherever vehicles enter and exit a site.

J.) Streets must be cleaned and swept whenever tracking of sediments occurs and before the site is left idle for weekends and holidays. A regular sweeping schedule should be established.

K.) All storm drain inlets must be protected during construction until control measures are in place with either silt fence or an equivalent barrier that meets accepted design criteria, standards and specifications as contained in the latest version of the Minnesota Pollution Control Agency's publication, "Protecting Water Quality in Urban Areas."

L.) Catch basins. All newly installed and rehabilitated catch basins must be provided with a sump area for collecting coarse-grained material. Such basins must be cleaned when they are half filled with material.

M.) Inspection and maintenance. All storm water pollution control management facilities must be designed to minimize the need of maintenance, to provide easy vehicle (typically eight (8) feet or wider) and personnel access for maintenance purposes and be structurally sound. These facilities must have a plan of operation and maintenance that ensures continued effective removal of the pollutants carried in storm water runoff. The city or its designated representative shall inspect all storm water management facilities during construction, during the first year of operation and on a regular basis thereafter.

4.5 Permanent Storm Water Pollution Controls.

A.) The applicant shall install, construct, or pay the city fees for all permanent storm water management facilities necessary to manage increased runoff, so that the discharge rates from storm water treatment basins, such that the predevelopment twenty-four (24) hour two (2) year, ten (10) year, and one hundred (100) year peak storm discharge rates are not increased. These predevelopment rates shall be based on the last ten (10) years of how

that land was used. Accelerated channel erosion must not occur as a result of the proposed land disturbing or development activity. An applicant may also make an in-kind or a monetary contribution to the development and maintenance of community storm water management facilities designed to serve multiple land disturbing and development activities undertaken by one or more persons, including the applicant.

1.) All calculations and information used in determining these peak storm discharge rates shall be submitted along with the storm water pollution control plan.

4.6 Minimum Design Standards for Storm Water Wet Detention Facilities. At a minimum, these facilities must conform to the most current State and Federal regulations. This shall include meting National Urban Runoff Program Standards for a 2.5-inch rainfall event.

4.7 Minimum Protection for Natural Wetlands. At a minimum, follow the most current State and Federal regulations.

4.8) Models/Methodologies/Computations. Hydrologic models and design methodologies used for the determining runoff characteristics and analyzing storm water management structures must be approved by the city engineer. Plans, specifications and computations for storm water management facilities submitted for review must be prepared by a registered professional engineer. All computations must be included with the plans submitted for review, unless otherwise approved by the city engineer.

In general, Rate control in storm water systems shall also be analyzed through modeling. Technical Release No. 55 (TR-55) of the Natural Resource Conservation Service (NRCS) will be the standard for hydrological data. Hydraulic analysis shall be completed using computer models such as XP SWIM or HydroCAD.

Attention should also be paid to the inlet capacity of the storm sewer system. Properly designed systems will be designed to handle 10 year events system wide and 100 year events at low points and critical drainage areas. The use of Emergency-Over-Flows (EOF) will be required unless special circumstances exist. In this case structures will require protection from back to back 100 year events.

Ponds shall also be designed to NURP standards. These standards address issues such as maintenance accessibility, plant species propagation, slopes and soil types. The city will also require that the pond be constructed to allow for perpetual maintenance. Grading plans shall allow proper building setbacks from ponds to avoid large retaining walls. Ponds should be designed to be aesthetically pleasing. This may require the addition of trees, shrubs or other vegetation.

All new construction should be designed and constructed to minimize the impact on adjacent properties. Existing, natural drainage patterns shall be maintained or improved to reduce runoff leaving the site.

Section 5.0. Review. The city engineer shall review the storm water management plan. This review will be completed as part of the preliminary plat review process.

Section 6.0. Modification of Plan. An approved storm water pollution control plan may be modified on submission of a written application for modification to the city, and after written approval by the city engineer. In reviewing such an application, the city engineer may require additional reports and data.

Section 7.0 Financial Securities. The total security amount in the project's development contract with the city (sanitary sewer, water main, storm sewer, street construction, monuments, street lighting, street signs, monuments, etc.) shall also provide security for the performance of work approved by the city in the storm water management plan and any storm water and pollution control plan related remedial work. Details of the finanacial security requirment will be included in a Development Agreement.

Section 8.0 Notification of Failure of the Storm Management Plan The city shall notify the applicant, when the city is going to act on the financial securities part of this ordinance.

8.1 Notification by the City. The initial contact will be to the party or parties listed on the application and/or the storm water pollution control plan as contacts. Except during an emergency action under Section 7.4, forty-eight (48) hours after notification by the city or seventy-two (72) hours after the failure of erosion control measures, whichever is less, the city at its discretion, may begin corrective work. Such notification should be in writing, but if it is verbal, a written notification should follow as quickly as practical. If after making a good faith effort to notify the responsible party or parties, the city has been unable to establish contact, the city may proceed with the corrective work.

A.) There are conditions when time is of the essence in controlling erosion. During such a condition the city may take immediate action, and then notify the applicant as soon as possible.

8.2 Erosion Off-Site. If erosion breaches the perimeter of the site, the applicant shall immediately develop a cleanup and restoration plan, obtain the right-of-entry from the adjoining property owner, and implement the cleanup and restoration plan within forty-eight (48) hours of obtaining the adjoining property owner's permission. In no case, unless written approval is received from the city, shall more than seven (7) calendar days go by without corrective action being taken. If in the discretion of the city, the applicant does not repair the damage caused by the erosion, the city may do the remedial work required and charge the cost to the applicant.

8.3 Erosion into Streets, Wetlands or Water Bodies. If eroded soils (including tracked soils from construction activities) enter or appear likely to enter streets, wetlands, or other water bodies, prevention strategies, cleanup and repair must be immediate. The applicant shall provide all traffic control and flagging required to protect the traveling public during the cleanup operations.

8.4 Failure to Do Corrective Work. When an applicant fails to conform to any provision of this Sections 7 or 8 within the time stipulated, the city may take the following actions:

A.) Withhold the scheduling of inspections and/or the issuance of a Certificate of Occupancy.

B.) Suspend or revoke any permit issued by the city to the applicant for the site in question or any other of the applicant's sites within the city's jurisdiction.

C.) Direct the correction of the deficiency by city forces or by a separate contract. The issuance of a permit for land disturbance activity constitutes a right-of-entry for the city or its contractor to enter upon the construction site for the purpose of correcting erosion control deficiencies.

D.) All costs incurred by the city in correcting storm water pollution control deficiencies must be reimbursed by the applicant. If payment is not made within thirty (30) days after costs are incurred by the city, payment will be made from the applicant's financial securities as described in Section 7.

E.) If there is an insufficient financial amount in the applicant's financial securities as described in Section 7, to cover the costs incurred by the city, then the city may assess the remaining amount against the property. As a condition of the permit for land disturbance activities, the owner shall waive notice of any assessment hearing to be conducted by the city, concur that the benefit to the property exceeds the amount of the proposed assessment, and waive all rights by virtue of Minnesota Statute 429.081 to challenge the amount or validity of the assessment.

Section 9.0 Variance. In any case where, upon application of the responsible person or persons, the city finds that by reason of exceptional circumstances, strict conformity with this ordinance would be unreasonable, impractical, or not feasible under the circumstances; the city in its discretion may grant a variance therefrom upon such conditions as it may prescribe for prevention, control, or abatement of pollution in harmony with the general purposes of this ordinance. The public shall be a given the opportunity for comment.

9.1) Variance Request. The variance request must be in writing in a form acceptable to the city.

9.2) Variance Public Notice. The variance request shall be public noticed in the normal manner used for city council meeting items, to allow the public an opportunity for comment.

9.3) Variance Determination. After the public has been given the right to comment, the variance shall either be approved or disapproved by a vote of the city council.

9.4) Variance Response. The variance response must be in writing, and include the justification for either granting or denying the requested variance. A favorable response shall also include any special conditions imposed by the city.

9.5) Time Limit. The variance shall become void not more than one (1) year after being granted, unless used.

9.6) Revocation. If any of the variance's conditions are violated, the city may revoke the variance.

Section 10.0. Enforcement. The city shall be responsible enforcing this ordinance.

10.1 Penalties. Any person, firm, or corporation failing to comply with or violating any of these regulations, shall be deemed guilty of a misdemeanor and be subject to a fine or imprisonment or both. All land use and building permits shall be suspended until the applicant has corrected the violation. Each day that a separate violation exists shall constitute a separate offense.

Section 11.0 Right of Entry and Inspection.

11.1) Powers. The applicant shall promptly allow the city and their authorized representatives, upon presentation of credentials to:

A.) Enter upon the permitted site for the purpose of obtaining information, examination of records, conducting investigations, inspections or surveys.

B.) Bring such equipment upon the permitted site as is necessary to conduct such surveys and investigations.

C.) Examine and copy any books, papers, records, or memoranda pertaining to activities or records required to be kept under the terms and conditions of this permitted site.

D.) Inspect the storm water pollution control measures.

E.) Sample and monitor any items or activities pertaining to storm water pollution control measures.

F.) Any temporary or permanent obstruction to the safe and easy access of such an inspection shall be promptly removed upon the inspector's request. The cost of providing such access shall be born by the applicant.

Section 12.0 Abrogation and Greater Restrictions. It is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance imposes greater restrictions, the provisions of this ordinance shall prevail. All other ordinances inconsistent with this ordinance are hereby repealed to the extent of the inconsistency only.

Section 13.0 Severability. The provisions of this ordinance are severable, and if any provisions of this ordinance, or application of any provision of this ordinance to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this ordinance must not be affected thereby.

Section 14.0. Effective Date. This ordinance will take effect and be in force after its passage and official publication.

Date of publication: July 14, 2004