

**AN ORDINANCE AMENDING SECTION 500.150 OF CHAPTER 500  
CODE OF THE CITY OF TWIN OAKS PERTAINING TO  
MISCELLANEOUS BUILDING REGULATIONS**

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN  
OAKS AS FOLLOWS:**

**Section 1:** Section 500.150 ("Miscellaneous Building Regulations") is hereby amended by adding a new Subsection B entitled "Flagpoles and Radio and/or Television Antenna," to read as follows:

**Section 500.150 Miscellaneous Building Regulations.**

A. The following regulations are in addition to the Building Codes herein adopted:

1. For a one- or two-story, single-family dwelling there shall be a minimum square footage area on the first floor of not less than one thousand one hundred (1,100) feet by inside dimensions, including utility room and excluding basement.
2. All side walls shall be minimum sheeted with one-half-inch composition board (Celotex or equal) or one-half-inch plywood if asbestos shingles are to be used. Interior and exterior joints shall be broken one exterior. If brick veneer facing is used, sufficient wall ties must be installed.
3. All backfill around foundations shall be free of wood, concrete, paper, plastic, glass and all other forms of construction refuse and foreign materials.
4. All building sites, the lots and common grounds adjoining, and the streets involved in carrying traffic to and from the construction site, shall be maintained in a clean and safe condition during construction, and all refuse and unused building materials shall be removed from the area promptly upon completion of construction.

**B. Flagpoles and Radio and/or Television Antenna**

1. No flagpole or radio/television antenna structure more than twelve (12) feet in height shall be erected or constructed without first obtaining a building permit.
2. All building permit applications for flagpoles or radio/television antenna structures shall include plans and specifications stamped by a professional licensed engineer to assure proper grounding, strength, wind resistance, seismic loads, and other relevant engineering requirements or as otherwise may be required from St. Louis County pursuant to the building permit application process.
3. Metal flagpoles requiring a building permit shall be engineered and constructed in accordance with the American National Standard Institute – National Association of

Architectural Metal Manufacturers (ANSI/NAAMM) Guide Specifications for Design of Metal Flagpoles, FP 1001-97 as amended.

4. Flagpoles or radio/television antenna structures must be set back sufficient distance from property lines so as not to create a safety hazard on adjacent property. At a minimum, these structures and their related flags/antennas shall be set back sufficient distance to enable the flag to fly fully open without flying over the property of others or to have any part of the antenna over the property of others unless express permission in writing has been given by the property owner to do so.
5. If the proposed flagpole is on property used for Governmental and Institutional use, the following standards apply:
  - a. Maximum Flag Size: Five (5) feet by eight (8) feet.
  - b. Maximum Pole Height: Twenty five (25) feet.
  - c. Maximum Number of Poles: Three (3) per lot.
6. If the proposed flagpole is on property used for residential or other use, the following standards apply:
  - a. Maximum Flag Size: Three (3) feet by five (5) feet.
  - b. Maximum Pole Height: Twenty (20) feet.
  - c. Maximum Number of Poles: One (1) per lot.

**Section 2:** This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

PASSED AFTER HAVING BEEN READ IN FULL OR BY TITLE TWO TIMES PRIOR TO PASSAGE BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI, THIS 18th DAY OF NOVEMBER 2020.



Russ Fortune, Mayor

Attest:



Frank Johnson, City Clerk