

**CITY OF TWIN OAKS
PLANNING AND ZONING COMMISSION MEETING
BOARD CHAMBERS, TWIN OAKS CITY HALL
1381 BIG BEND ROAD
TUESDAY, August 25, 2020 6:30 P.M.**

To balance both the need for continuity of government and protection of the health and safety of our residents, business persons and employees, this meeting of the Board of Aldermen will be open to public attendance in person, providing that those who attend wear face coverings and maintain social distancing.

The Board apologizes for any inconvenience these requirements may pose but it is extremely important all measures in compliance with the orders issued by public health authorities be taken to protect employees, residents, and elected officials during these extraordinary times.

Tentative Agenda

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF THE AGENDA
5. APPROVAL OF THE CONSENT AGENDA
 - a. July 28, 2020 Minutes
6. OLD BUSINESS
 - a. Continued review and revisions of Land Use Code, Title IV (Sections 400.280-340)
7. MISCELLANEOUS
8. ADJOURNMENT

Frank Johnson
City Clerk

POSTED: Aug. 24, 2020, 3:00 p.m.

Please note: Any person requiring physical or verbal accommodations should contact the city office 12 hours prior to meeting at 636-225-7873. Copies of public records for this agenda are available for public inspection before and at the time of the meeting.

**MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
TWIN OAKS, MISSOURI
TUESDAY, JULY 28, 2020**

The Planning and Zoning Meeting was called to order at 6:30 p.m.

Members:	Frank Venturella, Chairman	X		
	Roger Loesche		Craig Cwiklowski	X
	Jeff Graves		Ald. Lisa Eisenhauer	X
	Ray Slama	X	Dan Shea	
	Russ Fortune, Mayor	X		

Also in attendance were: Paul Rost, City Attorney; Tiffaney Campbell, BFA; Matt Rossman and Ross Brown for Applicant, Rossman Partners, LLC.

APPROVAL OF THE AGENDA

Member Slama moved, seconded by Mayor Fortune, to approve the Agenda. Motion passed with the unanimous consent of the Commission.

APPROVAL OF THE CONSENT AGENDA

Member Slama moved to approve the Consent Agenda consisting of the Meeting Minutes from February 25, 2020. Member Cwiklowski seconded the motion and on voice vote, the motion was announced passed.

NEW BUSINESS

Consideration of an Amended Final Development Plan submitted on behalf of Rossman Partners, LLC for 1410 Big Bend Road

The Commission began the discussion by reviewing the most recent comments from BFA (letter dated July 28) in response to the latest plan submittal from Applicant. The Commission had just received a response from Applicant (Kolbrook design letter dated July 27, 2020) requesting certain modifications be granted.

Parking. The Applicant seeks a modification to the parking requirements of the City and the approved Final Development Plans to allow 14 parking spaces. The Commission had concern about the very limited number of parking spaces provided on-site. Applicants stated that the proposed Dunkin use was 80% drive-thru and very little in-store seating was provided. Dunkin's peak hours are from 6 AM to 9 AM. The Applicant provided a copy of the cross-access easements the owner has with the owner of the Big Bend Square development that allows shared parking in the development. Employees will park on parking field to the south. The other tenant will be symbiotic in nature (will not be another breakfast use) and will use parking at other times. If it is a restaurant use it will be a QSR (Quick Service Restaurant) use; they would like to have the option to label the use as "retail" instead of restaurant to maintain flexibility. The Commission noted that this might be an option but also expressed concern over approving an unknown use. There was also some concern about the traffic flow around the parking lot as well as the use of the arrow on the pavement, as these might be confusing in that they might be confused as indicating one-way traffic.

Landscaping. According to Applicant's calculations, the amount of landscaping provided will increase slightly from that shown on the approved Final Development Plan. The Commission was not against the removal of one tree where the trash enclosure will be as well as with the overall landscape plan.

Building Façade Materials and Colors. The Commission asked that the building more closely match the development and increase the amount of brick on the building. There was discussion of increasing the band of brick around the bottom and adding brick to the pilasters. Applicant to provide new elevations.

Sign Plan. Applicant seeks a modification/amendment to the approved Big Bend Square/VOTO sign plan to allow more wall signage than allowed under that plan (one per tenant) due to the standalone nature of the building. The Applicant also seeks approval of the addition of two sign panels below the existing signage panels on the pylon sign.

First the Board discussed the pylon sign and the reason it was approved the way it was (to extend above the "hole" and to allow businesses in the development to have signage in one place on the pylon sign (if they wanted). To add more signs would defeat the purpose of both. After a very long discussion, the Commission was not in favor of the addition to the pylon sign.

As to the additional wall signage. The Commission understood the reasoning for the signage. They felt that the rear of the building was the least likely to need it. The Applicant stated that the rear signage option was merely to meet pre-application concerns expressed about the rear of the building not looking like a rear of a building given its exposure to the apartments and rest of the development. The Applicant stated that they were not sure the tenants would invest in the extra cost for the south-facing wall signage but were looking for the option. The Commission felt that if this signage was needed by the owner, it could be allowed but only after signage allocations on the front and sides of the building were used. In other words, signage should not be added unless the owner was willing to pay for the additional signage after having signage placed on all other elevations, but it would not be the only signed wall or only one of two.

After discussion, Alderman Eisenhauer, seconded by Commissioner Slama, moved to conditionally recommend approval of the second amended final development plan and amended sign plan subject to the following conditions and modifications:

- Approval of the requested modification of the parking lot plan to allow 14 parking spaces (because of shared parking) and the parking lot layout as submitted
- Because the Dunkin restaurant will meet the "future restaurant" condition of the original final development plan, the Board should consider possibly allowing for other retail use in adjoining tenant space
- Applicant to increase brick on the façade / pilasters and resubmit elevations showing same prior to Board meeting; colors to more closely match the Big Bend Square
- Approval of landscaping plan as submitted
- Sign Plan approval with following conditions:
 - Do not recommend adding to bottom of pylon sign instead use space City already approved on pylon sign for businesses in the Big Bend Square development

- Allow up to five (5) wall signs for Dunkin space and up to 3 wall signs for adjacent tenant space at the size and location shown on the sign plan and elevations submitted with amended final development plan; *provided* that the wall signs shall only be installed on south (rear) elevation for each tenant after full use of allocation of wall signs for north, east and west elevations has been used by each tenant.
- Include size for wall sign for tenant space on south elevation

On voice vote, the motion was announced passed.

OLD BUSINESS

Continued Review of the definitions and Article VI and VII, Supplemental Regulations in Residential Districts and “C” Commercial District.

The Commission tabled this item after a motion by Alderman Eisenhower, seconded by Chairman Venturella, and a unanimous vote.

Next meeting the Commission will review the revised Article VI, “Supplemental Regulations in Residential Districts” and Article X, “Off-Street Parking Regulations” as well as continuing the review of Article VII, Sections 400.280-340.

MISCELLANEOUS

There was no miscellaneous business.

ADJOURNMENT

Ald. Eisenhower moved, seconded by Commissioner Slama, to adjourn the meeting. Upon voice vote, the motion was announced passed. The meeting adjourned at 8:13 p.m.

Frank Venturella, Chairman
Planning & Zoning Commission

Date of Approval

ATTEST:

Frank Johnson, City Clerk

CUNNINGHAM, VOGEL & ROST, P.C.

legal counselors to local government

333 S. Kirkwood Road, Suite 300

St. Louis, Missouri 63122

TEL: 314.446.0800

FAX: 314.446.0801

www.municipalfirm.com

MEMORANDUM

TO: Twin Oaks Planning & Zoning Commission

CC: Frank Johnson, City Clerk

FROM: Paul Rost, City Attorney

RE: *Zoning Code Review Process Status & Next Steps*

DATE: August 4, 2020

At the July 2020 P&Z Commission Meeting, the Commission postponed continuation of discussion on the zoning code review. Because the review was on hiatus due to the COVID-19 pandemic, the Commission asked that I provide an update on the status as well as the documents for review at the next Commission meeting. So, here it is:

Where You've Been

So far, the Commission has made its way through the general, opening provisions of the zoning code (Sections 400.010-060), through the "Definitions" section (which the Commission continues to review and revise as we go), through districts and boundaries (Article III, Sections 400.090-125); and through the A and B residential districts (Articles IV and V, Sections 400.130-230) including all the tedious items such as playground equipment, accessory uses, setbacks, and how to treat different lot sizes equitably.

We have also made an initial cut through the list of permitted uses and related regulations in the "C" Commercial Districts as well.

Where You're Going Next

The Commission will pick up with a review of the items changed based on the Commission's direction in February (generally the "C" District regulations). Once the Commission is satisfied with those changes, it will review the "D" Park District regulations (Sections 400.350-370), the Planned Development regulations (Sections 400.380-390), and the newly combined "Parking Regulations" including the existing regulations on driveways, parking pads, driveway setbacks, circle drives, etc. (Section 400.390-410).

We also need to review the Planning and Zoning Commission regulations, Sections 400.520-540. Specifically, that section says in part, "The Planning and Zoning Commission shall consist of not more than fifteen (15) nor less than seven (7) members, including the Mayor,

if the Mayor chooses to be a member; a member of the Board of Aldermen selected by the Board, if the Board chooses to have a member serve on the Planning and Zoning Commission; and not more than fifteen (15) nor less than five (5) citizens appointed by the Mayor and approved by the Board of Aldermen.” This ordinance simply mimics state law that authorizes a city to have a Planning and Zoning Commission and sets forth flexible ranges of membership. But I think the City needs to actually set the number of citizens members by ordinance. If it is seven citizen members, then let’s say so. Right now, it is not possible to know what the quorum of the Commission is since the actual number of Commissioners is a range not a set number. If some developer was unhappy with the outcome of a P&Z vote, they might claim that (at a meeting like the last one where only 3 citizen members were there) there was no quorum of the Commission because the ordinance says its 15 members. While I don’t agree with this argument, I would prefer the membership number be clear.

I have attached the relevant sections to the email with this memo. Again, the definitions (§400.080) are included because they are always helpful and are a work in progress as any section the Commission reviews that uses defined terms will require an understanding of what the term means. For example, Article X, Off-Street Parking Regulations, uses defined terms such as Driveway, Driveway Approach, Hard Surfaced, Parking Pad, Parking Pad Connector, etc., and so to understand the regulations, you have to know what those words mean.

Where You Will End Up

After the Commission reviews the above items, you are on the home stretch as the other sections will require little work. Sections 400.420-610, consisting of Conditional Uses, Telecom Towers (already recently updated), Administration, Amendments, and Board of Adjustment will be all that is left.

Before it closes the review, the Commission should also review the “[Urban Guidelines](#)” [Appendix A](#) to the Zoning Code. These Guidelines may not be wholly relevant or followed in practice.

Then the Commission will be ready to put it all together for one final review and recommendation for approval to the Board of Aldermen after a public hearing.

Article VI Supplemental Regulations in Residential Districts

Section 400.240 Location Utilities.

- A. All utility distribution lines shall be installed underground.
- B. Cable switching enclosures, pad-mounted transformers and service pedestals may be installed above ground, but pad-mounted transformers shall not be located within a front yard.

Section 400.250 Satellite Dishes.

No satellite dish or other similar earth reception station which exceeds twenty-four (24) inches in diameter shall be located in an "A" Single-Family Dwelling District or a "B" Single-Family Attached Dwelling District unless it is: (1) totally screened from view from adjoining properties, and (2) not located within a front yard, (3) -Any satellite dish or other similar earth reception station which exceeds twenty-four (24) inches in diameter shall be made of mesh material, (4) painted black or grey and (5) installed on the ground.

Section 400.260 Outdoor Lighting.

- A. All outdoor premises lighting including landscape lighting shall be placed, designed and installed in a manner which will prevent light from falling directly on an adjoining lot or premises.
- B. Dusk to dawn lights shall not exceed two hundred fifty (250) HPS in wattage and shall be directed or shielded in a manner which will prevent light from falling directly on an adjoining lot or premises.

Section 400.270 Reserved.

Article VII
"C" Commercial District Regulations

Section 400.280 Use Regulations.

A. Permitted Uses. The following are permitted uses in the "C" Commercial District; provided that a permanent building or premises shall be required for all permitted principal uses:

1. Bakeries.
2. Beauty shops.
3. Bookstores.
4. Churches, synagogues and other houses of worship.
5. Coffee shops.
6. Copy, fax, packing and shipping services centers.
7. Day care facilities.
8. Gift shops.
9. Greeting card shops and stationery stores.
10. Ice cream and frozen custard shops.
11. Internet web design centers.
12. Nail care shops.
13. Picture framing shops.
14. Professional offices for accountants, attorneys, dentists and dental care, graphic design, insurance, physicians and medical care (but not clinics), tax preparers and similar.
15. Retail clothing shops.
16. Retail dry cleaning establishments and laundries, provided that not more than eight (8) employees may be working on the premises at any time.
17. Shoe repair shops.

18. Tailor shops.
19. Temporary buildings for uses incidental to construction, provided that no such building shall be located within a required yard or within twenty-five (25) feet of any lot line and no trees shall be removed for the placement of such temporary building. The temporary building shall be removed upon the earlier occurring of: one (1) year from initial placement of the temporary building, or upon the completion or abandonment of the work, unless express written permission to continue the location of such temporary building is granted by the Board of Aldermen upon good cause shown.
20. Accessory uses and accessory buildings in conjunction with any of the above permitted principal uses, provided that no accessory building shall be erected or placed upon a lot until construction of the principal building(s) has commenced.
21. A change from one (1) of the above-permitted uses to another above-permitted use within the same building or premises, provided that the change will not involve any of the following characteristics: a building or premises having more than ten thousand (10,000) square feet, new construction to the building or premises, or substantial change to the existing building or premises. If the proposed change will involve one (1) or more of the above-listed characteristics, the applicant must follow the development plan process detailed in Section **400.340** to seek approval for a planned use instead.

B. Planned Uses.

1. All uses designated as "planned uses" as set forth in this Subsection shall require the approval of a final development plan prior to the issuance of a building permit if they meet the criteria set forth in Section **400.340**. The submission requirements, procedures and approval standards governing development plans are set forth in Section **400.340**. Planned uses will be approved only if the Board of Aldermen, in its sole discretion, after review shall determine that the specific location and circumstances are appropriate for the use.
2. The following are planned uses in the "C" Commercial District, provided that a permanent building or premises shall be required for all permitted principal uses:
 - a. Appliance and furniture stores.
 - b. Banks.
 - c. Bowling alleys.
 - d. Business schools, dancing or music academies, cosmetology schools.
 - e. Computer sales and service stores.

- f. Department stores.
- g. Drug stores and pharmacies.
- h. Food catering establishments.
- i. Grocery stores and supermarkets.
- j. Hardware stores.
- k. Motor vehicle oriented businesses (MVOB) ~~as part of a planned commercial development containing not less than five (5) contiguous acres and approved under the development plan process or limited development plan process provisions of this Chapter, provided that each such motor vehicle oriented business shall provide vehicular access and egress solely through the primary access of the planned commercial development. Location of such primary access shall be encouraged at signalized intersections.~~
- l. Movie theaters.
- m. Office supply stores.
- n. Pet shops.
- o. Physical fitness centers.
- p. Post offices.
- q. Restaurants.
- r. Shoe stores.
- s. Sporting goods stores. (new merchandise only)

C. Conditional Uses. A retail or service use which meets criteria set forth in Section **400.420** of this Chapter may, after public hearing and making required findings, be authorized by the Board of Aldermen as a part of and subject to development plan process approval.

Section 400.290 Additional Use Requirements.

No building or premises occupied and used for any of the permitted principal uses identified in Section **400.280** of this Chapter shall have more than forty percent (40%) of its floor area devoted to storage or other uses accessory to such permitted principal use nor more than five (5) persons employed at any time in such accessory use.

Section 400.295 Spacing Requirement For Medical Marijuana Uses.

A. No medical marijuana use, whether in the "C" District or a "PD-RxM" District, shall be

located within one-hundred (100) feet of any then-existing elementary school, secondary school, child day-care facility, or church. As used in the previous sentence, "then-existing" shall mean any elementary school, secondary school, child day-care center, or church with a building permit from the City to be constructed, or under construction, or completed and in use at the time the medical marijuana use applies for a zoning permit.

- B. When measuring the spacing requirement, the following guidelines shall be followed:
1. In the case of a freestanding medical marijuana use facility, the distance between the facility and the elementary school, secondary school, child day-care facility, or church shall be measured from the external wall of the facility structure closest in proximity to the elementary school, secondary school, or church to the closest point of the property line of the elementary school, secondary school, child day-care facility, or church.
 2. In the case of a medical marijuana use facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the elementary school, secondary school, child day-care facility, or church shall be measured from the property line of the elementary school, secondary school, child day-care facility, or church to the facility's entrance or exit closest in proximity to the elementary school, secondary school, child day-care facility, or church.
 3. Measurements shall be made along the shortest path between the demarcation points that can be traveled by foot.

Section 400.300 Height Regulations.

- A. Except as provided in this Section, no building shall exceed thirty-five (35) feet in height.
- B. Churches, synagogues and other houses of worship may exceed thirty-five (35) feet in height to a maximum of sixty (60) feet in height.
- C. Chimneys, rooftop mechanical appurtenances and other purely ornamental or mechanical accessories shall not exceed the highest point of the building by more than 10% unless otherwise required by applicable building codes.

Section 400.310 Area Regulations.

- A. No building shall be erected or maintained nor vehicular parking area provided within thirty (30) feet of any boundary of a "C" Commercial District. This area may, however, be occupied by drives, sidewalks, landscaping, and similar facilities.
- B. A buffer strip of not less than fifty (50) feet in width shall be provided along any perimeter of a commercial development which adjoins an "A" Single-Family Dwelling District, a "B" Single-Family Attached Dwelling District or a "D" Park District, except where abutting a public street. No drive, walkway, parking space or vehicular travel way shall occupy any portion of the buffer strip, provided that the Board of Aldermen may require that the buffer

strip be supplemented with additional plantings, landscaping and fencing.

C. Buffer strips and all landscaping therein once implemented shall be maintained by the property owner/occupant in accordance with any approved landscape plan for the area. Any change to such buffer strips from the approved site plan shall require an amendment to the site plan prior to any work commencing.

Section 400.320 Off-Street Parking Facilities In "CA" Residential Districts.

Off-street parking facilities shall be provided as required in Section **400.400** of this Chapter except where modified by the Board of Aldermen in accordance with approval of a development plan or limited development plan as provided in this Article.

Section 400.330 Site Design Requirements.

- A. The following requirements are supplementary to additional use requirements, height regulations, area regulations and parking regulations set forth in this Article and together with the provisions of this Section shall be minimum standards for site design and building construction, reconstruction or use within a "C" Commercial District.
1. All uses, except off-street parking and loading facilities and facilities for storage and removal of refuse, shall be conducted entirely within an enclosed building or structure unless a conditional use permit (if permanent) or special event permit (if temporary) is issued by the Board of Aldermen in accordance with the application and approval procedures set forth in Section **400.430** of this Chapter.
 2. ~~All structures shall be of brick masonry construction.~~ Building materials and facades shall be uniform and compatible in type, color and texture with the existing City environment and shall adhere to the Urban Design Guidelines of the City of Twin Oaks, a copy of which is on file in the City office and incorporated in this Section by reference.
 3. All portions of required ~~screening-buffer~~ strips shall be adequately landscaped as determined by the Board of Aldermen utilizing plantings, fencing or a combination of both. Any parking area visible from a public or private street shall be landscaped with appropriate plantings, trees, decorative walls or a combination of these elements. All landscaped areas shall be properly irrigated and maintained at all times.
 4. All loading areas shall be screened from view from adjoining streets and adjacent properties and all facilities for storage and removal of refuse shall be located within sight-proof enclosures.
 5. No light standard shall exceed twenty-four (24) feet in height. All on-site illumination sources shall be located, oriented and directed such that no light is cast directly on any adjoining property or street.
 6. All rooftop mechanical equipment shall be adequately screened as determined by the

Commented [1]: Editor's Note: Appendix A, Urban Guidelines, is included as an attachment to this Chapter.

Board of Aldermen City.

7. All utility lines shall be installed underground and shall rise within proposed buildings.
8. All development activity shall minimize soil and site disturbance and erosion. Where site disturbance is necessary, adequate erosion control measures as determined by the Board of Aldermen City utilizing plantings, seeding, mulching and silt catchment basins and similar methods shall be applied.

Section 400.340 Development Plan Process and Limited Development Plan Process.

Purpose. To avoid unplanned, fragmented development, the City has developed a plan ("Master Development Plan") to address and evaluate all future redevelopment activities within the City's commercial district. Therefore, certain applications for "redevelopment" or "development" within any of the City's commercial districts shall be subject to "development plan" approval process set forth herein where specified circumstances exist. It is the intent of this Section to authorize these "planned uses" only where the location and circumstances are appropriate to the use and a development plan is approved by the Board of Aldermen for any use designated as a planned use. It is also the intent of this Section to increase the flexibility of development design through evaluation and approval of a redevelopment plan. Approval of a redevelopment plan shall be considered a legislative act of rezoning. Any ordinance approving a redevelopment plan shall be deemed to incorporate the provisions of this Section.

A. Development Plan Process.

1. Applicability. The development plan process set forth in this Section shall be required when any one (1) of the following situations is proposed:
 - a. New construction of buildings;
 - b. Expansion of existing buildings in excess of ten percent (10%) of the existing floor area;
 - c. Any alteration which changes existing drive aisles or vehicle access to or on the site;
 - d. Any alteration to the site which would result in more than one (1) curb cut;
 - e. Any development or expansion of motor vehicle oriented business; or
 - f. Any change from a permitted use, approved planned use or approved conditional use to a new use listed as a planned use if such change relates to a building or premises having more than ten thousand (10,000) square feet, new construction to the building or premises, or substantial change to the existing building or premises.

2. Preliminary Development Plan Submittal Requirements. Persons proposing any development or use which involves one (1) or more of the situations set forth in Subsection **(A)(1)** of this Section shall initially file with the City Administrator/Clerk an application on forms provided by the City and accompanied by such application fees as may be prescribed from time to time by ordinance together with twelve (12) copies of a proposed preliminary development plan and support documentation, which preliminary development plan shall be prepared by a licensed professional engineer, architect or land surveyor and shall include the following information:
- a. Names of the developer or owner of the real property and of the professional engineer, architect or land surveyor responsible for preparation of the proposed development plan and total site area in acres or square feet;
 - b. Proposed location of buildings, other structures and proposed lot boundaries and arrangements, i.e., ground leases, subdivisions, dedications;
 - c. Location of existing buildings, other structures and existing and lot boundaries and arrangements including easements and dedications;
 - d. Identification and location of adjacent uses and property ownership to a distance of one hundred (100) linear feet from site boundaries;
 - e. Identification of land areas within the one-hundred-year floodplain;
 - f. Existing and proposed grading and areas of cut and fill at a minimum contour interval of two (2) feet and one (1) foot in areas where average slopes are five percent (5%) or less, together with proposed retaining walls or similar slope stabilization structures or methods, identifying height and type of materials to be utilized;
 - g. Landscaping and natural resources protection plan depicting location and massing of existing vegetation and trees; existing streams, watercourses and natural features together with specific measures to be taken to preserve or minimize development impacts; proposed landscaping and plantings including plant materials and sizes; identification of screening and buffer areas, open space and other amenities;
 - h. Traffic and parking plan depicting location of public streets, identifying arterials, collectors and local streets; service and loading areas; points of access to public rights-of-way; existing and proposed parking areas, drives and pedestrian walks; and, as required by the Board of Aldermen, traffic studies and counts describing vehicle turning movements, peak and off-peak traffic impacts, existing and proposed levels of service and such other information and analyses as may be required;

- i. Existing and proposed water, sanitary sewerage, and storm utility systems including drainage structures, inlets and provisions for on-site stormwater retention and for minimizing impact on existing drainage patterns and facilities;
 - j. Elevations of proposed buildings and building masses depicting general style, size and exterior construction materials. Where several building types are proposed, a separate sketch shall be prepared for each type;
 - k. Size, location, color and materials of all signs to be attached to building exteriors;
 - l. Schedules indicating gross floor area, site area, building coverage, parking spaces, and proposed plant materials by type, size and quantity;
 - m. Phases of development, if applicable.
3. Review Procedures; Public Hearing. Upon the filing of the application for development plan, the City Administrator/Clerk, after providing copies of the application to the Board of Aldermen, shall refer the same to the Planning and Zoning Commission for review, study and report and the Planning and Zoning Commission shall report to the Board of Aldermen recommendations regarding the application and the development plan. Upon receipt of the recommendations of the Planning and Zoning Commission, the City Administrator/Clerk shall schedule a public hearing before the Board of Aldermen after giving notice of the time, place and purpose of such hearing by publication at least once in a newspaper of general circulation within the City at least fifteen (15) days prior to the date of the public hearing. After the public hearing, the Board of Aldermen shall review the application and development plan. Any Board approval of a preliminary development plan shall be by resolution. The Planning and Zoning Commission and the Board of Aldermen shall apply the minimum standards for site design and building construction set forth in this Article, the Master Development Plan and its Urban Design Guidelines as a guide for review of proposed preliminary development plan applications. If the Board of Aldermen imposes conditions or restrictions on a proposed preliminary development plan, the Board of Aldermen shall designate those specific requirements that must be met before an applicant may submit for consideration a final development plan for the proposed development under Subsection **(A)(4)** below. In considering any proposed preliminary development plan application, consideration may also be given to the criteria stated below, to the extent pertinent to the particular application:
- a. Development is compatible with and incorporates standards and principles contained in the minimum standards for site design and building construction set forth in this Article, the Master Development Plan, the Master Landscaping Plan and the Urban Design Guidelines.
 - b. Development is designed, located and proposed to be operated so that the public

Commented [2]: Editor's Note: Appendix A, Urban Guidelines, is included as an attachment to this Chapter.

health, safety and welfare will be protected.

- c. Development will not impede the normal and orderly development and improvement of the surrounding property nor impair the use and enjoyment or value of neighboring properties.
 - d. Development incorporates adequate ingress and egress and an internal street network that minimizes traffic congestion.
 - e. The capability of the site area and location to accommodate the building, parking areas and drives with appropriate open space and safe and easy ingress and egress.
 - f. The degree of harmony between the architectural quality and siting of the proposed buildings with that of surrounding buildings and structures.
4. Duration Of Plan Approval — Final Development Plan Submittals. The approved preliminary development plan shall specify the duration of its validity, but in no event shall an approved preliminary development plan be valid for a period longer than twelve (12) months from the date of such approval. The Board of Aldermen may grant one (1) extension not exceeding twelve (12) months upon written request. The approval of a revised preliminary development plan shall not automatically extend the time period during which the preliminary development plan is valid. Within the period of validity of an approved preliminary development plan, the applicant shall submit to the Board of Aldermen for final approval a final development plan which shall satisfy all submission requirements of the preliminary development plan and shall additionally provide:
- a. Finished grades or contours for the entire site.
 - b. All proposed and existing adjacent public street rights-of-way with center line location.
 - c. All proposed and existing adjacent public street and public drive locations, widths, curb cuts and radii.
 - d. Location, width and limits of all existing and proposed sidewalks.
 - e. Location, size and radii of all existing and proposed median breaks and turning lanes.
 - f. Distance between all buildings, between buildings and property lines and between all parking areas and property lines.
 - g. Depiction of all required building and parking setbacks.

- h. Location, dimensions, number of stories and area in square feet of all proposed buildings.
 - i. Limits, location, size and material to be used in all proposed retaining walls.
 - j. Location and dimensions of all driveways, parking lots, parking stalls, aisles, loading and service areas and docks.
 - k. Location, height, intensity and type of outside lighting fixtures for buildings and parking lots.
 - l. Location, size and type of material of all proposed monument or freestanding signs.
 - m. Final stormwater collection and detention and erosion control plans.
 - n. Final water and sanitary sewerage plans.
 - o. Final written approval from all interested jurisdictions, including MSD and Valley Park Fire District or West County Fire District, as applicable.
 - p. Final landscaping and natural resources protection plans.
5. Final Development Plan Review. A final development plan that contains no changes or additions to the approved preliminary development plan may be approved by the Board of Aldermen without further Planning and Zoning Commission review upon a determination that all conditions of approval of the preliminary development plan, if any, have been satisfied by the applicant, and that all other submission requirements have been satisfied. A final development plan that contains minor changes to the approved preliminary development plan may be approved by the Board of Aldermen provided that the Board of Aldermen determines that the landscaping, buffer area and screening plans are adequate, that the proposed development will be compatible with proposed and existing adjacent development, and that all other submission requirements have been satisfied. The phrase "minor changes," as used in this Subsection, shall mean changes that do not affect traffic or pedestrian access and otherwise are consistent with the intent of the original approval. A final development plan that contains changes, other than minor changes, from the approved preliminary development plan shall follow the procedure for application, submission and consideration of preliminary development plan applications. Any approval of a final development plan by the Board of Aldermen shall be by ordinance.
6. Validity Of Final Development Plan. Final development plan approval shall not be valid for a period longer than twelve (12) months from the date of such approval, unless within such period a building permit is obtained and substantial construction is commenced and all additional building permits necessary to complete the project as

approved in the final development plan schedule are obtained in a timely fashion as determined by the City Administrator/Clerk. The Board of Aldermen may grant one (1) extension of no more than twelve (12) months upon written request of the original applicant. An application for extension of a final development plan may be granted, if the application is filed before the final development plan expires. Upon granting an extension, the Board of Aldermen shall have the authority to attach new conditions to the final development plan as the Board deems appropriate. "Substantial construction," as used in this Subsection, shall mean completion of at least ten percent (10%) of the construction in terms of the total expected cost of the project for which the permit was issued.

7. Plan Recordation. Following the Board of Aldermen's approval by ordinance of a final development plan, a copy of the final development plan signed by the Mayor shall be filed by the applicant with the Recorder of Deeds of St. Louis County within sixty (60) days. All filing fees shall be paid by the person who filed the development plan application. The authorization for the use approved by the final development plan shall not become effective until a copy of the recorded plan bearing its recordation notations shall be returned and placed on file with the City Administrator/Clerk.
8. Abandonment.
 - a. A final development plan or a phase thereof shall terminate and be deemed abandoned if:
 - (1) The applicant or landowner shall fail to commence development by failing to receive a building permit or failing to undertake substantial construction on the property after receiving a building permit within twelve (12) months after receiving final development plan approval, or a longer period of time if an extension of the final development plan has been granted by the Board of Aldermen; or
 - (2) The applicant or landowner abandons the final development plan or a phase thereof and notifies the City in writing of the abandonment; or
 - (3) The applicant, successor applicant or landowner seeks to change a project after approval of a Final Development Plan but fails to submit an application for an Amended Final Development Plan as set forth in Section 400.340(B) within ninety (90) days of the change or attempted change to the project provided that the Board of Aldermen may extend this deadline up to sixty (60) days for good cause shown.
 - b. Whenever a final development plan or phase thereof has been abandoned as provided in this Subsection, no development shall take place on the property until a new final development plan has been approved.

B. Changes to A Project After Final Development Plan Approval. Prior to changes being made to a site that is the subject of an approved final development plan, the approved final development plan must be amended in the following circumstances using the process set forth below.

1. Minor Changes. A proposed amendment of a final development plan that contains minor changes to the approved final development plan may be approved without further action of the Planning Commission or the Board of Aldermen or a public hearing, provided that the City Engineer and City staff determines that the change(s) is a minor change and that the landscaping, buffer area and screening plan is adequate, that the proposed changes to the development will be compatible with proposed and existing adjacent development and that all other submission requirements have been satisfied. The phrase "minor changes," as used in this Subsection, shall mean changes that:

- a. Accommodate the building(s), parking and drives with appropriate open space and safe and easy ingress and egress with no traffic congestion and/or loss in required parking or landscaping.
- b. Are compatible with the minimum standards for site design and building construction set forth in this Article, the Master Development Plan and its Urban Design Guidelines, any supplement thereto and/or adopted regulations and the criteria governing the rezoning of property.
- c. Are consistent with the intent, density and scope of the original approval.
- d. Are designed, located and proposed to be operated so that the public health, safety and welfare will be protected and will not impair the use and enjoyment or value of neighboring properties.
- e. Are architecturally consistent with and of a similar quality of the proposed building and the surrounding neighborhood.
- f. Do not seek to modify the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations or the approved final development plan.

2. All Other Changes--Amended Final Development Plan. A proposed use of a site that contains changes other than minor changes from the approved final development plan shall follow the procedure for application, submission and consideration of final development plans and an amending ordinance by the Board of Aldermen.

3. Indication of Changes. All applications for amendment shall be accompanied by a narrative statement that describes the proposed changes to the site and site plans that indicate existing conditions and proposed changes to the approved plan sought by the

applicant.

C. Limited Development Plan Process.

1. Applicability. The limited development plan process set forth in this Section shall be required when any of the following situations is proposed:
 - a. Any alteration, expansion or modification to a site or the exterior of a structure located within a "C" Commercial District which is a listed as a planned use but does not require a development plan process review and approval under Subsection (A) of this Section; or
 - b. Any change in use to another use which is a permitted-planned use in the "C" Commercial District provided that no development plan or limited development plan approval under this Section shall be required where the proposed activity is limited to a change in ownership or a change in tenant occupancy which-that does not involve a change in use will not change an existing use permitted in the "C" Commercial District.
2. Limited Development Plan Submittal Requirements. Persons proposing any development or use which involves one (1) or more of the situations set forth in Subsection **(B)(1)(a)** of this Section shall initially file with the City Administrator/Clerk an application on forms provided by the City and accompanied by such application fees as the Board of Aldermen may prescribe from time to time by ordinance together with twelve (12) copies of a proposed limited development plan and support documentation which shall include the following information:
 - a. A written detailed description of the proposed use of the property;
 - b. A sketch plan of the site (may be hand drawn) showing approximate location of buildings, other structures and lot arrangements as well as any proposed landscaping or exterior improvements and proposed location and type of signage;
 - c. The approximate gross floor area of existing and proposed use;
 - d. A description of the expected parking needs;
 - e. Details of any proposed improvements to the property;
 - f. A description of the types of products to be sold or services to be provided;
 - g. The proposed hours and days of operation;
 - h. The maximum number of employees;

- i. The date on which the applicant proposes to begin the use;
- j. A description of any other existing uses and/or tenants on the property;
- k. A description of the uses of adjacent properties; and
- l. Any State or St. Louis County licensing requirements for the proposed use along with copies of all licenses obtained.

3. Review Procedures.

- a. The application for limited development plan shall be referred to the Planning and Zoning Commission for review and study after which the Planning and Zoning Commission shall report to the Board of Aldermen recommendations regarding the application and the limited development plan. The Board of Aldermen and the Planning and Zoning Commission shall apply the minimum standards for site design and building construction set forth in this Article, the Master Development Plan, the Master Landscaping Plan and the Urban Design Guidelines as a guide for review of proposed limited development plan applications. The Board of Aldermen may impose conditions or restrictions on a proposed limited development plan. In considering any proposed limited development plan application, the Commission and Board of Aldermen shall also give consideration to the criteria stated below, to the extent pertinent to the particular application:
 - (1) The use is compatible with and incorporates standards and principles contained in the minimum standards for site design and building construction set forth in this Article, the Master Development Plan, the Master Landscaping Plan and the Urban Design Guidelines.
 - (2) The use is designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
 - (3) The use will not impede the normal and orderly development and improvement of the surrounding property nor impair the use and enjoyment or value of neighboring properties.
 - (4) The site incorporates adequate ingress and egress and an internal street network that minimizes traffic congestion.
 - (5) The capability of the existing site to accommodate the use, building, parking and drives.
 - (6) The effect of the proposed limited development plan on other tenants or users of the property.

- b. Approval of any limited development plan shall be by ordinance following conclusion of a public hearing thereon after giving notice of the time, place and purpose of such hearing by publication at least once in a newspaper of general circulation within the City at least fifteen (15) days prior to the date of the public hearing.
4. Plan Recordation. Following the Board of Aldermen's approval by ordinance of a limited development plan, a copy of the limited development plan signed by the Mayor shall be filed by the applicant with the Recorder of Deeds of St. Louis County within sixty (60) days. All filing fees shall be paid by the person who filed the development plan application. The authorization for the use approved by the limited development plan shall not become effective until a copy of the recorded plan bearing its recordation notations shall be returned and placed on file with the City Administrator/Clerk.
5. Abandonment.
- a. An approved limited development plan shall terminate and be deemed abandoned if:
 - (1) The applicant or landowner shall fail to commence the use by failing to receive a building permit or occupancy permit within twelve (12) months after receiving limited development plan approval, or a longer period of time if an extension of the final development plan has been granted by the Board of Aldermen; or
 - (2) The applicant or landowner abandons the site or the limited development plan and notifies the City in writing of the abandonment; or
 - (3) The applicant, landowner or subsequent applicant/owner seeks to substantially change the project after limited development plan approval but fails to submit an application for an a new application for Limited Development Plan as set forth in Section 400.340(C)(2) within sixty (60) days of the change or attempted change to the project; provided that the Board of Aldermen may extend this deadline up to sixty (60) days for good cause shown.
 - b. Whenever a limited development plan has been abandoned as provided in this Subsection, no change in use shall take place on the property until a new limited development plan has been approved as provided in this Article.

~~C. Changes To A Project After Final Development Plan Approval. Prior to changes being made to a site that is the subject of an approved final development plan, the approved final development plan must be amended in the following circumstances using the process set-~~

forth below:

1. ~~Minor Changes. A proposed amendment of a final development plan that contains minor changes to the approved final development plan may be approved without further action of the Planning Commission or the Board of Aldermen or a public hearing, provided that the City Engineer and City staff determines that the change(s) is a minor change and that the landscaping, buffer area and screening plan is adequate, that the proposed changes to the development will be compatible with proposed and existing adjacent development and that all other submission requirements have been satisfied. The phrase "minor changes," as used in this Subsection, shall mean changes that:~~
 - a. ~~Accommodate the building(s), parking and drives with appropriate open space and safe and easy ingress and egress with no traffic congestion and/or loss in required parking or landscaping.~~
 - b. ~~Are compatible with the minimum standards for site design and building construction set forth in this Article, the Master Development Plan and its Urban Design Guidelines, any supplement thereto and/or adopted regulations and the criteria governing the rezoning of property.~~
 - c. ~~Are consistent with the intent, density and scope of the original approval.~~
 - d. ~~Are designed, located and proposed to be operated so that the public health, safety and welfare will be protected and will not impair the use and enjoyment or value of neighboring properties.~~
 - e. ~~Are architecturally consistent with and of a similar quality of the proposed building and the surrounding neighborhood.~~
 - f. ~~Do not seek to modify the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations or the approved final development plan.~~
2. ~~All Other Changes. A proposed use of a site that contains changes other than minor changes from the approved final development plan shall follow the procedure for application, submission and consideration of final development plans and an amending ordinance by the Board of Aldermen.~~
3. ~~Indication Of Changes. All applications for amendment shall be accompanied by a narrative statement that describes the proposed changes to the site and site plans that indicate existing conditions and proposed changes to the approved plan sought by the applicant.~~

Article X
Off-Street Parking Regulations

Section 400.390 Residential Parking Requirements.

A. The requirements for residential parking in the A and B Zoning Districts shall be as follows:

1. *Surface Requirements; Parking only on Paved Surface.* Driveways may be constructed of either hard or porous surfaced materials, provided construction materials comply with building codes [and the following](#):
 - a. Driveways and [driveway](#) approaches will be installed with like material creating [a uniform appearance consisting of](#) either all hard [surface](#) or all porous surface.
 - b. No parking shall be permitted on residential [property/lot](#) except on hard or porous surfaces as defined in Section **400.080** of this Chapter.
 - c. Any new or existing driveway widened from a single driveway to a double driveway, parking pad, curb cut, turnaround or driveway approach shall be constructed of an approved paving surface in accordance with Subsection A.1 above [and constructed of the same material as the driveway](#).
2. *Curb cuts and Driveway Approaches*
 - a. *Permit Required.* Anyone desiring to hard surface any portion of public right-of-way for a driveway approach shall first apply for a permit for such purpose. No permit shall be granted to hard [surface](#) or porous surface any portion of the public right-of-way except for a curb cut for a driveway approach (driveway apron) for such residence.
 - b. *Radius.* Curb cuts shall be designated at a radius to facilitate water and debris flow.
 - c. *Maximum Width.* No curb cut may exceed twenty-five (25) feet;
 - d. *Corner Lots.* On corner lots, no curb cut shall be located or approved within thirty (30) feet of an intersection, as measured from the point where the extended curb lines of the streets intersect.
 - e. *Sidewalks.* Whenever a driveway approach intersects a [public](#) sidewalk, such driveway approach should comply with current ADA requirements.

- f. *One Curb Cut*. No lot containing a single-family or multi-family dwelling shall have more than **one curb cut** (or, driveway approach). Lots with circular driveways (i.e., two curb cuts) in place as of November 17, 2010, shall ~~also be exempt from compliance with this Section~~ considered legal non-conforming uses.

3. *Additional Parking Requirements* in the A & B Districts:

- a. Unlicensed and/or inoperable vehicles or trailers shall be parked within an enclosed structure.
- b. The total number of parked vehicles shall not exceed the number of spaces provided in the driveway nor may more than two (2) commercial vehicles be parked in the driveway of a residence at any time.
- c. The total number of recreational vehicles [ATVs] shall not exceed **two (2)** and must be parked on a parking pad behind the front building elevation line. See Section **400.390(B)**.
- d. *Prohibited Parking*. The following are prohibited in the A & B Districts:
- 1) No vehicle may park in a front yard except in a driveway.
 - 2) No vehicle or trailer may park in a side yard except on a parking pad.
 - 3) Vehicles and trailers may not be parked anywhere behind the rear building elevation line of a structure except on a driveway as defined herein.
 - 4) Trucks and trailers designed and manufactured for or used for specific commercial purposes including, but not limited to, wreckers, dump trucks, tracked vehicles, buses and construction vehicles are prohibited from parking in the A & B District~~this district~~.
 - 5) The parking of any vehicle, excluding recreational trailers and recreational vehicles, in excess of eighteen thousand (18,000) pounds gross vehicle weight rating (GVWR) is not permitted. Exception: Any type of commercial vehicle, regardless of ~~gross vehicle weight~~GVWR, delivering or picking up merchandise for delivery or employed in performing a repair or construction service may park for the purpose of making such pickup, delivery or repair.
 - 6) No vehicle or trailer with a length in excess of twenty-seven (27) feet shall be

Commented [A1]: Possible definition RECREATIONAL VEHICLE
A recreational vehicle, often abbreviated as RV, is a motor vehicle or trailer which includes living quarters designed for accommodation. Types of RVs include motorhomes, campervans, caravans (also known as travel trailers and camper trailers), fifth-wheel trailers, popup campers and truck campers.

Current Definition is broader: **RECREATIONAL VEHICLE** Any vehicle used for recreation including, but not limited to, motor homes (RVs), campers, boats, ATVs, OHVs, UVs, motorcycles, scooters, golf carts and all other motorized recreational vehicles and including trailers used to convey a recreational vehicle.

Maybe need to separate RVs from ATVs, OHVs and UVs

Commented [A2]: Compare with d.5 below – consistent?

Commented [A3]: Rec Trailers Not defined –

parked in the ~~is~~ A or B districts.

7) Mobile homes, recreational vehicles, trailers, pickup camper bodies, trucks having a gross vehicle weight (GVWR) exceeding twelve thousand (12,000) pounds, buses, boats and commercial vehicles and equipment shall not be parked or stored in any portion of a front yard.

Commented [A4]: Not defined

7)8) No mobile home, recreational vehicle, trailer, pickup camper body, truck or bus shall be occupied for living, sleeping or housekeeping purposes in any zoning district.

B. Driveway Setback, Property Lot Line and Construction Requirements; "A" Single Family District.

Commented [A5]: Per Commission direction, this Subsection B was moved from Section 400.270 to have all residential parking requirements in the same place

1. Setbacks:

a. No new driveway for a single-family or multi-family dwelling shall be located closer than eleven (11) feet, or such distance as currently exists on current lot, to any side or rear property lot line except that if the existing driveway was constructed within the setback, the owner may replace the driveway to its present dimensions, but in no case shall the driveway cross any property lot line.

b. A parking pad shall not extend into the side yard setback of eleven (11) feet, nor beyond the rear building elevation line of the structure unless connected to an already existing garage. It shall not exceed twenty-two (22) feet in width and shall be located on the same side of the property lot as the driveway.

2. Only one (1) parking pad shall be permitted per lot.

3. There shall be only one (1) driveway per lot. No driveway located in the front yard shall exceed twenty-two (22) feet in width. Driveways, parking pads, turnarounds and pad approaches shall not occupy more than thirty-five percent (35%) of any front yard area.

Commented [A6]: Compare with the old 400.240 (Required Front Yard): is it saying the same thing? or different nuance?

There shall be only one (1) driveway per lot, tract or parcel of ground and the maximum width shall not exceed twenty-two (22) feet.

4. The turnaround area shall be no larger than twelve (12) feet by twelve (12) feet, shall not extend into the eleven-foot side yard setback, shall not be used for parking recreational vehicles and shall not be used for storage.

5. Parking Pads and Pad Connectors.

a. A parking pad connector shall match the elevation of both the driveway and the parking pad to which it connects, shall be uninterrupted, may, at a maximum,

extend parallel to the driveway at no greater width than the parking pad to which it connects and may not be constructed unless a similarly constructed, otherwise allowed, parking pad exists.

6. *Gravel Driveways.* No new driveway may be constructed of rock or gravel.
 - a. Existing gravel driveways and parking areas consisting of gravel, which existed on **November 17, 2010**, may, upon approved permit, continue to be repaired and maintained ed these rock or gravel parking areas until replacement is necessary.
 - b. All parking pads, curb cuts or driveway approaches must be replaced with complying paving materials at time of improvement.

Section 400.400 Non-Residential Parking Requirements.

- A. The requirements for non-residential parking shall be as follows:
 1. For medical and dental offices and clinics, one (1) parking space for each two hundred (200) square feet of floor area of a principal building.
 2. For any movie theater, auditorium, church, school, club, wedding chapel, or other place of public assembly, one (1) parking space for every five (5) seats provided in such place of assembly.
 3. For retail, commercial or service buildings having a floor area of one thousand (1,000) square feet or more, at least one (1) parking space for every two hundred (200) square feet of floor area on the first floor and for every seven hundred fifty (750) square feet of floor area above the first floor. If the basement is used for any purpose other than storage, utilities or maintenance areas, the portion of the basement area so used shall require one (1) parking space for every seven hundred fifty (750) square feet of floor area so used.
 4. For restaurants, at least one (1) parking space for every two hundred (200) square feet of floor area plus the greater of one (1) parking space for each two (2) employees working on the highest employment shift or five (5) parking spaces.
 5. For professional offices, one (1) parking space for each two hundred (200) square feet of floor area excluding storage and mechanical areas.
 6. For each use not specifically identified above, at least one (1) parking space for every three

hundred (300) square feet of floor area on the first floor of the principal building plus the greater of one (1) parking space for every seven hundred fifty (750) square feet of floor area above the first floor, or one (1) parking space for every two (2) employees working on the highest employment shift.

7. Parking areas required for all non-residential uses shall be located for not more than five hundred (500) feet from the principal building served.

Section 400.410 Permit Required/Enforcement.

[R.O. 2016 § 400.375; R.O. 2011 § 400.375; Ord. No. 322 § 6, 11-17-2010]

- A. Anyone desiring to construct, reconstruct, relocate, modify, re-gravel, refurbish or expand any paved surface covered under this Article shall be required to apply to the City for a permit for such purpose [pursuant to Section 515.070 \(Article II, Public Utility Excavation Or Other Work Within Public Right-Of-Way Excavations and Public Rights-Of-Way Management\), Section 515.170 \(Article III, Private Property Site Work\), or Section 407.020 \(Land Disturbance Code\), as applicable.](#)
- B. The Building Commissioner [or delegee](#) shall be charged with the responsibility for enforcing this Article, to include the promulgation of regulations necessary to its implementation.

Article XV
Planning and Zoning Commission

Section 400.520 Membership.

[R.O. 2016 § 400.480; R.O. 2011 § 400.480; Ord. No. 84-2 Art. XII § 1, 1-4-1984; Ord. No. 97-14 § 1, 5-21-1997; Ord. No. 99-29 § 1, 9-1-1999; Ord. No. 01-52 § 1, 6-6-2001; Ord. No. 129 § 28, 10-15-2003]

There is hereby created and established a Planning and Zoning Commission for the City to be known as the "Planning and Zoning Commission." The Planning and Zoning Commission shall ~~consist~~ have a membership of not more than ~~fifteen-nine (915)~~ nor less than seven (7) members, consisting of seven (7) citizens appointed by the Mayor and approved by the Board of Aldermen, including the Mayor, if the Mayor chooses to be a member; and a member of the Board of Aldermen selected by the Board, if the Board chooses to have a member serve on the Planning and Zoning Commission; ~~and not more than fifteen (15) nor less than five (5) citizens appointed by the Mayor and approved by the Board of Aldermen.~~ All citizen members of the Planning and Zoning Commission shall serve without compensation. The term of each of the citizen members shall be for four (4) years, except that terms of the citizen members first appointed shall be for varying periods so that succeeding terms will be staggered. Any vacancy in a membership shall be filled for the unexpired term by appointment as aforesaid. The Board of Aldermen may remove any citizen member for cause stated in writing and after public hearing.

Section 400.530 Organization And Operation.

[R.O. 2016 § 400.490; R.O. 2011 § 400.490; Ord. No. 84-2 Art. XII § 2, 1-4-1984; Ord. No. 97-14 § 2, 5-21-1997; Ord. No. 97-33 § 1, 11-5-1997; Ord. No. 99-29 § 2, 9-1-1999; Ord. No. 129 § 28, 10-15-2003]

The Planning and Zoning Commission shall elect its Chair and Secretary from among the citizen members. The term of Chair and Secretary shall be for one (1) year with eligibility for reelection. The Planning and Zoning Commission shall hold regular meetings and special meetings as provided by rule, and shall adopt rules for the transaction of business, and keep a record of its proceedings. These records shall be public records. The Planning and Zoning Commission may request authority from the Board of Aldermen to contract with City planners and other professional persons for the services that it requires. All expenditures therefor shall be subject to prior approval by the Board of Aldermen.

Section 400.540 Meeting Times.

[R.O. 2016 § 400.500; R.O. 2011 § 400.500; Ord. No. 96-6 §§ 1 — 3, 2-7-1996; Ord. No. 98-6 § 1, 3-18-1998; Ord. No. 84 § 1, 6-5-2002; Ord. No. 129 § 28, 10-15-2003; Ord. No. 347 § 1, 9-7-2011]

- A. The regular meeting of the Planning and Zoning Commission shall be held on the fourth Tuesday of each month unless continued for lack of a quorum, or on the call of the Chair. The meeting will be held at the City office.
- B. The Chair and/or the City Clerk may cancel, continue or reschedule any regular meeting of the Planning and Zoning Commission or may call special meetings of the Planning and Zoning Commission; provided, however, that the provisions of Section 610.010 et seq., RSMo., (open meetings) shall be followed with reference to all regularly scheduled and special meetings of the Planning and Zoning Commission.

- C. Planning and Zoning Commission meetings may be mechanically recorded or minutes shall otherwise be prepared by the Planning and Zoning Commission Secretary. Minutes shall be available to the Board of Aldermen immediately upon preparation and approval by the Planning and Zoning Commission and shall further constitute an open and public record of City business. Mechanical recordings of a meeting shall be retained until all actions taken at said meeting are complete and final or until verbatim transcription is required, whichever shall first occur.

Part 1: Definitions & General Discussion

Section 400.080. Definitions.

The following words, when used in this Chapter, shall have the meanings set out herein:

ACCESSORY BUILDING

A subordinate roofed building, enclosed on all sides, clearly incidental to and located on the same lot occupied by the principal use or building.

ACCESSORY STRUCTURE

A structure, the use of which is clearly customarily incidental and subordinate to the principal building or use on the same lot. Examples include gazebos, detached pergolas, unenclosed outbuildings, pavilions, arbors, [playground equipment](#), and similar structures.

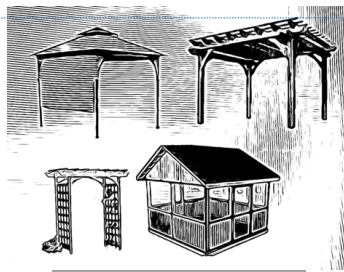


Figure 1 Accessory Structures

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ACCESSORY USE

A subordinate use clearly incidental to and located on the same lot occupied by the principal use or building.

ADULT ENTERTAINMENT ESTABLISHMENT

Any business, premises or establishment, including, without limitation, adult bookstores, adult video stores, adult motion picture theaters, adult mini-motion picture theaters, adult cabarets or adult live performance theaters, which has any of the following:

1. Thirty percent (30%) or more of its annual gross receipts derived from:
 - a. The offering of entertainment, performances, scenes, visual representations or other presentations which are characterized by emphasis on depiction or description of "specified sexual activities" or of "specified anatomical areas" as herein defined; or
 - b. The offering of stock in trade of [print, digitally produced or reproduced](#) books, magazines, periodicals or other printed matter or photographs, films, motion pictures, [DVDs](#), video [in any format cassettes, DVDs](#), slides or other [photographic materials or data compilations](#) which are characterized by emphasis on depiction or description of "specified sexual activities" or of "specified anatomical areas" as herein defined and instruments, devices or paraphernalia designed for use in connection with "specified sexual activities" as herein defined; or
2. Thirty percent (30%) or more of its inventory on hand at any time consisting of stock in trade of books, magazines, periodicals or other printed matter or photographs, films, motion pictures, video cassettes, DVDs, slides or other photographic materials which are characterized by emphasis on depiction or description of "specified sexual activities" or of "specified anatomical

Section 400.080. Definitions.

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areas" as herein defined or instruments, devices or paraphernalia designed for use in connection with "specified sexual activities" as herein defined; or

3. Ten percent (10%) or more of its total floor area allocated to:

- a. The offering of entertainment, performances, scenes, visual representations or other presentations which are characterized by emphasis on depiction or description of "specified sexual activities" or of "specified anatomical areas" as herein defined; or
- b. The offering, display and storage of stock in trade of books, magazines, periodicals or other printed matter or photographs, films, motion pictures, video cassettes, DVDs, slides or other photographic materials which are characterized by emphasis on depiction or description of "specified sexual activities" or of "specified anatomical areas," as herein defined and instruments, devices or paraphernalia designed for use in connection with "specified sexual activities" as herein defined.

BOARD OF ADJUSTMENT

The Board of Adjustment of the City.

BOARD OF ALDERMEN

The Board of Aldermen of the City.

BUFFER STRIP

A landscaped area intended to separate and partially obstruct the view of two (2) adjacent land uses or properties from one another.

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BUILDING CODE

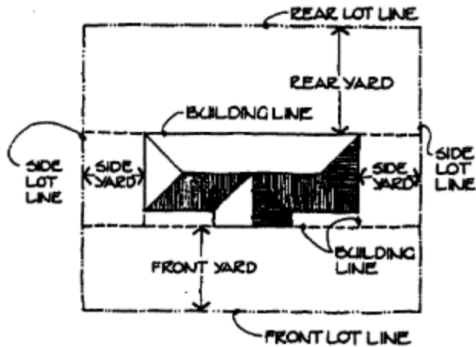
The duly adopted Building Code of the Village as set forth in Section 500.010 of the Municipal Code of the Village of Twin Oaks, Missouri.

[BUILDING LINE](#)

[See Elevation Line](#)

Section 400.080. Definitions.

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CARPORT

A structure not completely enclosed by walls or doors which is designed or used for the storage of vehicles, whether attached to or detached from the Principal Building. A Carport is not a Private Garage.

CITY

The City of Twin Oaks, Missouri.

CITY CLERK

The duly appointed and serving City Clerk of the City.

CITY ATTORNEY

The duly appointed and serving City Attorney of the City.

CODE ENFORCEMENT OFFICIAL

The person(s) or agency(ies) designated from time to time by the Board of Trustees to enforce this Chapter in accordance with Article XIII, Administration and Enforcement. Throughout this Title IV, the terms "Code Enforcement Official" and "Zoning Enforcement Official" are used interchangeably.

COMMERCIAL VEHICLE

A vehicle as defined in Section 300.010 of the Code and, for the purposes of this Title, being further defined as a vehicle under twenty-seven (27) feet in length that is either commercially placquered and/or licensed by the State.

COURT

An unoccupied space on a lot other than a yard, intended or designated to be partially surrounded by a group of buildings.

COVERAGE

That percentage of the lot area occupied by a building or structure.

Section 400.080. Definitions.

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CURB CUT

A portion of the edge of a street in the right-of-way as identified on a plot plan/survey that is used to access a driveway. This space shall be no wider than twenty-five (25) feet. In the instance where a curb exists, the curb may need to be adjusted to facilitate vehicular movement taking into account storm water issues.

Commented [A2]: This "definition" would imply that any "access" that is more than 25" wide then it is Not a curb cut, it is something else. Suggest taking the regulation of width out of the definition and add to regulations in the residential districts.

DENSITY

The number of dwelling units per acre of land.

DRIVEWAY

The surfaced portion of a lot constructed for the purpose of access to a garage, attached or detached, on a lot or for the purposes of parking. ~~(NOTE: This definition shall not apply to lots within the Village that did not have a garage as of November 17, 2010. Lots with circular driveways in place as of November 17, 2010, shall also be exempt from compliance with this definition.)~~

Commented [A3]: move the regulations out of the definition—move to [§400.255](#)
Lots with circular driveways in place as of November 17, 2010, shall also be exempt from compliance with this...

[Ord. No. 426 § 1, 4-16-2014]

DRIVEWAY APPROACH or APRON

The portion of the driveway located in the right-of-way between the curb or pavement edge of a public street and the private property line intended to provide access to vehicles from a roadway or a public street to a driveway on private property.

DWELLING, MULTI-FAMILY

A building or portion of a building containing six (6) or more dwelling units.

DWELLING, SINGLE-FAMILY

A freestanding residential building located on a single lot containing not more than one (1) dwelling unit. As used in this Chapter, the term "single-family dwelling" shall include Group Homes and Foster Homes.

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DWELLING, SINGLE-FAMILY ATTACHED

A building containing not more than five (5) dwelling units, each of which has primary ground floor access to the outside and which are attached to each other by party walls without openings.

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DWELLING UNIT

A room or group of rooms physically arranged to create an independent habitable unit having separate sanitary, cooking and sleeping facilities and designed for residential occupancy.

ELEVATION

Section 400.080. Definitions.

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The external face of the principal building or structure on a lot

ELEVATION LINE, FRONT

A line that follows the contours of the elevation of the principal building facing the front lot line and that extends out from the corners of that elevation on a line generally parallel to the front lot line to the lot lines intersecting the applicable front lot line.

ELEVATION LINE, REAR

A line that follows the contours of the elevation of the principal building facing the rear lot line and that extends out from the corners of that elevation on a line generally parallel to the front lot line to the lot lines that intersect (or form a vertex at) the rear lot line.

ELEVATION, FRONT

The elevation of a building that is architecturally designed and constructed as the front façade of a building as determined by the Director.

ELEVATION, REAR

The elevation of a building that is most closely opposite of the front elevation

FAMILY

An individual, or married couple, and the children thereof (including foster care), and no more than two other persons directly related to the individual, or married couple, by blood or marriage. The term "family" may also include not more than three unrelated persons, living together by joint agreement, as a single, not-for-profit, housekeeping unit, utilizing only one kitchen.

FINANCIAL SERVICES

An office establishment or business that primarily performs central banking functions (such as issuing currency, managing national money supply and international reserves, and acting as fiscal agent for the central government) and accepts deposits (or share deposits) and lends funds from these deposits, and which establishment may include these services to patrons and customers through an accessory, drive-through use. Financial services shall also include establishments primarily engaged in one (1) or more of the following: (1) underwriting securities issues or making markets for securities and commodities; (2) acting as agents (i.e., brokers) between buyers and sellers of securities and commodities; (3) providing securities and commodity exchange services; and (4) providing other services, such as managing portfolios of assets; providing investment advice; and trust, fiduciary and custody services. Typical uses include banks, savings associations, savings and loan institutions, investment banking, securities, and brokerages, certified financial planning, accounting, auditing, bookkeeping, and similar services. Financial services does not include Short-term Loan Establishments or pawnbrokers (which are prohibited money changing/money brokering uses).

FOSTER HOME

A private residence licensed by the Division of Family Services or Department of Mental Health to provide foster care to one (1) or more but less than seven (7) children who are unrelated to either foster parent by blood, marriage or adoption.

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GROUP HOME

A permitted form of single-family residential occupancy in which eight (8) or fewer unrelated mentally or physically handicapped persons reside, and may include two (2) additional persons acting as house parents or guardians who need not be related to each other or to any of the mentally or physically handicapped persons residing in the home.

FLOOR AREA

The sum of the gross horizontal areas of the floor(s) of a building or buildings measured from the exterior faces of exterior walls.

GARAGE, ATTACHED

A Private Garage which has a roof or wall, or a major portion of a roof or wall, in common with a Dwelling Unit. Where attached to a Dwelling Unit in this manner, the Attached Garage shall be considered part of the Dwelling for purposes of all yard requirements of the Principal Building.

GARAGE, DETACHED

A Private Garage not having a roof or wall, or a major portion of a roof or wall, in common with a Dwelling Unit.

GARAGE, PRIVATE

An accessory building to or a component of a Dwelling Unit, enclosed on all sides and roofed, designed or used for the storage of vehicles owned and used by the occupant of and located on the same lot as the Dwelling Unit and in which no occupation or business is carried on.

GROSS VEHICLE WEIGHT RATING (GVWR)

The maximum operating weight of a vehicle as specified by the manufacturer including the vehicle's chassis, body, engine, engine fluids, fuel, accessories, driver, passengers and cargo but excluding that of any trailers.

HARD SURFACE

Any surface paved with impervious materials such as concrete, asphalt, brick pavers or similar materials, whether pervious or impervious to water.

HEIGHT

For all buildings and structures, other than structures governed by Section 400.400, the vertical distance above the average ground level of the original, undisturbed grade at the foundation corners of a building measured to the highest point of the building.

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HEALTHCARE USES—

HEALTH CARE FACILITY - A building or portion of a building where the establishment is principally engaged in providing services for inpatient and outpatient services for physical health maintenance, diagnosis (including testing) and treatment of human diseases, pain or other physical condition of patients. Care may be provided on a short term or long-term basis.

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Outpatient services may also be provided as a secondary service. Inherent within this use are laundry and kitchen facilities for patients, cafeterias and gift shops for patients and their visitors, incidental laboratory uses and offices for social, psychological and medical personnel, but not to include a behavioral health care facility or long-term care facility.

MEDICAL OFFICE - A building or portion of a building principally engaged in providing services for health maintenance, diagnosis (including overnight testing) and treatment of human diseases, pain or other physical or mental condition of patients solely on an outpatient basis. No overnight patients shall be kept on the premises. Examples of medical offices shall include but not be limited to general physicians, dentists, chiropractors, psychologists, physical therapist, speech pathologists, cardiologists and other various specialties, but shall not include medical clinics, urgent care centers or behavioral health care facility.

MINUTE CLINIC - An accessory walk-in use within a pharmacy or supermarket for the diagnosis and treatment of common household illnesses such as strep throat and ear, eye, sinus, and other infections; the treatment of minor wounds; abrasions and joint sprains; the injection or ingestion of common vaccinations; wellness services and routine lab tests.

URGENT CARE CENTERS - A medical use in a building or portion of a building, whether private or institution, principally engaged in providing walk-in, extended hour access for acute illness and injury care that is either beyond the scope or availability of the typical primary care practice or medical clinic. Patients shall be served solely on an outpatient basis and no overnight patients shall be kept on the premises.

HOME GROWN PRODUCE SALES

Sale to the public of fresh, uncut produce products raised on land owned and occupied by the resident-seller within the Village of Twin Oaks.

HOME OCCUPATION

An occupation or profession of a service character performed entirely within a dwelling unit which is clearly incidental to the primary residential use of the dwelling unit. To be a permitted use, the Home Occupation must conform to the standards and provisions of Section 400.130.

KENNEL

See Chapter 205.

LOT— A platted parcel of land intended to be separately owned, developed and otherwise used as a unit. The word “lot” shall include the word “plot”, “tract” or “parcel”. The derivations of a lot shall maintain the following definitions.

LOT AREA — The area of a horizontal plane bounded by the front, side and rear lines of a lot.

LOT, CORNER — A lot, or portion thereof, situated at the intersection of two (2) or more streets, having an angle of intersection of not more than one hundred thirty-five degrees (135°).

LOT DEPTH — The average distances between the front and rear lot lines.

Section 400.080. Definitions.

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LOT, FLAG — A residential lot with two (2) discernible portions described as follows:

1. Access portion. That portion of the lot having frontage on or abutting a public road, with the frontage being sufficient in width for a private drive to serve the building site portion.
2. Building site portion. That portion of the lot not fronting on or abutting a public road, but connected to a public road by the access portion of the lot.

LOT, INTERIOR — Any lot other than a through or corner lot.

LOT, THROUGH — A lot other than a corner lot which has a street on two (2) opposite sides of the lot (Also known as a “double-frontage” lot).

LOT WIDTH — The horizontal distance between the lot lines perpendicular to the front lot line, measured at right angles to the lot depth at the building lines.

LOT LINE

A line dividing one lot from another, or from a public or private street right-of-way or any other public right-of-way (also see Property Line). The derivations or modifications of a lot line shall maintain the following definitions:

LOT LINE, FRONT

The line separating the lot from the right-of-way of the street on which it fronts.

LOT LINE, REAR

The line or lines that are most closely parallel to the front lot line. On a corner lot in Residential Districts, one side lot line may be established in lieu of a rear lot line; provided that, in no case may the rear lot line that is mostly parallel with the rear elevation of the principal building be established as a side lot line in lieu of the rear lot line. On through lots in the Residential District, one rear lot line may be established in lieu of a front lot line; provided that the rear lot line established in lieu of a front lot line is the line most parallel with the rear elevation of the principal building.

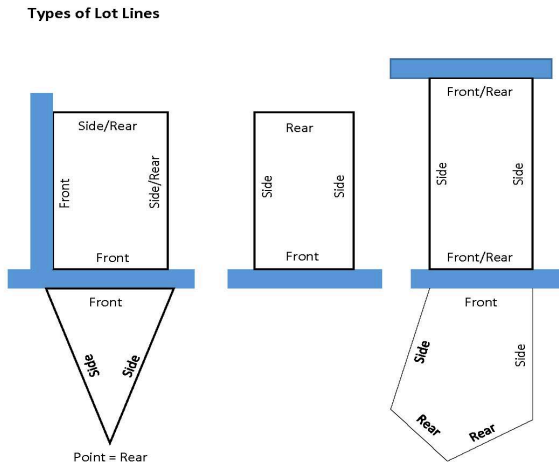
LOT LINE, SIDE

Any lot line that intersects with the front lot line and is not a front lot line or rear lot line. On an interior lot that is triangular in shape, the vertex of the side lot lines is considered to be a rear lot line parallel with the rear elevation of the principal building.

Types of Lot Lines

Commented [A4]: To consider here: On an interior lot fronting a cul-de-sac in the Residential District, the Front Lot line may be set back at a minimum of Twenty-five feet

Section 400.080. Definitions.



MASTER DEVELOPMENT PLAN

The Amended Master Development Plan for the Village of Twin Oaks approved by the Planning and Zoning Commission by Resolution No. 16, adopted on October 15, 2003, together with such further amendments thereto as may be adopted from time to time in accordance with Chapter 89, RSMo., as amended.

MASTER LANDSCAPING PLAN

The Village of Twin Oaks Landscape Master Plan dated April 2003 prepared by SWT Associates.

MOTOR VEHICLE ORIENTED BUSINESS (MVOB)

Any commercial use or activity which as a principal part of its operations provides goods or services to motor vehicles or occupants of motor vehicles in a short time span or provides goods or services to occupants of motor vehicles remaining within the vehicles. Such uses and activities shall include, by way of illustration and not limitation, convenience stores, filling stations, automobile service stations and car washes, whether singly or in combination, facilities containing drive-up or drive-through operations, and restaurants which as a principal part of operations provide food for off-premises consumption.

NON-CONFORMING USE OR BUILDING

Any use, building or portion of a building lawfully existing at the time of passage of this Chapter (January 4, 1984) or lawfully existing at the time of any amendment to this Chapter which does not conform to the requirements of this Chapter.

NON-CONFORMING USE

Section 400.080. Definitions.

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A use, building or yard existing legally at the time of the passage of this Chapter (January 4, 1984) or any amendment thereto which does not, by reason of design, use or dimensions, conform to the regulations of the district in which it is situated.

OPEN SPACE

Any area of a lot which is completely free of and unobstructed by any structure. Such areas may include walkways, patio areas, bike paths, etc. Other ornamental features such as light poles, trees, shrubs, etc. shall not be considered as occupying the area for purposes of this Chapter.

PARKING SPACE

An area used exclusively for temporary accommodation of one (1) vehicle. It does not include commercial vehicle loading areas.

PARKING PAD

A connected addition to an otherwise allowed driveway to facilitate the parking or storage of a licensed automobile, commercial and or recreational vehicle behind the front building line of the structure. The parking pad shall be constructed of the same material as the driveway.

PARKING PAD CONNECTOR

An addition to an otherwise approved driveway intended to facilitate access to an approved parking pad. A parking pad connector shall be constructed of the same material as the driveway and parking pad.

Commented [A5]: To be reviewed with Section 400.255

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the Village.

POROUS SURFACE

Any surface consisting of permeable joint pavers or other permeable construction materials.

PRINCIPAL BUILDING

A building or, where the context so indicates, a group of buildings in or on which is conducted the principal use of the lot on which such building is located.

PRINCIPAL USE

The primary use of land or buildings as distinguished from an accessory use.

RECREATIONAL VEHICLE

Any vehicle used for recreation including, but not limited to, motor homes (RVs), campers, boats, ATVs, OHVs, UVs, motorcycles, scooters, golf carts and all other motorized recreational vehicles and including trailers used to convey a recreational vehicle. Often abbreviated as RV, it is a motor vehicle or trailer which includes living quarters designed for accommodation. Types of RVs include motorhomes, campervans, caravans (also known as travel trailers and camper trailers), fifth-wheel trailers, popup campers and truck campers.

OFF-ROAD VEHICLES

Section 400.080. Definitions.

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Any vehicle used for outdoor, off-road recreation including, but not limited to, boats, personal watercraft, ATVs, OHVs, UVs, motorcycles, scooters, golf carts and all other similar motorized vehicles and including trailers used to convey a off-road vehicle. Off-Road Vehicles does not include Recreational Vehicles.

ALL-TERRAIN VEHICLE (ATV)

See Section 300.010 of the Twin Oaks Municipal Code.

RECREATIONAL OFF-HIGHWAY VEHICLE (OHV)

See Section 300.010 of the Twin Oaks Municipal Code.

UTILITY VEHICLE (UV)

See Section 300.010 of the Twin Oaks Municipal Code.

RESTAURANT

A food service establishment primarily oriented to the service of food, beverages, and other refreshments and includes carry-out incidental to that use.

RESTAURANT, DRIVE-IN OR DRIVE-THROUGH

A restaurant where food, beverages or other refreshments are available for consumption by persons who remain in their automobiles.

RESTAURANT, SERVICE

An establishment whose principal business is the sale of food, frozen desserts or beverages in ready-to-consume individual servings, for consumption on the premises or for carry-out and where:

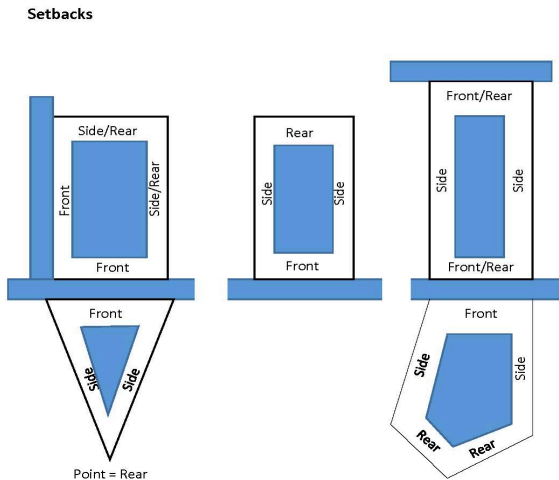
1. Foods, frozen desserts or beverages are usually served in edible containers or in paper, plastic or other disposable containers,
2. There is no drive-up or drive-through service, and
3. The business is principally to serve the occupants and the employees, customers or invitees thereof, in the same building in which the restaurant premises is located or nearby buildings.

SETBACK — The minimum horizontal distance between a lot line and the nearest allowable portion of a building or structure.

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SPECIFIED ANATOMICAL AREAS

As used in this Chapter, "specified anatomical areas" means and includes any of the following:

1. Less than completely or opaquely covered human genitals, pubic region, buttocks, anus or female breast area below a point immediately above the top of the areola; or
2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES

As used in this Chapter, "specified sexual activities" means and includes any of the following:

1. Fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts; or
2. Actual or simulated acts of sexual intercourse, masturbation, sodomy or oral copulation; or
3. Excretory functions as part of or in connection with any of the activities set forth in paragraphs (1) or (2) of this definition.

SHORT-TERM LOAN ESTABLISHMENT

Any business which loans money on a short-term basis to members of the general public as an element of its operation, including businesses offering title loans, payday loans, signature loans and small loans under RSMo Ch. 367 or RSMo 408.500 and other similar businesses. The term "short-term loan establishment" does not include a bank, savings and loan association or credit union that is licensed by the appropriate state or federal agency or a retail credit financing

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institution that is licensed under RSMo Ch. 364 or Ch. 365 or pawnbrokers governed by RSMo Ch. 367 or retail merchants governed by RSMo Ch. 400, Art. 2) (RSMo 400.2-101—400.2-725).

SHORT TERM RENTAL

TURNAROUND AREA

A connected addition to an otherwise allowed driveway permitting a vehicle to be backed up and driven forward out of the driveway without having to back down a driveway or onto a public street. The turnaround area shall be constructed of the same material as the driveway.

Commented [A6]: Moved to regulations. 400.390.A.1.c

[Ord. No. 426 § 1, 4-16-2014]

URBAN DESIGN GUIDELINES

The Urban Design Guidelines of the Village adopted by the Board of Trustees in Appendix A to Title IV of the Village Code, together with amendments thereto as adopted from time to time by the Board of Trustees in accordance with Chapter 89, RSMo., as amended.

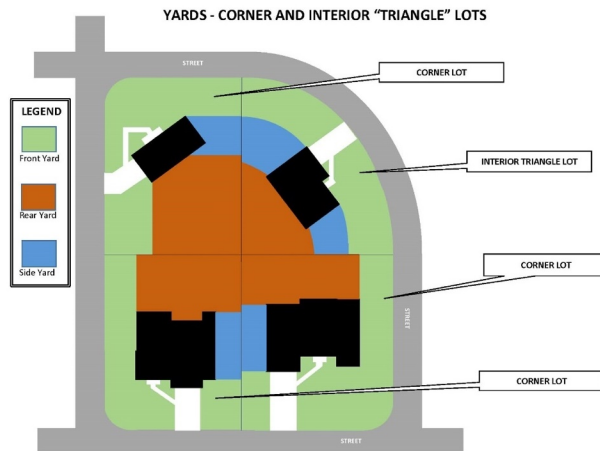
Commented [A7]: Compare with Resolution 16 – Master Development Plan (2003) which includes

USED MERCHANDISE STORE

An establishment or place of business primarily engaged in the retail sale of used merchandise or secondhand goods, such as used clothes, antiques, secondhand books or rare manuscripts, or items of architectural salvage, but not including used cars or other motorized vehicles.

YARD — The open area or space that is unobstructed, except as specifically permitted in this Code, and that is located on the same lot as the principal building. The derivations of yard shall maintain the following definitions.

YARD, FRONT — The front yard shall be that portion of a lot adjacent to any street and bounded by the front lot line (or lines), the lot lines intersecting the front lot line(s), and the Front Elevation Line.



Section 400.080. Definitions.

YARD, REAR — The rear yard shall be that portion of a lot adjacent to the Rear Lot Line (or lines) and bounded by the Rear Lot Line, the lot lines intersecting the Rear Lot Line(s), and the Rear Elevation Line. In cases where the Rear Elevation Line is overlapped by the Front Elevation Line (such as Corner Lots or lots with buildings not parallel with the Front Lot Line), the Rear Yard shall be bounded by the Rear Lot Line, the lot lines intersecting the Rear Lot Line(s), and the Front Elevation Line.

YARD, SIDE — The side yard shall be that portion of a lot between the principal building and the adjacent lot line that is not considered a front yard or back yard.

YARD, REQUIRED— The yard or portion of the yard located between the lot line and the required setback established by the zoning district in which the lot is located.

ZONING DISTRICT MAP

The Zoning Map of the Village approved by Ordinance No. 84-10, adopted on June 20, 1984, and as further amended from time to time by the Board of Aldermen in accordance with this Chapter, delineating the various zoning districts applying to all real property within the corporate limits of the City.



Commented [A8]: Need to adopt the newest zoning map