

**CITY OF TWIN OAKS
PLANNING AND ZONING COMMISSION MEETING
BOARD CHAMBERS, TWIN OAKS CITY HALL
1381 BIG BEND ROAD
TUESDAY, SEPTEMBER 22, 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 Planning and Zoning Commission will be open to public attendance in person, providing that those who attend wear face coverings and maintain social distancing.

The Commission 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. August 25, 2020 Minutes
6. OLD BUSINESS
 - a. Continued review and revisions of Land Use Code, Title X (Sections 400.420-400.610)
7. MISCELLANEOUS
8. ADJOURNMENT

Frank Johnson
City Clerk

POSTED: September 21, 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 on the City's website or at City Hall for public inspection before and at the time of the meeting.

Frank Johnson, City Clerk

**MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
TWIN OAKS, MISSOURI
TUESDAY, AUGUST 25, 2020**

The Planning and Zoning Meeting was called to order at 6:42 p.m.

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

Also in attendance were: Paul Rost, City Attorney; Frank Johnson, City Clerk.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE CONSENT AGENDA

Mayor Fortune moved to approve the Consent Agenda consisting of the Meeting Minutes from July 28, 2020. Member Slama seconded the motion and on voice vote, the motion was announced passed.

OLD BUSINESS

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

The Commission continued its review of the City’s zoning code, beginning with a review of changes the Commission directed the City Attorney to make to Articles VI and VII at its previous meeting.

City Attorney Rost explained that the bulk of changes to Article VI involved moving the regulations on parking to a different section of the code. The Commission accepted the proposed changes to Article VI and had no further comments.

The Commission then begin reviewing Article VII, starting with a discussion of the businesses allowed as permitted uses in Section 400.280. Mayor Fortune asked City Attorney Rost if a potential temporary coworking office space would be allowed under the current regulations. City Attorney Rost explained that it could be argued that such a use couldn’t be done and reminded the Commission that any amendments to an approved development plan would need to come before the Commission and the Board.

The Commission then discussed the list of businesses allowed as planned uses. City Attorney Rost stated that additional language defining motor-vehicle oriented businesses (MVOB) had been removed, as the Commission had determined it was not necessary given its flexibility in approving or denying planned uses. In response to a question from the Commission, City Attorney Rost stated

that a potential gymnastics center would fall under subsection O, physical fitness centers, as a planned use.

The Commission next discussed the proposed changes to Section 400.310(b) regarding buffer strips. Member Slama stated that he liked the new requirements. City Attorney Rost explained that the proposed change to the regulation would now prohibit changes to the buffer strip area without an amendment to the approved site plan.

The Commission then turned to modifications to the sections concerning site design requirements and the development plan process. City Attorney Rost explained that the changes consisted of inserting an allowance for temporary special event permits and clarifying what happens if changes are made to a development plan after it is approved. In such cases, the changes must be approved by the Commission and Board.

Following this, the Commission discussed several issues related to driveways, including materials, curb cuts and the location of parked vehicles. The Commission directed City Attorney Rost to add language allowing for driveways to be made of a combination of hard and porous surfaces, to delete a section restricting the number of commercial vehicles that may be parked in a driveway, to limit a restriction on driveway curb cut size to new curb cuts and to clarify the definition of recreational vehicles.

The Commission also discussed at length whether the current regulation prohibiting circular drives should be removed or modified, and whether the driveway setback requirements should be modified. The Commission felt it appropriate to allow circular drives if the lot is large enough to accommodate it. City Attorney Rost suggested curb cuts be limited to 25 feet in total, so that a property owner could potentially have two 12.5 foot curb cuts. The Commission agreed with this suggestion. There was also general discussion of revising the definition of Recreational Vehicle and clarifying what vehicles were prohibited from being parked on the driveway and parking pad.

Regarding driveway setbacks, the Commission expressed a general desire to make the setback requirements less stringent but was also concerned about the potential to impact the privacy of neighboring property owners. Chairman Venturella moved, seconded by Member Shea, to table further action on the driveway setback requirements to allow time for Commission members to consider the issue in depth. On voice vote the motion was announced passed.

ADJOURNMENT

Mayor Fortune moved, seconded by Alderman Eisenhower, to adjourn the meeting. Upon voice vote, the motion was announced passed. The meeting adjourned at 8:17 p.m.

Frank Venturella, Chairman
Planning & Zoning Commission

Date of Approval

ATTEST:

CUNNINGHAM, VOGEL & ROST, P.C.

legal counselors to local government

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MEMORANDUM

TO: Twin Oaks Planning & Zoning Commission

CC: Frank Johnson, City Clerk

FROM: Paul Rost, City Attorney

RE: *Zoning Code Review*

DATE: September 18, 2020

At the August 2020 P&Z Commission Meeting, the Commission discussed several issues related to driveways, including materials, curb cuts and the location of parked vehicles and concluded by asking me to add language allowing for driveways to be made of a combination of hard and porous surfaces, to delete a section restricting the number of commercial vehicles that may be parked in a driveway, to limit a restriction on driveway curb cut size to new curb cuts and to clarify the definition of recreational vehicles. I have added language attempting addressing those issues for the Board review.

As you will also recall, the discussion at the August meeting became stalled on the issue of whether the current regulation prohibiting circular drives should be removed or modified, and whether the driveway setback requirements should be lessened. There was some direction from those Commissioners in attendance that it would be appropriate to allow circular drives if the lot is large enough to accommodate it as long as there was some limit on the size of the curb cuts on circular drives. I have added some language to that effect in 400.390(A)(2)(f).

The Commission also generally discussed revising the definition of Recreational Vehicle and clarifying what vehicles were prohibited from being parked on the driveway and parking pad. Some attempt at that is included but ultimately the Commission will need to decide what it wants to regulate as far as RVs, off-road equipment, trailers, campers, etc.

Regarding driveway setbacks, the Commission expressed a general desire to make the setback requirements less stringent but was also concerned about the potential to impact the privacy of neighboring property owners. In the end, the Commission wanted to see what a sliding scale tied to lot size (such as the one used for accessory structures) might look like in this situation. I have added that for your review to see if it accomplishes your goals.

Finally, while there is a new table added to Section 400.400 Non-Residential Parking Requirements, the requirements are the same as the current standard for number of parking spaces—it just has been put in table form for easier reference.

I have attached a “compare” and clean version of Article X, Off-Street Parking Regulations, for your review as well as the definitions section (because many of the terms in Article X are defined terms).

That is all I am including because (1) that was what the Commission instructed me to have ready and (2) anything more than that would probably be too much given the breadth and complexity of this parking Article.

Still to Come

After the Commission reviews and finalizes direction on Article X’s parking requirements, you are on the home stretch as the other sections will require little work. Sections 400.420-400.610, consisting of Conditional Uses (not used much), Telecom Towers (already recently updated), Administration, Amendments, Planning and Zoning Commission/Board of Adjustment and the “[Urban Guidelines](#)” [Appendix A](#) to the Zoning Code, will be all that is left.

Then the Zoning Code sections you have reviewed will be ready to be assembled for one final review and recommendation to the Board of Aldermen.

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 or a combination of both.
 - b. No parking shall be permitted on residential 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 this Section.

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 new 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. *Curb Cuts; Circular Drives.* No lot containing a single-family or multi-family dwelling shall have more than **one driveway curb cut** (or, driveway approach) except that such lots may have two (2) curb cuts as part of a circular driveway provided that new curb cuts installed for a circular driveway shall not exceed thirteen (13) feet in width and further provided the two curb cuts are separated by more than X feet as measured from the inner edges of the circular drive curb cuts. Lots with circular driveways (i.e., two curb cuts) in place as of November 17, 2010, shall be 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 or stored only within an enclosed structure.
- b. The total number of recreational vehicles and off-road vehicles parked on a lot shall not exceed two (2) and such vehicles, if not stored under roof, must be parked on a parking pad or driveway behind the front elevation line. See Section **400.390(B)**.
- c. *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 or driveway.
 - 3) Vehicles and trailers may not be parked anywhere behind the rear elevation line of a structure except on a driveway as defined herein.
 - 4) The following are not permitted to be parked in the A & B Districts:
 - i. 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 the ;
 - ii. any vehicle, excluding recreational vehicles, in excess of eighteen thousand (18,000) pounds gross vehicle weight rating (GVWR). Exception: Any type of commercial vehicle, regardless of 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;
 - iii. Vehicles or trailers with a length in excess of twenty-seven (27) feet.

- 5) Recreational vehicles, trailers, pickup camper bodies, trucks having a GWVR 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.
- 6) 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, Lot Line and Construction Requirements; "A" Single Family District.*

1. Setbacks:

- a. No new driveway constructed for a single-family or multi-family dwelling shall be located closer to the lot line than the setbacks set forth in the table below. An existing driveway constructed within the following setbacks may be repaired, replaced or expanded so long as the expansion does not create a greater encroachment into the setbacks as currently exists. In no case shall any driveway cross the lot line.

Driveway, Parking Pad, Turnaround Area	Lot Size (square feet) and street frontage of > 50 feet*	Side Yard Setback (feet)
	Up to 10,980	1
	10,981 to 21,780	3
	21,781 to 43,560	6
	Greater than 43,560	10

***Street frontage of 50 feet or Less:** Notwithstanding the above and regardless of lot size, where a lot's street frontage is less than fifty feet, the side yard setback shall be a minimum of one (1) foot.

- b. A parking pad shall not extend into the **side yard setback** set forth in the table above, nor beyond the rear elevation line of the dwelling unless connected to an already existing detached garage. Parking Pads shall not exceed twenty-two (22)

feet in width and shall be located on the same side of the 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.
4. The turnaround area shall be no larger than twelve (12) feet by twelve (12) feet, shall not extend into the applicable 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 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:

City of Twin Oaks Parking Table- Commercial Districts	
Use	Minimum Parking Requirements
Medical and dental offices and clinics	One (1) parking space for each two hundred (200) square feet of floor area of a principal building

<p>Places of public assembly</p> <p>including movie theater, auditorium, church, school, club, wedding chapel, gymnasium</p>	<p>One (1) parking space for every five (5) seats provided</p>
<p>Retail, commercial or service buildings</p> <p>(floor area of one thousand (1,000) square feet or more)</p>	<p>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;</p> <ul style="list-style-type: none"> • 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
<p>Restaurants</p>	<p>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</p>
<p>All other uses</p>	<p>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</p>

Parking areas required for all non-residential uses shall be located 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 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 or a combination of both.
 - b. No parking shall be permitted on residential 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 this Section 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 new 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 Cuts; Circular Drives.~~ No lot containing a single-family or multi-family dwelling shall have more than **one driveway curb cut** (or, driveway approach) except that such lots may have two (2) curb cuts as part of a circular driveway provided that new curb cuts installed for a circular driveway shall not exceed thirteen (13) feet in width and further provided the two curb cuts are separated by more than X feet as measured from the inner edges of the circular drive curb cuts. 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 or stored only 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.~~
- ~~e.~~b. The total number of recreational vehicles and off-road vehicles parked on a lot shall not exceed two (2) and such vehicles, if not stored under roof, must be parked on a parking pad or driveway behind the front elevation line. See Section **400.390(B)**.
- ~~d.~~c. *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 or driveway.
 - 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) The following are not permitted to be parked in the A & B Districts:
 - i. 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 Districts~~ this district;

Commented [A1]: P&Z Recommended this Section for Removal. 25 Aug 2020

Commented [A2]: New 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.

Old 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.

Commented [A3]: This would NOT include street motorcycles and other street-legal motor vehicles

Commented [A4]: Compare with d.5 below – consistent?

ii. ~~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 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;~~

Commented [A5]: Rec Trailers Not defined –

iii. ~~Vehicles or trailers with a length in excess of twenty-seven (27) feet.~~

~~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.~~

Commented [A6]: Rec Trailers Not defined –

~~4) No vehicle or trailer with a length in excess of twenty-seven (27) feet shall be parked in this A or B districts.~~

5) ~~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 [A7]: Not defined

5)6) 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.

Commented [A8]: With the addition of trucks, when coupled with (c)(3) above, only leaves the side yard for parking? Need to clarify what you intend by these two sections and probably just say that! As opposed to saying where you can't park, say where you can!

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

1. Setbacks:

a. No new driveway constructed for a single-family or multi-family dwelling shall be located closer to the lot line than ~~eleven (11) feet~~ the setbacks set forth in the table below, or in such distance as currently exists on current lot, to any side or rear lot line except that if the ~~An~~ existing driveway was constructed within the following setbacks, the owner may be repaired, replaced or expanded so long as the expansion does not create a greater encroachment into the setbacks as currently exists, the driveway to ~~at its present dimensions, but i~~n no case shall the ~~any~~

driveway cross ~~any~~the lot line.

<u>Driveway, Parking Pad, Turnaround Area</u>	<u>Lot Size (square feet) and street frontage of > 50 feet*</u>	<u>Side Yard Setback (feet)</u>
	<u>Up to 10,980</u>	<u>1</u>
	<u>10,981 to 21,780</u>	<u>3</u>
	<u>21,781 to 43,560</u>	<u>6</u>
	<u>Greater than 43,560</u>	<u>10</u>

*Street frontage of 50 feet or Less: Notwithstanding the above and regardless of lot size, where a lot's street frontage is less than fifty feet, the side yard setback shall be a minimum of one (1) foot.

a-b. A parking pad shall not extend into the side yard setback of eleven (11) feet set forth in the table above, nor beyond the rear elevation line of the structure dwelling unless connected to an already existing detached garage. Parking Pads shall not exceed twenty-two (22) feet in width and shall be located on the same side of the 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.
4. The turnaround area shall be no larger than twelve (12) feet by twelve (12) feet, shall not extend into the eleven-foot applicable 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

Commented [A9]: This is confusing when you have driveway that T's or Y's—is that two driveways?

Commented [A10]: 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.

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 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:

<u>City of Twin Oaks Parking Table- Commercial Districts</u>	
<u>Use</u>	<u>Minimum Parking Requirements</u>
<u>Medical and dental offices and clinics</u>	<u>One (1) parking space for each two hundred (200) square feet of floor area of a principal building</u>
<u>Places of public assembly</u> <u>including movie theater, auditorium,</u> <u>church, school, club, wedding chapel,</u> <u>gymnasium</u>	<u>One (1) parking space for every five (5) seats provided</u>
<u>Retail, commercial or service buildings</u> <u>(floor area of one thousand (1,000) square</u> <u>feet or more)</u>	<u>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;</u> <ul style="list-style-type: none">• <u>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</u>
<u>Restaurants</u>	<u>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</u>

All other uses

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

- ~~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.

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 incident 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.

ACCESSORY USE

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

Section 400.080. Definitions.

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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.

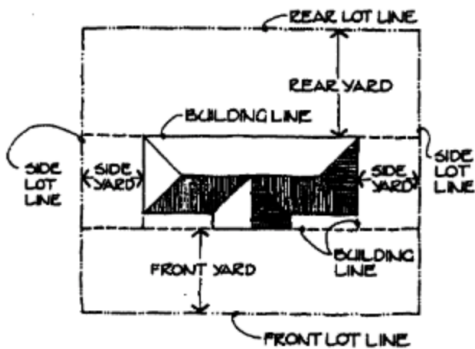
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BUILDING CODE

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



CARPORT

Section 400.080. Definitions.

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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.

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CURB CUT

Reduced curb height to facilitate vehicle passage over or across a curb. Curb cut can be an abrupt reduction or may be a tapering reduction for the length of the curb on each side of the means of access.

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.

DENSITY

The number of dwelling units per acre of land.

Commented [A1]: 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.

Section 400.080. Definitions.

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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.)~~

[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

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.

Section 400.080. Definitions.

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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.

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

Section 400.080. Definitions.

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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. 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.

Section 400.080. Definitions.

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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.

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).

Section 400.080. Definitions.

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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

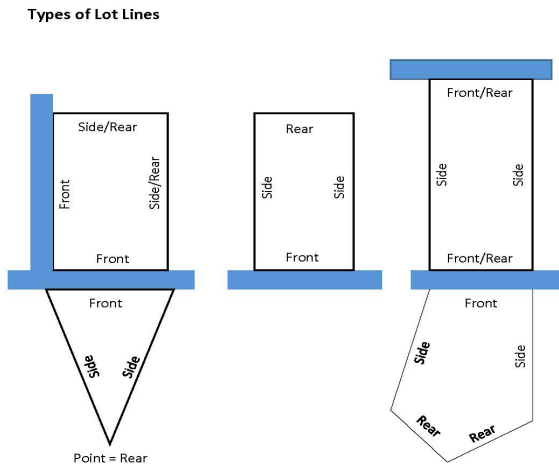
The line or lines that are most closely parallel to the front lot line. On a corner lot in Residential Districts, one side lot line may be established in lieu of a rear lot line; provided that, in no case may the rear lot line that is mostly parallel with the rear elevation of the principal building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

Commented [A2]: 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

Types of Lot Lines



Section 400.080. Definitions.

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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

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 off-road and/or recreational vehicle behind the front building elevation line of the structure. ~~The parking pad shall be constructed of the same material as the driveway.~~

PARKING PAD CONNECTOR

Section 400.080. Definitions.

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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.~~

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 (RV)

~~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

~~Any vehicle used for outdoor, off-road recreation including, but not limited to, boats, personal watercraft, ATVs, OHVs, UVs, dirt bikes, scooters, golf carts and all other similar motorized vehicles made for off-road use 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

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Section 400.080. Definitions.

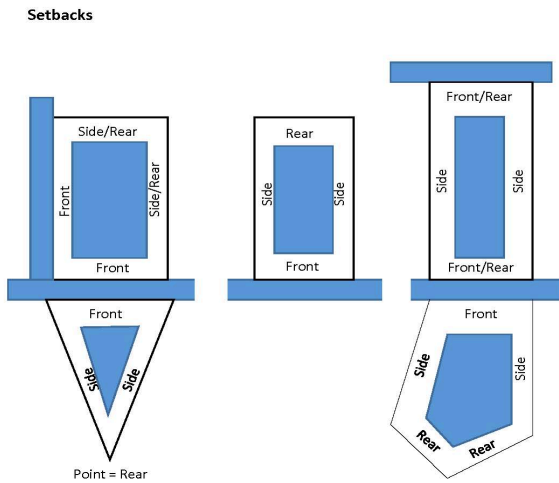
A restaurant where food, beverages or other refreshments are available for consumption by persons who remain in their automobiles.

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.



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.

Section 400.080. Definitions.

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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 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

The letting or offering for let of a single-family dwelling or single-family attached dwelling, or a portion thereof, to one (1) or more guests for a period of thirty (30) consecutive calendar days or less. Examples include bed-and-breakfast facilities and rentals arranged through Internet marketing or facilitation services.

STREET FRONTAGE

The linear distance which property abuts a public or private street and is measured at the street lot line. When a lot has more than one (1) street lot line, street frontage shall be measured at each such line.

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.~~

[Ord. No. 426 § 1, 4-16-2014]

URBAN DESIGN GUIDELINES

~~The Urban Design Guidelines of the Village the City 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.~~

USED MERCHANDISE STORE

Commented [A3]: Moved to regulations. 400.390.A.1.c

Commented [A4]: Compare with Resolution 16 – Master Development Plan (2003) which includes

Section 400.080. Definitions.

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.

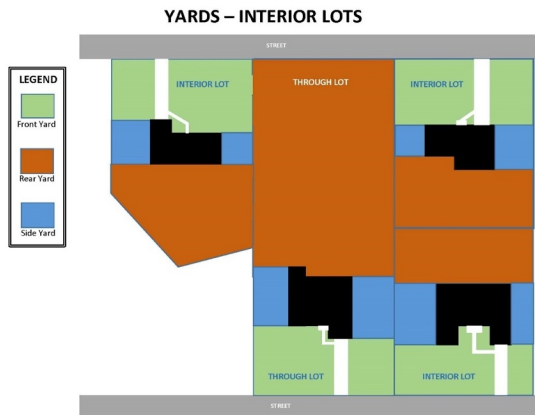
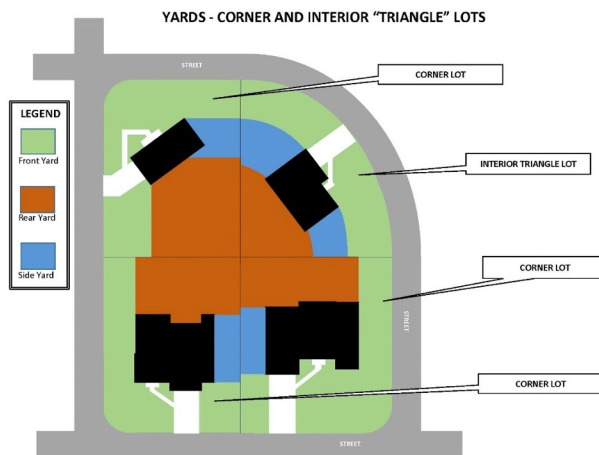
YARD, FRONT — The front yard shall be that portion of a lot adjacent to any street and bounded by the front lot line (or lines), the lot lines intersecting the front lot line(s), and the Front Elevation Line.

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.



Section 400.080. Definitions.

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ZONING ~~DISTRICT~~-MAP

The Zoning Map dated March 28, 2017 of the Village approved here 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 [A5]: Need to adopt the newest zoning map

Section 400.080. Definitions.

