

INTRODUCED BY: ALDERMAN THOMPSON

AN ORDINANCE AMENDING WARSON WOODS MUNICIPAL CODE SECTION 415.030 PERTAINING TO HEIGHT AND AREA REGULATIONS IN THE RESIDENTIAL ZONING DISTRICTS.

Whereas, on October 24, 2016, the Planning and Zoning Commission considered proposed amendments to the City’s Zoning Code to allow certain front porches to encroach into the front yard setback (the Amendment), and after reviewing the matter, recommended that the Amendment be approved; and,

Whereas, on December 20, 2016, the Board of Aldermen held a duly noticed public hearing on the Amendment; and,

Whereas, after reviewing and discussing the Amendment, considering public comments, and taking into account all other information and data available to it, the Board finds that adopting the Amendment is in the best interest of the citizens of the City of Warson Woods;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WARSON WOODS, MISSOURI, AS FOLLOWS:

Section 1: Municipal Code Section 415.030, “Height and Area Regulations,” is hereby amended by adding the underlined sections below, to read as follows:

Section 415.030 Height and Area Regulations.

A. *"A" Residence District.* In the "A" Residence District, the height of buildings, the minimum dimensions of yards and the minimum lot area per family shall be as follows:

2. Front and rear yards. In the "A" Residence District, no building or structure shall be erected or structurally altered within thirty (30) feet of the front and rear lot lines. In the case of a corner lot, no building or structure shall be erected or structurally altered in the front or rear yard within thirty (30) feet of the street side lot line.

a. Notwithstanding anything herein to the contrary, an open or unenclosed porch (hereinafter, “Open Porch”) may encroach into the front yard setback up to eight (8) feet at any point along the length of the front façade of the dwelling, provided, however, that no such encroaching Open Porch shall be wider than eight (8) feet at its widest point. Furthermore, any dwelling that currently encroaches into the front yard setback shall be permitted to add an Open Porch to the front façade, so long as the proposed Open Porch does not encroach more than eight (8) feet into the front yard setback at any point and is no wider than eight (8) feet at any point. For purposes of this Section, an Open Porch means a roofed structure attached to a building and open on two (2) or more sides. A screened-in porch shall not be considered open.

b. A detached garage shall not be erected or structurally altered within sixty (60) feet of the front lot line or within thirty (30) feet of the rear lot line. A detached garage shall not exceed a thirty (30) by twenty-four (24) foot dimension.

B. *"B" Residence District.* In the "B" Residence District, the height of buildings, the minimum dimensions of yards and the minimum lot area per family shall be as follows:

2. Front and rear yards. In the "B" Residence District, no building or structure shall be erected or structurally altered within thirty (30) feet of the front and rear lot lines. In the case of a corner lot, no building or structure shall be erected or structurally altered in the front or rear yard within thirty (30) feet of the street side lot line.

a. Notwithstanding anything herein to the contrary, an Open Porch may encroach into the front yard setback up to eight (8) feet at any point along the length of the front façade of a dwelling, provided, however, that no such encroaching Open Porch shall be wider than eight (8) feet at its widest point. Furthermore, any dwelling that currently encroaches into the front yard setback shall be permitted to add an Open Porch to the front façade, so long as the proposed Open Porch does not encroach more than eight (8) feet into the front yard setback at any point and is no wider than eight (8) feet at any point.

b. A detached garage shall not be erected or structurally altered within sixty (60) feet of the front lot line or within thirty (30) feet of the rear lot line. A detached garage shall not exceed a thirty (30) foot by twenty-four (24) foot dimension.

Section 2: This Ordinance shall be in full force and effect from and after its passage and approval.

THIS BILL PASSED AFTER HAVING BEEN READ IN FULL TWO TIMES PRIOR TO PASSAGE BY THE BOARD OF ALDERMEN OF THE CITY OF WARSON WOODS, MISSOURI, THIS 17th DAY OF JANUARY, 2017.

Laurance M. Howe, Mayor

ATTEST:

Kathy Mahany, City Clerk