

INTRODUCED BY: ALDERMAN WITTICH

**AN ORDINANCE AMENDING SECTION 500.030 OF CHAPTER 500,
“CONSTRUCTION GENERALLY” OF THE MUNICIPAL CODE OF
THE CITY OF WARSON WOODS.**

WHEREAS, in 2003, the Board of Aldermen amended the building and construction regulations by clarifying the classifications of structures allowed in a residence district and to encourage storage structures to be incorporated into the main structure by excluding free-standing sheds from the types of structures allowed in the residence districts; and

WHEREAS, apparently during the 2012 update of the Municipal Code, the clarifying and amending language was inadvertently omitted from the Code although there was no intention on behalf of the Board of Aldermen to change the regulations pertaining to such storage sheds;

WHEREAS, it is the desire and intent of the Board of Aldermen to amend code Section 500.030 to re-insert the accidentally omitted language; and

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

Section One. Section 500.030 entitled “Permits Required,” is hereby amended by adding a new Subsection E to read as follows:

Section 500.030. Permits Required.

- A. No person, firm or corporation shall erect, alter, enlarge or repair (except minor repairs) any building or structure intended to be used for the shelter, support or enclosure of persons, animals or chattels; nor wreck, move or remove any such buildings; nor erect any retaining wall or fence wall constructed of masonry, tile or concrete; nor enclose any open shed or pavilion, within the City of Warson Woods, without first obtaining a building permit authorizing same from the Building Commissioner.
- B. No person, firm or corporation shall erect, operate or maintain any temporary structure, as defined in Chapter 515, within the City of Warson Woods without first obtaining a temporary structure permit authorizing same from the Building Commissioner. Such temporary structure permit shall require conformance with Chapter 515, the provisions of the Building Code pertaining to temporary structures, and such other conditions and safeguards as will protect the safety of the occupants and the public.
- C. No person firm or corporation shall erect, alter, enlarge or repair (except minor repairs) any bridge across any creek, ravine, ditch or other watercourse for use by automobiles, trucks or other vehicles within the City of Warson Woods without first obtaining a building permit authorizing same from the Building Commissioner.

D. No person, firm or corporation shall occupy or be permitted to occupy any building or structure for which a building permit is required without first obtaining an occupancy permit authorizing such occupancy upon the completion of the work. Application for occupancy permits shall be issued by the Building Commissioner.

E. Storage sheds that are detached from the principal residential structure are not permitted in the residential districts as defined in this Warson Woods Municipal Code.

Section Two. This Ordinance shall be in full force and effect on and after its passage and approval by the Board and the Mayor.

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 19th DAY OF AUGUST, 2014.

Laurance M. Howe, Mayor

ATTEST:

Kathy Mahany, City Clerk

APPROVED AS TO FORM:

Paul V. Rost, City Attorney