

**AN ORDINANCE OF THE CITY OF WARSON WOODS,  
MISSOURI, AMENDING VARIOUS SECTIONS OF TITLES  
IV AND V OF THE MUNICIPAL CODE AS THEY RELATE  
TO ZONING AND LAND USE PERMITTING FEES**

**WHEREAS**, the Planning and Zoning Commission held a public hearing to consider amending the Municipal Code of the City of Warson Woods regarding Zoning and Land Use Permitting Fees; and

**WHEREAS**, at such public hearing, residents and interested persons had the opportunity to be heard regarding such amendments; and

**WHEREAS**, the Board of Aldermen has determined that it is to the benefit of the City of Warson Woods to review and amend the Municipal Code to provide for Zoning and Land Use Permitting Fees as described herein;

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

**SECTION 1.** There is hereby enacted a new Section 400.050 of Chapter 400 of the Municipal Code of the City of Warson Woods, Missouri, to read as follows:

**Section 400.050. General Zoning and Land Use Permitting Fee.**

In administering this Title IV, the City shall collect a fee of not less than two hundred dollars (\$200.00) for any application requesting zoning or land use approval. However, the fee authorized by this section shall not apply to applications for which there is a prescribed fee enumerated in the elsewhere in Title IV, in which case, the enumerated fee is to apply.

**SECTION 2.** That Subsection (D) of Section 410.050 of the Municipal Code of the City of Warson Woods, Missouri, shall be and is hereby amended by deleting Subsection (D) of Section 410.050 in its entirety, and enacting, in lieu thereof, a new Subsection (D) of Section 410.050, to read as follows:

**Section 410.050 Appeals to the Board.**

D. A fee of two hundred dollars (\$200.00) shall be paid to the Treasurer at the time the notice of appeal is filed to be credited to the General Revenue Fund of the City of Warson Woods. In addition, the petitioner shall pay for publishing Public Hearing notices, duplication costs and the transcription of

the Public Hearing. Petitioner will be invoiced by the City after actual costs are determined.

**SECTION 3.** That Section 415.330 of the Municipal Code of the City of Warson Woods, Missouri, shall be and is hereby amended by deleting Section 415.330 in its entirety, and enacting, in lieu thereof, a new Section 415.333, to read as follows:

**Section 415.330 Special Events Permit Required – Fee**

No special event subject to the provisions of this Article may be held until a permit is obtained from the City pursuant to this Article. An administrative fee shall be paid to the City with each special events permit application; provided that no fee shall be required for applications submitted by not-for-profit organizations, as defined by the Internal Revenue Code Section 501(c)3, if the application is accompanied by satisfactory evidence of such valid qualifying status. The fee schedule is as follows:

Special Event Permit Fees

Fee Amount	Duration of Event
\$200.00	7 days or less
\$250.00	8 to 30 Days
\$300.00	31 to 89 Days
\$350.00	90 Days or More

**SECTION 4.** That Subparagraph (1) of Subsection (a) of Subparagraph (1) of Subsection (A) of Section 417.070 of the Municipal Code of the City of Warson Woods, Missouri, shall be and is hereby amended by deleting Subparagraph (1) of Subsection (a) of Subparagraph (1) of Subsection (A) of Section 417.070 in its entirety, and enacting, in lieu thereof, a new Subparagraph (1) of Subsection (a) of Subparagraph (1) of Subsection (A) of Section 417.070, to read as follows:

**Section 417.070 Conditional Use Permit Required**

- A. ...
  - 1. ...
    - a. ...

(1) Filing fee of two hundred dollars (\$200.00).

**SECTION 5.** That Subsection (A) of Section 418.150 of the Municipal Code of the City of Warson Woods, Missouri, shall be and is hereby amended by deleting Subsection (A) of Section 418.150 in its entirety, and enacting, in lieu thereof, a new Subsection (A) Section 418.150, to read as follows:

**Section 418.150 Review and Inspection Fees.**

A. The review and inspection fee to be paid for an administrative permit or special use permit to install a renewable energy system shall be as follows:

1. For an administrative permit:

<b>Fee Amount</b>	<b>Cost of Project</b>
\$200.00	up to \$3,000.00
\$350.00	between \$3,001.00 to \$5,000.00
\$475.00	between \$5,001.00 to \$7,500.00
\$550.00	between \$7,501.00 to \$10,000.00
\$800.00	Over \$10,000.00

2. For a special use permit:

<b>Fee Amount</b>	<b>Cost of Project</b>
\$200.00	up to \$1,500.00
\$425.00	between \$1,501.00 to \$3,000.00
\$575.00	between \$3,001.00 to \$5,000.00
\$825.00	between \$5,001.00 to \$10,000.00
\$1,050.00	Over \$10,000.00

**SECTION 6.** That Subparagraph (7) of Subsection (A) of Section 420.050 of the Municipal Code of the City of Warson Woods, Missouri, shall be and is hereby amended by deleting Subparagraph (7) of Subsection (A) of Section 420.050 in its entirety, and enacting, in lieu thereof, a new subparagraph (7) of Subsection (A) of Section 420.050, to read as follows:

**Section 420.050 Minimum Standards of Design and of Development.**

A. No subdivision plat shall be approved by either the Planning and Zoning Commission or by the Board of Aldermen unless it conforms to the following minimum standards and requirements:

...

7. Inspection. The City of Warson Woods shall require the payment to the City of the sum of two hundred dollars (\$200.00) per inspection during construction.

**SECTION 7.** That Subparagraph (A) of Section 530.100 of the Municipal Code of the City of Warson Woods, Missouri, shall be and is hereby amended by deleting Subparagraph (A) of Section 530.100 by deleting Subparagraph (A) of Section 530.100 in its entirety, and enacting, in lieu thereof, a new Subparagraph (A) of Section 530.100, to read as follows:

**Section 530.100 Appeals.**

A. Any Person, firm or corporation may appeal any order, requirement, decision or determination made by the City Clerk or Building Commissioner in the enforcement of this Chapter to the Board of Adjustment of the City of Warson Woods. A fee of two hundred dollars (\$200.00) shall be paid to the Treasurer at the time the notice of appeal is filed to be credited to the General Revenue Fund of the City of Warson Woods. In addition, the petitioner shall pay for publishing public hearing notices, duplication costs and the transcription of the public hearing. Petitioner will be invoiced by the City after actual costs are determined.

**SECTION 8. Savings Clause:** Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof.

**SECTION 9. Severability Clause:** If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

**SECTION 10. Effective Date:** This Ordinance shall be in full force and take effect from and after its final passage and approval.

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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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
Sean Fitzgerald, Mayor

ATTEST:

\_\_\_\_\_  
Kathy Mahany, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Drew Weber, City Attorney