

**AN ORDINANCE OF THE CITY OF WARSON WOODS,
MISSOURI, AMENDING SECTION 400.020 AND SECTION
415.040(B) RELATED TO THE DEFINITION OF THE TERM
“STRUCTURE”**

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

SECTION 1. That Section 400.020 of the Municipal Code of the City of Warson Woods, Missouri, be and hereby is amended by deleting the definition of “Structure” currently used therein and enacting, in lieu thereof, a new definition of “Structure” to read as follows:

STRUCTURE

Anything constructed or erected, whether on-site or prefabricated (preassembled), the use of which requires a more or less permanent location on the ground or attached to something having a permanent location on the ground. This definition shall not include pavements, including driveways and sidewalks, or mailboxes.

SECTION 2. That Subsection (B) of Section 415.040 of the Municipal Code of the City of Warson Woods, Missouri, be and hereby is amended by deleting Subsection (B) of Section 415.040 and enacting, in lieu thereof, a new Subsection (B) of Section 415.040 to read as follows:

B. Penalties For Failure To Complete Construction Work Within Time Limits. The building permit issued for any project in the “A” and “B” Residence Districts shall include the consent of the applicant that the applicant will pay the City a penalty of thirty dollars (\$30.00) for each calendar day all exterior work for construction and alteration work included in such building permit is not completed within the time limits set forth in Section 415.040(A), unless such time limit is extended in writing by the Building Commissioner for unavoidable delays due to acts of God, weather conditions or strikes or other labor difficulties.

SECTION 3. 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 4. 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 5. Effective Date: This Ordinance shall be in full force and take effect from and after its final 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 ____ DAY OF _____, 2023.

Sean Fitzgerald, Mayor

ATTEST:

Hannah Talley, City Clerk

APPROVED AS TO FORM:

Drew Weber, City Attorney