BILL 2014-16

****** First Reading ******

AGENDA ITEM

TO: Mayor and City Council

FROM: Clyde Han, City Inspector / Zoning Officer

DATE: Tuesday, March 11, 2014

RE: Zoning Changes; Article 14; Section 2 Permitted Uses, Paragraph; J - Field Crops, and Article 14; Section C Conditional Uses, Paragraph; K - Certain agricultural uses.

In October 2013 staff discovered conflicting language in our Zoning Code. The language allowed "Certain agriculture uses" including "Field crops" as a Permitted Use in our one and two family residential district. In the same R-2 zoning district "Field Crops" is listed as a "Conditional Use".

At the December Planning and Zoning meeting it was determined that section J Field Crops, Article 14 - 2, should have been removed from "R-2" Two Family Residential District, when the Zoning Ordinance was modified in May 2011.

During the January meeting, the Commissioners suggested that Chapter 14; Section C; Conditional Uses, Paragraph K, be rewritten as; "Certain agricultural uses such as field crops, truck gardening, berry or bush crops and flower gardening including a greenhouse, but not including a salesroom or roadside stand".

Attached you will find an Ordinance that I believe will accomplish the two goals:

Section #1 of the Ordinance, will "Rescind" Paragraph J – "Certain Agricultural Uses", from Section 2; Permitted Uses, in Chapter 14; R-2 Two-Family Residential District.

Section #2 of the Ordinance will Amend subsection K. "Field Crops" under C, Conditional Uses of Chapter 14; R-2 Two-Family Residential District, to read as follows:

> "Certain agricultural uses such as field crops, truck gardening, berry or bush crops and flower gardening including a greenhouse, but not including a salesroom or roadside stand."

This Ordinance will correct the conflicting language created when "Field Crops" was mistakenly left in Permitted Uses in 2011.

Notification of "Public Hearing" for the proposed change was published in the Cameron Citizen Observer on Thursday, February 20, 2014.

The "Public Hearing" was held by Planning and Zoning on Monday, March 10, 2014.

There was no public opposition to the proposed change.

Planning & Zoning as well as staff recommend the change.

Bill 2014-16

AN ORDINANCE FOR THE CITY OF CAMERON, CLINTON AND DEKALB COUNTIES, MISSOURI RESCINDING AND/OR REPLACING CERTAIN PORTIONS OF ARTICLE 14. "R-2" TWO-FAMILY RESIDENTIAL DISTRICT OF THE CAMERON ZONING ORDINANCE AS DELINEATED IN THIS DOCUMENT

WHEREAS, Staff review has determined a need exists to eliminate conflicting language in Article 14 of the City of Cameron Zoning Ordinance; and

WHEREAS, a public hearing concerning said matter was held before the Planning and Zoning Commission at City Hall in Cameron, Missouri at 6:00 p.m. on Monday, March 10, 2014; and

WHEREAS, notice of said hearing was published in the *Cameron Citizen-Observer*, a newspaper of general circulation, on Thursday, February 20, 2014; and

WHEREAS, the Cameron Planning and Zoning Commission recommends rescinding subsection J., of 2. Permitted Uses of Article 14. "R-2" Two-Family Residential District; and

WHEREAS, the City of Cameron Planning and Zoning Commission further recommends amending subsection K, of C. Conditional Uses. Article 14. "R-2" Two-Family Residential District.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI, AS FOLLOWS:

Section 1. Rescind subsection J. under Section 2. Permitted Uses. Chapter 14. R-2 Two-Family Residential District of the Cameron City Zoning Code.

Section 2. Amending subsection K. Field Crops, under C. Conditional Uses, Chapter 14. R-2 Two-Family Residential District of the Cameron City Zoning Code and replacing as follows:

> K. Certain agricultural uses such as field crops, truck gardening, berry or bush crops and flower gardening including a greenhouse, but not including a salesroom or roadside stand.

Section 3. The Mayor is authorized to sign this ordinance, approving it on behalf of the City.

Section 4. The City Clerk is directed to attest to the Mayor's signature.

Section 5. This Ordinance shall take effect and be in full force from and after its final passage and approval.

Passed and approved on first reading this 7th day of April 2014.

First Reading

Passed and approved on second reading this _____ day of _____ 2014.
Passed and approved on third and final reading this _____ day of _____ 2014.

_____
Mayor Dennis M. Clark

ATTEST:

_____
City Clerk/Finance Clerk

First Reading