BILL 2017-41

****** Second Reading ******

Agenda Item

TO: Mayor and City Council

FROM: Timothy Wymes, Community Development Director

DATE: December 4, 2017

RE: Amendment Request for Articles 4, 27, and 33 Cameron Zoning Ordinance

Issues

A request has been made by City Staff to amend the following zoning ordinances to provide better guidance and interpretation for staff. The following amendments will provide a clear definition of the codes, offer additional fence options, and allow more flexibility for permit duration.

The proposed amendments were presented before the Planning and Zoning Commission on November 13, 2017 for public hearing. The board supports the recommended changes and has authorized City Staff to proceed forward to City Council for approval.

Recommendation

Planning and Zoning along with City Staff fully support the recommended changes. The changes will provide better guidance in educating the public regarding city ordinances. In addition, the changes will provide builders, contractors, and property owners with options in completing their projects.

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AN ORDINANCE FOR THE CITY OF CAMERON, CLINTON, DeKALB, AND CALDWELL COUNTIES, MISSOURI, AUTHORIZING AMENDMENTS TO THE CITY OF CAMERON ZONING ORDINANCE ARTICLE 4: DEFINITIONS; ARTICLE 27: ADMINISTRATION AND ENFORCEMENT; AND, ARTICLE 33: FENCES

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 November 13, 2017; and

WHEREAS, notice of said hearing was published in the *Cameron Citizen-Observer*, a newspaper of general circulation, on October 19, 2017; and

WHEREAS, the proposed amendments would offer additional commercial fence options for height regulations, extend the duration of permits based of construction type, and definitions; and

WHEREAS, the proposed amendments to the Zoning Ordinance Article 4: Definitions; Article 27: Administration and Enforcement; And, Article 33 Fences, have been reviewed by Staff and approved by the Planning and Zoning Commission.

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

Section 1. The definition for Yard, Front contained in Article 4: Definitions of the Zoning Ordinance of the City of Cameron is hereby amended to read as follows:

Yard, Front: The front yard shall be determined by the area at which the exterior walls of the house are positioned parallel to the road. For example, structures located on corner lots or a structure positioned on the property that intercept at a public or private road will be considered as having double frontage. The term double frontage is classified as having two areas that will be considered of having two front yards. In this event, the structure shall be required to meet all setback regulations.

Section 2. Article 27. Administration and Enforcement, Section 1. Building Permits, subsection B. Duration of the Zoning Ordinance of the City of Cameron is hereby repealed and replaced as follows:

(B) Duration: All permits shall be valid from the date of issuance to the assigned expiration date. All permits shall be classified into three (3) categories. For new construction, any applicant who desires to construct a new building or structure may obtain a valid permit for one (1) year. As used in this section, the phrase new construction shall mean the construction of any new residential home, large garage or pole barn type structure exceeding 200 square feet for residential, and 120 square feet for new commercial development that creates a new footing and

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foundation. Demolition and remodel permits, and structural damage or repair permits are valid for six (6) months. As used in this section, demolition and remodel, and structural damage or repair means projects on the interior and exterior of a building or structure that will not change the foot print of the building or structure. However, if the proposed demolition and remodel or structural damage or repair being done will change the layout of the interior and exterior design, the proposed work will be considered new construction under this section. The applicant may apply for a (6) month permit. Miscellaneous work for small repairs or upgrades shall be valid for a period of three (3) months. One time permit extensions may be granted at no cost to the applicant. If a second extension is needed it shall be 50% of the cost of the original permit fee. All extensions are at the discretion of the building inspector and the community development director.

One year permit: New construction projects that will create a new footing or foundation

Six month permit: Interior and exterior projects that will not change the foot print of the building, but alters the interior design layout and exterior platform of the building.

Three month permit: Miscellaneous projects that are not considered new construction or demolition and remodel or structural damage or repairs will be classified as repairs and upgrades. Repairs and upgrades include any work falling under this classification including, plumbing, mechanical, and electrical work.

Section 3. Article 33. Fences, Section 4. Fences in Commercial and Industrial Districts, of the Zoning Ordinance of the City of Cameron is hereby repealed and replaced as follows:

4. Fences in Commercial and Industrial Districts.

F. Commercial and Industrial property owners who desire to install fences greater than (4) feet in height in front and side yards for security purposes, protection of equipment and potential safety hazards must make a request to the building inspector and community development director for approval. The applicant must provide a building permit application, (2) copies of site plans, (2) copies of building plans with proposed materials to be used. The materials along the front and side yards shall be constructed with none solid materials (opaque fence) along any portion of the sight triangle to prevent obstruction of oncoming traffic view. Fence materials used must be none opaque materials for front and side yards and approved by the building inspector and the community development director.

Section 4. The Mayor is authorized to sign this ordinance approving it on behalf of the City.

Section 5. The City Clerk is directed to attest to the Mayor's signature.

Section 6. This ordinance shall be in full force and effect from and after its passage and approval.

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Passed and approved on first reading this 4th day of December 2017.
Passed and approved on second reading this 2nd day of January 2018.
Passed and approved on third and final reading this _____ day of _____ 2018.

_____
Mayor Darlene Breckenridge

ATTEST:

_____
City Clerk/Finance Clerk

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