

BILL # 10 4-3
ZONING ORDINANCE

AN ORDINANCE ESTABLISHING ZONING AND BUILDING ORDINANCES CONCERNING THE CONSTRUCTION OF BUILDINGS USED FOR HABITATION OR FOR CONSTRUCTION OF BUILDINGS USED FOR STORAGE PURPOSES OR FOR RECREATIONAL PURPOSES.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF LAKE ANNETTE, MISSOURI, AS FOLLOWS:

Section 1. Districts and zone maps.

There are hereby created the following districts and zones: District R-1, One-Family dwelling district.

Section 2. Definitions.

Definitions of certain words to be used in construing the meaning of this ordinance are as follows:

Words used in the present tense include the future; the singular number includes the plural and the plural the singular; the word "shall" is mandatory and not directory.

Accessory use of building. - A use or building customarily incident and subordinate to the then actual principal use or building and located on the same lot with such actual principal use or building.

Alley. - A public way which affords only secondary access to the abutting property.

Amusement park. - children's. - A Group of not more than a total of twelve (12) amusement devices for children only, including pony rings, and their necessary accessory uses, located on a plot of ground with an area of not over three (3) acres, which area shall include provisions for off-street parking.

Attached accessory building. - A building which has at least 25% of any wall common with a wall or portion of a wall of a principal building, or is built as an integral part of the principal building, or which is attached to the principal building in a substantial manner by a roof, as by a breezeway.

Auto wrecking. - The collecting and dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete, or wrecked motor vehicles or their parts.

Block. - A piece or parcel of land entirely surrounded by public highways, streets, streams, railway rights-of-way, or parks, etc., or a combination thereof. The Commissioner of Buildings and Inspections shall decide any question regarding the limits or extent of a block.

Board. - The word "board" shall be construed to mean the Board of Aldermen as now provided by statute.

Building. - Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels.

Building line. - A line established, in general, parallel to the front street line between which no part of a building shall project, except as otherwise provided in this ordinance.

Building permit. - A document granted at the discretion of the Board of Aldermen to permit the construction or alteration of buildings.

Dwelling. - A building or portion thereof designed exclusively for residential occupancy, but not including hotels.

Dwelling unit. - A Dwelling or portion thereof designed exclusively for residential occupancy by and providing living quarters for only one (1) family.

Family. - An individual, or two (2) or more persons related by blood or marriage, or group of not more than five (5) persons (excluding servants) who need not be related by blood or marriage, living together and subsisting in common in a dwelling unit, as a separate non-profit house-keeping unit, which provides only one (1) kitchen.

Fee. - Charge or payment for services, license, or permits, etc.

Garage, community. - A building or portion thereof, other than a public, private or storage garage, providing storage for motor vehicles with facilities for washing, but not other services, such garage to be in lieu of private garages, within a block or portion of a block.

Garage, private. - An accessory building for the storage only of motor vehicles.

Garage, public. - A Building or premises which is operated for commercial purposes and used for the storage, care or repair of motor vehicles.

Garage, Storage. - A Building or portion thereof, except those defined as a private or community garage, providing storage for motor vehicles, with facilities for washing, but no other services.

Height of buildings. - The vertical distances measured from the highest of the following three (3) levels.

- (a) From the street curb level;
- (b) From the established or mean street grade in case the curb has not been constructed;
- (c) From the average finished ground level adjoining the building if it sets back from the street line.

to the level of the highest point of the roof beams of flat roofs or roofs

inclining not more than one (1) inch to the foot, and to the mean height level of the top of the main plate and the highest ridge, for other roofs.

Home occupations. - Any occupation of a service character which is clearly secondary to the main use of the premises as a dwelling place, and does not change the character thereof or have any exterior evidence of such secondary use. This occupation shall be carried on or conducted only by members of a family residing in the dwelling and in connection with which there is kept no stock in trade or commodity for sale upon the premises. The giving of voice, violin, piano or other individual musical instrument lessons limited to a single pupil at a time, and dressmaking, millinery, or other similar occupations shall be deemed home occupations. Power shall be limited to one quarter (1/4) h.p. per machine, or a total of one (1) h.p. other than machines.

lot. - A plot, parcel or tract of land occupied or proposed to be occupied by one building and the accessory building or uses customarily incident to it, including at least such open spaces as are required by this ordinance, and such open spaces are arranged and designed to be used in connection with such building and having its principal frontage on a street or place.

Lot, corner. - A lot abutting upon two (2) or more streets at their intersection.

Lot, depth. - The mean horizontal distance from the front street line to the rear line of a lot.

Lot, interior. - A lot whose side lines do not abut upon a street.

Lot, width. - The mean horizontal distance between the side lines of the lot measured at right angles to the depth.

lots, back to back. - Lots or portions of lots shall be deemed "back to back" when they are on opposite sides of the same part of a rear line common to both, in whole or in part, and the opposite street lines on which the lots front are parallel with each other or make an angle with each other of not more than forty-five (45) degrees.

Mobile home. - A movable, detached single-family dwelling unit conforming to the minimum housing code requirements of Kansas City, Missouri, for permanent long-term occupancy; is constructed or fabricated within a factory complete with an integral utility system capable of being connected to an outside system; can be transported over the road on its own chassis and wheels to the site where it is to be connected semi-permanently to separate utility system and is not permanently attached to any foundation as required for a permanent conventional structure.

mobile home development. - Any development, site, parcel or tract of land designed, maintained or intended to be used for the purpose of

providing long term accomodation of two (2) or more mobile homes and shall include all buildings used or maintained for the use of the residents of the development. This term shall not be used in conjunction with any mobile home or trailer sales lots which contain unoccupied units that are intended for purposes of inspection and sale.

Mobile home space or travel trailer space. - An area of ground on which an individual unit is placed and is reserved for the use of the occupant of that unit.

Non-comforming use yard or building. - One that does not, by reason of use, size or design, comply with the regulations of the district or districts in which it is situated.

Place. - An open, unoccupied space, other than a street or alley, at least ten (10) feet in width, permanently reserved as the principal means of access to abutting or adjacent property.

Sign, advertising copy. - Advertising copy as used herein shall mean all letters, numbers and symbols constituting an advertising message.

Sign, gross area of . - The "gross area" of a sign shall be the smallest square, rectangle, triangle, circle or combination thereof necessary to encompass the entire perimeter sign but not including any structural elements lying outside the limits of such sign and not forming an integral part of the display. Except as otherwise herein provided, each face of a double faced sign shall be computed and added to determine the gross area. The above calculation may be applied separately to each separate outlined letter, number or symbol of a sign which has no other sign face.

Sign, incidental. - A sign which guides or directs pedestrian or vehicular traffic and may be mounted on the ground, on a building, or in connection with a free standing sign and shall not exceed nine (9) square feet in area for each face.

Story. - That part of a building included between the surface of any floor and the surface of the floor next above, or if there be no floor above then the space between such floor and the ceiling next above it. A top story attic is a half story when at least two (2) of its opposite sides are situated in a sloping roof and floor area of which does not exceed two-thirds (2/3) of the floor area immediately below it.

Street. - A public thoroughfare which affords principal means of access to abutting property.

Street line. - The dividing line between the street and the lot.

Structural alterations . - Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams, or girders, or any structural change in the roof, but not including extension or enlargement.

Structure. - Anything constructed or erected, which requires location on the ground, or attached to something having a location on the ground, including but not limited to advertising signs, billboards, and poster panels; but exclusive of customary fences or boundary or retaining walls.

Tent. - Any portable shelter consisting of canvas, etc., stretched over poles or supports and attached to stakes.

Travel trailer. - A portable vehicular unit designed and intended to be used for temporary short term occupancy and for frequent and extensive travel use and does not comply with all the requirements of the minimum Housing Code of Kansas City, Missouri, as a dwelling unit. Such units commonly described as travel trailers, campers, motor homes, converted buses and other similar units, whether they are self-propelled, pulled or can be hauled without a special permit, would be considered examples of travel trailers.

Travel trailer camp. - Any development site, parcel or tract of land designed, maintained or intended to be used for the purpose of providing short term accommodation, up to and including thirty (30) days or less for placement of two (2) or more travel trailer units and shall include all buildings used or maintained for the use of the occupants in the trailer camp.

Truck. - The word "truck" shall include tractor and trailer trucks, or any motor vehicle which carries a truck license.

Variance. - A modification or variation of the provisions of this ordinance as applied to a specific piece of property.

Yard, front. - An open space unoccupied except as hereinafter provided, on the same lot with a building or structure, between the wall of the building or structure nearest the street on which the lot fronts and line of that wall extended, the side lines of the lot and the front street line of the lot. The minimum depth of the front yard shall be the distance between the nearest point of the street wall of the building and front line of the lot, or that line produced, measured at right angles to the front line of the lot. The front yard of a corner lot consisting of one platted lot shall be adjacent to that street on which the lot has its least dimension, unless there is a question as to which is the least dimension. When this question arises, the Commissioner of Buildings and Inspections shall make the determination.

If a corner lot consists of all or more than two (2) platte parcels of land each of whose least dimension is on the same street as the other lots in the block then the location of the front yard of this lot shall be on the same street as the other lots.

If a corner lot consists entirely of unplatted land or a combination of platted land, the front yard shall be on that street on which

there fronts the greater number of lots, either platted or unplatted.

Any question as to the above requirements for a corner lot shall be determined by the Commissioner of Buildings and Inspections.

Yard, least dimension. - The least of the horizontal dimensions at any level of such yard at such level.

Yard, rear. - An open space, unoccupied, except as hereinafter provided, on the same lot with a building, between the rear line of a building and that line extended, the side lines of the lot and the rear line of that lot. Where no rear line exists, a line parallel to the front street line and distant as far as possible therefrom entirely on such lot and no less than ten (10) feet long shall be deemed the rear line. The depth of the rear yard shall be the distance between the nearest point of the rear wall of the building and the rear line of the lot, that line produced, measured at right angles to the rear line of the lot.

Yard, side. - An open space, unoccupied, except as hereinafter provided, on the same lot with a building, situated between the building and the side line of the lot and extending through from the front yard to the rear yard.

Any line not a rear line or a front line shall be deemed a side line

Section 3. General requirements

1. The various requirements and provisions of this ordinance shall be held to be general rules and regulations for the promotion of health, safety, morals or the general welfare of the community; to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provisions for transportation, water, sewerage, schools, parks and other public requirements.

2. Except as hereinafter provided:

- a. No buildings or structures shall be erected, moved, reconstructed, extended or structurally altered, nor shall any building, structure or land be used for any purpose other than that which is permitted in the district in which said building, structure or land is situated or proposed to be situated.
- b. No building or structure shall be erected, moved, reconstructed, extended or structurally altered to exceed the height or area limit herein established for the district in which such building or structure is situated or proposed to be situated.
- c. No lot area shall be reduced or diminished so that the yards or other open spaces shall be smaller than pre-

scribed by this ordinance, nor shall the density of population be increased in any manner, except in conformity with area regulations established herein.

Section 4. District R-1 - one-family dwellings and accessory and related uses.

A district R-1 is composed of areas developed for single-family residences and areas of open land that might reasonably be developed similarly. Uses in the district include churches, schools, community centers, and other structures and lands used for appropriate public and semi-public community facilities, and also utility substations, and other essential public uses of land whose role in the residential neighborhood and community require their location within it. In addition, certain home occupations of the principal resident or a member of his or her immediate family may be conducted unadvertised from or within the residence. The uses within the district are in accord with its residential character.

Minimum lot size requirements prevent overcrowding and afford open area for the residents. Minimum required yards and limitations on the height of buildings provide for adequate air and sunlight to the dwellings.

Section 5. Authorized uses in R-1 districts

In district R-1, authorized uses are hereinafter specified, and no building or land shall be used and no building shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses, except as otherwise provided in Section 8, Non-conforming Uses, and subject to the provisions for accessory uses, height, yard and parking as specified in Sections 6 & 7.

- I. Uses of land permitted without special restrictions as provided in Sub-section III(B).
 - A. One-family dwellings.
 - B. Publicly-owned parks and recreational areas.
- II. Uses of land permitted with special restrictions.
 - A. Agriculture, nurseries and truck gardening for the propagation and cultivation only of plants, provided no retail or wholesale business shall be carried on upon the premises so used, and provided, further, that no obnoxious fertilizer is stored upon the premises and no obnoxious soil or fertilizer renovation is carried on upon the premises.
 - B. Fire stations, water and sewerage facilities to be constructed by the city.
 - C. Golf courses, not including golf course club houses, miniature golf courses or driving ranges.

- D. Sewage treatment plants, telephone exchanges, electric substations, and similar services provided that the Board of Aldermen approves such use as part of a subdivision plat, a planned development, or as a special use by ordinance.
- III. Uses of land permitted subject to specific conditions listed in Sub-section B below:
- A. Permitted uses.
 - 1. Church plants and synagogues (not permitted in converted residential buildings or structures in this district, unless they are in full compliance with the Building Code for such use.)
 - 2. Community Center buildings.
 - 3. Police stations
 - 4. Public libraries, museums and art galleries.
 - 5. Public schools - elementary, secondary and high; private schools with curricula equivalent to that of public elementary, secondary or high schools; and institutions of higher learning (accredited colleges and universities).
 - B. Any use in Paragraph A, above, is permitted, subject to conditions as follows:
 - 1. There shall be side yards of at least twenty-five (25) feet for any principal or accessory buildings.
 - 2. Parking areas shall be in the side and/or rear yards only, and shall be set back at least six (6) feet from any side or rear line.
 - 3. Location of the use shall be in accordance with at least one of the following situations:
 - a. On a corner lot immediately adjacent to or across from a public park, public playground or a parkway which has a right-of-way width of one hundred twenty (120) feet; or
 - b. On a parcel or tract of land entirely surrounded by any combination of highways, streets, alleys or railway rights-of-way; or
 - c. On a lot approved by the Board of Aldermen after a public hearing where the Board shall find that the use meets the following provisions:

1. The use does not materially damage or curtail the appropriate use of neighboring property;
2. The use conforms to the applicable district regulations.
3. The use is compatible with the general character of the district;
4. The use does not jeopardize the public health, safety or welfare; and
5. The use does not violate the general spirit and intent of the Zoning Ordinance and this section.

Section 6. Accessory uses permitted in one-family dwelling districts R-1.

I. Accessory uses permitted in District R-1.

- A. Be located upon the same lot with a principal use unless otherwise set forth in this section.
- B. Be subordinate to the principal use and shall be a use or activity which is customarily incidental to the principal use.
- C. Not materially or substantially change or alter the character of activity of the principal use it serves.
- D. Include no use which is unrelated to a residential use unless otherwise defined by this chapter as a permitted home occupation.

II. The following are general yard requirements governing any accessory building or structure authorized under this subsection which may be modified by the special requirements listed in this section:

- A. Accessory buildings or structures in district R-1 shall be located not less than sixty (60) feet from the front line and not less than four (4) feet from any rear line and two (2) feet from any side line, and in the case of corner lots, not less than fifteen (15) feet from a side street line.
- B. A detached accessory building shall be at least ten (10) feet from the principal building.
- C. No accessory building shall be erected nearer than twenty (20) feet to a building on an adjoining lot occupied and used exclusively as a private residence, or unless attached to the principal building.
- D. No detached accessory building to a residential unit shall be erected in District R-1, which exceeds eight hundred (800) square feet and sixteen (16) feet or one story in height.

- E. The provisions contained in this Sub-section II may be varied by the Board of Aldermen in accord with Section 6.

III. Accessory uses on the land in District R-1:

- A. Non-commercial greenhouses.
- B. Private garage.
1. If serving two (2) lots, the garage may be built across the side or rear line, and where an alley abuts a side or rear lot line, the garage may be built on the alley line.
 2. A terrace garage may be allowed in a front or side yard forward of the building line, provided it is completely recessed into the terrace, and the height of the terrace is sufficient to cover and conceal the structure from above. The front of the terrace garage shall be at least four (4) feet from the front property line, and all doors, when open, shall not project beyond the property line.
 3. When built as an integral part of the main building a private garage shall be subject to the yard regulations affecting the main building.
 4. A private garage or parking space, when constructed or reserved in connection with a single family use of the property, shall provide storage for not more than one (1) passenger motor vehicle for each two thousand (2000) square feet of lot area.
- C. Recreation and service buildings in a public park or playground.
- D. Temporary buildings, such as real estate offices, contractors' sheds and buildings of like character, will be permitted during construction of buildings or sale of property, but not to exceed two (2) years, upon approval of the Commissioner of Buildings and INSpections.
- E. Signs as follows:
- No billboard, signboard, advertising sign, or window display, except as provided below, shall be permitted as an accessory use in this district.
1. The placing of an un-illuminated "for sale", "for rent", or "for lease" sign, not more than eight (8) square feet in area will be permitted as an accessory use.

2. Uses of land as designated in sub-section III A of Section 5, when requiring approval of the Board of Aldermen and conditional uses of land as designated in sub-sections IV and V of Section 6, may provide one (1) sign only to identify the use on the premises, subject to the following conditions and the approval of the Board of Aldermen.
 - a. The size and design of the identification sign shall conform to the architectural design of the structure identified, and the size and topography of the lot on which such sign is located but in no case may such sign exceed forty (40) square feet in area.
 - b. The size and location of the sign shall be indicated on plans required by the Board of Aldermen for consideration of the conditional use. Two (2) copies of a plan showing elevations of the sign, properly dimensioned, shall also be furnished to the Board of Aldermen.
 - c. The identification sign may be lighted only if by indirect lighting or a shaded light.
 - d. The Board may impose additional restrictions, terms, and conditions governing setback, height, design, and other appropriate safeguards as may be in harmony with the purpose and intent of this ordinance.
3. Churches and other institutions as designated in sub-section III A of Section 5, where not requiring approval of the Board of Aldermen, may display un-illuminated bulletin boards not more than twenty-five (25) square feet in size, showing names, activities, and services therein provided. The bulletin boards may be lighted only if by indirect lighting or a shaded light.

IV. Accessory uses in a building or structure on land in District R-1:

No store, trade, business, industry or practice of a profession shall be permitted as an accessory use in this district, except as follows:

- A. The office of a surgeon, physician (including osteopaths and chiropractors) dentist, located in the dwelling or apartment used as the private residence of such surgeon, physician or dentist, and attended only by members of the immediate family, provided no window or other display or sign is used to advertise such occupation, except an un-illuminated name-plate not to exceed eighty (80) square inches, carrying the name and occupation, may be allowed. No clinic shall be allowed.

- B. An artist (creative or commercial), carpenter, painter, plasterer, plumber, real estate broker, insurance broker, or other similar occupations of an individual conducted from or within a residence, providing there are no signs, no outdoor storage of materials, outdoor parking of commercial vehicles, or other evidence of this operation.
- C. Home occupations, as defined in Section 2, located in the dwelling and carried on only by members of the immediate family of the person occupying such dwelling as his or her private residence, provided no window or other display or sign is used to advertise such occupation
- D. The furnishing of lodging and/or board for not more than four (4) persons in a dwelling occupied as a private residence, provided no window or other display or sign is used to advertise such use.
- E. News or refreshment stands or restaurants in connection with a railroad passenger station.

Section 7. Height, yard and area regulations in District R-1

In District R-1, the height of buildings, the minimum dimensions of yards, and the minimum lot area per family permitted on any lot shall be as follows (exceptions to these regulations are contained in Section 6.

I. Height

Buildings and structures shall not exceed two and one-half (2-1/2) stories, and shall not exceed thirty-five (35) feet in height.

II. Yards -

A. Front Yards -

The front yards in this district shall have a minimum depth of twenty-five (25) per cent of the depth of the lot, but the depth of such front yard need not be more than thirty (30) feet.

B. Side yards -

1. There shall be a side yard on each side of every building, except as an accessory building, with a minimum width of not less than ten (10) per cent of the width of the lot. Such side yard shall not be less than four (4) feet, and need not be more than eight (8) feet.
2. On a corner lot, the side yard regulations shall be the same as for interior lots, except in the case of reversed frontage where interior lots have been platted or sold fronting on the side street. In this case, there shall

be a side yard on the street of the corner lot not less than one-half (1/2) of the front yard requirements in paragraph (2)

C. Rear Yards -

1. The rear yards in this district shall have a minimum depth of twenty-five (25) per cent of the depth of the lot, but the depth of such rear yard need not be more than thirty (30) feet.

D. Lot Width -

The minimum width of a lot in District R-1 shall be one hundred (100) feet. In district R-1, a one-family dwelling may be erected on any area of land which has been in existence as an ownership separate and apart from the ownership of any adjoining property fronting on the same street on or before January 2, 1995, or prior to any subsequent amendments adopted thereafter which causes said area of land to contain less width than required for a one-family dwelling in the district in which it located, provided all other requirements of this ordinance are met.

E. Lot Area -

In District R-1, no building shall be erected or altered on a lot which makes provision for less than fifteen thousand (15,000) square feet of lot area for a one-family dwelling.

Section 8. Nonconforming Uses -

A nonconforming use existing lawfully at the time of the passage of this ordinance may be continued except as hereinafter provided:

1. No nonconforming use of land shall be continued beyond the term ending one (1) year from the effective date of this ordinance and the use of land which becomes nonconforming by reason of a subsequent change of zoning shall also be discontinued within one (1) year from the effective date of such change, unless, in either case, such land be wholly or partially occupied with a permanent, enclosed building, the design or use of which is nonconforming.
11. The lawful use of a building or structure, at the time of the effective date of this ordinance, which is designed for a conforming but is being used in a nonconforming manner, may be continued for a period of ten (10) years from the effective date of this ordinance. Within that time it shall be removed or converted to a conforming use use.

Any such building or structure, the use of which becomes nonconforming by reason of a subsequent change in zoning shall also be removed or converted to a conforming use within ten (10) years from the effective date of such change

III. The lawful use of a building or structure, at the time of the effective date of this ordinance, which is designed for a nonconforming use, shall be permitted to continue for the usable life of the building or structure and the lawful use of a building or structure which becomes a nonconforming use by reason of a subsequent change in zoning shall be continued for the usable life of the building or structure except as provided hereafter.

IV. The extension of a lawful nonconforming use to any portion of a building, which portion was arranged or designed for such legal nonconforming use at the time of the passage of this ordinance, shall be permitted, provided no structural alterations are made.

A building arranged or designed for or devoted to a lawful nonconforming use at the time of the passage of this ordinance may not be extended or enlarged or structurally altered unless the use of such building is changed to a conforming use, or except by special permit from the Board of Zoning Adjustment, in case of evident hardship. Such extension shall not exceed twenty-five (25) percent of the ground area of the original building.

Normal repairs and alterations may be made to a lawful nonconforming building, provided that no structural alterations shall be made, except those required by law or ordinance.

V. A lawful nonconforming use of a building may not be changed unless changed to an equal or a higher (more restricted) use. If a lawful nonconforming use is changed to a higher (more restricted) nonconforming use, it may not thereafter be changed unless to an equal or to a still higher nonconforming use or to a conforming use.

For the purpose of this ordinance, a nonconforming use shall be deemed to be changed to an equal or a higher (more restricted) use when the use to which such nonconforming use is changed to a use included in the same district classification or in a district classification preceding the district in question in the arrangement of districts in this ordinance.

A lawful nonconforming use, if changed to a conforming use, may not, thereafter, be changed back to a nonconforming use,

A lawful nonconforming use, when discontinued or abandoned, shall not be resumed. Discontinuances or abandonment shall be defined as follows:

A. When unimproved land used as a lawful nonconforming use shall cease to be used in a bona fide manner for six (6) consecutive calendar months.

- B. When a building designed or arranged for a nonconforming use shall cease to be used in a bona fide manner as a lawful nonconforming use continuously for a period of twenty-four (24) consecutive calendar months.
- C. When a building designed or arranged for a conforming use shall cease to be used in a bona fide manner as a lawful nonconforming use for a period of twelve (12) consecutive calendar months.

Upon evidence of hardship, the Board of Aldermen shall have the power to extend the above time limits, not to exceed six (6) months.

A certificate of occupancy shall be issued by the Commissioner of Buildings and Inspections for all lawful nonconforming uses.

- VI. Any existing nonconforming use established as such, prior to and existing continuously from January 2, 1985 to the effective date of this ordinance, shall be presumed to be a legal nonconforming use.
- VII. Nothing in this section shall be interpreted as authorization for or approval of the continuance of the use of a building or premises in violation of zoning regulations in effect at the time of the effective date of this ordinance or any amendment thereto.

Section 9. Requirements of Building Permits

- 1. No building or other structure shall be erected, constructed, re-constructed, enlarged or altered, or repaired in such manner as to prolong the life of the building, nor shall the use of any land be changed without a permit issued at the discretion of the Board of Aldermen, upon payment of a fee.
- 2. A fee shall be assessed for such building permits. The fee shall be thirty (30.00) dollars for the erection, or construction of new buildings or land change. The fee shall be fifteen dollars (15.00) for the re-construction, enlargement or alteration or repair of buildings.

Section 10. Mobile Home, Travel Trailer or Tent Areas

- 1. There shall be no land, area, or place designated or allotted for the permanent installation of mobile homes, travel trailers, or tents within the boundaries of the City of Lake Annette.

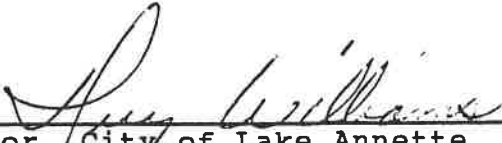
Section 11. Penalties

Any person, firm or corporation who fails to comply with any provision of this ordinance or any order or notice of violation issued pursuant to this ordinance shall be deemed guilty of a city ordinance violation and shall be subject to a penalty of up to five hundred dollars (\$500.00). Every day, or any part thereof in which such violation occurs or continues shall constitute a separate violation punishable by a separate penalty assessment.

Section 12. This ordinance supersedes all previous zoning ordinances.

Read two (2) times by title only and passed by the Board of Aldermen of the City of Lake Annette, Missouri, this 6 day of February, 1995.

Vote: 3 Yea 0 Nay



Mayor, City of Lake Annette



City Clerk

Copy on file with the Cass county Recorder's Office