

**AN ORDINANCE AMENDING CHAPTER 405 OF THE WRIGHT CITY MUNICIPAL CODE REGARDING OUTDOOR STORAGE IN M-2 DISTRICTS.**

WHEREAS, the City of Wright City has studied proposed changes of the City's Zoning Code pertaining to rental of outdoor storage space as a permissible conditional use in M-2 Heavy Industrial districts (the "Text Amendments"); and,

WHEREAS, the City has published the required notice and held public hearings on Monday, September 18, 2023, in front of the Planning and Zoning Commission and Thursday, September 28, 2023, before the Board of Aldermen, related to the proposed Text Amendments pursuant to and in accordance with the City's Zoning Code and Chapter 89 RSMo; and

WHEREAS, upon the recommendation of the Planning and Zoning Commission for approval of the Text Amendments, the Board of Aldermen finds that adopting the Text Amendments is in the best interest of the citizens of the City of Wright City.

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

SECTION I. Chapter 405.090 ("Word Interpretation and Definitions") of the Municipal Code is hereby amended by adding two new definitions to Subsection (A)(2), shown underlined below, to read as follows:

**Section 405.090 Word Interpretation and Definitions.**

\* \* \*

**2. Definitions.**

**RECREATIONAL VEHICLE**

A portable vehicular structure without a permanent foundation that can be towed, hauled, or driven and is primarily designed as a temporary living accommodation for recreational, camping and travel use and includes, but is not limited to, travel trailers, truck campers, camping trailers, tent trailers, fifth-wheel trailers, and self-propelled motor homes. The term Recreational Vehicle does not include manufactured home or mobile home.

**OUTDOOR STORAGE RENTAL FACILITY**

A lot designed and used by the owner for the rental to third persons of unroofed or covered parking areas for the keeping vehicles, Recreational Vehicles, boats, trailers, or other similar vehicles. This use shall not include: a Junk Yard; Open Storage; Outdoor Operations or Storage related to marijuana facilities; open storage of raw material, finished goods, or construction materials; outdoor placement of portable storage containers and temporary storage units; nor Storage Buildings.

SECTION II. Chapter 405.570(A)(3) of the Municipal Code is hereby amended by adding a new subsection (I) shown underlined below, to read as follows:

**Section 405.570 "M-2" Industrial District**

A. Every lot, tract, parcel or building site in this type of district shall be subject to the following regulations and to all general provisions contained herein:

\* \* \*

3. Additional conditional land use and development permit.

\* \* \*

I. Outdoor Storage Rental Facility

SECTION III. Chapter 405.570(A) of the Municipal Code is further amended by adding a new subsection (7), shown underlined below, to read as follows:

**Section 405.570 "M-2" Industrial District**

A. Every lot, tract, parcel or building site in this type of district shall be subject to the following regulations and to all general provisions contained herein:

\* \* \*

7. Conditions for Outdoor Storage Rental Facilities in "M-2" Industrial Districts.

a. The following detailed standards must be satisfied before a conditional use permit may be granted for properties used for Outdoor Storage Rental Facilities:

(1) Screening. Except as provided below, all Outdoor Storage Rental areas shall be completely enclosed by any combination of buildings, walls, and fencing. Such walls and fencing shall be six feet in height, or such other height as the Planning and Zoning Commission and Board of Aldermen determine necessary to completely screen all stored vehicles from view from all adjacent properties and street rights-of-way.

(2) Buffer Strip. Outdoor Storage Rental Facilities shall provide and maintain a not less than ten (10) foot wide landscaped buffer strip on the outside of walled or fenced outdoor storage areas along all property borders abutting a public street right-of-way or residentially zoned or used property. Said landscape strip shall be planted with sod or similar turf grass and shall contain trees and shrubs. A landscape legend shall be included on all plans, providing quantity, size, and type of landscaping applicable to these standards. Perimeter landscaping shall also be provided in other areas where a buffer strip is not required.

- (3) Setbacks. In no case shall any part of the parking area for rentals (including the fencing/walls) be located within thirty (30) feet of any public roadway right-of-way line; within twenty-five (25) feet of any side property line; or within twenty-five (25) feet of a rear property line. When areas of the lot paved for Rental of Outdoor Storage use abut residential zoned or used property, they shall not be located closer than within thirty-five (35) feet of such residentially zoned or used property.
- (4) Greenspace kept clear. The outdoor storage of vehicles shall not be permitted in permanently protected green areas, required landscaped areas, or required buffer strips.
- (5) Surface Material. Areas used for standing, parking, storage and maneuvering of vehicles, trailers, recreational vehicles, including access points to public or private streets, shall have Portland concrete or asphaltic concrete surfaces constructed and maintained adequately for all-weather use and be so drained as to avoid flow of water across sidewalks. All driveways and access points to public or private streets shall be paved. Use of permeable pavement as a surface material is permitted subject to site plan review and approval, with soil type and base preparations as reviewed and approved by the City.
- (6) Striped Parking Areas. Unless otherwise approved by Board of Aldermen, each of the parking spaces for the vehicles to be stored shall be striped and such striping maintained per the approved site plan.
- (7) Stormwater. Outdoor Storage Space Rental Facility parking areas shall be located, surfaced, and graded in a manner which does not impair the quality of surface or stormwater and shall meet the stormwater requirements of the City including §410.105 of the Wright City Code.
- (8) Security. Every Outdoor Storage Space Rental Facility shall have controlled access and shall maintain security systems, equipment, and procedures to protect the stored property.
- (9) No Highway Frontage. No Outdoor Storage Space Rental Facility shall be located to be the only nearest lot to or have frontage on Interstate 70 (including outer roads).
- (10) Maintenance of Outdoor Storage Space Rental Facilities. Any persons operating or owning an Outdoor Storage Space Rental Facility shall keep the area free, as may be practical, of dust, loose particles, trash, debris, and broken glass. All signs, markers, striping or any other methods used to indicate direction of traffic movement and location of parking spaces shall

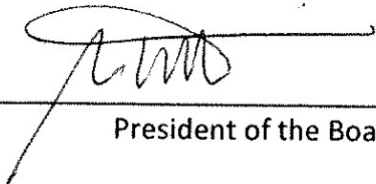
be maintained in a neat and legible condition. Likewise any fencing, screening, landscaping, including trees and shrubbery, as well as surfacing and curbing of the parking surface, shall be maintained in good condition throughout its use for parking purposes, and the Board of Aldermen shall have the authority to prohibit the use of the area for parking purposes unless and until proper maintenance, repair or rehabilitation is completed, including the replacement of any landscaping material which may die from time to time, or the failure of the landscape irrigation or surface drainage system within the parking surface to be properly maintained.

(11) Site Plan Required. A site plan meeting at a minimum the requirements of this section and Section 405.110.B shall be submitted along with the application for a conditional use permit. The site plan shall be approved as part of the Conditional Use Permit.

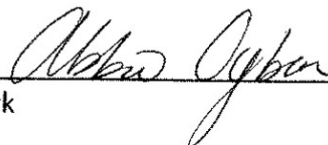
SECTION IV. This ordinance shall take effect and be in full force from and after the passage and approval thereof.

READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Wright City, Missouri, this 28 day of September 2023.

ATTEST:   
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Wright City, Missouri, this \_\_ day of September 2023.

ATTEST:   
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor