

AN ORDINANCE AMENDING SECTIONS 405.460B and 355.150 OF THE CITY ZONING CODE REGARDING PARKING AS AN ACCESSORY USE.

WHEREAS, an application was submitted by the Director of Community Development for text amendments to Section 405.460B of the City's Zoning Ordinance to make zoning regulations concerning parking as accessory use consistent with City traffic regulations; and

WHEREAS, corresponding changes to Section 355.150 are required in conjunction with such amendments; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such changes to the Zoning Code; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on October 28, 2024, 2024; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 6-0 recommended approval of the subject Zoning Code amendments at its meeting on October 21, 2024, and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances as provided herein would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AS FOLLOWS:

Section 1. Subsections 1, 2 and 3 of Section 405.460B are hereby amended to read as follows:

1. In residential districts, private parking of licensed passenger vehicles, including private garages or carports.

2. In nonresidential districts, off-street parking for licensed passenger vehicles, including garages, and loading spaces as required by Article **VII** and any additional off-street parking or loading spaces which are devoted exclusively to the principal use or activity subject to other limitations and regulations of this Chapter.

3. In all districts, private parking or storage of major recreational equipment or commercial vehicles in accordance with Section 355.150 of the Code,

Section 2. Section 355.150 is amended to read as follows:

A. Private parking or storage of major recreational equipment or commercial vehicles other than licensed passenger vehicles in any residential zoning district shall take place only in a garage, carport or rear yard in a manner that screens the vehicle or equipment from view at normal eye level from any street or adjacent private property further, provided, that any such parking or storage shall not encroach upon the required off-street parking for passenger vehicles. Boats, not exceeding seven (7) feet in height or twenty-five (25) feet in length, may be stored on a private driveway, located behind the front building line, within a recorded residential subdivision with a residential lake not less than twenty (20) acres in size. No vehicle with a gross vehicle weight of twelve thousand (12,000) pounds or more or any truck, van or trailer used for commercial purposes or in excess of twenty (20) feet in length or seven (7) feet in height shall park overnight within any residential area within the City, unless the owner thereof has secured a temporary permit (not to exceed thirty (30) days) which shall be issued by the Chief of Police after he/she determines whether such parking will:

1.

Substantially interfere with the protection of property on which the vehicle is parking with relation to fire and police protection;

2.

Substantially interfere with the appearance and utilization of adjacent properties.

B.

If the findings of the Chief of Police should be negative as to all of the criteria referred to in Subsections **(A)(1)** and **(2)** above, then the application for such temporary permit shall be granted; if the findings of the Chief of Police are affirmative as to any criterion in Subsection **(A)**, then the temporary permit shall be denied.

C.

No vehicle, truck, van, commercial vehicle or trailer or any recreational vehicle or recreational equipment shall park overnight within the City limits in a commercially or industrially zoned area unless the vehicle is engaged in business at that location. No business or individual shall allow or permit a truck, commercial vehicle or trailer described in this Section not so engaged in business at that location or shall allow a recreational vehicle to park on property owned or controlled by such person.

D.

The provisions of this Section shall not apply to any motor vehicle dealer duly licensed as such to do business in this City.

E.

BILL NO. 6145

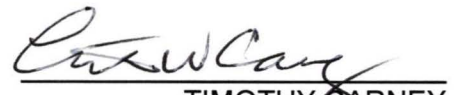
ORDINANCE NO. 5918

Notwithstanding any otherwise applicable parking restriction, boats, recreational vehicles and recreational equipment may be temporarily parked on a paved surface of a residential property, provided that such temporary parking does not occur during any portion of more than three (3) days in any two (2) consecutive calendar weeks. Such temporary parking shall not constitute a regulated accessory use (either permitted or prohibited) under the zoning ordinance.


Section 3.

This Ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.


ADOPTED THIS 12th DAY OF NOVEMBER, 2024.


TIMOTHY CARNEY
PRESIDENT OF CITY COUNCIL

APPROVED THIS 12th DAY OF NOVEMBER, 2024.


DR. ROBERT HOFFMAN
MAYOR

ATTEST:


KELLIE HENKE
CITY CLERK

