

ORDINANCE NO. 2084

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,
AMENDING SECTION 405.180 OF THE MUNICIPAL CODE OF THE
CITY OF DARDENNE PRAIRIE, MISSOURI, AND PERMITTING
RESIDENTIAL DWELLINGS AS CONDITIONAL USES IN THE "C-1"
LOCAL COMMERCIAL DISTRICT**

WHEREAS, the Planning and Zoning Commission of the City considered amendments to Section 405.180 of the Municipal Code of the City of Dardenne Prairie, Missouri; and

WHEREAS, the Board of Aldermen and the Planning and Zoning Commission held Public Hearings on the proposed amendments; and

WHEREAS, at such Public Hearings all persons were given an opportunity to be heard on the proposed amendments; and

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:

SECTION 1. That subsection (C) of Section 405.180 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended by adding new subparagraphs (19) and (20) thereto, to read as follows:

C. Conditional Uses.

...

19. Single-family dwellings subject to the provisions of Section 405.170(D).

20. Multiple-family dwellings subject to the provisions of Section 405.175(D)-(K).

SECTION 2. That Section 405.180 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended by adding a new subsection (E) thereto, to read as follows:

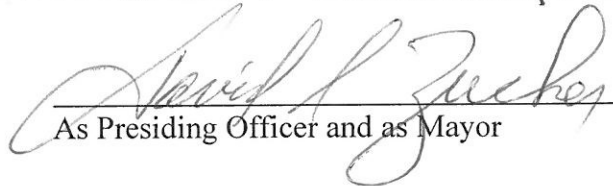
E. Dwellings and Planned Unit Developments. In addition to, and in lieu of the procedures provided for in Article VI of Chapter 405 of this Code, single-family and multiple-family dwellings may be permitted within the "C-1" Local Commercial District with a planned unit development designation pursuant to Article IV of Chapter 405 of this Code and as depicted on an approved Area Plan. Notwithstanding the provisions of Article IV of Chapter 405 of this Code to the contrary, the average density of residential development within the "PUD" pursuant to this subsection shall remain the same as would be permitted if the area were to be developed conventionally; provided, however, average density is to be calculated as total land area of the area to be developed, including any portion of the land area to be developed for non-residential uses pursuant to the Area Plan, but excluding therefrom public rights-of-way.

SECTION 3. Savings Clause: Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 4. Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 5. Effective Date: This Ordinance shall take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of Dardenne Prairie, Missouri.

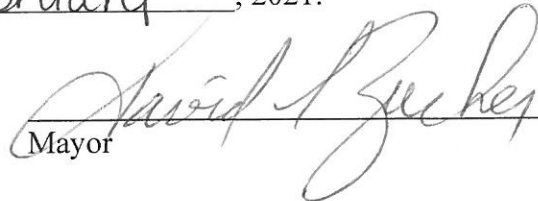
Read two times, passed, and approved this 17th day of February, 2021.


As Presiding Officer and as Mayor

Attest:

Kiri Clark
City Clerk

Approved this 17th day of February, 2021.


Mayor

Attest:

Kiri Clark
City Clerk