

1st Reading: June 27, 2024
2nd Reading: June 27, 2024

SPONSOR: HARRELL/WISBROCK

ORDINANCE NO. 4455

BILL NO. 24-57

**AN ORDINANCE AMENDING SECTION 500.150
MISCELLANEOUS PROPERTY REGULATIONS
RELATED TO TEMPORARY DWELLINGS.**

WHEREAS, Section 500.150, Miscellaneous Regulations, of the Municipal Code provides regulations for temporary Office Facilities and Temporary Operation Facilities for Governmental and Emergency Services; and

WHEREAS, Section 500.150 does not currently provide for temporary dwellings for residents to relocate during active construction on the same premises; and

WHEREAS, during the June 13th Committee Meeting, the Board discussed amending Section 500.150 to include regulations to allow for temporary dwellings for residents to relocate during active construction on the same premises; and

WHEREAS, after discussion and deliberation, the Board of Aldermen finds it in the best interest of the City to amend Section 500.150, Miscellaneous Regulations, of the Municipal Code to include regulations to allow for temporary dwellings for residents to relocate during active construction on the same premises, as discussed at the June 13th Committee Meeting.

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

Section 1. Section 500.150, Miscellaneous Regulations, of the Fenton Municipal Code is hereby amended by inserting a new Subsection D to read as follows:

D. Temporary Residential Dwelling.

1. **Definition.** For the purposes of this Subsection, the term “temporary residential dwelling” shall mean recreational vehicle, camper, travel trailer, or similar motor vehicle equipped with living quarters and amenities found in a home, but not mobile homes or manufactured homes.
2. **Purpose.** This Subsection is intended to permit residents to temporarily relocate on the same premises during permitted construction, reconstruction, or remodel of an existing principal dwelling that renders the principal building inadequate for habitation.

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3. General Regulations.

- a. The temporary residential dwelling must be located on the same premises as the ongoing, permitted construction and shall only be allowed to remain on the premises during construction activities under an open and valid building permit, but no longer than one (1) year. Any request for continuance or for longer than one (1) year will require approval by the Board of Aldermen.
- b. No temporary residential dwelling shall be used for any activity other than dwelling purposes.
- c. Temporary Residential Dwelling Condition. All temporary dwellings shall meet the following minimum requirements:
 - (1) Shall be maintained in a safe, neat, and orderly manner, and shall be maintained in accordance with the provisions of Chapter 505 Existing Structures Code.
 - (2) No trash, garbage, or refuse shall be allowed to accumulate around any temporary dwelling.
- d. Placement. All temporary dwellings shall be placed and maintained at the approved location in accordance with the following criteria:
 - (1) Must be properly held in place or otherwise secured to prevent shifting, rolling, or other movement and must be placed on a reasonably flat surface and on a material approved by the Director.
 - (2) Shall not be located in a manner that encroaches, interferes, and/or obstructs access to the premises or neighboring properties.
- e. Removal. All temporary dwellings shall be vacated upon the expiration or termination of the associated building permit or upon the receipt of a notice to vacate. A notice to vacate may be issued by the Director for failure to meet or adhere to the minimum provisions of this Subsection.
- f. Location Limits. Temporary dwellings must comply with the following locational criteria:
 - (1) Shall only be located on the same premises as the principal dwelling.
 - (2) When feasible, shall be located behind the front elevation line of the principal dwelling and confined to the side or rear yard of the property, or placed in a location that is the reasonably least intrusive to neighboring properties, but in no instance shall be located less than five (5) feet of the front, side, or rear lot line.

Section 2. The portions of this ordinance shall be severable. If any clause, word, paragraph, section, or other part or portion of this ordinance is held to be invalid, illegal, or unconstitutional for

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any reason, the Board of Aldermen hereby declares it would nevertheless have enacted the remaining portions thereof and such remaining portions shall remain in full force and effect.

Section 3. This ordinance shall be in full force and effect after the date of its passage and approval.

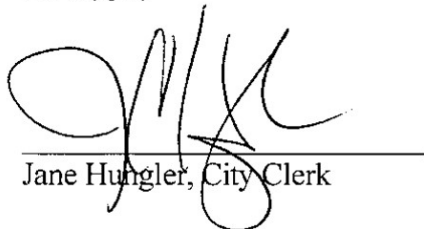
PASSED this 27th day of June, 2024.


JOE MAURATH, MAYOR

APPROVED this 27th day of June, 2024.


JOE MAURATH, MAYOR

ATTEST:


Jane Hungler, City Clerk

Motion to approve. Roll Call vote:

Ayes: Bereitschaft, Cruts, Wisbrock, Clauss, Huels, Jokerst

Abstain: 0

Nays: 0

Absent: Harrell, Maserang