

BILL NO. **26-08** FIRST READING **05-19-26**
INTRODUCED BY SECOND READING **05-19-26**
ORDINANCE NO. **26-08** PASSED

AN ORDINANCE AMENDING EXHIBIT 415-A OF THE MUNICIPAL CODE OF THE CITY OF LAKE LOTAWANA TO INCLUDE ADDITIONAL DESIGN STANDARDS AND PRACTICES

WHEREAS, the City of Lake Lotawana (“City”) desires to amend the Municipal Code of the City of Lake Lotawana (“Code”); and

WHEREAS, the City desires to amend the Code to amend Exhibit 415-A to include additional design standards found elsewhere in the Code as well as clarify how certain standards are measured.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF LAKE LOTAWANA, MISSOURI, that:

Section 1.

Exhibit 415-A of the Municipal Code of the City of Lake Lotawana, Missouri shall be amended as attached to this Ordinance as Exhibit A.

Section 2. The sections, paragraphs, sentences, clauses, and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 3. This Ordinance shall be governed by and construed in accordance with the applicable laws of the State of Missouri.

Section 4. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. This Ordinance shall take effect and be in force from and after its passage.

PASSED AND ADOPTED by the Board of Aldermen of the City of Lake Lotawana, Missouri, this ___th day of _____, 2026.

The aye and nay votes recorded as follows:

Neighbors -
Rase -
Ogilvie -

Carlson -
Antey -
Sanders Hall -

APPROVED this ___ day of _____, 2026

MAYOR, Tracy Rasmussen

ATTEST:

CITY CLERK, Lauran Kurtz

ZONING DISTRICTS AND USES

415 Attachment 1

City of Lake Lotawana

Exhibit 415-A Lot Development Standards

[Ord. No. 849, 10-16-2007; Ord. No. 911, 3-16-2010; Ord. No. 14-10, 7-15-2014; Ord. No. 15-05, 3-17-2015; Ord. No. 23-06, 3-21-2023; Ord. No. 26-____]

Zoning District	Maximum Density (dwelling units per acre)	Minimum Lot Size (per dwelling unit)		Minimum Setbacks				Maximum Height ¹ (feet)	Maximum Impervious Surface
		Lot Area	Lot Width (feet)	Front (feet)	Side (feet)	Rear ¹ (feet)	Side (corner) (feet)		
ER	1 DU per 5 acres	5 acres	300	50	25	50/20	50	35/25	10%/20% ³
LDR	1 DU per acre	1 acre	200	50	25	50/20	50	35/25	20%
MDR	2 DUs per acre	0.5 acre	100	35	25	35/20	35	35/25	30%
LR	2 DUs per acre	6,000 square feet	50	25 ⁵	5	20 ⁶	20	35	65%
THR Single-family detached	4 DUs per acre	10,000 square feet	75	25	15	20	20	35	30%
THR Single-family attached	8 DUs per acre	5,000 square feet	100	25	25 ²	25 ²	20	35	30%
NC	N/A	20,000 square feet	150	25	25	25	25	35	50%
HC	N/A	50,000 square feet	150	50	25	25	25	35	80% ⁴
OTC	N/A	100,000 square feet	300	50	50	50	50	35	50%
A	0.1 DU per acre	10 acres	330	50	50	50	50	40	10%

NOTES:

N/A Not applicable.

¹ Principal use/accessory use.

² A minimum of twenty-five (25) feet must be provided between multi-family structures. Side yard setbacks for attached, multi-family homes are zero (0) feet where a party wall is used.

³ Lots 1 to 4.99 acres limited to twenty percent (20%); lots five (5) acres or more limited to 10%.

⁴ The Planning and Zoning Commission and the Board of Alderman may modify the allowable Maximum Impervious Surface for HC Zoning (either up or down) when considering such proposed features as parking area, landscaping and buffer yards. In any case, stormwater detention must be sized to accommodate discharge.

⁵ Sundecks may extend into the setback but may not be closer than fifteen (15) feet to the property line (all property tiers).

⁶ The following applies to lakefront properties only:

- (1) If the paved edge of the roadway is beyond the rear property line, then the rear setback is twenty (20) feet from the edge of the paved roadway or rear property line, whichever is closer.
- (2) If the paved edge of the roadway is inside the rear property line, then the rear setback is twenty (20) feet from the edge of the roadway

Additional Notes:

A. Height shall be measured from the centerline of the roadway providing access to the property.

B. For first-tier lots in the Lakeside Residential Zoning District, pools shall be allowed no closer to the front yard lot line than fifteen (15) feet. For all other homes in residential zoning districts, pools may be located no closer than fifteen (15) feet to the rear yard lot line.