

AN ORDINANCE APPROVING A TEXT AMENDMENT TO MUNICIPAL CODE TITLE IV: LAND USE, RELATED TO UNIFORM SUBDIVISION-SPECIFIC FENCE STANDARDS.

WHEREAS, the City of Lake Saint Louis proposes text amendments to Municipal Code Title IV: Land Use, as detailed in the Community Development Director's staff report (labeled as Attachment "A", attached hereto and made a part hereof); and

WHEREAS, the Planning and Zoning Commission for the City of Lake Saint Louis, subsequent to a Public Hearing prescribed by law and held on June 6, 2024, has recommended approval of the proposed text amendments; and

WHEREAS, after notice required by law and ordinance, a Public Hearing was held before the Board of Aldermen of the City of Lake Saint Louis on June 17, 2024, to consider the request and recommendation; and

WHEREAS, upon due consideration, the Board of Aldermen finds and determines that good planning practice and the public health, safety and general welfare would be best served by approving the text amendment as hereinafter provided.

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

SECTION 1. The following provisions of Title IV: Land Use of the Lake Saint Louis Municipal Code are hereby amended as documented below (additions in bold, deletions struck through):

Title IV Land Use

Chapter 425 Development Standards

Article II Landscape, Screening, And Fencing

Section 425.110 Fences.

B. All Fences.

1. Fences are permitted as specified in Table 425.110.B, Summary of Fence Standards.

Table 425.110.B Summary of Fence Standards							
Permitted Sites	Fence Location	Enclosed Area, Maximum	Height, Maximum (feet)	Setback, Minimum (feet)	Openness, Minimum	Permitted Materials	Additional Standards
Agricultural uses in the RR Zoning District	Front, rear and side yards	No maximum	6	50 (front)	66%	Wood, metal, masonry, vinyl, PVC, or similar Electric, barbed or ribbon wire or similar	
Mixed-use and nonresidential uses	Rear and side yards	No maximum	8	No minimum	No minimum	Wood, metal, masonry, vinyl, PVC, or similar Chain-link prefinished in black, brown or green	
Residential uses	Rear and side yards enclosing a pool	4 times the pool surface area	6 (4 minimum)	4 (rear and side)	66%; 4 inches minimum between pickets	Wood, metal, masonry, vinyl, PVC, or similar	
Residential uses	Rear and side yards	200 square feet	6	4 (rear and side)	66%	Wood, metal, masonry, vinyl, PVC, or similar	
Residential uses	Decks and patios	Not permitted	6	4 (rear and side)	No minimum	Wood, metal, masonry, vinyl, PVC, or similar	
Residential uses	Rear and side property lines abutting the City's corporate limits or City-owned parks	Not permitted	6	No minimum	66%	Black metal. The design and material shall be consistent throughout the same subdivision.	Section 42 5.110(D)
Residential uses in the following subdivisions:	Rear and side yards	No maximum	Varies; see Section 425.110(C)	Varies; see Section 425.110(C)	Varies; see Section 425.110(C)	Varies; see Section 425.110(C)	Section 42 5.110(C)

Table 425.110.B Summary of Fence Standards							
Permitted Sites	Fence Location	Enclosed Area, Maximum	Height, Maximum (feet)	Setback, Minimum (feet)	Openness, Minimum	Permitted Materials	Additional Standards
Brookfield Crossing							
Cedar Springs Estates							
Creek Stone							
Mason Glen							
Saratoga							
Waterside Crossing							
Wyndemere Estates							
Wyndstone							

C. Uniform Subdivision-Specific Fence Standards.


2. Fences in the following subdivisions are subject to subdivision-specific requirements regulating the location, height, design and materials of fences:

- a. Brookfield Crossing.
- b. Cedar Springs Estates.
- c. **Creek Stone.**
- d. Mason Glen.
- ed. Saratoga.
- e. ~~Waterside Crossing.~~
- f. Wyndemere Estates.
- g. Wyndstone.

SECTION 2. All other code sections shall remain in full force and effect.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED THIS 17th DAY OF June, 2024.



Jason Law, Mayor

ATTEST: 

Donna F. Daniel, City Clerk

APPROVED AS TO FORM: 

Matthew Reh, City Attorney





PLANNING & ZONING COMMISSION

STAFF REPORT

MEETING DATE	June 6, 2024
APPLICANT	City of Lake Saint Louis
APPLICATION TYPE	Text Amendment
SUMMARY	Text amendments to Municipal Code Title IV: Land Use related to uniform subdivision-specific fence standards.
STAFF	Andrew Stanislav, Director of Community Development

BACKGROUND & SUMMARY

The purpose of this text amendment is to update the name of one of the subdivisions listed in the City's Code that is permitted to have yard fences. When the Code was adopted in 2021, Waterside Crossing was the name of an approved subdivision that allows yard fences that was not yet platted with St. Charles County. During the platting process, the name of the subdivision was changed from Waterside Crossing to Creek Stone. This text amendment simply updates the subdivision name to avoid any future confusion when referencing the Code.

Code sections subject to this text amendment include Table 425.110.B *Summary of Fence Standards* as well as Section 425.110.C.2 to update the subdivision name to Creek Stone.

TEXT AMENDMENTS

New text is **bold**, eliminated text is ~~struck through~~ and all changes are highlighted.

Title IV Land Use

Chapter 425 Development Standards

Article II Landscape, Screening, And Fencing

Section 425.110 Fences.

B. All Fences.

1. Fences are permitted as specified in Table 425.110.B, Summary of Fence Standards.

Permitted Sites	Fence Location	Enclosed Area, Maximum	Height, Maximum (feet)	Setback, Minimum (feet)	Openness, Minimum	Permitted Materials	Additional Standards
Agricultural uses in the RR Zoning District	Front, rear and side yards	No maximum	6	50 (front)	66%	Wood, metal, masonry, vinyl, PVC, or similar Electric, barbed or ribbon wire or similar	
Mixed-use and nonresidential uses	Rear and side yards	No maximum	8	No minimum	No minimum	Wood, metal, masonry, vinyl, PVC, or similar Chain-link prefinished in black, brown or green	
Residential uses	Rear and side yards enclosing a pool	4 times the pool surface area	6 (4 minimum)	4 (rear and side)	66%; 4 inches minimum between pickets	Wood, metal, masonry, vinyl, PVC, or similar	
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Residential uses	Rear and side property lines abutting the City's corporate limits or City-owned parks	Not permitted	6	No minimum	66%	Black metal. The design and material shall be consistent throughout the same subdivision.	Section 42 5.110(D)
Residential uses in the following subdivisions: Brookfield Crossing Cedar Springs Estates Creek Stone Mason Glen Saratoga Waterside Crossing Wyndemer e Estates Wyndstone	Rear and side yards	No maximum	Varies; see Section 4 25.110(C)	Varies; see Section 42 5.110(C)	Varies; see Section 42 5.110(C)	Varies; see Section 425.110(C)	Section 42 5.110(C)

C. Uniform Subdivision-Specific Fence Standards.

2. Fences in the following subdivisions are subject to subdivision-specific requirements regulating the location, height, design and materials of fences:
 - a. Brookfield Crossing.
 - b. Cedar Springs Estates.
 - c. **Creek Stone.**

- d. Mason Glen.
- ee. Saratoga.
- ~~e. Waterside Crossing.~~
- f. Wyndemere Estates.
- g. Wyndstone.

CONCLUSION

The proposed text amendments will update the subdivision name from Waterside Crossing to Creek Stone to avoid any future confusion when referencing the Code.

STAFF RECOMMENDATION & MOTION

Staff recommends **approval** of the application for a text amendment as submitted.

The following motion can be read verbatim or modified as desired:

"I move to recommend approval of the application for a text amendment to the Board of Aldermen as submitted."

EXHIBIT A: REVIEW CRITERIA

Text Amendment

Section 405.090.C.5.c of the Municipal Code,

A text amendment application shall be reviewed according to the following criteria:

1. The text amendment is consistent with the Comprehensive Plan and other City policies;
2. The text amendment does not conflict with other provisions of this Code or other provisions in the Lake Saint Louis Municipal Code;
3. The text amendment is necessary to address a demonstrated community need;
4. The text amendment is necessary to respond to substantial changes in conditions and/or policy; and
5. The text amendment is consistent with the general purpose and intent of this Code.