

AN ORDINANCE APPROVING A TEXT AMENDMENT TO MUNICIPAL CODE TITLE IV: LAND USE, RELATED TO GROSS FLOOR AREA FOR DETACHED HOUSES.

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 amendment; 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 IV Residential Site and Building Design

Section 425.270 Gross Floor Area.


- A. Detached houses shall conform to the minimum gross floor space requirements listed in Table 425.270.A, Gross Floor Area for Detached Houses.

Table 425.270.A Gross Floor Area for Detached Houses				
House Type	Lake Lots and Golf Course Lots square feet	R1 square feet	R2 square feet	R3, R4, R5, R6 square feet
One-story above grade	2,000	2,000	1,500	1,500
Two-story above grade	2,000	2,200	2,000	1,800

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.

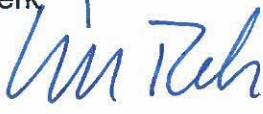
PASSED AND APPROVED THIS 17th DAY OF June, 2024.



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 gross floor area for detached houses.
STAFF	Andrew Stanislav, Director of Community Development

BACKGROUND & SUMMARY

The purpose of this text amendment is to update the table requiring minimum size requirements for detached houses in the City's residential zoning districts. On November 20, 2023, the Board of Aldermen approved Ordinance 4577 which added "Detached House" as an available permitted use in the R5 – Residential 5 District. This text amendment is to add the R5 District to Table 425.270.A which requires the minimum dwelling sizes, which will correspond to the existing minimum dwelling sizes required in the R3, R4, and R6 zoning districts of 1,500 square feet for one-story detached houses and 1,800 square feet for two-story detached houses.

Code sections subject to this text amendment include Table 425.270.A *Gross Floor Area for Detached Houses* to add the R5 District.

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 IV Residential Site and Building Design

Section 425.270 Gross Floor Area.

- A. Detached houses shall conform to the minimum gross floor space requirements listed in Table 425.270.A, Gross Floor Area for Detached Houses.

House Type	Lake Lots and Golf Course Lots square feet	R1 square feet	R2 square feet	R3, R4, R5 , R6 square feet
One-story above grade	2,000	2,000	1,500	1,500
Two-story above grade	2,000	2,200	2,000	1,800

CONCLUSION

The proposed text amendments will add the R5 District to the existing table requiring minimum dwelling sizes for detached houses in the City's residential zoning districts.

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.