

AN ORDINANCE AMENDING ORDINANCE NO. 4788, MUNICIPAL CODE OF THE CITY OF RICHMOND HEIGHTS, MISSOURI, CHAPTER 405 ZONING REGULATIONS; ARTICLE V, SUPPLEMENTARY DISTRICT REGULATIONS; SECTION 405.280 ACCESSORY USES; BY DELETING SUBSECTION “B.2.a.”, ADDING NEW “a”, AND FURTHER ADDING ITEM NUMBER ‘9’ TO SECTION 405.280.D; SETTING NEW REAR AND FRONT YARD PERMEABLE SURFACE AND LANDSCAPING GUIDELINES.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RICHMOND HEIGHTS, MISSOURI, as follows:

SECTION 1. Ordinance No. 4788, The Municipal Code of the City of Richmond Heights, Missouri, Chapter 405, ZONING REGULATIONS; ARTICLE V, SUPPLEMENTARY DISTRICT REGULATIONS; Section 405.280 ACCESSORY USES is hereby amended by deleting Subsection “B.2.a.”; add new “a” and further new item number “9” to Section 405.280.D. as follows:

SECTION 405.280 ACCESSORY USES

DELETE Section 405.280.B.2.a as follows:

2. Off-street parking and loading spaces as required by Article VI and any additional off-street parking or loading spaces which are devoted exclusively to the principal use or activity, unless specifically prohibited under Subsection (C) of this Section, except that no residentially zoned property without a residence shall be used for parking.

- a. Parking in residential zones will be allowed only on non-permeable pavement. At least (twenty-five percent (25%) of the required front yard and twenty-five percent (25%) of the required rear yard shall be permeable and landscaped, which landscaping shall consist of living trees, shrubbery, grass, flowers and/or ground cover planting.

ADD NEW:

- a. Parking in residential zones will be allowed only on non-permeable pavement.

ADD NEW:

Section 405.280.D add item #9.

9. At least fifty-five percent (55%) of the required front yard area and twenty five percent (25%) of the required rear yard shall be permeable and landscaped, which landscaping shall consist of living trees, shrubbery, grass, flowers and/or ground cover. Property with a front entry garage

and paved driveway leading to it may have additional non-permeable surface provided at least forty percent (40%) of the required front yard is permeable and landscaped.

SECTION 2. All Ordinances, parts of ordinance or resolutions in conflict with the Ordinance are hereby repealed.

SECTION 3. It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

SECTION 4. This ordinance shall be in full force and effect on the 31st day after its passage as provided by law.

PASSED and SIGNED this 3rd day of August, 2015.

JAMES J. BECK
MAYOR

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ
CITY ATTORNEY

First reading: June 1, 2015
Second reading: June 15, 2015 (amended)
Held over July 1, 2015
Held over July 20, 2015
Vote of approval: August 3, 2015