

1st Reading:  
2nd Reading:

**SPONSOR: MAURATH**

**ORDINANCE NO. \_\_\_\_**

**BILL NO. 21-83**

**AN ORDINANCE AMENDING SECTION 400.030 OF THE ZONING CODE TO INCLUDE THE TERM TEMPORARY RECREATIONAL VEHICLE USE AND AMEND SECTION 476.010 OF THE ZONING CODE TO ALLOW TEMPORARY RECREATIONAL VEHICLE USE AS A USE ALLOWED BY SPECIAL USE PERMIT IN THE “OT-5” OLDE TOWNE DISTRICT.**

**WHEREAS**, the Planning and Zoning Commission held duly noticed public hearings on September 7 and October 5, 2021 in compliance with the City Code and Chapter 89 RSMo. regarding a petition to amend Section 400.030 and Section 476.010 of the Zoning Code to define Camping and allow the same as a use allowed by Special Use Permit in the “OT-5” Olde Towne District; and

**WHEREAS**, after much discussion of the proposed petition, the Commission made a recommendation to the Board of Aldermen that the Zoning Code be amended to define Temporary Recreational Vehicle Use and allow the same as a use allowed by Special Use Permit in the “OT-5” Olde Towne District; and

**WHEREAS**, the Board of Aldermen reviewed the Planning and Zoning Commission’s recommendation and agrees with the Commission’s recommendation, and finds it in the best interest of the City to approve such text amendments.

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

**Section 1.** Section 400.030, Definitions, of Chapter 400 of the Zoning Code is hereby amended to include a new term as follows:

TEMPORARY RECREATIONAL VEHICLE USE - Non-commercial, temporary overnight stays on private property in a mobile Recreational Vehicle, as defined in Chapter 515 of the Municipal Code, on lots abutting the Meramec River for no longer than seventy (70) cumulative days in any 180-day period within a calendar year. Only one Recreational Vehicle is permitted per lot. Temporary Recreational Vehicle Use does not include the overnight parking or storage of an unoccupied Recreational Vehicle for

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more than five (5) consecutive days. No Recreational Vehicle may be used as a residence.

**Section 2.** Chapter 476, Land Use Matrix, Section 476.010, Table 1, of the Zoning Code is hereby amended to include Temporary Recreational Use as a use allowed by Special Use Permit in the “OT-5” Olde Towne District.

**Section 3.** The portions of this ordinance shall be severable. In the event that any portion 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 that the valid portions of this ordinance are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Aldermen would have enacted the valid portions without the invalid 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 4.** This ordinance shall be in full force and effect after the date of its passage and approval.

PASSED this 28<sup>th</sup> day of October, 2021.

\_\_\_\_\_  
BOB BRASSES, MAYOR

APPROVED this 28<sup>th</sup> day of October, 2021.

\_\_\_\_\_  
BOB BRASSES, MAYOR

ATTEST:

\_\_\_\_\_  
Jane Hungler, City Clerk

Motion to approve. Roll Call vote:

Ayes:

Nays:

Absent:

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