



City of Pevely

401 Main Street Pevely, Missouri 63070

A PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT A TOWN HALL AT 5:30 P.M. ON NOVEMBER 10, 2020 AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINE TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

Planning And Zoning Town Hall

The meeting will take place on November 10, 2020 at 5:30 P.M.

Agenda

The purpose of the town hall:

The City of Pevely Planning and Zoning will hold a town hall before their regularly scheduled meeting on Tuesday November 10, 2020 at 5:30 PM at the Pevely City Hall, 401 Main Street, Pevely, MO 63070. The purpose of this town hall is to receive resident and community feedback regarding allowing Tiny Homes within the Manufactured Housing (Mobile Home) Zoning District.

All interested parties are welcomed to attend.

All copies of all ordinances proposed to be introduced for consideration by the Planning and Zoning meeting are available for public inspection at the Office of the City Clerk.

All ordinances and resolutions are read by caption only pursuant to RSMo. 79.130.

Posted On: 11/3/2020 12:47:00 PM

By: Adam Mitchell Building Official



City of Pevely

401 Main Street Pevely, Missouri 63070

A PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT A PUBLIC HEARING AT 6:00 P.M. ON NOVEMBER 10, 2020 AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINE TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

Planning And Zoning Public Hearing

The meeting will take place on November 10, 2020 at 6:00 P.M.

Agenda

The purpose of the hearing:

The City of Pevely Planning and Zoning will hold a public hearing before their regularly scheduled meeting on Tuesday November 10, 2020 at 6:00 PM at the Pevely City Hall, 401 Main Street, Pevely, MO 63070. The property owners of 859 Riverview Dr are requesting a special use permit to add a chicken coop to their property.

All interested parties are welcomed to attend.

All copies of all ordinances proposed to be introduced for consideration by the Planning and Zoning meeting are available for public inspection at the Office of the City Clerk.

All ordinances and resolutions are read by caption only pursuant to RSMo. 79.130.

Posted On: 11/3/2020 12:43:29 PM

By: Adam Mitchell Building Official



City of Pevely

401 Main Street Pevely, Missouri 63070

A PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT A PUBLIC HEARING AT 6:15 P.M. ON NOVEMBER 10, 2020 AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINE TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

Planning And Zoning Public Hearing

The meeting will take place on November 10, 2020 at 6:15 P.M.

Agenda

The purpose of the hearing:

The City of Pevely Planning and Zoning will hold a public hearing before their regularly scheduled meeting on Tuesday November 10, 2020 at 6:15 PM at the Pevely City Hall, 401 Main Street, Pevely, MO 63070. The property owners of 101 Main St are requesting to rezone their property to B-2.

All interested parties are welcomed to attend.

All copies of all ordinances proposed to be introduced for consideration by the Planning and Zoning meeting are available for public inspection at the Office of the City Clerk.

All ordinances and resolutions are read by caption only pursuant to RSMo. 79.130.

Posted On: 11/3/2020 12:44:29 PM

By: Adam Mitchell Building Official



City of Pevely

401 Main Street Pevely, Missouri 63070

A PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT ITS REGULARLY SCHEDULED MEETING AT 6:30 P.M. ON NOVEMBER 10, 2020 AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINE TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

Planning and Zoning Meeting Agenda

The meeting will take place on November 10, 2020 at 6:30 P.M.

Agenda

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Consent Agenda**
4. **Approval of Minutes**
5. **New Business**
 - 101 Main St Rezoning
 - 859 Riverview Chicken Coop
 - Weier Subdivision - Dee Jay Huckie
 - Tiny Home Regulations
 - Section 405.160 MH Manufactured Housing Park District Regulations Revision
 - Section 500.060 Building Permit Fees Revision
 - Code Report
6. **Old Business**
7. **Member Reports**
 - Doug Groom
 - Mike Sullivan
 - Steve Markus
 - Russ Shackelford
 - Art Heyl
 - Dan Murphy
 - Teresa Meyer
 - Mike Menkhous
8. **Citizen Comments**
9. **Adjournment**

Posted On: 11/4/2020 11:10:30 AM By: Adam Mitchell, Building Official



PAID
OCT 26 2020
By: CK 2487

PLANNING & ZONING APPLICATION

CITY OF PEVELY, MO
401 MAIN ST.
PEVELY, MO 63070
636-475-4452

\$100.00
MO

(Please Print)

Date October 22, 2020

Name Joyce Politte Siliven

Address 13479 Siliven Lane
Gonzales LA 70737

Boundary Adjustment _____
(\$100.00)

Code Change Request _____

Sketch Plan _____

Lot Consolidate _____

Rezoning _____
(\$100.00)

Special Use Permit _____
(\$100.00 + \$2.00 per lot)

PRD/PBD/PID _____
(\$100.00 + \$2.00 per lot)

Business Approval _____

Phone # _____

Cell Phone # 225-313-9291

Current Property Zone B1 (Change to?) B2

Adjoining Zoning: North: _____ South: _____ East: _____ West: _____

Number of Acres: _____ Present use of property: _____

Describe your request To rezone from B1 to B2 so
that a business such as what operated
there for over 20 years could in fact operate
again. Auto repair garage, machine shop, small engine repair.

Joyce Siliven
Signature of Person Desiring Hearing

****Attach plans or drawings of any new construction associated with proposal.**

City of Pevely, MO
Thursday, October 22, 2020

Chapter 405. Land Use/Zoning Code

Article III. District Regulations

Section 405.170. "B-1" Medium Density Business District Regulations.

[R.O. 2004 §§435.010 — 435.050; Ord. No. 571 §§5, 9, 6-3-1985; Ord. No. 659 §1, 8-1-1988; Ord. No. 745 §§1 — 3(435.010 — 435.050), 10-22-1992; Ord. No. 882 §§1 — 4, 12-2-1997; Ord. No. 1213 §1, 2-1-2010]

- A. *Purpose Of "B-1" Medium Density Business District.* The purpose of the "B-1" Medium Density Business District is to provide appropriate zoning for low density commercial uses and to prevent those uses not in accordance with community objectives.
- B. *Permitted Uses.* A building or premises shall be used only for the following purposes:
1. Appliance repair shop employing not more than five (5) persons.
 2. Automobile washing, including the use of mechanical conveyors, blowers and steam cleaning.
 3. Bank, including drive-in bank; savings and loan association.
 4. Barbershop; beauty shop.
 5. Business or professional office, provided that no more than seven (7) persons are engaged or employed in each such use and not including office buildings.
 6. Christmas tree sales.
 7. Drug stores and medical prescription centers.
 8. Dry cleaning and pressing establishments and self-service laundromats, using not more than two (2) clothes-cleaning units, neither of which shall have a rated capacity of more than sixty (60) pounds and which use non-explosive and non-flammable cleaning fluids.
 9. Flower shop.
 10. Hardware store; shoe repair store.
 11. Newspaper offices.
 12. Photographic studios; music studios; artist studios.
 13. Public parking lot.
 14. Restaurants, cafes and lunch rooms, excluding drive-in facilities.

15. Retail food stores, including grocery stores, meat markets or delicatessens; ice cream or candy stores; and bakeries with baking and processing for retail trade on the premises.
16. Any other retail or service use of similar character, when authorized by the Board of Aldermen after review by the City Planning and Zoning Commission.
17. Medical marijuana dispensary as defined in Section **405.050**.
[Ord. No. 1498, 10-7-2019^[1]]
[1] *Editor's Note: This ordinance provided for the renumbering of former Subsection (B)(17) as Subsection (B)(18).*
18. Accessory buildings and accessory uses customarily incidental to the above uses. All exterior solid waste containers and container racks or stands shall be suitably screened with a privacy fence or any other material approved by the Planning and Zoning Commission. No permanent outdoor storage shall be allowed.

C. *Special Uses.*

1. The following uses are also permitted within the "B-1" Medium Density Business District but only upon the granting of a special use permit under the provisions of Article IX of this Chapter.
 - a. Any permitted and special use permitted in the "R-4" Multi-Family Residential District except accessory buildings and accessory uses customarily incidental to the principal use.
 - b. Auto parts stores, excluding the dismantling or resale of used auto parts.
 - c. Funeral homes or mortuaries.
 - d. Homeless shelter.
 - e. Planned parenthood.
 - f. Self-service storage facilities.
 - g. Soda fountain or ice cream parlor.
 - h. Taverns; liquor sales subject to applicable regulations and permits.
 - i. Theaters, assembly halls.
 - j. Directional signs, not exceeding thirty-six (36) inches in height, which provide instruction or direction and are located on the property to which they pertain, to identify rest rooms, public telephones, walkways, parking lot entrances and exits and features of a similar nature.
 - k. Radio, television or telephonic communication transmitting tower. All towers will be required to have a continuous blinking warning light. A tower shall not be erected closer than the apex of the tower to any other structure.
 - l. Child or day care center.
 - m. Wind energy facilities, commercial wind turbines, small wind turbines and solar energy systems.
2. Plans/drawings for all proposed development in this Section shall be submitted to the Planning and Zoning Commission at least ten (10) working days prior to the meeting when said plans/drawings will be reviewed. The Planning and Zoning Commission may require a

thirty (30) day review period before granting approval or denial of the proposal. The applicant shall present a receipt from the City Clerk showing that a filing fee of one hundred dollars (\$100.00), plus two dollars (\$2.00) for each lot or unit shown on the plot plan, has been paid.

- D. *Access, Parking And Loading Requirements.* Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Article VII of this Chapter.
- E. *Performance Standards.* All uses established in a "B-1" Medium Density Business District shall operate in accordance with the appropriate performance standards contained in Article V of this Chapter.
- F. *Height And Area Regulations.* In addition to the specific requirements for the "B-1" Medium Density Business District, all height and area regulations and exceptions set forth in Article VI of this Chapter, as they apply to uses in the "B-1" Medium Density Business District, shall be observed.
 - 1. *Maximum height limitation for structures.* All buildings other than churches and similar places of worship, thirty (30) feet or two (2) stories. Steeples of churches or other places of worship, seventy-five (75) feet.
 - 2. *Lot area minimum and minimum yard requirements.*

Type of Structure	Lot Area in Square Feet	Lot Width in Feet	Minimum Yard Requirements in Feet		
			Front	Side	Rear
All residential dwellings	Same as "R-3"		Same as "R-3"		
All other permitted and special uses	5,000	50	30*	10	25

* Parking and permanent signs permitted within this area.

- 3. Any part of the lot area not used for buildings or other structures or for parking, loading or access ways shall be landscaped with grass, trees, shrubs and pedestrian walks in accordance with the following requirements:

Minimum Caliper for Deciduous Trees: Two (2) inches.

Minimum Height for Coniferous Trees: Six (6) feet.

Tree Mix: Maximum of forty percent (40%) of one (1) species.

Distribution: One (1) tree per ten (10) parking spaces with seventy-five percent (75%) of those trees within the parking area.

One (1) foundation plant (shrub or bush) per twenty (20) feet of street exposed wall area.

A fifteen (15) foot wide buffer shall be required on any non-residential zoned property which abuts a residential zoned property and shall be located along the abutting property line or lines between the differently zoned properties. The buffer strip shall meet the following minimum requirements:

- a. *Natural vegetation.*

Minimum species mixture: One hundred percent (100%) coniferous.

Minimum species height: Six (6) feet.

Minimum species spacing: Eight (8) feet on center.

- b. *Fencing.*

Minimum height: Six (6) feet.

Sightproofing: Cyclone style.

The Planning and Zoning Commission may approve the use of topographic features in lieu of fences where such alternatives will achieve comparable effect.

The developer shall be required to submit a landscaping plan and to post a two (2) year bond covering the costs of all required landscaping to guarantee to the City of Pevely, Missouri, that said landscaping will be completed according to plan. Should the developer fail to complete the landscaping according to plan within the two (2) year period, proceeds from the bond shall be paid to the City of Pevely in the amount required for completion of the landscaping according to plan.

4. *Percentage of lot coverage.* All residential buildings or structures, including accessory buildings, shall not cover more than forty percent (40%) of the area of the lot. There are no coverage requirements for commercial structures.

Section 405.180. "B-2" High Density Business District Regulations.

[R.O. 2004 §§440.010 — 440.050; Ord. No. 571 §10, 6-3-1985; Ord. No. 639 §1, 12-8-1987; Ord. No. 745 §§1 — 3(440.010 — 440.050), 10-22-1992; Ord. No. 882 §§1 — 4, 12-2-1997; Ord. No. 1227 §1, 5-17-2010]

- A. *Purpose Of "B-2" High Density Business District.* The purpose of the "B-2" High Density Business District is to provide coherent zoning for the medium and high density commercial uses and to prevent those uses not in accordance with community objectives.
- B. *Permitted Uses.* A building or premises shall be used only for the following purposes:
1. Any use permitted in the "B-1" Medium Density Business District except as modified herein.
 2. Apparel shop, shoe store, millinery shop, tailor's shop.
 3. Appliance repair shop.
 4. Billiard room or pool hall, but not within one hundred (100) feet of any "R" Residential District.
 5. Bowling alley.
 6. Building material yard wholly within an enclosed structure with no mill work done out-of-doors.
 7. Business or professional office.
 8. Bus terminal or taxi station.
 9. Department or variety store.
 10. Furniture and home furnishings store.
 11. Gift shop, artists supply store or art shop, antique shop, office supply store and equipment store.
 12. Hotel or motel.
 13. Jewelry store.

14. Laboratories, research, experimental or testing.
15. Mail order office; toy store; dry goods store.
16. Motor vehicle service station, but not including body or fender work or commercial garages.
17. Painting or plumbing shop.
18. Printing, publishing and engraving.
19. Radio or television broadcasting station or studio.
20. Sporting goods or photo supply store.
21. Tire sales and service, including vulcanizing.
22. Temporary fireworks stands.
23. Outdoor advertising sign or structure displayed under the same conditions prescribed in the "B-1" Medium Density Business District.
24. Any other similar type of retail, general service or repair establishment, when authorized by the Board of Aldermen after review and recommendations from the City Planning and Zoning Commission and only when such use is consistent with the intent and purpose of the "B-2" High Density Business District regulations.
25. Medical marijuana facilities, as defined in Section **405.050**.
[Ord. No. 1498, 10-7-2019^[1]
[1] *Editor's Note: This ordinance provided for the renumbering of former Subsection (B)(25) as Subsection (B)(26).*
26. Accessory buildings and accessory uses customarily incidental to the above uses.

C. *Special Uses.*

1. The following uses are also permitted within the "B-2" High Density Business District but only upon the granting of a special use permit under the provisions of Article **IX** of this Chapter.
 - a. Any special use permitted in the "B-1" Medium Density Business District, to include any restriction imposed upon such use in said district.
 - b. Arena (i.e., an enclosed area or building for public spectator activity).
 - c. Automobile sales office including used car sales or storage lot.
 - d. Athletic stadium.
 - e. Auto-body shop; commercial garage.
 - f. Campground.
 - g. Golf course.
 - h. Public swimming pool.
 - i. Multi-use facility.
 - j. Racetrack.

- k. Tent structure.
 - l. Trailer sales office including trailer sales or storage lot.
 - m. Wholesale or distributing establishment or warehouse or wholesale market.
 - n. Tattoo establishments.
2. Plans/drawings for all proposed development in this Section shall be submitted to the Planning and Zoning Commission at least ten (10) working days prior to the meeting when said plans/drawings will be reviewed. The Planning and Zoning Commission may require a thirty (30) day review period before granting approval or denial to the proposal. The applicant shall present a receipt from the City Clerk showing that a filing fee of one hundred dollars (\$100.00), plus two dollars (\$2.00) for each lot or unit shown on the plot plan, has been paid.

D. Access, Parking And Loading Regulations.

- 1. Access requirements shall be the same as those for the "B-1" Medium Density Business District.
- 2. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Article VII of this Chapter.

E. Performance Standards. All uses established in a "B-2" High Density Business District shall operate in accordance with the appropriate performance standards contained in Article V of this Chapter.

F. Height And Area Regulations. In addition to the specific requirements for the "B-2" High Density Business District, all regulations set forth in Article VI of this Chapter as they apply to uses in the "B-2" High Density Business District shall be observed.

- 1. *Height.* The maximum height of buildings permitted shall be as follows:

All buildings, forty-five (45) feet or three (3) stories. Steeples on churches or other places of worship may not exceed seventy-five (75) feet. Buildings or structures may be erected or altered to a height of more than forty-five (45) feet, upon the written approval of the Fire Chief and the Board of Aldermen.

- 2. *Minimum lot area and minimum yard requirements.*

Structure	Lot Area	Lot Width	Minimum Yard Requirements
Residential	Same as "B-1"	Same as "B-1"	Same as "B-1"
All other permitted and special uses	Same as "B-1"	Same as "B-1"	Same as "B-1"

Any part of the lot area not used for buildings or other structures or for parking, loading or access ways shall be landscaped and developed according to the same standards as those established for the "B-1" Medium Density Business District.

- 3. *Percentage of lot coverage.* All residential buildings or structures, including accessory buildings, shall not cover more than forty percent (40%) of the area of the lot. There are no lot coverage requirements for commercial structures.



PLANNING & ZONING APPLICATION

CITY OF PEVELY, MO
401 MAIN ST.
PEVELY, MO 63070
636-475-4452

(Please Print)

Date 9/13/2020

Name John Harvey

Address 859 Riverview Dr.

Boundary Adjustment _____
(\$100.00)

Code Change Request _____

Sketch Plan _____

Lot Consolidate _____

Rezoning _____

(\$100.00)

Special Use Permit X

(\$100.00 + \$2.00 per lot)

PRD/PBD/PID _____

(\$100.00 + \$2.00 per lot)

Business Approval _____

Phone # _____

Cell Phone # 314-609-1627

Current Property Zone _____ (Change to?) _____

Adjoining Zoning: North: _____ South: _____ East: _____ West: _____

Number of Acres: .3

Present use of property: Residential

Describe your request Keeping chickens (special use)

John Harvey
Signature of Person Desiring Hearing

RECEIVED

BY: Adam Mitchell

DATE: 9-14-2020

**Attach plans or drawings of any new construction associated with proposal.

We the undersigned give our consent to our adjacent neighbors, John and Sarah Harvey 859 Riverview Drive, Pevely, Mo to keep chickens in accordance with Pevely Codes outlined in Chapter 205 Article VI.

For the calendar year 01/01/2020 To 12/31/ 2020

Judith Graham

Name

Timothy Abraham

Judith E. Graham

Signature

Timothy L. Graham

We the undersigned give our consent to our adjacent neighbors, John and Sarah Harvey 859 Riverview Drive, Pevely, Mo to keep chickens in accordance with Pevely Codes outlined in Chapter 205 Article VI.

For the calendar year 01/01/ 2020 To 12/31/ 2020

Ryan Tucker
Name

Mindy Daniel

[Signature]
Signature

Mindy Daniel

Section 101

General

101.1 Scope

This section shall be applicable to tiny houses used as single dwelling units. Tiny houses shall comply with this code except otherwise stated in this chapter.

Section 102

Definitions

102.1 General

The following words and terms shall, for the purposes of this chapter, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

Egress Roof Access Window: A skylight or roof window designed and installed to satisfy the emergency escape and rescues opening requirements of section R310.2

Landing Platform: A landing provided as the top step of a stairway accessing a loft.

Loft: A floor level located more than 30 inches (762 mm) above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches (2032 mm) and used as a living or sleeping space.

Tiny House: A dwelling that is 400 square feet (37 m²) or less in floor area excluding lofts.

Mobile Tiny House: A tiny house that is equipped with wheels that are intended for the relocation of the dwelling.

Section 103

Ceiling Height

103.1 Minimum Ceiling Height

Habitable space and hallways in tiny houses shall have a ceiling height of not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms, and kitchens shall have a ceiling height of not less than 6 feet 4 inches (1930 mm). Obstructions including, but not limited to, beams, girders, ducts, and lighting shall not extend below these minimum ceiling heights.

Exception: Ceiling heights in lofts are permitted to be less than 6 feet 8 inches (2032 mm).

Section 104

Lofts

104.1 Minimum loft area and dimensions.

Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of sections 104.1.1 through 104.1.3.

104.1.1 Minimum Area.

Lofts shall have a floor area of not less than 35 square feet (3.25 m²).

104.1.2 Minimum dimensions.

Lofts shall not be less than 5 feet (1524 mm) in any horizontal dimension.

104.1.3 Height effect on loft area.

Portions of a loft with a sloped ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

Exception: Under gable roofs with a minimum slope of 6 units vertical in 12 units horizontal (50 percent slope), portions of a loft with a sloped ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as a contributing to the minimum required area for the loft.

104.2 Loft access.

The access to and primary egress from lofts shall be of any type described in Sections 104.2.1 through 104.2.4

104.2.1 Stairways.

Stairways accessing lofts shall comply with this code or with sections 104.2.1.1 through 104.2.1.5.

104.2.1.1 Width.

Stairways accessing a loft shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The width below the handrail shall be not less than 20 inches (508 mm).

104.2.1.2 Headroom.

The headroom in stairways accessing a loft shall be not less than 6 feet 2 inches (1880mm), as measured vertically from a sloped line connecting the tread or landing platform nosing's in the middle of their width.

104.2.1.3 Treads and risers.

Risers for stairs accessing a loft shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 20 inches (508 mm) minus four-thirds of the riser height.
2. The riser height shall be 15 inches (381 mm) minus three-fourths of the tread depth.

104.2.1.4 Landing platforms.

The top tread and riser of the stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 6 feet 2 inches (1880 mm) where the stairway meets the loft. The landing platform shall be 18 inches to 22 inches (457 to 559 mm) in depth measured from the nosing of the platform to the edge of the loft, and 16 to 18 inches (406 to 457 mm) in height measured from the landing platform to the loft floor.

104.2.1.5 Handrails.

Handrails shall comply with Section R311.7.8

104.2.1.6 Stairway guards.

Guards at open sides of stairways shall comply with Section R312.1.

104.2.2. Ladders

Ladders accessing lofts shall comply with sections 104.2.1 and 104.2.2

104.2.2.1 Size and capacity.

Ladders accessing lofts shall have a rung width of not less than 12 inches (305 mm), and 10-inch (254 mm) to 14-inch (356 mm) spacing between rungs. Ladders shall be capable of supporting a 200-pound (75 kg) load on any rung. Rung spacing shall be uniform within 3/8 inch (9.5 mm).

104.2.2.2 Incline

Ladders shall be installed at 70 to 80 degrees from horizontal.

104.2.3 Alternating tread devices

Alternating tread devices accessing lofts shall comply with Sections R311.7.11.1 and R311.7.11.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

104.2.4 Ships ladders.

Ships ladders accessing lofts shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below handrails shall not be less than 20 inches (508 mm).

104.2.5 Loft Guards

Loft guards shall be located along the open sides of lofts. Loft guards shall be not less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less.

Section 105

Emergency Escape and Rescue Openings

105.1 General

Tiny houses shall meet the requirements of Section R310 for emergency escape and rescue openings.

Exception: Egress roof access windows in lofts used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the loft floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1.

Section 106

Regulations

106.1 Setback Minimums

Any tiny home within the city of Pevely must comply with all setback minimums listed herein.

Front: 20 Side: 10 Rear 15

106.2 Lot Requirements

Tiny home lot sizes must be a minimum of 1200 square feet (112 m²).

Tiny home lot width must be a minimum of 18 feet (1.7m) no larger than 30 feet (2.79m).

106.3 Prohibited Locations

Tiny homes are not permitted to be located in any of the following:

- R-1 Zoning
- R-2 Zoning
- R-3 Zoning
- R-4 Zoning
- B-1 Zoning
- B-2 Zoning
- I-1 Zoning
- I-2 Zoning
- I-3 Zoning
- A Zoning
- PRD Zoning
- Within 50 Feet (4.65 M) of any bank, river or any other waterway.
- Any portion of a floodplain or floodway in accordance to the most recent FEMA Floodplain maps.

- On a lot that currently holds an existing tiny house

106.4 General

All tiny homes are required to have an occupancy inspection after it has been fully constructed or installed. Any time a tenant changes, the previous inspection will be deemed invalid and a new occupancy inspection will be required.

Short term lodging for tiny homes is prohibited at all times.

Each property will only be permitted to have one (1) tiny home placed on the property within twelve (12) months.

No tiny home shall be greater than two (2) stories high.

Each tiny home will be required to have a minimum of one (1) parking space.

No more than 2 occupants are permitted at any time.

All mechanical equipment shall be included into the structure not on the roof.

Exception: Solar panels may be permitted on the roof with approval by the City of Pevely Building Official.

Section 107

Mobile Tiny Home

107.1 General

Section 107 is directly applied to all tiny homes that are equipped with wheels.

107.2 Regulations

All mobile tiny homes must be licensed and registered with the Missouri Department of Transportation.

Mobile tiny homes must not be movable under their own power.

When placed on a lot, the undercarriage (Wheels, Axels, Tongue, and Hitch) must be hidden from view with acceptable covering determined by the City of Pevely Building Official.

The dwelling must sit on a paved surface, 6 inches (152 mm) minimum that is steel reinforced and must be large enough to fit the entire unit.

The unit must be anchored to such pad in a way to withstand wind gusts of up to one-hundred forty (140) miles per hour.

Section 405.160

"MH" Manufactured Housing Park District Regulations.

[R.O. 2004 §§430.010 — 430.070; Ord. No. 175 §§1 — 3, 3-4-1974; Ord. No. 177 §1, 5-1-1974; Ord. No. 745 §§1 — 3(430.010 — 430.050), 10-22-1992; Ord. No. 822 §1, 10-3-1995; Ord. No. 882 §§1 — 4, 12-2-1997; Ord. No. 1213 §1, 2-1-2010]

A.

Purpose Of "MH" Manufactured Housing Park District. The "MH" Manufactured Housing Park District is designed to encourage the creation and maintenance of stable and enduring mobile home residential neighborhoods. To avoid conflicts with natural topography and existing community objectives, limitations will be placed on the use of land. This district encompasses the use of both manufactured houses and mobile homes.

B.

Permitted Land Uses And Developments. For this district, permitted land uses and developments are as follows:

1.

The cultivation and sale of any plant crops.

2.

Forests and wildlife reservations and conservation projects.

3.

Manufactured homes, mobile homes and modular structures.

4.

Commercial vegetable and flower gardening, plant nurseries and greenhouses, but not including any structure used as a sales room.

5.

Churches.

6.

Public and private not-for-profit parks, parkways and playgrounds.

7.

Nursery schools and day nurseries.

8.

Golf courses.

9.

Local public utility facilities, provided that any installation, other than poles and equipment attached, shall be adequately screened with landscaping, fencing, walls or any similar combination. These facilities shall be placed underground or shall be enclosed in a structure which blends with the character of the surrounding area. The Planning and Zoning Commission may review plans for screening facilities and until said Commission approves these plans, no building or installation permits shall be issued.

10.

Fire stations.

11.

Municipal buildings.

12.

Accessory buildings and land uses incidental to any of the above uses.

13.

Public and private kindergarten, elementary, secondary and collegiate schools.

14.

Portable carport/structure, upon review by the Planning and Zoning Commission. A proposal for the use of a carport/structure shall be accompanied by a letter from the operator of the mobile home park explaining where this use will take place and granting permission for this use. Said carport/structure shall not encroach upon any public right-of-way. When no longer in use, the said carport/structure shall be removed.

15.

One (1) single-family residence per mobile home park.

16.

Tiny Home

C.

Special Uses. For this district, all special uses require the approval of the Planning and Zoning Commission.

1.

All public utilities.

2.

Sales rooms for commercial gardens, plant nurseries and greenhouses.

3.

Radio, television and communications transmitting on relay towers and facilities.

4.

Nursing homes.

5.

Not-for-profit private clubs and recreational land uses, including community centers.

6.

Retreats owned and operated by religious, educational and non-profit establishments.

7.

Specialized private schools.

8.

Wind energy facilities, commercial wind turbines, small wind turbines and solar energy systems.

D.

Off-Street Parking And Loading Requirements. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Article VII of this Chapter.

E.

Height Limitations For Structures.

1.

Maximum height limitations for structures.

a.

Manufactured house or mobile home, twenty-five (25) feet.

b.

Communications tower or public utility, fifty (50) feet.

2.

The height of structures may be further restricted as provided in Article VI of this Chapter.

F.

Lot Dimension, Lot Area And Yard Requirements.

The following chart shall set out the lot dimensions, lot area and yard requirements for this district:

Type of Structure

Lot Area in Square Feet

Lot Width in Feet

Minimum Yard Requirements in Feet

Front

Side

Rear

Single-family

7,000

60

25

10

15

Manufactured housing

5,0001

50

252

10

15

Nursery or day nursery

15,000

75

30

10

30

Kindergarten (separate)

1 acre

125

30

30

30

Primary school

5 acres

150

50

50

50

Junior high school

10 acres

250

100

200

200

Senior high school

20 acres

300

200

200

200

Collegiate

20 acres

300

200

200

200

Church

1 acre

125

30

30

30

Fire stations

1 acre

125

30

30

30

Public and not-for-profit libraries

1 acre

125

30

30

30

1

Tiny Home

1200

18

20

10

15

One hundred (100) feet minimum lot depth.

2

Carports, both permanent and portable, shall be permitted behind the lot line.

1.

Minimum lot size for non-residential permitted land uses shall be at least five (5) acres, with the exception of public utility facilities.

2.

Unless otherwise specified, all special land uses in this district shall encompass at least five (5) acres in area.

3.

The minimum side yard setback for structures shall be six (6) feet.

4.

No structure shall be erected within fifteen (15) feet of a rear property line.

5.

Any non-residential structure permitted in this district which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.

6.

Fences and boundary walls of less than six (6) feet are exempted from side and rear yard setback requirements.

7.

No structure shall be less than thirty (30) feet from the roadway right-of-way line.

8.

All mobile homes shall at least meet the tie-down requirements of the BOCA Building Code and the Dunklin Fire Protection District.

9.

Placement of a manufactured home, mobile home and modular structure shall be uniformly placed to meet minimum front yard setbacks.

10.

All mobile homes and modular structures shall be placed on a minimum of six (6) inch thick concrete pad comparable to the size of the unit.

G.

Permit Required For Placing Of Manufactured Housing And Facilities.

1.

Prior to beginning any construction on a manufactured house or mobile home, the parties involved in completing any of the work shall apply for a building permit from the Building Commissioner of the City of Pevely, showing in detail the location and type of construction intended, the provision for water, sewers and electricity. The relevant parties must also estimate the cost and the construction time of the project. At the time of applying for said building permit, a building permit fee in the amount herein specified shall be tendered with the application.

2.

A separate building permit shall be issued for each manufactured house location and upon request by any City Official.

3.

Anyone, including any party involved in the construction process, who commences construction without first obtaining a building permit shall be deemed guilty of a misdemeanor. The fine for this offense shall be as stated in Section 405.690 of this Chapter. Each day of construction, after charges have been filed, shall be deemed a separate violation. In addition, the Board of Aldermen shall have the authority to deny any additional building permits to an individual who has pending charges for violation of any provisions of this Section. Each building permit issued for this Section shall require the payment to the City of the sum of twenty-five dollars (\$25.00).

Section 405.160

"MH" Manufactured Housing Park District Regulations.

[R.O. 2004 §§430.010 — 430.070; Ord. No. 175 §§1 — 3, 3-4-1974; Ord. No. 177 §1, 5-1-1974; Ord. No. 745 §§1 — 3(430.010 — 430.050), 10-22-1992; Ord. No. 822 §1, 10-3-1995; Ord. No. 882 §§1 — 4, 12-2-1997; Ord. No. 1213 §1, 2-1-2010]

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Tiny Home

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1 acre

125

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30

30

Primary school

5 acres

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50

Junior high school

10 acres

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Senior high school

20 acres

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200

200

Collegiate

20 acres

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200

200

200

Church

1 acre

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30

30

30

Fire stations

1 acre

125

30

30

30

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125

30

30

30

1

Tiny Home

1200

18

20

10

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2.

A separate building permit shall be issued for each manufactured house location and upon request by any City Official.

Section 500.060

Building Permit Fees.

[R.O. 2004 §500.040; Ord. No. 826 §1, 11-7-1995; Ord. No. 1156 §1, 11-19-2007; Ord. No. 1173 §§1 — 2, 8-4-2008; Ord. No. 1274 §1, 12-5-2011; Ord. No. 1495, 9-23-2019]

A.

Building Permit Fees. The fee for issuance of a building permit for all new buildings and additions shall be set by the following formula: (type of construction) times (square footage) times (fee multiplier of three thousandths (0.003)). When two hundred fifty thousand dollars (\$250,000.00) in construction costs is reached, the fee multiplier for all additional costs will drop to fifteen tenth hundredths (0.0015). The fee for issuance of a remodeling permit shall be set by the following formulas. For residential: (type of construction) times (square footage) times fifteen tenths hundredths (0.0015). For commercial: (type of construction) times (square footage) times seventy-five hundred thousandths (0.00075). Cost per square foot will be taken from the current International Code Council Building Valuation Data Report.

B.

Fee For Moving Home. The permit fee for moving a home from one (1) lot to another or to a new location on the same lot shall be the rate of **two dollars and fifty cents (\$2.50)** per one hundred dollars (\$100.00) of the estimated cost of moving plus the cost of new foundation and all work necessary to place the building or structure in its completed condition in the new location.

C.

Fee For Demolition Of Structures. The permit fee for the demolition of a building or structure shall be the rate of fifty dollars (\$50.00) for each five-hundred-square-foot section of area of the building or structure. For example, if the structure is two thousand (2,000) square feet, the demolition permit fee shall be two hundred dollars (\$200.00).

D.

Permit Fees. The fee for issuance of the permits listed below are as follows:

Type of Permit

Fee

Deck	\$50.00
Swimming pool (aboveground)	\$50.00
Swimming pool (in-ground)	\$100.00
Shed	\$40.00
Billboard	\$150.00
Blasting	\$75.00
Occupancy	\$35.00

Driveway	\$50.00
Sewer repair (residential)	\$75.00
Sewer repair (commercial)	\$100.00
Accessory building relocate	\$50.00
Electric service	\$40.00
Land disturbance	\$75.00
Retaining wall	\$40.00
Carport	\$40.00
Sign (price per sign)	\$45.00
Solar panels	\$50.00

E.

Additional Fees. The following tasks will require the listed fee:

Task

Fee

Reinspection	\$20.00
Plan review (\$30,000.00 or less)	\$10.00
Plan review (over \$30,000.00)	\$60.00
Permit renewal or extension 1	\$25.00
Permit renewal or extension 2	\$100.00
Street cut (half width of street)	\$250.00
Street cut (full width of street)	\$500.00

NOTE: Permit renewal or extension 1 will apply to all permits, excluding new homes and remodels. Permit renewal or extension 2 will apply to all new homes and remodels unless the permit fee is less than one hundred dollars (\$100.00) in which case permit renewal or extension 1 will apply.

F.

Permit Deposits.

1.

All permits within the City of Pevely shall be accompanied by a permit deposit. The deposit will be refunded in full after all inspections have been completed to the satisfaction of the Building Official or his or her designee. The deposit expires at the same time the permit expires. If the permit is renewed

within ten (10) days of expiration, the deposit will carry over to the renewal. Failure to renew the permit within ten (10) days of expiration will result in the deposit expiring and a new deposit will be required.

2.

The permit deposit amounts are as follows:

Type of Permit

Deposit

Deck	\$50.00
Swimming pool	\$50.00
Shed	\$50.00
Billboard	\$100.00
Blasting	\$100.00
Demolition	\$100.00
Driveway	\$70.00
Sewer repair (residential)	\$60.00
Sewer repair (commercial)	\$100.00
Accessory building relocate	\$60.00
Remodel	\$150.00
New home	\$500.00
Electric service	\$40.00
Land disturbance	\$50.00
Retaining wall	\$40.00
Carport	\$40.00
Sign	\$45.00
Home relocate	\$75.00
Solar panels	\$500.00

G.

Building Permit Fees Based On Cost Of Construction. The cost for a building permit is based on the total cost of material and labor and shall be at the following rate: eleven dollars (\$11.00) for the first five hundred dollars (\$500.00) of cost or any part thereof, plus two dollars and fifty cents (\$2.50) for each additional five hundred dollars (\$500.00) of cost or any part thereof up to two hundred thousand dollars

(\$200,000.00), then one dollar and fifty cents (\$1.50) per one thousand dollars (\$1,000.00) or part thereof up to eight hundred thousand dollars (\$800,000.00), then one dollar and eighty cents (\$1.80) per one thousand dollars (\$1,000.00) of cost or any part thereof with a minimum fee of fifty dollars (\$50.00).

H.

Penalty For Failure To Acquire Permit. Any party who fails to acquire a permit to perform work within the City as described herein may be issued a stop-work order without notice and may be required to pay a permit fee equal to two hundred percent (200%) of the original permit fee amount.

Code Report: October 2020

Grass, Weeds, Other Vegetation

- **Total Violations: 4**
- **Resolved: 3**
- **Not Resolved: 1**

Vehicles

- **Total Violations: 10**
- **Resolved: 9**
- **Not Resolved: 1**
- **Forwarded to Police Department: 0**

Garbage

- **Total Violations: 2**
- **Resolved: 2**
- **Not Resolved: 0**

Yard Parking

- **Total Violations: 0**
- **Resolved: 0**
- **Not Resolved: 0**

Nuisances Affecting Health

- **Total Violations: 1**
- **Resolved:1**
- **Not Resolved: 0**

Total Violations: 17