

AN ORDINANCE AMENDING SECTION 410.050 OF THE MUNICIPAL CODE OF THE CITY OF CRYSTAL LAKE PARK, MISSOURI BY REPEALING CERTAIN PROVISIONS RELATING TO AESTHETIC REVIEW BY THE PLANNING AND ZONING COMMISSION AND BY REVISING OTHER SUBSECTIONS THEREOF.

WHEREAS, certain provisions of Section 410.050.C of the Municipal Code establish a procedure by which the City’s Planning and Zoning Commission review the aesthetic characteristics of building construction; and

WHEREAS, Chapter 423 of the Code establishes an Architectural Review Board, which (i) is made up of the members of the Planning and Zoning Commission, (ii) is responsible for the aesthetic review of all new construction and major alterations of existing construction, and (iii) is duplicative of the procedure established by those noted provisions of Section 410.050.C; and

WHEREAS, the Board of Alderpersons desires to streamline the process for aesthetic review, remove the redundancies inherent in the existing Code, and revise Section 410.050.C accordingly;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CRYSTAL LAKE PARK, MISSOURI, AS FOLLOWS:

Section One.

Section 410.050.C of the Municipal Code of the City of Crystal Lake Park is hereby repealed, and two new sections are enacted in lieu thereof, to be known as Sections 410.050.C and 410.050.E, to read as follows:

TITLE IV	LAND USE
CHAPTER 410	SUPPLEMENTARY ZONING RULES AND REGULATIONS
SECTION 410.050	CONSTRUCTION PERMITS

C. Minimum Floor Area Ratio.

1. In order to regulate and limit the construction, size and space of buildings erected or altered, to limit the area of open spaces within and around such buildings, the following space and minimum floor area requirements shall hereafter be as follows, to wit:

Residence District "A"	One (1) story, two thousand (2000) square feet;
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Two (2) story, two thousand four hundred (2,400) square feet;

Planned environment unit development, as provided in [Section 405.010](#) of this Title;

Residence District "B"

One (1) story, one thousand eight hundred (1,800) square feet;

Two (2) story, two thousand (2,000) square feet;

Residence District "C"

One thousand two hundred (1,200) square feet

Residence District "D"

One thousand two hundred (1,200) square feet

2. The measurement of the minimum floor area shall be determined by the area exclusive of unroofed porches, unenclosed roofed porches, and garages and cellars. Indoor plumbing and toilet facilities shall be provided for sanitation for all occupied buildings within the City of Crystal Lake Park; the architecture and general appearance of all buildings shall be in keeping and in character with the buildings of the residential district in which the building is proposed.

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- E. Notice of any violation of any provision of this Title shall be given to the owner, lessee, tenant, agent, architect, building contractor, or any other person, or the agent thereof, who commits, takes part or assists in violation of the provisions of this Title. Such notice shall be in writing and mailed, postage paid, to the last known address of such person or personally served therein at least five (5) days prior to initiation of criminal action thereon.

Section Two.

Subsections A, B and D of Section 410.050 of the Municipal Code are not affected by this amendment and remain in full force and effect.

Section Three.

This Ordinance shall be in full force and effect from and after its passage and approval.

Passed this 12th day of October, 2009.

Bonnie Taylor, Presiding Officer

Attest:

Cathryn Terrell, City Clerk

Approved this 12th day of October, 2009.

Bonnie Taylor, Mayor

Attest:

Cathryn Terrell, City Clerk

First Reading: 10/12/09
Second Reading: 10/12/09