

INTRODUCED BY: ALDERMAN O BRYANT

AN ORDINANCE ADOPTING A NEW SECTION 415.022 OF THE MUNICIPAL CODE OF THE CITY OF WARSON WOODS, MISSOURI RELATING TO REGULATIONS APPLICABLE TO THE A AND B RESIDENCE DISTRICTS.

SECTION 1. A New Section 415.022 of the Municipal Code of the City of Warson Woods, Missouri is hereby adopted to read as follows:

A. Percentage of lot to be occupied;

The building area of any residence to be erected or structurally altered shall not exceed 35% of the land area of the lot of record on which such residence is situated. For this purpose, garages, carports, porches or other structures with a roof shall be included as part of the building. Structures without a roof shall be excluded from the building area.

B. Time Limit On Completion of Projects.

The construction, demolition or alteration of any project relating to a residence shall be completed within the following time limits from inception of such construction, demolition or alteration:

<u>Cost of Project</u>	<u>Time Limit</u>
\$20,000	6 months
50,000	9 months
More than \$50,000	12 months

C. Penalties For Failure to Complete Construction Work Within Time Limits;

The building permit for any structures in the A and B Residence Districts shall include the consent of the applicant the applicant will pay the City a penalty of \$30.00 for each calendar day all exterior work for construction and alteration work included in such building permit is not completed within the time limits set forth in Section 415.022 (B), unless such time limit is extended in writing by the Building Commissioner for unavoidable delays due to Acts of God weather conditions or strikes or other labor difficulties.

D. Project Completion Deposit for Structures In the A and B Residence Districts;

1.) Application for building permits in the A and B Residence Districts shall be accompanied by a project completion deposit in the following amounts:

<u>Project Cost</u>	<u>Deposit</u>
Less than \$10,000	\$250.00
\$10,000 and over	\$500.00

2.) Any Penalties due under Section 415.022 (C) shall be deducted by the City from the Project Completion Deposit. If the Project Completion Deposit is insufficient, the applicant for the building permit shall pay the difference in cash to the City before final approval is given by the Building Commissioner.

- 3.) Any balance remaining in any project completion deposit shall be returned to the applicant upon final inspection and approval by the Building Commissioner.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

PASSED AND APPROVED THIS 19th DAY OF October, 1999

Mayor

ATTEST:

City Clerk

APPROVE AS TO FORM:

City Attorney