AN ORDINANCE AMENDING SECTION 405.090.E OF THE ORDINANCES OF ST. CHARLES COUNTY MISSOURI, THE UNIFIED DEVELOPMENT ORDINANCE, TO REDUCE THE CATEGORIES OF SIZE LIMITS FOR ACCESSORY STRUCTURES IN THE “RR”, “R1A”, “R1B”, “R1C”, “R1D” AND “R1E” SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS.

WHEREAS, Art. II, Section 2.514 of the St. Charles County Charter authorizes the County Council to "license, tax, and regulate all businesses, occupations, professions, vocations, activities or things whatsoever set forth and enumerated by the Constitution or by Applicable Law" within the unincorporated areas of the County and also within incorporated areas of the County with the consent of their governing bodies; and

WHEREAS, Article II, Section 2.529 of the St. Charles County Charter provides that the Council may exercise legislative power pertaining to public health and welfare, police and traffic, building construction, and planning and zoning, in the part of the County outside incorporated cities, towns, and villages, and on such other subjects as may be authorized by the Constitution or by applicable law; and

WHEREAS, St. Charles County has adopted the zoning regulations in Chapter 405 OSCCMo; and

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WHEREAS, Section 405.535.B.2, OSCCMo, provides that by its own motion and by ordinance the County Council may amend the text of Chapter 405 OSCCMo; and

WHEREAS, the County Council finds that it is in the public interest to amend the regulations of Chapter 405, Section 405.090.E OSCCMo, as provided herein, to reduce the categories of size limits for Accessory Structures in the “RR”, “R1A”, “R1B”, “R1C”, “R1D” and “R1E” (Single Family Residential) zoning districts.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF ST. CHARLES COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Section 405.090.E OSCCMO, is hereby amended as follows (added text in bold type, deleted text in [bracketed and striken type]).

Section 405.090 “RR”, “R1A”, “R1B”, “R1C”, “R1D” and “R1E” Single-Family Residential Districts.

E. Accessory Structure.

1. Maximum total size of all accessory structures (except stables) on any given parcel may not exceed the following limits.
   a. For parcels less than one (1) acre in size, up to [fifty percent (50%) of base area of main structure.] one thousand two hundred (1,200) square feet.
   b. For parcels at least one (1) acre but less than three (3) acres in size, [one thousand five hundred—(1,500)] two thousand four hundred (2,400) square feet.
c. For parcels at least three (3) acres but less than [four (4)] five (5) acres in size, [two thousand four hundred (2,400)] three thousand six hundred (3,600) square feet.
d. For parcels at least [four (4)] five (5) acres but less than [five (5)] ten (10) acres in size, [three thousand eight hundred (3,800)] four thousand eight hundred (4,800) square feet.
e. For parcels at least [five (5)] ten (10) acres, or more, [but less than six (6) acres] in size, [three thousand six hundred (3,600) square feet.] no maximum square footage.
f. For parcels at least six (6) acres but less than seven (7) acres in size, four thousand two hundred (4,200) square feet.
g. For parcels at least seven (7) acres but less than ten (10) acres in size, four thousand eight hundred (4,800) square feet.
h. For parcels at least ten (10) acres in size, or more, no maximum size.

2. Maximum size of private stable. Three thousand (3,000) square feet for stables in "R1A" through "R1E" zoning districts. Such stables must be fifty (50) feet from all property lines.

3. Minimum front yard of accessory structure. Fifty (50) feet.

4. Minimum side yard of accessory structure. Seven (7) feet.

5. Minimum rear yard of accessory structure. Seven (7) feet.

6. Minimum distance from main structure to accessory structure. Ten (10) feet (except swimming pools). Accessory structures that will be less than ten (10) feet from the main
structure must meet the same setbacks as the main structure and meet applicable building code requirements. A detached garage may be located in the front yard, however, no part of the structure may be located directly in front of the main structure.

7. **Design requirements.** All accessory, non-residential buildings over two hundred (200) square feet, except accessory structures and stables in the "RR" District, must be constructed of building materials and designed architecturally to be in substantial compliance with the primary structure. The use of metal siding, including, but not limited to, aluminum and steel, in the construction of an accessory structure is prohibited.

Section 2. Except as provided in Section 3, below, this ordinance shall be in full force and effect from and after the date of its passage and approval.

Section 3. This ordinance is subject to penalty provisions for its violation and therefore, for penal purposes, shall be effective thirty-one (31) days after its posting in six public places, its publication in full on the web site of St. Charles County, and the publication of its title and the location in St. Charles County where it may be viewed in its entirety in a legal publication or a newspaper of general circulation in St. Charles County.

*January 29, 2018*

DATE PASSED
February 1, 2018
DATE APPROVED BY COUNTY EXECUTIVE

[Signature]
CHAIR OF THE COUNCIL

[Signature]
COUNTY EXECUTIVE

ATTEST:

[Signature]
COUNTY REGISTRAR