

Exhibit B – Municipal Code Amendments

New text is **bold**, eliminated text is struck through and all changes are highlighted.

Title I Government Code

Chapter 120 Boards and Commissions

Article VI Building Appeals Board

Section 120.180 Authority of The Building Appeals Board.

- A. The Building Appeals Board shall hear and decide appeals of ~~the Architectural Review Board and~~ staff decisions regarding granting building permits, Building Code interpretation, and Building Code enforcement actions. The Building Appeals Board shall also hear appeals to orders to abate nuisances as described in Chapter 220 of this Code.
1. The Building Appeals Board shall meet to hear appeals regarding the denial of a **residential** building permit ~~by the Architectural Review Board~~; or from persons with an order to abate a nuisance; or from persons claiming that the true intent of the Comprehensive Building Code or the policies legally adopted thereunder have been incorrectly interpreted; or from persons claiming that the provisions of the relevant code do not fully apply; or from persons claiming that an equally good or better form of construction is proposed. The Board shall have no authority to waive requirements of any of the above mentioned construction codes.
 - 4.a Whether the City Development Administrator ~~or Architectural Review Board~~ erred in their decision;
 5. Building Appeals Board decisions may be appealed to the Board of Adjustment as outlined in ~~Chapter 405, Section 405.390 "Appeals" of the City Code~~ **Section 405.250 of the Municipal Code, Appeal of Final Decision.**

Chapter 135 Finance, Taxation and Revenue

Article III Fee Schedules

Section 135.100 Planning and Zoning Fees.

Planning and Zoning Fee Table

Description	Fee
Appeals of impact fee calculation	See Section 410.840
Blasting Permit Application	See Section 515.020
Blasting Variance Application	See Section 515.050(B)(4)
Board of Adjustment Application Fee	\$150.00
Board of Adjustment Application Deposit*	\$600.00
Conditional Use Permit	\$50.00
Filing Fee — Proposed Commercial	\$500.00
Inspection Fee (During Construction — Site Development)	See Section 415.110
Parkland Contribution — Multi-Family Residential	\$700.00/unit
Parkland Contribution — Single-Family Residential	\$900.00/lot
Plan Review Using Contractor	Cost of Review
Preliminary Plat Review Fee/Subdivision Platting Fee	\$250.00 + \$25.00/lot
Preliminary Plat Review Fee — Commercial/Industrial	\$75.00/sheet + \$10.00/acre
Public Hearing Mailing	\$5.00 + \$0.62/letter
Record Plat Review Fee	\$250.00 + \$25.00/lot
Resubdivision	\$200.00
Sign Permit Application	\$50.00
Site Plan Review	\$100.00

Planning and Zoning Fee Table

Description	Fee
Special Hearing for Development Code Application* (Necessity determined by City Administrator)	\$1,000.00 refundable deposit
Special Use Permit	\$100.00
Vacation of Right-of-Way/Easement/Plat	\$200.00 per submittal
Zoning/Rezoning Review Fee	\$200.00

*** Actual costs of stenographer, staff time and public hearing notices will be deducted from the deposit prior to refund.**

NOTE: Fee schedule does not include escrow amounts — these are addressed in the Development Code.

Planning and Zoning Fee Table		
Description	Fee	Code Section
Application Fees		
Annexation	None	405.110
Appeal of Administrative Enforcement	\$150	405.240
Appeal of Final Decision	\$150	405.250
Floodplain Development Permit	\$100	405.190
Improvement Plan	None	405.180
Master Plan	\$200	405.150
Minor Adjustment	None	405.220
Preliminary Plat, Major	\$250 + \$25 per lot or \$10 per acre, whichever is greater	405.120
Preliminary Plat, Minor	\$250 + \$25 per lot or \$10 per acre, whichever is greater	405.120
Record Plat	\$250 + \$25 per lot or \$10 per acre, whichever is greater	405.130
Sign Permit	\$50	405.200
Site Plan, Major	\$100	405.160

Planning and Zoning Fee Table		
Description	Fee	Code Section
Site Plan, Minor	\$100	405.160
Special Use Permit	\$100	405.170
Storm Sewer Permit	\$15	405.210
Text Amendment	None	405.090
Vacation of Rights-of-Way/Easement Plat	\$200	405.140
Variance	\$150	405.230
Zoning Map Amendment	\$200	405.100
Other Fees		
Inspection Fees - Required Improvements	See Section 430.570.B	430.570.B
Payment In Lieu of Park Land Dedication	See Section 430.720	430.720
Public Hearing Fee	Actual costs associated with public hearings including but not limited to stenographer, published notice, and mailed notice. \$500 deposit due upon application submittal.	405.060
Zoning Verification Letter	\$15	

Section 135.110 Code Enforcement Fees.

Code Enforcement Fee Table

Description	Fee
Storm Drainage Facilities	\$15.00

Title II Public Health, Safety and Welfare

Chapter 220 Nuisances

Article III Weeds, Grass or Other Vegetation

Section 220.230 Developed or Partially Developed Properties Having Been Assessed As Agricultural By The St. Charles County Assessor's Office.

B.2.g The property or group of properties shall at all times be maintained in compliance with the philosophy, principles and standards of Chapter 4540: Erosion and Sedimentation Control Regulations of the Revised Ordinances of the City of Lake Saint Louis.

Section 220.240 Remedies For Non-Compliance With City Standards For Developed or Partially Developed Properties Having Been Assessed As Agricultural By The St. Charles County Assessor's Office.

A.2. If the owner fails to comply with philosophy, principles and standards of Chapter 4540: Erosion and Sedimentation Control Regulations, privileges pursuant to these provisions may be revoked with the result being that all of the property must be maintained in compliance with Section 220.210. In addition, before privileges under Section 220.230 are reinstated, the City may require an erosion control cash escrow to be posted with the City's Director of Finance in an amount to be determined by the City Development Administrator and otherwise in compliance with **Section 415.100(A)(4) Chapter 430, Article IX, Required Improvements and Guarantees.**

Chapter 245 Tree Preservation

This Chapter is repealed in its entirety.

Chapter 250 Special Events

Section 250.050 Standards For Special Event Permits.

A.10 *Signs.* City staff shall review all signage in connection with the issuance of the special event permit. All signs shall be

subject to all sign regulations in Chapter 430, *Additional Development Standards* 425, Article VII, *Signs*.

Title III Traffic Code

Article II Parking of Vehicles Regulated – Parking or Storage – Abandoned or Derelict Vehicles

Section 365.112 Covering of Vehicles in Residential Areas by Permit Only.

- A. Unless authorized by the City, it shall be unlawful to cover parked automobiles, pickup trucks or vans with a tarpaulin or cover in the R1, R2, R3, R4, R5, and R6 zoning districts, except in an enclosed garage.**
- 1. Upon application, the City will provide annual permits for the covering of automobiles, pickup trucks and vans that are parked off-street and outdoors on private property and are not derelict or commercial vehicles as defined in Section 300.010, *Definitions*.**
 - 2. Permits will be granted only for use of purpose intended covers (fitted for size and type of automobile, pickup truck or van). Cover must be maintained in good condition with no tears, discoloration or evidence of mold.**
 - 3. No more than one (1) annual permit will be issued per residential unit.**
Permits will be granted only for automobiles, pickup trucks and vans owned by the resident of the property in question.
 - 4. Violation of this provision will be considered a violation by the resident of the property.**
 - 5. Violation of provisions of this Section may result in revocation of permit.**
 - 6. From and after the time that a permit is issued, the resident of the property and owner of the automobile for which a permit has been issued**

may be required from time to time to demonstrate that the vehicle under cover is the one for which the permit has been issued. Demonstration may necessitate an inspection by code enforcement officials of the City to assure compliance with the Municipal Code and can be required with three (3) days' notice.

Title V Building and Construction

Chapter 500 Building Regulations

Article I Building Code

Section 500.010 Building Code and Permit

- D. *Issuance.* No building permit shall be issued until such permit has been examined by the Chief Building Official and he/she has affixed to it his/her approval that the application is in proper form, contains all necessary information and the proposed use of land, building or structure complies in all respects with the zoning provisions, including Sections 405.140 — 405.180, or with a written order from the Board of Adjustment in the form of an administrative review decision on an appeal **Title IV, Land Use.**
- E. *Uncompleted Structures.* ~~See Section 410.120.~~ **No structure shall be permitted to stand with its exterior in an unfinished condition for longer than six (6) months after commencement of construction. Upon written request demonstrating hardship, the City Development Administrator may grant extensions of the required completion date for up to three (3) additional months. Upon failure to meet the construction completion date, the property owner shall be served with written notice of violation. Upon failure to comply with said written notice of violation, the property owner shall be guilty of a misdemeanor and upon conviction thereof shall be fined under the stated terms and conditions. Property owners in violation of this Section shall not be issued any additional building permits until all violations are satisfied.**

G. Escrows Or Bonds Required From Owner And Professional Builders (Other Than Residential Builders):

1. "Owner builder" shall mean any person who undertakes to construct or to have constructed any building for his/her own use or occupancy.
2. "Professional builder" (other than residential builder) shall mean any person or company who undertakes to construct or to have constructed any building for occupancy for his/her own use or use by others, either for multi-family residential, commercial or industrial use.
3. "Building board-up" shall mean the act of using plywood or other approved materials to close any openings in the exterior walls of a vacant, uninhabitable or unoccupiable structure to a height not less than eight (8) feet above the directly adjacent grade. In the event "building board-up" is used to form the exterior walls of an incomplete structure, the design and placement of the materials used shall be specified by an engineer licensed by the State of Missouri who shall provide a sealed plan for the work prior to its commencement. The materials used for the "building board-up" shall be of an approved color.
4. "Site improvement escrow" shall mean a surety bond, an irrevocable letter of credit or suitable escrow in the favor of the City in a sum equal to one hundred percent (100%) of the projected cost of all site-related improvements, including the site parking lot, site lighting, site stormwater detention/retention and site landscaping. "Site improvement escrow" shall also be pledged to insure that, in the event substantive construction work on the proposed structure ceases for a period for thirty (30) consecutive days, the City may provide for the site security and appearance through site construction debris cleanup, "building board-up", grading and seeding of the site and site landscaping. In the event the projected cost of the site improvement escrow is less than the projected cost for site construction debris cleanup and building

board-up cost, the site improvement escrow shall be increased to include the projected cost difference. The cost difference is the difference between the projected cost for the site parking lot, site lighting, site stormwater detention/retention and site landscaping when compared to the projected cost for site construction debris cleanup, building board-up and site landscaping projected cost.

5. No building permit shall be issued to any "owner builder" or "professional builder" until the applicant has submitted to the Chief Building Official a detailed statement of the projected cost of all site improvements including the site parking lot, site lighting, site stormwater detention/retention, site landscaping, site construction debris cleanup and "building board-up" cost.

6. No building permit shall be issued to any "owner builder" or "professional builder" until the applicant has submitted a suitable "site improvement escrow".

Chapter 540 Erosion and Sedimentation Control Regulations

Section 540.032 Application Procedure.

A.3 The provisions of ~~Sections 415.100 and 415.110~~ **Chapter 430, Article IX, Required Improvements and Guarantees** shall be deemed to apply to any excavations, grading or filling activities that require a permit from the City.

Section 540.100 Appeals.

Appeals **shall be made to the Board of Adjustment in accordance with the** procedures **are** outlined in Section ~~405.390~~**240, Appeal of Final Decision.**

Title VI Business and Occupation

Chapter 600 Alcoholic Beverages

Article II Licenses

Section 600.250 Compliance With Land Use Code.

In addition to the requirements and licenses herein, the City's Zoning Code contains regulations on the placement and permitting of certain types of liquor establishments. Refer to Chapter **410420, Use Regulations**, of the Municipal Code.

Chapter 605 Business Licenses, Permits and Miscellaneous Business Regulations

Article I General Provisions

Section 605.150 Inspection Required Prior To Issuance of A Business/Merchants License.

A.3 In compliance with the necessary parking facilities for the intended use, ~~Chapter 430, Article II, Sections 430.080 et seq~~ **in accordance with Chapter 425, Article III, *Parking, Access, and Mobility*.**