

BILL NO.18
ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX B, SECTION 5 TO PROHIBIT THE ELEVATION OF PRIMARY STRUCTURES IN RESIDENTIAL ZONING DISTRICTS UTILIZING PIER CONSTRUCTION.

WHEREAS, the Zoning Ordinance for the City of Sunset Hills does not currently restrict the type of construction method used for elevation of structures in the floodplain and the Board of Aldermen finds that residential structures in the City of Sunset Hills should be of similar quality and appearance, in order to benefit all residents of the City of Sunset Hills; and

WHEREAS, the Board of Aldermen duly considered the Floodplain Management Program in Appendix E which requires structures constructed in the 100 year floodplain to be elevated at least two feet above the base flood elevation and provides that methods of elevation include fill, foundation (with the area below the first floor to be used for storage only) or piers. The Board of Aldermen finds that piers are not appropriate for the elevation of primary structures in residential zoning districts.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Appendix B, Section 5 of the Code of Ordinances of the City of Sunset Hills shall be amended by adding a new Section 5.24 thereto, providing as follows:

5.24- Piers prohibited. Notwithstanding the provisions of Appendix B or Appendix E to the contrary, piers may not be utilized as a method of elevating primary structures in residential zoning districts. Additions to primary structures (e.g sunrooms, decks, etc.) constructed with approval of City staff, shall be exempt from this requirement.

Section 2. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this _____ day of _____, 2021.

MAYOR

APPROVED this ---- day of _____, 2021.

MAYOR

(SEAL)

ATTEST: _____
CITY CLERK/ CITY ADMINISTRATOR