

**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 flood plain 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 Flood Plain Management Program in Appendix E which requires structures constructed in the 100-year flood plain 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, posts, pilings and/or columns 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, should 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