

INFORMATION ONLY

Bill No. 2023-25

Ordinance No. _____

Introduced by _____

AN ORDINANCE AMENDING NUMBER 3, OF SECTION N PERTAINING TO FENCE REGULATIONS FOR "R" RESIDENTIAL DISTRICTS OF THE CODE OF ORDINANCES OF THE CITY OF ST. CLAIR.

WHEREAS an ordinance amending number 3 of Section N pertaining to fence regulations for R (Residential) Districts

Now, Therefore, be it ordained by the Board of Aldermen of the City of St. Clair; Franklin County Missouri as follows:

- (3) *Fence regulations for "R" (Residential) districts.*
- (a) The use of barbed wire, hardware cloth, woven wire ore welded wire, or any other similar material shall not be permitted as fencing in residential zoning districts. There shall not be any fences consisting of one or more strand wires constructed in residential zoning districts.
 - (b) Residential fences shall not exceed eight feet in height.
 - (c) The owners of residential properties shall be responsible for maintaining said fences and to remove any fence which becomes unsightly or a menace to public safety, health, or welfare.
 - (d) On a corner lot, a fence shall not extend beyond the front exterior wall of the building, as platted, which is parallel to the front of the house. Along other front building lines as platted on a corner lot, the fence shall be set back a minimum of ten feet from the property line and shall not extend into the sight-distance area as defined in this appendix.
 - (e) On a through-lot, a fence is permitted to extend to, and along, the property line opposite the front of the structure. No fence shall be permitted to extend beyond the front exterior wall of the structure or any property line.
 - (f) On any interior lot other than a through-lot, a fence shall not extend beyond the front exterior wall, nor shall any fence extend beyond the side and rear property lines.
 - (g) In no case should any front yard be enclosed by a fence other than as provided for on a through-lot.
 - (h) No fence shall be erected within six feet of an existing dwelling on an adjacent lot.
 - (i) Temporary fences may be erected in conjunction with "display homes" in subdivisions so long as the fences are removed within 30 days following the sale or transfer of ownership of the display.
 - (j) Ornamental dividers, plastic chains, posts or like materials erected along driveways or sidewalks shall not be considered a fence.
 - (k) Fences shall be erected around swimming pools according to the adopted building codes of the City of St. Clair.

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(m) Fence materials.

1. Fences which are eight feet or less in height may be constructed of wood, masonry, vinyl, decorative material, or chain link materials.

READ BY TITLE ONLY TWICE AND PASSED this _____ day of _____, 2023.

VOTE:

NAME	A YE	N AY	NAME	A YE	N AY
Alderman Viehland	_____	_____	Alderman Saling	_____	_____
Alderman Sikes	_____	_____	Alderman Dulworth	_____	_____

Cozy Bailey, Mayor

ATTESTED:

Kim French, City Clerk



INFORMATION ONLY

Bill No. 2023-26

Ordinance No. _____

Introduced by _____

AN ORDINANCE TO ADOPT A SHORT-TERM RENTAL PROGRAM, WITHIN THE CITY LIMITS OF ST. CLAIR, PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; AND REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS the City desires to protect the public health and safety by establishing reasonable regulations on short-term rentals regarding noise, neighborhood safety, neighborhood character, and other health and safety concerns; and

WHEREAS this ordinance is intended to provide regulations, standards, and circumstances under which a short-term rental may be allowed in the City of St. Clair

WHEREAS it is the City's intent that all short-term rentals shall be regulated and managed such that the residential character of neighborhoods and the stability necessary for a suitable family environment is maintained; and

WHEREAS, the Board of Alderman has determined that restricting and regulating short term rentals as provided herein serves a legitimate public purpose and is in the best interests of the citizens of the City of St. Clair.

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the City of St. Clair, Franklin County, Missouri, as follows:

SECTION A. - PURPOSE.

The purpose of the Short-Term Vacation Rental Permit Program is to provide for the health, safety, and general welfare of the residents of the City of St. Clair and anyone vacationing in the City of St. Clair. The program shall monitor the general condition of structures within the city through the establishment of a regularly scheduled inspection procedure. At a minimum, the health and safety occupancy inspection shall review the following areas of potential health and safety concerns to assure that all necessary utility services are provided and functioning properly; all HVAC systems are in working condition; all plumbing fixtures are in proper working condition; no unsafe electrical hazards exist; the structure is structurally sound; all windows are in place, unbroken and function properly; plaster and paint on walls are not peeling or flaking; there is no accumulation of trash, debris, chemicals or fabric which could pose a fire hazard; there are no insect or rodent infestations; and the exterior of the structure meets all property maintenance codes. This program shall apply only to Short-Term Rental property.

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SECTION B. - DEFINITIONS.

Short Term Vacation Rental. A residential structure or unit (excluding multiple-family dwellings containing three or more units) a portion of which may be used for temporary guest accommodations, in which travelers are lodged for sleeping purposes for compensation, with or without a morning meal provided, but with no food service for compensation except for overnight guests. To qualify as a Short-Term Vacation Rental facility, such facility shall be granted a business license.

SECTION C. - CONDITIONS.

Conditions. The following conditions shall be made a continuing obligation of any commercial occupancy permit and/or conditional use permit issued for a short-term vacation rental facility, and such other conditions as may be required by the Planning and Zoning Commission and the Board of Aldermen:

1. A short-term rental facility shall be subject to, at minimum, an annual inspection to determine compliance with the requirements of this Section and of the City's Building and Occupancy Codes. The City may require additional inspections upon a complaint regarding the condition of the property or of the conduct of the short-term rental facility operation.

1. The maximum number of guests at anyone (1) time may not exceed the number permitted by the applicable Building and Occupancy Code provisions of the City of St. Clair. The occupancy limit shall be established as part of the commercial occupancy permit and/ or conditional use permit granted the facility.
2. Off-street parking facilities shall be provided in conformance with the existing Municipal code provision.
3. A short-rental facility may provide meals only to its guests and under no circumstances to members of the general public. No food storage or preparation capabilities shall be provided in guest rooms.
4. The short-term rental facility shall always appear as a current R-1, Single-Family Residential District and/or R-2, Two-Family Residential District.

The short-term rental facility must not generate acclivity or noise inimical to the character of a residential district nor permit it to fall below the standards of the City's adopted building, property maintenance and other applicable codes, and further shall be required to be inspected annually to obtain a business license. Such inspection to be performed by the city with an inspection fee of \$100.00 in addition to the fee charged for the annual business license.

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Applications.

1. Applications for short-term rental uses shall be filed upon forms prescribed by the City, setting forth the legal description of the lot, tract, or parcel of land, together with a general description of any building or structure thereon, including the approximate size, square footage, number of bedrooms, and number of parking spaces; location of the building and parking upon the lot, tract, or parcel; and any other information deemed necessary by the City.
2. Applications for short-term rental permits shall be submitted to the City Clerk, then forwarded over to the Building Department.

B. Standards for Short-term Rental Uses.

1. Occupancy. The total allowable occupancy per structure shall be limited to no more than two (2) persons per bedroom.
2. License. Property owners of Short-term rentals shall obtain an annual business license from the City.
3. Display of materials. All short-term rental users shall be required to conspicuously post the following information within the rental, Name, and contact information for the individual responsible for the day-to-day operations of the rental.
4. A copy of the Certificate of Occupancy.
5. A copy of the approved Business License.
6. City of St. Clair noise and nuisance ordinances.
7. A statement that no short-term rental shall be rented or used for the sole purpose of receptions, parties, weddings, or other similar events.

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This ordinance shall be in full force and affect from and after its passage and approval.

READ BY TITLE ONLY TWICE AND PASSED this _____ day of _____ 2023.

VOTE:

NAME	AYE	NAY	NAME	AYE	NAY
Alderman Viehland	_____	_____	Alderman Saling	_____	_____
Alderman Sikes	_____	_____	Alderman Dulworth	_____	_____

Cozy Bailey, Mayor

ATTESTED:

Kim French, City Clerk

