

**AN ORDINANCE AMENDING CHAPTER 405: ZONING REGULATION OF THE CITY OF CLEVER CODE BOOK.**

An Ordinance of the City of Clever, County of Christian, State of Missouri to amend Chapter 405: Zoning Regulation accepting and approving all changes relating to the City's codes on fencing.

**BE IT ORDAINED BY THE CITY COUNCIL OF AND FOR THE CITY OF CLEVER, COUNTY OF CHRISTIAN, STATE OF MISSOURI, AS FOLLOWS:**

**SECTION I:** All ordinances or parts of ordinances in conflicts with this ordinance are hereby amended or repealed.

**SECTION II. Amending 405.110. Establishment of Districts.**

A. Amending 405.110: Establishment of Districts to include the following:

1. *"R-1d" Single-Family Residential District.* Districts similar to "R-1c" districts but usually permitting higher density single-family detached residential uses in subdivisions.

**SECTION III. Amending Article II District and District Regulations**

A. **"R-1d" Single-Family Residential District.**

1. The following regulations shall apply to every lot and building site in an "R-1d" Residential District and shall be subject to all of the general provisions of this Chapter.
2. Uses permitted in "R-1d" districts.
  - a. Shall not be allowed within a 220' feet distance, measuring form the center of the road, of the Highway 14/Veterans Blvd corridor within the City of Clever.
3. *Uses Permitted In "R-1d" Districts By Zoning Permit.* Those principal uses designated by the abbreviation "Z" in the Appendix A: Table of Permissible Uses shall be allowed by permit issued by the Administrator.
4. *Conditional Uses "R-1d" Districts.* Those principal uses designated by the abbreviation "C" in the Appendix A: Table of Permissible Uses shall be allowed only upon approval by the Board of Aldermen in accordance with the provisions of Section 405.270.
5. *Dimensional Regulations "R-1d" Districts.* All lots within the "R-1" districts shall be developed in accordance with the dimensional regulations prescribed in the Table of Dimensional Regulations (Table 405.260).
6. *Parking Requirements "R-1d" Districts.* All uses within the "R-1c" district shall satisfy the requirements prescribed in the Table of Parking Requirements (Table 405.480).

**SECTION IV: Amending 405.330 Fences and Walls.**

- A. Amending Section 405.330, Subsection “B” Applicability to include R-1d – Single Family Residential in the required application and fees.

**Section V: Amending 405.390 Signs.**

- A. Amending Section 405.390, Subsection “K” District Regulations to include R-1d – Single Family Residential to the “District Regulations Table”.
  - 1. Prohibited on one (R1b)- and two (R1c)- and three (R1d)- family residences:
    - a. Bulletin board signs;
    - b. Business signs other than as allowed for home occupations;
    - c. Monument signs other than as allowed per Subsection (L)(1)(b)(4);
    - d. Wall signs.

	<b>District Regulations Table Zoning District</b>							
	<b>A</b>	<b>R1b</b>	<b>R1c</b>	<b>R1d</b>	<b>RM</b>	<b>C</b>	<b>CBD</b>	<b>I</b>
<b>Standards</b>	<b>A</b>	<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
		<b>Functional Sign Types</b>						
Advertising sign	P	X	X	X	C	P	P	P
Bulletin board	P	X	X	X	C	P	P	P
Business sign	P	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P	P	P
Memorial sign	P	P	P	P	P	P	P	P
Identification sign	P	P	P	P	P	P	P	P
Nameplate sign	P	P	P	P	P	P	P	P
Temporary sign	P	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>
		<b>Structural Sign Types</b>						
Awning, canopy, or marquee sign	P	X	X	X	X	P	P	P
Elevated sign	P	X	X	X	X	P	P	P
Ground sign	P	P	P	P	P	P	P	P
Monument sign	P	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	P	P	P
Portable display sign	P	X	X	X	X	P	C	P
Projecting sign	P	X	X	X	X	P	P	P

Wall sign	P	X	X	X	X	P	C	P
Roof sign	P	X	X	X	X	P	P	P
Window sign	P	C	C	C	C	C <sup>4</sup>	C	C <sup>4</sup>

P = Permitted

C = Conditionally permitted

X = Not permitted

<sup>1</sup> Refer to Subsection (L)(2)

<sup>2</sup> Refer to Subsection (I)

<sup>3</sup> Refer to Subsection (L)(1)(b)(4)

<sup>4</sup> Refer to Subsection E(2)(f)

B. Amending Section 405.390, Subsection “L” Sign Standards to include R-1d – Single Family Residential.

**SECTION VI:** This ordinance shall be in full force and effect from and after its passage and approval.

**FIRST READING BY TITLE WITH COPIES AVAILABLE TO THE PUBLIC HELD ON THIS 4<sup>TH</sup> DAY OF APRIL 2022.**

	Aye	Nay
Alderman PRIEBE	_____	_____
Alderman LARSON	_____	_____
Alderman SCHMIDT	_____	_____
Alderman MCPHAIL	_____	_____

**SECOND READING AND FINAL PASSAGE HERE ON THIS 4<sup>TH</sup> DAY OF APRIL 2022.**

	Aye	Nay
Alderman PRIEBE	_____	_____
Alderman LARSON	_____	_____
Alderman SCHMIDT	_____	_____
Alderman MCPHAIL	_____	_____

Date Approved \_\_\_\_\_

\_\_\_\_\_  
DALE MAISEL, Mayor

Attest:

\_\_\_\_\_  
KRISTY KEITHLEY, City Clerk