

BOARD BILL NO. 214 INTRODUCED BY ALDERMAN ALFRED WESSELS, JR.

1 An Ordinance recommended by the City of St. Louis Planning Commission pertaining to
2 fees related to services provided by the Zoning Section of the Building Division of the
3 Department of Public Safety; repealing and amending portions of Section Twenty-One of
4 Ordinance 59979, codified as §§26.80.010(C)(2), 26.80.050(D), 26.80.060(E) of the Revised
5 Code of the City of St. Louis 1994 as amended and supplemented (hereafter “Revised Code”);
6 repealing and amending portions of Section Two of Ordinance 63299, codified as §26.80.070(B)
7 and (G) of the Revised Code; amending a part of Section Two of Ordinance 64654, codified as
8 §26.84.040(B) of the Revised Code; repealing and amending a part of Section Twenty-Four of
9 Ordinance 59979, codified as §26.92.020 of the Revised Code; and repealing and amending
10 Section Twenty-Five of Ordinance 59979, codified as §26.96.040 of the Revised Code; adding a
11 new chapter for fees related to services provided by the Zoning Section; including a severability
12 and an emergency clause.

13 **WHEREAS**, the City of St. Louis has not increased some of its fees related to services
14 provided by the Zoning Section of the Building Division for a minimum of twelve years and
15 some fees have been in place and not increased since 1950;

16 **WHEREAS**, inflation has nationally increased about 175% since 1980 and about 36%
17 since 1999, and inflation has increased the cost to provide zoning related services;

18 **WHEREAS**, the City of St. Louis now recovers from 0% to 21% of the costs related to
19 special services requested of and provided by the Zoning Section of the Building Division;

20 **WHEREAS**, the amended fees and new fee schedule reflect all or a significant portion of
21 the costs incurred by the Zoning Section of the Building Division.

22 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

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1 **SECTION ONE.** Portions of Section Twenty-One, Twenty-Four and Twenty-Five of
2 Ordinance 59979, currently codified as §§26.80.010(C)(2), 26.80.050(D), 26.80.060(E),
3 26.92.020, 26.96.040 of the Revised Code of the City of St. Louis 1994, as amended and
4 supplemented (hereafter “Revised Code”); portions of Section Two of Ordinance 63299, codified
5 as §§26.80.070(B) and (G) of the Revised Code; and a part of Section Two of Ordinance 64654,
6 codified as §26.84.040(B) of the Revised Code, are hereby repealed and enacted in lieu thereof
7 are new provisions relating to the same subject matters as set forth in Section Two of this
8 Ordinance.

9 **SECTION TWO.**

10 **26.80.010(C)(2) Conditional uses.**

11 2. Applications for Conditional Use Permits shall be filed with the Zoning Administrator and
12 shall be accompanied by data, plans, and information as prescribed by the Board of Public
13 Service to assure the fullest understanding of the application. One copy of the application shall
14 be filed at the same time with the Board of Public Service. The Zoning Administrator shall
15 provide written notification of an application for a Conditional Use Permit to the Aldermen in
16 whose ward the conditional use is proposed. A fee, set forth in Section 26.98, shall be due at the
17 time the Applicant requests a conditional use hearing.

18 **26.80.050(D) Planned unit development district.**

19 D. Sketch Plan Submittal. The applicant shall submit at least two copies of a sketch plan to the
20 Planning Commission, accompanied with a filing fee, set forth in Section 26.98, on forms
21 furnished by the Planning Commission. The sketch plan shall include both maps and a written
22 statement and shall show enough of the area surrounding the proposed PUD to demonstrate the

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1 relationship of the PUD to adjoining uses. The maps may be in general, schematic form, and
2 must contain the following information:

3 **26.80.060 Home occupations (E).**

4 E. A fee, set forth in Section 26.98, shall be due at the time an application is made for a home
5 occupancy waiver.

6 **26.80.070 (B) & (G) Community Unit Plan (CUP).**

7 B. A filing fee, set forth in Section 26.98, shall be required at the time such a plan is submitted to
8 the Planning Commission.

9 G. At the time any amendment to a community unit plan is submitted a filing fee, set forth in
10 Section 26.98, shall be required.

11 **26.84.040(B.) Appeals.**

12 B. In such case proceedings shall not be stayed otherwise than by a restraining order which may
13 be granted by the Board or by a court of record on application or notice to the Building
14 Commissioner or the Board of Public Service, and on due cause shown. The Board shall fix a
15 reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to
16 the parties in interest and decide the same within a reasonable time. At the hearing any party may
17 appear in person or by agent or by attorney. A fee, set forth in Section 26.98, shall be a paid to
18 the Board at the time an appeal is filed.

19 **26.92.020 Petition procedure.**

20 The said petition shall be in writing on a form supplied by the Zoning Administrator and shall
21 contain a complete description of the property involved and shall set forth fully the grounds of
22 such petition and contain a recital of all the facts relied on by the petitioner. A fee, set forth in
23 Section 26.98, shall be paid to the City upon the filing of a petition, and under no conditions

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1 shall said filing fee or any part thereof be returned in the event of unfavorable findings or
2 recommendations on said petition by the Commission. After a study and investigation and within
3 forty-five (45) days of filing the petition, the Planning Commission shall report to the petitioner
4 its findings and recommendations. Where the Planning Commission recommends modification
5 in the requested change, amendment or supplement, said petitioner may incorporate the
6 recommended modification in the petition and forward it to the Planning Commission for further
7 study and said Commission shall report to the petitioner its findings and recommendations.

8 **26.96.040 Front yard survey.**

9 The fee for a survey necessary to establish the front yard line requirements of any use districts, as
10 set forth in Section 26.98 shall be paid prior to the issuance of any certificate of occupancy or
11 building permit.

12 **SECTION THREE.** The following new Chapter is hereby added to the Zoning Code:

13 **26.98 Fee Schedule.**

14 The following non-refundable fees shall be paid by the requesting party prior to any action being
15 taken by the city in connection with zoning services:

SERVICE	FEE
Front Yard Survey	\$44.00
Rezoning Petition	\$250.00
Appeal to the Board of Adjustment	\$265.00
Conditional Use	\$75.00
PUD (Planned Unit Development)	\$500.00*

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CUP (Community Unit Plan)	\$1,000.00**
Amendment of a CUP	\$350.00
SPD (Signage Plan District)	\$500.00
Home Occupancy Waiver	\$20.00
Zoning Letters	\$25.00
Signature Verification of Plat & Petitions	\$475.00
Incidental Business Waivers	\$20.00

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*\$500.00 for the first acre, \$250.00 for each additional acre or fraction thereof
**\$1,000.00 for the first fifteen acres, \$500.00 for each additional acre or fraction

SECTION FOUR. Severability Clause.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION FIVE. Emergency Clause.

This Ordinance being deemed necessary for the immediate preservation of the public health, safety and welfare, is hereby declared an emergency measure and shall become effective immediately upon its approval by the Mayor.