

AN ORDINANCE TO ENHANCE PROPERTY VALUES AND TO ALLOW THE RESIDENTS OF GRANTWOOD VILLAGE TO CONSTRUCT OUTDOOR STRUCTURES ON THEIR PROPERTY WITHIN THE TOWN OF GRANTWOOD VILLAGE, MISSOURI BY ADDING A NEW SECTION TO THE TOWN CODE

WHEREAS, the Board of Trustees of Grantwood Village, Missouri is desirous of allowing its residents to construct outdoor buildings on their property as it has been the wish of several residents within the Town to add such buildings to their property

SO BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRANTWOOD VILLAGE, MISSOURI AS FOLLOWS:

SECTION 400.300 OUTDOOR STRUCTURES PERMITTED

A. Notwithstanding any other Chapter or Section of this Code, outdoor structures shall be permitted on private residential property within the Town subject to the following restrictions:

1. Codes, Permitting and Approval.

a. Any outdoor structure must meet all St. Louis County Code and Inspection Requirements.

b. Any plans and permits for the placement of an outdoor structure must be approved by the Building Commissioner of the Town of Grantwood Village, Missouri and one Member of the Board of Trustees of the Town of Grantwood Village, Missouri in accordance with the permitting requirements as are described in this Code.

2. Surfaces.

a. The ingress and egress walkways of the outdoor structure shall run from the main residence of the residential property and said walkways shall be composed of a hardscape product, including, but not limited to; stone pavers, other stone products, concrete or brick. No natural surface, plastic, asphalt, gravel, loose rock, petroleum products or wooden walkways are to be permitted.

b. The outdoor structure itself shall be completely situated on a base of a hardscape product, including, but limited to; stone pavers, other stone products, concrete or brick. No natural surface, plastic, asphalt, gravel, loose rock, petroleum products or wood shall be used as the base for the outdoor structure.

3. Location of Structure.

- a. The outdoor structure must be located directly behind the main residence (not to include garages) of the property. It may not protrude in excess of the width of the main residence of the property.
- b. The outdoor structure can only be located in the back yard of the residential property directly behind the main residence of said property. Under no circumstance is an outdoor structure allowed to be constructed in a front or side yard of the main residence.
- c. The outdoor structure is not permitted to be constructed in excess of the current property setback lines as have been or will be set by the Town, or as otherwise described in this Code.
- d. The back line of the outdoor structure shall under no circumstances exceed a distance of more than Thirty (30) feet from the back line of the main residence of the property and in no event shall an outdoor structure be located within the property offset lines as are currently described within this Code.
- e. In no event shall an outdoor structure be constructed in an existing easement belonging to any entity having legitimate property rights, colorable property rights or usage rights to said easement.
- f. In no event shall an outdoor structure be constructed in such a manner to cause the artificial run-off of storm water, impede with the natural flow of run-off storm water or be located in a storm water drainage swale. No storm water run-off channels shall be impeded by the construction of an outdoor structure.

4. General Construction Provisions.

- a. Any outdoor structure must be affixed to its base and be more or less be of a type that is permanent in its location. Structures that are easily removable or might be construed to be only of a seasonal nature are not permitted under this Section.
- b. The square footage of the base of the outdoor structure shall under no circumstance exceed Two Hundred Fifty (250) square feet.
- c. The outdoor structure must be open on all four sides and cannot be permanently enclosed by screening materials, tarps, blinds or shades. Non-permanent devices for sheltering from the sun, wind or other elements are permitted as long as they are easily retractable and are if fact retracted when the structure is not in use.

5. Roof Construction Provisions

- a. No flat roof shall be permitted on any outdoor structure.

b. No fabric material shall be permitted on any outdoor structure.

c. The height of the outdoor structure, including the roof at its highest peak, shall not exceed Twelve (12) Feet in height.

d. If the base of the outdoor structure is less than or equal to One Hundred Twenty-five (125) square feet:

i. The roof on said outdoor structure must be greater than 3/12 pitch;

ii. The roofing material of said outdoor structure must be composed of asphalt shingle, clay tile, slate, wood shingle or standing metal seam in the color of grey, black or brown or of a color to generally match the color of the outdoor structure and the primary residence located on the property as a whole;

e. If the base of the outdoor structure is greater than One Hundred Twenty-five (125) square feet:

i. The roof on said outdoor structure must not exceed a 5/12 pitch;

ii. The roofing material of said outdoor structure must be composed of asphalt shingle, clay tile, slate or wood shingle and in color to generally match the color of the outdoor structure and the primary residence located on the property as a whole.

6. Usage.

a. Under no circumstances shall the permanent structure be used for the following purposes:

i. For general storage purposes;

ii. The parking or storage of vehicles;


iii. For human or animal habitation or living quarters.


7. Penalties.

Any violation of this Section shall be punishable by a fine not to exceed One Hundred Dollars (\$100.00) per day for each day of said violation.

(Ordinance Citation: _____)

This Bill was passed and approved this the 16th day of November, 2021 by the Board of Trustees of the Town of Grantwood Village, Missouri after having been read by title or in full two times prior to passage.


Kevin Kelso,
Chairman of the Board of Trustees

ATTEST

Phil Miceli Village Clerk