



CITY OF BALLWIN

14811 Manchester Road, Ballwin, MO 63011

INTRODUCED BY

ALDERMEN TERBROCK, FINLEY, ROACH, STALLMANN, FLEMING, LEAHY, KERLAGON, BULLINGTON

AN ORDINANCE REGULATING THE KEEPING OR OCCUPYING OF TRAILERS OR RECREATIONAL VEHICLES WITHIN THE FRONT YARD OF A PARCEL OF LAND.

WHEREAS, the City of Ballwin desires to update the Code of Ordinances with regard to the keeping or occupying of trailers or recreational vehicles within the primary front yard of a parcel of land.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Chapter 28 of the Code of Ordinances of the City of Ballwin shall be revised as follows:

Sec. 28-1. - Keeping or occupying trailers or recreational vehicles prohibited; exception.

Except for construction trailers in use by contractors on premises where building or land disturbance permits have been issued, no person shall occupy any recreational vehicle, or trailer for living, housekeeping or business purposes; nor shall any person, whether as owner, occupant, contractor or agent, allow to be kept on any parcel of land or premises in the City of Ballwin any recreational vehicle or trailer which is occupied for living, housekeeping, recreation or business purposes.

Sec. 28-2. - Parking in primary and secondary front yards restricted.

(a) Recreational vehicles and trailers, when parked or stored outside of a completely enclosed garage or building, shall not be parked or kept within the primary front yard of a parcel of land.

(b) One recreational vehicle or one trailer may be parked or stored in a secondary front yard on a parcel of land having multiple front yards provided such parking is within only one secondary front yard.

(c) Recreational vehicles or trailers parked pursuant to this section must be parked behind the building setback lines establishing all other front yards on the parcel.

(d) Recreational vehicles and/or trailers parked within a secondary front yard as provided in this section shall only be parked in a manner that is fully contained within a space extending no more than 12 feet from the exterior wall of the structure that faces the yard in which the parking is permitted.

(e) Recreational vehicles and trailers shall only be parked as provided in this section if they are parked upon a paved improved surface.

Sec. 28-3. - Parking for loading or unloading permitted.

Notwithstanding the provisions of section 28-2, recreational vehicles and trailers may be parked within the primary front yard for a period not to exceed 24 hours for the purposes of loading or unloading.

Sec. 28-4. - Removing transporting devices or fixing to ground prohibited.

No person shall remove the wheels or other transporting device from any recreational vehicle, or trailer, except when necessary for repairs, or fix such recreational vehicle, trailer to the ground as to prevent its ready removal.

Sec. 28-5. - License and registration required; sticker to be displayed.

No person shall keep a recreational vehicle or trailer in the city unless such vehicle is licensed, registered and insured for road use and has affixed thereto a current and valid license plate and inspection sticker as may be required by the United States, the state or the city.

Sec. 28-6. - Parking near fuel pump or storage restricted.

Except for fueling, no recreational vehicle or trailer shall be parked within 200 feet of a gasoline or fuel oil pump or storage unit.

Sec. 28-7. - Additional regulations.

(a) No more than one recreational vehicle and one trailer may be stored outside of a fully enclosed structure on any parcel of land in any zoning district unless such parcel of land is occupied by a factory franchised dealer of recreational vehicles and/or trailers.

(b) Recreational vehicles and trailers of any length may be parked in any residential district within a fully enclosed building, provided all doors are closed while the recreational vehicle or trailer is parked.

(c) No trailer parked outside of a fully enclosed building shall remain loaded in any manner while parked or kept on a parcel of land unless it is actively involved in loading or unloading or unless there is a valid building or land disturbance permit in effect for the parcel of land and the trailer and its load are related in some manner to the permit.

(d) No trailer parked anywhere in a residential zoning district shall exceed nine feet in height as measured from the ground at the point below the axle to the highest point of the trailer as the trailer is configured when parked.

(e) No trailers may be parked outside of a fully enclosed building in the R-4 and R-5 (PIM) zoning districts.

f) Trailers may only be parked outside of a fully enclosed building in the C-1, C-2, C-3, and S-1 zoning district in designated loading zones as shown on site development plans approved via a public hearing process in the city or as authorized by sections 15-281(a)(5) and (6).

Sec. 28-8. - Trailer length

(a) The length of a trailer shall be measured from the forward most point of the trailer including the mounting fixture or tongue to the rearmost point of the trailer when it is in a towing configuration. Ramps, fold down gates and similar appurtenances shall not be included in determining the trailer length unless such appurtenances extend the length of the trailer when it is being towed.

(b) The maximum length of a trailer that can be parked outside of a fully enclosed building when not actively serving a property or being used in conjunction with a valid building or subdivision permit shall be as follows:

(1) Twenty-two feet in the R-1 and R-1A zoning districts.

(2) Eleven feet in the R-2, R-2A, R-3, and PSD zoning districts.

(3) Trailers of any length may be parked outside of a fully enclosed building in the PA district in conjunction with a governmental land use, but no trailer may otherwise be parked in the PA district.

Section 2. Section 1-2 of the Code of Ordinances shall be amended by adding the following definitions:

Sec. 1-2. - Definitions.

Primary Front Yard: the front yard of a parcel of land having multiple front yards that lies in front of the primary structure. The front of the structure is defined by the location of the primary entry door and the building façade in which it is located. If a parcel of land only adjoins one right-of-way its only front yard is a primary front yard.

In situations where the primary structure is oriented on an angle toward an intersection such that it faces two front yards, the primary front yard shall extend between the lines that are the extension of the front building line of the primary structure in each direction to the points of intersection with the nearest right-of-way lines. The area between these lines shall be the primary front yard in this situation.

Secondary Front Yard: Any front yard or portion thereof on any parcel of land that is not a primary front yard.

Yard, front: As applied to zoning, the words "front yard" means a yard extending across the front of a lot between the side lot lines and being the minimum horizontal distance between the street line and the main building or any projection thereto, other than steps, uncovered balconies, uncovered porches and terraces, including primary and secondary front yards, as defined in this section .

Section 3. All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict repealed.

Section 4. This ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this _____ day of _____, 2016.

TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2016.

TIM POGUE, MAYOR

ATTEST: _____
ERIC HANSON, CITY ADMINISTRATOR