

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING A MORATORIUM ON THE ISSUANCE OF CERTAIN BUILDING PERMITS FOR SINGLE FAMILY RESIDENCES IN RESIDENTIAL ZONES FOR A PERIOD ENDING DECEMBER 31, 2020 AND DIRECTING STAFF TO PREPARE AN ORDINANCE TO MANAGE THE IMPACT OF CERTAIN NEW BUILDINGS COMMONLY CALLED AN "UNCONVENTIONAL DWELLING" ON THE VISUAL AND BUILT ENVIRONMENT OF THE CITY

WHEREAS there has appeared within the City a new type of structure consisting of a living space and a garage/shop space joined together where the garage work space is substantially larger than earlier versions of garages constructed as part of single family houses with attached garages to which the Osage Beach community is familiar, and

WHEREAS such a structure is an "Unconventional Dwelling" because it combines a shop and a house into one structure, and

WHEREAS the Board finds these structures are having a substantial and noticeable impact on the built and visual environment of the residential and neighborhood areas of the city, and

WHEREAS this new type of structure remains undefined and unmanaged in our codes:

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI, AS FOLLOWS,

Section 1. The Board of Aldermen hereby directs the Building Official, City Administrator or their designees, to temporarily refrain from issuing any building permits for any building in any R-1a, R-1b, R-2 or R-3 zone which building has, according to its plans, any of the following characteristics:

- 1) A shop or garage area or motor vehicle storage area which is in excess of fifty percent (50%) of the gross living area of the entire structure.

SECTION 2 The Board of Aldermen further direct the City Administrator and staff to prepare an ordinance containing their best professional suggestions for managing the location and appearance of any "Unconventional Dwelling" or building with any of the dimensions or attributes referred to in Section 1 above, or which has the appearance of the type of structure referred herein as an "Unconventional Dwelling," and that such ordinance be presented to the Board for its consideration at the first board meeting in November 2020.

Section 3. The moratorium set out in Section 1 above, shall expire at the close of business on December 31, 2020.

Section 4. The City Administrator is hereby authorized to take such further actions as are necessary to carry out the intent of this Ordinance.

Section 5. This Ordinance shall be in full force and effect from the date of passage and approval by the Mayor.

READ FIRST TIME: August 20, 2020

READ SECOND TIME: August 20, 2020

I hereby certify that the above Ordinance No. 20.54 was duly passed on August 20, 2020, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes: 5

Nays: 0

Abstain: 0

Absent: 0

This Ordinance is hereby transmitted to the Mayor for his signature.

Aug. 20, 2020
Date

Tara Berreth
Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker
Edward B. Rucker, City Attorney

I hereby approve Ordinance No. 20.54.

Aug. 20, 2020
Date

John Olivarri
John Olivarri, Mayor

ATTEST:

Tara Berreth
Tara Berreth, City Clerk