

INTRODUCED BY: Trustees Fortune, Graves, Whitmore, Eisenhauer and Stoeckl

**AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE ZONING
CODE OF THE VILLAGE OF TWIN OAKS TO REVISE FEE AND
DEPOSIT AMOUNTS**

WHEREAS, the Village of Twin Oaks, pursuant to Section 400.510 of the Code of Ordinances of the Village of Twin Oaks (“Code”), has the authority to make amendments to the written text of its Zoning Code; and

WHEREAS, the Planning and Zoning Commission has considered and made a recommendation to the Board of Trustees that proposed amendments to Section 400.460 (“Fees and Deposits”) of the Zoning Code be approved; and

WHEREAS, the Board of Trustees has held a duly noticed public hearing on September 7, 2016 in accordance with the Code Section 400.510 and Chapter 89 RSMo. relating to the amendments to Section 400.460 of the Zoning Code; and

WHEREAS, the Board of Trustees finds it in the best interest of the Village to revise such Fees and Deposits and accordingly desires to amend the Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF TWIN OAKS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Section 400.460, entitled “Fees and Deposits” is hereby amended to read as follows:

Section 400.460. Fees and Deposits.

A. The fees and deposits for applications, filings, Village review, and exceptions and appeals therefrom pertaining to the Village's regulation of land use are established as follows:

1. *Zoning Code.* Filing fees for the various procedures and petitions addressed in Chapter **400**, being the Village's Zoning Code, and any amendments thereto, to be submitted by applicants at the time of submission of the applicable application shall be as follows:

Application/Permit	Amount of Fee/Deposit	Zoning Code Reference
1. Rezoning	\$250.00 plus \$50.00 per acre or part thereof	§ 400.510
2. Text Amendments	\$250.00	§ 400.510
3. Site Plan Approval	\$100.00 plus \$20.00 per acre or part thereof	§§ 400.170, 400.220, 400.350
4. Conditional Use Permit	\$250.00	§§ 400.380-390
5. Board of Adjustment (Appeals/Variances)	<u>Single Family Residential</u> \$50.00 for all acreage <u>Commercial & Multi-Family Residential</u> \$100.00 for less than ¼ acre \$150.00 for ¼ acre and up to but less than ½ acre \$200.00 for ½ acre and up to but less than 1 acre \$300.00 for 1 acre or more	§ 400.540
	<u>Signs</u> \$100.00 for signs	§ 410.138
6. Building Permit	\$80.00 (residential) \$150.00 (commercial — new construction/addition) \$85.00 (commercial — alteration/tenant finish) \$150.00 (demolition for residential/commercial)	§ 500.020
7. Occupancy Permit (Inspections)	\$150.00 Initial inspection, including one (1) re-inspection, if required	§ 400.450
7. Occupancy Permit	\$100.00 Each additional re-inspection	§ 400.450
8. Administrative Permit (Telecommunications)	\$500.00	§ 400.400.D.8.f
9. Development Plan or Planned Residential District Approval	\$1,500.00	§ 400.320; § 400.400
10. Home Occupation	\$25.00	§ 400.130; § 400.180
11. Special Business Permit Procedure	\$250.00	§ 400.130; § 400.175

2. *Subdivision Code.* Filing fees for the various procedures and petitions addressed in Chapter 405, being the Village's Subdivision Code, and any amendments thereto, to be submitted by applicants at the time of submission of the applicable application shall be as follows:

Application/Permit	Amount of Fee/Deposit	Subdivision Code Reference
1. Subdivision (filing of Preliminary Plat)	\$1,500.00	Ch. 405
2. Boundary Adjustment	\$250.00	Ch. 405
3. Improvement Guarantee Review	\$200.00	Ch. 405 (§ 89.410 RSMo.)
4. Land Disturbance Permit	Per St. Louis County	§ 407.020
5. Excavation and Grading Permit	\$100.00	Chapter 515

3. *Sign Code.* Filing fees for the various procedures and petitions addressed in Chapter **410**, the Village's Sign Code, to be submitted by applicants at the time of submission shall be as follows:

Application/Permit	Amount of Fee/Deposit	Sign Code Reference
1. Permanent	\$100.00 (commercial)	§ 410.050
	\$50.00 (residential)	§ 410.030
2. Temporary	\$75.00 (commercial)	§ 410.050
	\$50.00 (residential)	§ 410.030
3. Billboards	\$100.00	§ 410.060

B. *Fee Administration.*

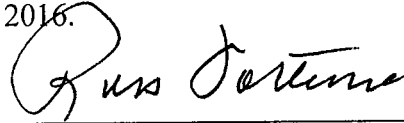
1. The filing fees and deposits set forth in Subsection (A) of this Section shall be paid in anticipation of the Village's expenses incurred in processing the application or submission at issue, including, but not limited to, administrative and clerical costs, costs of title research, surveys, legal, engineering and planning review, cost of traffic and planning consultants employed by the Village, publication expenses, expenses of notification to adjoining property owners, expenses of hearings including rental of a hall, if necessary, court reporter, if requested by either the Village or the applicant, and other investigations deemed necessary by the Village. Processing and all other actions related to the application or submittal shall not proceed until the applicable fee is paid in full.
2. In the event the fee or deposit noted are insufficient to pay all such expenses incurred by the Village, the Village Administrator may document additional costs incurred by the Village and request payment of same as soon as possible but not to exceed thirty (30) days. Processing and all other actions related to the application shall not proceed until

such additional sums are paid in full. Any and all unused portions of any additional sums required under this Section shall be refunded to the applicant upon request. Appeals from any decision hereunder shall be taken pursuant to Chapter 132 of the Municipal Code.

3. The Planning and Zoning Commission and the Board of Adjustment may adopt fees for processing matters that come before those entities where the fees are not otherwise provided by ordinance. Such fees may not exceed two hundred fifty dollars (\$250.00) for commercial matters and one hundred dollars (\$100.00) for residential matters. A schedule of such fees shall be filed with the Village Clerk, at which time they shall become effective.

Section 2. This ordinance having been read by title or in full two times prior to passage, shall be in full force and effect from and after its passage and after being duly signed by the Chairman of the Board of Trustees and attested by the Village Clerk.

PASSED and APPROVED this 7th day of September, 2016.



Russ Fortune, Chairman
Board of Trustees

ATTEST:

First Reading: 9-7-16

Second Reading: 9-7-16



Kathy A. Runge
Village Administrator/Clerk