

**AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE SECTION 405.030, SUBSECTION B.3 TO CREATE PROVISIONS FOR LARGE LOT DETACHED BUILDINGS**

WHEREAS, the Title IV - Development Code defines *Accessory Building* as a subordinate building or a portion of the main building, the use of which is clearly incidental to or customarily found in connection with, and (except as otherwise provided in this Title) located on the same lot as the main building or principal use of the land; and

WHEREAS, accessory buildings are typically 1-2 car detached garages or buildings for general storage, and are different than an *Accessory Dwelling*; and

WHEREAS, the Title IV – Development Code currently restricts the maximum size of accessory buildings to 576 sq. ft. and do not take into account large parcels of land, such as those greater than 5 acres in size which the Title IV – Development Code classifies as *Rural Parcels*; and

WHEREAS, the existing provisions of Section 405.030 don't take into account *Rural Parcels*, and City staff feels creating provisions for large lot detached buildings would not pose a negative impact to the health, safety or general welfare of the community; and

WHEREAS, City staff researched provisions for accessory buildings with relationship to large lots for communities around the Northland, and worked with the City's legal counsel to prepare a proposed text amendment to Section 405.030, Subsection B.; and

WHEREAS, on December 13, 2022, a public hearing was held at the regular meeting of the Planning and Zoning Commission where staff presented information to the Commission and members of the Commission provided comments and questions to staff; the Commission then recommended (by a vote of 7-0 with 1 abstention) to approve the text amendment as revised by staff; and

WHEREAS, the Board of Aldermen concurs with the conclusions of the Planning and Zoning Commission and accepts their recommendation.


NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

SECTION 1. Parkville Municipal Code Section 405.030, Subsection B.3, is hereby amended to add the following:

- d. Large Lot Detached Buildings. Accessory buildings on properties five acres or greater in size shall meet the following requirements:
  - (1) Shall not be restricted to the maximum number, size or height regulations prescribed in this chapter.
  - (2) Shall meet the setback requirements of their respective zoning district if larger than 576 square feet.

SECTION 2. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED this 17<sup>th</sup> day of January 2023.

  
Mayor Dean Katerndahl

ATTESTED:

  
City Clerk Melissa McChesney

