

Chapter 20A

SUBDIVISION, MOBILE HOME TRAILER COACH PARK AND PUBLIC CAMPGROUND REGULATIONS

ARTICLE I

Subdivision Regulations

Section 20A-1. "Subdivision of Land" Defined. [Ord. No. 50, Art. 14, §1; Ord. no. 520, §1; Ord. No. 645, §2; Ord. No. 649, §2]

- (a) The division of land into two or more tracts, sites or parcels of less than three acres in area;
- (b) Dedication or establishment of a street through a tract of land;
- (c) Resubdivision of land heretofore divided or platted into lots, sites or parcels;
- (d) Any sale described by metes and bounds as defined in the preceding portion of this section shall constitute a subdivision of land and require, prior to any sale, the submission of a plat to the planning and zoning commission as required by law; provided, however, that this shall not apply to the sale or exchange of small parcels of land to or between adjoining property owners, where such sale or exchange does not create additional lots, upon certification by the planning and zoning commission;
- (e) Large lot single-family subdivision, being a division or redivision of a tract or tracts of land wherein all lots are three acres or more in area and each boundary side is greater than two hundred fifty feet in length.

Section 20A-2. Plat — Required; Approval and Recordation. [Ord. No. 50, Art. 14, §2; Ord. No. 520, §2; Ord. No. 645, §2; Ord. No. 2270 §1, 9-3-2013; Ord. No. 2311 §1, 8-19-2014]

Every boundary adjustment or subdivision of land within the incorporated area of the City shall be shown upon the plat and submitted to the Planning and Zoning Commission for approval or disapproval. No plat shall be recorded in the office of the Recorder of Deeds unless and until submitted to the Planning and Zoning Commission and approved by the City. The City shall be provided a copy of the recorded plat within sixty (60) days of such being recorded with the St. Louis County Recorder of Deeds. No lots shall be sold from the subject plat and no building permits shall be issued within said plat until such time as a recorded copy of the approved plat is received by the City.

Section 20A-3. Same — Review Fees. [Ord. No. 617 §1; Ord. No. 645 §2; Ord. No. 1373 §1, 9-1-1998]

- (a) *Filing fee.* A filing fee of one hundred dollars shall accompany the submission of a proposed preliminary plat. There shall be a fifty dollar filing fee for a minor subdivision plat, comprising the creation of four lots or less.
- (b) *Subdivision permit fees.*
 - (1) There shall be a twenty dollar per lot subdivision permit fee accompanying the submission of a proposed record plat.
 - (2) There shall be a ten dollar (\$10.00) per dwelling unit subdivision permit fee accompanying the submission of a proposed record plat for a multiple dwelling unit subdivision or for a condominium subdivision.
 - (3) There shall be a subdivision permit fee accompanying the submission of a proposed record plat for a non-residential subdivision. Such fee shall be calculated as follows:
 - (3) A twenty dollar (\$20.00) per acre fee for the first (1st) twenty (20) acres; and an additional fifty dollars (\$50.00) per acre for each acre over twenty (20) up to one hundred (100) acres; and a ten dollar (\$10.00) per acre fee for each acre over one hundred (100) and up to two hundred (200) acres. There shall be no additional fee for applications for tracts in excess of two hundred (200) acres.
 - (4) The subdivision review fees provided for herein are established to defray the cost of review of each individual application, which includes: Legal reviews, ordinance preparation, engineering reviews, publication, hearings, surveys, studies and any and all other expenses directly relating to a specific application that is deemed necessary by the City for review purposes. In the event that such fees are insufficient to cover such total costs for a specific application the applicant shall deposit with the City such additional sums necessary to cover the entire cost of such review, which shall be the actual fees assessed to the subdivision.
 - (5) Where paragraph (4) of this Subsection is not invoked, fees shall not be refundable or adjusted.
- (c) In the event that the City receives an application, petition or other request for any administrative or legislative consideration, and the applicant, petitioner or requestor owes the City any amounts from previous City consideration including any third (3rd) party expenses the City has incurred, the City reserves the right to refuse to give any consideration to such application, petition or request until such time that the City has received payment in full or payment terms acceptable to the City.

Section 20A-4. Same — Submission. [Ord. No. 50, Art. 14 §3; Ord. No. 520 §3; Ord. No. 645 §2]

- (a) In accordance with laws of the State, plats of proposed subdivisions within the incorporated limits of the City shall be submitted first to the Planning and Zoning Commission of the City for review, recommendation and approval or disapproval, before being submitted for consideration to the Board of Aldermen of the City.

- (b) The Planning and Zoning Commission shall consider plats within a period of sixty (60) days, unless otherwise mutually agreed by the applicant and Planning and Zoning Commission.
- (c) In the event the Planning and Zoning Commission shall disapprove the plat, the reasons therefor shall be a matter of public record.
- (d) The Board of Aldermen shall consider the plats and action of the Planning and Zoning Commission and upon approval shall pass an ordinance setting out the approval of the plat therein.
- (e) In the event the Board of Aldermen shall disapprove the plat, the reasons therefor shall be a matter of public record.
- (f) No plat shall be recorded in the office of the Recorder of Deeds of the County unless the approval of the City shall be indicated on the plat.

Section 20A-5. Applicability of County Subdivision Regulations. [Ord. No. 50, Art. 14 §4; Ord. No. 520 §34; Ord. No. 645 §2]

The minimum requirements for subdivision design, preliminary plats and final plats of subdivision shall be the same as provided for in the County Subdivision Ordinance and subject to final review and approval by the Planning and Zoning Commission and Board of Aldermen of the City.

Section 20A-6. Improvements. [Ord. No. 50, Art 14 §5; Ord. No. 520 §5; Ord. No. 541 §1; Ord. No. 565 §1; Ord. No. 645 §2; Ord. No. 649 §§1, 3; Ord. No. 889 §1; Ord. No. 890 §1; Ord. No. 892 §1; Ord. No. 893 §1; Ord. No. 894 §1; Ord. No. 1244 §1, 8-6-1996; Ord. No. 1267 §1, 12-3-1996; Ord. No. 1291 §1, 6-17-1997; Ord. No. 1294 §9, 6-17-1997; Ord. No. 1299 §1, 8-5-1997; Ord. No. 1367 §1, 8-4-1998; Ord. No. 1412 §1, 8-3-1999; Ord. No. 1470 §1, 8-1-2000; Ord. No. 1570 §1, 11-20-2001; Ord. No. 1633 §5, 9-17-2002; Ord. No. 1635 §§1 — 2, 9-17-2002; Ord. No. 1647 §1, 10-1-2002; Ord. No. 1671 §2, 2-4-2003; Ord. No. 1672 §§1 — 6, 2-4-2003; Ord. No. 1683 §1, 4-15-2003; Ord. No. 1864 §1, 10-18-2005; Ord. No. 1917 §3, 6-6-2006]

(a) *Installation And Escrow Requirements.*

- (1) Plans for improvements required in this Section shall be prepared by a registered engineer. All improvements required in this Section shall be installed prior to the approval of the final plat, which is prepared for recording purposes. In lieu of actual completion of such improvements, the subdivider may file with the Board of Aldermen an escrow agreement as approved by the City accompanied by evidence that funds have been deposited into a properly designated escrow account in a financial institution acceptable to the City to secure to the City the actual construction of such improvements in a manner satisfactory to the City and within a period specified by the City, but such period shall not exceed two (2) years, absent any other specific authority from the Board of Aldermen and/or as may be further restricted. Such escrow account funds shall be in the amount and with conditions satisfactory to the City and shall be accompanied by a recommendation from the City Engineer

that the amount of the escrow account is adequate to cover the cost of the improvements. The escrow account is subject to special audit by the City.

- (1) All public improvements shall be reviewed and approved by the City Engineer prior to commencement of any construction. The owner of the tract may prepare and secure tentative approval of a final subdivision plat of the entire area and may install the above improvements only in a portion of such area, but the improvements must be installed in any portion of the area for which a final plan is approved for recording, and the owner may sell or lease or offer for sale or lease lots only in the improved portion of such property; provided however, that trunk sewers and sewage treatment plants shall be designed and built to serve the entire areas or designed and built in such a manner that they can easily be expanded or extended, as the case may be, to serve the entire area.
- (1) Plans for all public improvements shall be provided to the City as soon as practicable after completion of construction and shall be in the form as required by the City Engineer.
- (2) In instances where an approved irrevocable letter of credit is used, six (6) months prior to the expiration date of such irrevocable letter of credit, the City shall place the developer on written notice of such impending expiration. No later than two (2) months prior to the expiration of the irrevocable letter of credit, the developer shall take all necessary action to renew same for a period of time approved by the City. If the developer does not provide to the City written evidence of irrevocable letter of credit renewal within thirty (30) days of its expiration date, the City shall exercise its rights to draw upon the irrevocable letter of credit for all amounts it deems necessary to ensure completion and/or repair of all items covered by the escrow agreement. In the event that the irrevocable letter of credit expires, the City shall issue a stop work order which shall remain in effect until a replacement irrevocable letter of credit is provided to the City.
- (3) The provisions contained in this Chapter and the City approved escrow agreement shall supersede any conditions or restrictions contained in other escrow related documents including irrevocable letters of credit.
- (4) The sale of lots to other builders or developers does not relieve the initial developer or builder of responsibilities for proper and complete installation and/or repair of grading, infrastructure, or other improvement related responsibilities. In the case of a sale or transfer of full or partial development rights to another developer or builder, replacement or additional escrows must be established, or the original developer or builder must be contractually authorized to enter upon such sold or transferred lots as required to complete any installations or correct any deficiencies. No building permits shall be issued until replacement escrows subject to the terms of this Section have been provided to the City.

- (b) *Permanent Monuments.* All subdivision boundary corners and four (4) corners at all street intersections shall be definitely marked with permanent monuments. A permanent monument shall be deemed to be any permanent monument listed in the "Missouri Minimum Standards for Property Boundary Surveys" (10CSR 30-2 and 4CSR 30-16, effective date December 30, 1994, as amended). Should conditions prohibit the placing of monuments on line, off-set monumentation will be permitted, provided that the exact off-set courses and distances are shown on the record plat of the subdivision. All monuments shall be placed by a registered land surveyor.
- (c) *Street Improvements.* All streets shall be graded to a minimum width of twenty-six (26) feet and the roadway improved by surfacing. Roadway surfacing shall be in accordance with St. Louis County standard specifications. All grading and surfacing shall be done under supervision of a registered engineer or such other qualified person as the Board of Aldermen may designate and shall be subject to approval. The treatment of the intersection of any new street with a State highway shall be approved by the State Highway Commission and such other qualified person as the Board of Aldermen may designate to supervise construction and maintenance of City streets.
- (c) Dead-end streets or cul-de-sacs, designed to be so permanently, shall be provided at the closed end with a turnaround having an outside roadway measurement of at least ninety (90) feet and a street property line diameter of at least forty (40) feet, said street property line diameter not to include any area not suitable for vehicular travel. The construction of islands within cul-de-sacs is prohibited. If a dead-end street is of a temporary nature, a similar turnaround shall be provided and provision made for future extension of the street into adjoining properties.
- (d) *Street Lights.* Adequate street lighting shall be required and designed in accord with the County Subdivision Ordinance. (See also Section 20A-9)
- (e) *Street Signs And Street Names.*
 - (1) Street name signs shall be installed by the subdivider for all public streets within the subdivision and existing streets that intersect the subdivision. Street signs shall be of the type currently in general use by the City, unless otherwise agreed by the City and subdivider.
 - (2) Proposed streets which are continuations of, or in general alignment with, existing named streets shall bear the names of such existing streets. The name of a proposed street which is not in alignment with an existing street shall not duplicate the name of any existing or platted street. All the names of streets proposed by the subdivider shall be approved by the St. Louis Post Office and the Planning and Zoning Commission prior to submitting the proposed record plat for review.
- (f) *Sidewalks.* Sidewalks shall be required in every subdivision and shall be designed and constructed in accordance with St. Louis County sidewalk specifications.
- (g) *Water Lines.*

- (1) Where an approved public water supply is reasonably accessible or procurable, the subdivider shall connect with such water supply and make it available for each lot within the subdivided area.
 - (2) Pending availability of a public water supply, the subdivider shall construct drilled wells or a private water supply system in such a manner that an adequate supply of potable water will be available to every lot within the subdivision. The installation furnished and the approval of the same shall comply with the requirements of the State Department of Natural Resources.
 - (3) Water systems shall be designed to provide adequate fire protection.
 - (4) Water systems shall be constructed in accord with standards and specifications of the City, which are on file with the City Clerk and are incorporated herein by reference. Water system construction shall be inspected by the City Engineer, City Plumbing Inspector or other qualified person designated by the Board of Aldermen.
- (h) *Sanitary Sewers.*
- (1) Where a public sanitary sewer is reasonably accessible, the subdivider shall connect with such sanitary sewers and provide adequate sewer lines accessible to each lot. Sewer connections and subdivision sewer systems shall comply with the regulations of the State Department of Natural Resources.
 - (2) Where a public sanitary sewer is not reasonably accessible, but where plans for installation have been prepared and approved by the State Department of Natural Resources, the subdivider shall install sewers in conformity with such plans, although a connection to an existing main may not be immediately practicable. In such cases, and until such connection is made with the sewer system of the district, the use of a sewage treatment plant may be allowed; provided, such disposal facilities are constructed in accordance with the regulations and requirements of the State Department of Natural Resources.
 - (3) All sanitary sewer lines and appurtenances shall be constructed in accord with standards and specifications of the Metropolitan St. Louis Sewer District (MSD) and regulations and requirements of the State Department of Natural Resources.
 - (4) Construction of sanitary sewer lines and appurtenances shall be inspected by the City Engineer, City Plumbing Inspector or other qualified person designated by the Board of Aldermen.
- (i) *Storm Sewers.* Adequate provisions shall be made for the disposal of stormwater subject to the approval of the City Planning and Zoning Commission, upon review and recommendation of the City Engineer. All storm sewer lines and appurtenances shall be designed by a registered professional engineer and approved by the City Engineer. Construction of all storm sewer lines and appurtenances shall be inspected by the City Engineer, City Plumbing Inspector or other qualified individual designated by the Board of Aldermen.

(j) *Trees And Landscaping.* The subdivider shall plant trees and other landscape materials as required by the City along streets, in front yards, in common ground areas, in street islands and parkways, in open space areas and in lot and subdivision buffers. The subdivider shall submit a landscape plan to the City for study, recommendation and approval to ensure that it is serving its intended purpose, is of a variety and specification that will increase the likelihood of its continued survival, and to help prevent the planting of certain species that would become nuisances because of insects or disease or because of their roots unduly interfering with sewer mains or other underground utilities.

(k) *Open Spaces.*

(1) *Open spaces provided.*

- a. All subdividers or developers of single-family and multiple-family residential property shall provide for reasonable and adequate amounts of open space, parks and recreational facilities within their developments. This requirement shall be deemed satisfied by the use of any one (1) or a combination of the following alternatives:
 1. Dedication of open space land for public use;
 2. Fees in lieu of dedication; or
 3. Development of parks and recreational facilities within the subdivision or development.

The method(s) selected shall be reviewed by the Park Board, the Planning and Zoning Commission and the Board of Aldermen of the City prior to acceptance of the final subdivision plat or site plan; but in any event final acceptance or rejection shall be by resolution of the Board of Aldermen.

- b. This provision applies to development of all single-family and multiple-family residential lands in the City, including all subdivisions, lots, tracts and parcels of land.
- c. Neighborhood facilities, open space parks and recreational facilities that are developed consistent with the requirements of this Article shall be within or near the development area, so that the intention of these requirements, specifically, to serve the needs created by such development, is accomplished.
- d. No building permits shall be issued until provisions of this Article are satisfied.

(2) *Dedication of open space lands.*

- a. *Schedule.* If the dedication of open space land is selected as the compliance of a particular developer with the requirements of this Article, dedication shall be by deed or plat and shall be as provided in the following schedule of dedications:

Schedule of Dedication (Minimum Requirement)

Zoning	Amount of Dedication
1-A	3%
R-1	6%
R-2	8%
R-3	10%
R-4 and other single-family residential	12%
PRD	12%
R5-A	15%
R5-B	15%
R5-C	15%

The above required open space shall be in addition to minimum required yard areas and spaces reserved for off-street parking in applicable zoning ordinances. The percentage figures of dedicated spaces shall be computed on gross area of the development or subdivision.

- b. *Suitability.* All lands to be dedicated shall meet the following general requirements (specific requirements may vary).
 1. *Size and shape.* Shall normally contain not less than two (2) contiguous acres;
 2. *Location and accessibility.* Shall be located in or adjacent to subdivision or area to be served and easily accessible to same. Consideration should be given to placing park areas where they can be added to by future subdivisions, or the addition of open space required by this provision to an existing park;
 3. *Topography — drainage.* Fifty percent (50%) of the land dedicated shall have a grade of less than ten percent (10%); it is permissible for the remainder of the dedicated property to be covered with steep slopes, streams, ditches, lakes or other natural features;
 4. The land dedicated or to be dedicated should be conveyed in its natural state. Removal of trees, topsoil and other natural features shall be prohibited unless there is previously acquired the written approval from the City Administrator;
 5. The Park Board shall review the suitability of the land to be dedicated and provide a written recommendation to the Board of Aldermen;
 6. The Board of Aldermen shall have the final determination as to the suitability of dedicated lands under these provisions;

7. Open space dedication requirements shall not be applicable to single-family subdivisions of land in which fewer than two (2) additional lots are created.
- (3) *Credit for private parks and recreational facilities.* Any subdivision plat or multi-family site plan containing suitable facilities to be reserved, constructed and maintained by a private organization to serve the needs of the subdivision or development being created may satisfy the requirements of this Article, provided:
 - a. They fulfill the area and suitability requirements of this Article, and
 - b. Are reviewed by the Park Board, Planning and Zoning Commission and the Board of Aldermen and approved by the Board of Aldermen.
 - (4) *Fee in lieu of land dedication.*
 - a. When a subdivision or development is prohibited from dedication of land, or when otherwise approved or required by the Board of Aldermen, a fee in lieu of dedication shall be paid. The amount of such fee in lieu of dedication shall be determined by computing the percent of dedication of land from the schedule contained in Subparagraph (2)(a) above, multiplied by the actual verified cost of the raw land without improvements; provided, the land has been acquired within the last twelve (12) months. Where land has not been acquired within the last twelve (12) months, a current fair market value for the completed equivalent amount of land shall be determined by negotiation with City or via independent professional appraisals to be prepared at the developer's cost.
 - b. *Time of payment of fee.* The fee in lieu of dedication shall be paid at the time of final plat or site plan presentation unless express written approval from the City is given as to the terms of any other arrangement.
 - c. *Special fund created for fee.* All fee in lieu of dedication payments shall be maintained in a special park account established by the City, and such funds may be used only for the purchase and development of park and recreational facilities.
 - (5) *Resubdividing.* Any lands resubdivided after passage of this Article shall be subject to the provisions of this Chapter; except, any lands previously dedicated for fees in lieu of dedication previously paid will be credited against the requirements mandated by this provision. In no instance, however, will land so previously dedicated or fees previously received by the City be returned or refunded to developers or subdividers.
 - (6) *Watercourses.* Where a subdivision is transversed by a watercourse, drainage way, channel or stream, there shall be provided utility easements and drainage rights-of-way of sufficient width to permit maintenance if future

expansion can reasonably be anticipated, and these easements shall conform substantially with the lines of such watercourses or drainage rights-of-way.

- (7) *Natural features.* Natural features such as trees, brooks, hilltops and views, shall be preserved wherever possible. For purposes of this and any other applicable Sections, a brook shall include a creek, stream or other definable water tributary. The subdivider shall designate or show at the time of filing of his/her final plat what trees and other natural features are to be retained. Artificial and natural lakes and wooded areas are to be preserved and encouraged as much as possible. If the subdivider wishes to modify any natural brook features, planning and zoning consideration shall be required for same, and two-thirds (2/3) affirmative vote of the members of the whole Planning and Zoning Commission shall be required to be considered a favorable recommendation. Such modification(s) shall be authorized only upon receiving three-fourths (¾) affirmative vote of the members of the whole Board of Aldermen regardless of whether or not a favorable Planning and Zoning Commission recommendation is received.
- (l) *Stormwater Detention.* Stormwater detention shall be required consistent with the City's stormwater detention design criteria and guidelines which are on file as public records and available for inspection and review in the offices of the City.
- (m) *Erosion Control.* All land areas disturbed during construction or development shall be protected from the effects of storm runoff erosion within thirty (30) days of the completion of the grading. Adequate measures to reduce soil erosion shall be approved by the Planning and Zoning Commission and Board of Aldermen, after review and recommendation by the U.S. Soil Conservation District or the City Engineer. Soil loss reduction measures shall be designed by the applicant's engineer in accordance with the Eureka Grading and Sediment Control Regulations, which are hereby adopted by reference and available in the office of the Building Commissioner.
- (n) *Large Lot Single-Family Subdivision Improvements.* Large lot single-family subdivisions shall be required to construct or provide improvements contained in this Section, except as follows:
 - (1) A variance from the requirement of all streets to be graded to a minimum width of twenty-six (26) feet as contained in Section 20A-6(b) of this Chapter may be amended to allow all streets in large lot single-family subdivisions to be graded to a minimum width of twenty (20) feet, upon application to and recommendation by the Planning and Zoning Commission with the approval of the Board of Aldermen. A public hearing shall not be required in granting this variance from the requirements of this Article. All other provisions of Section 20A-6(b) shall apply herein as previously enacted.
 - (2) Street lights shall be required only at street intersections and entrances to the subdivision.

- (3) Sidewalks shall be required and shall be designed and constructed in accordance with St. Louis County sidewalk specifications, except, the Board of Aldermen may, upon written request by the subdivider, forgive, vary or modify this requirement when the topography or contour of the land, after final grade, creates a hazardous condition or undue hardship.
 - (4) Connection to a public water system shall not be required where (a) it is not readily accessible, or (b) it can be demonstrated that it is not economically feasible. Individual water wells may be constructed when approved by appropriate health agencies and plumbing inspections.
 - (5) Connection to a sanitary sewer system shall not be required. Individual package type sewage treatment plants (aeration systems) may be used when of an approved type and the installation approved by plumbing inspections.
 - (6) Storm sewers shall not be required to be installed, except at the crossing of roads by natural watercourses, where storm sewers shall be appropriately sized and installed.
 - (7) There shall not be an open space dedication requirement.
- (o) Each developer or builder of a residential lot within the City not intended for occupancy by the builder of same shall establish with the City a one thousand dollar (\$1,000.00) per lot escrow for a final grading and yard establishment escrow. Upon passing a City inspection, the developer or builder of the subject lot may request a ninety percent (90%) release of said escrow. The remaining ten percent (10%) will be held for incidental items if or as needed and shall be released in conjunction with other escrow amounts and categories, subject to a final inspection.
- (p) *Subdivision Buffers.* Subdivision buffer shall be defined as an area surrounding the perimeter of a residential subdivision which contains grass and may also contain landscape material.
- (1) *Subdivision buffer requirements.*
 - a. Residential subdivisions of three (3) acres or more situated in every zoning district classification with the exception of Large Lot Residential may be required to provide a subdivision buffer as approved by the Board of Aldermen. [Ord. No. 2284 §1, 1-7-2014]
 - b. The basis for determining if a subdivision buffer is required and the specific standards of same shall be based on the character of the property on which the subdivision is proposed, and the zoning, as well as the existing and potential development of the adjacent property.
 - c. In instances where a subdivision buffer is required, it shall be subject to the following provisions:
 1. The subdivision buffer may be required to surround up to the entire perimeter of the subdivision.

2. The subdivision buffer may not be less than ten (10) feet, but shall not be required to be greater than fifty (50) feet in width.
3. Landscape material may be required to be installed within the subdivision buffer, the standards for which shall be specific to each proposed subdivision or portion thereof.
4. A landscape easement shall be recorded for all subdivision buffer areas to prohibit development within the buffer area and prohibit the removal or destruction of any required landscape material.
5. Subdivision buffers shall be maintained with the exception of areas allowed to remain or return to a natural state.

(q) *Back-to-Back Lot Separation.*

- (1) Except as exempted herein, residential subdivisions of five (5) acres or more shall not contain lots which back to one another with less than a twenty-five (25) foot common ground separation.
- (2) Landscape material may be required to be installed within such back-to-back lot separation area, the standards for which shall be specific to each proposed subdivision or portion thereof.
- (3) A landscape easement shall be recorded for all such back-to-back lot separation areas to prohibit development within such area and prohibit the removal or destruction of any required landscape material.
- (4) The Board of Aldermen may approve certain exceptions and/or adjustments to this provision based on practical difficulties, including topography, as well as other criteria so as to not deny reasonable development of the subject property.

(r) *Creation Of Walk-Out Lots.* A subdivider may not alter the natural topography of an area by means of excessive grading and/or tree removal so as to create a lot suitable for the construction of a structure with a means of lower level ingress and egress (commonly known as a walk-out lot), when absent such excessive grading such a structure could not otherwise be constructed.

Section 20A-7. Variations and Exceptions. [Ord. No. 50, Art. 14, §6; Ord. No. 520, §6; Ord. No. 645, §2; Ord. No. 1926 §1, 6-20-2006]

Whenever the tract to be developed is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in these regulations would result in real difficulties and substantial hardships or injustices, the Board of Aldermen may vary or modify such requirements so that the subdivider may be allowed to develop his property in a reasonable manner, but so that, at the same time, the public welfare and the interests of the City are protected and the general intent and spirit of this article are preserved.

Where lots are irregular in shape with frontage on a circular street or court at the termination of a street, the frontage of the lot may be reduced below the minimum frontage specified under the intensity of use provisions for the zoning district in which it is located; provided however, that the width of the lot at the building line shall be in accordance with the minimum frontage specified for the zoning district.

Section 20A-8. Administration and Amendment. [Ord. No. 50, Art. 14, §7; Ord. No. 520, §7; Ord. No. 645, §2]

The planning and zoning commission may, from time to time, adopt, amend and publish rules and instructions for the administration of these subdivision regulations to the end that the public be informed and that approval of plats be expedited.

Section 20A-9. Street Lighting. [Ord. No. 1257 §1, 10-15-1996]

- (a) The subdivider shall install and operate all street lighting within all plats until such time that the City accepts the financial responsibility for same. At a minimum, the subdivider shall install and operate street lights at all required street and intersection locations from the point of the nearest intersection of a street containing a dwelling unit to the point of the dwelling unit located furthest from the subject intersection.
- (b) Before the City shall accept financial responsibility for street lighting, all street lighting required by the City shall be installed and operating. Unless the subdivider successfully demonstrates to the City that extraordinary mitigating circumstances exist, the City will not give consideration to accepting financial responsibility for street lights within a particular plat until a minimum of seventy-five percent (75%) of the homes located therein are occupied with at least conditional occupancy permits. Further, the City will not give consideration toward acceptance of financial responsibility for any plats containing display home illumination or other promotional lighting until such lighting is metered separately and remains the responsibility of the subdivider.

ARTICLE II

Mobile Home Trailer Coach Park Regulations

Section 20A-10. Definitions. [Ord. No. 191, §4; Ord. No. 326, §3; Ord. No. 645, §3]

For the purposes of this article, the following words and phrases shall have the meanings respectively ascribed to them by this section:

DEPENDENT TRAILER COACH — A trailer coach which does not have a toilet and bath or shower.

INDEPENDENT TRAILER COACH — A trailer coach that has a toilet and bath or shower.

MOBILE HOME TRAILER COACH — Any trailer, as defined in chapter 23; any trailer which is used within the city for the purpose of a dwelling house. The term mobile home trailer coach shall not include camping trailers.

PARK — Mobile home trailer coach park providing space for two or more trailer coaches.

PERMITTEE — Any person permitted to operate and maintain a mobile home trailer coach park under the provisions of this article.

TRAILER COACH SPACE — A plot of ground within the mobile home trailer coach park designated for the accommodation of one mobile home trailer coach.

Section 20A-11. Use of Mobile Home Trailer Coaches Generally. [Ord. No. 191, §4; Ord. No. 645, §3; Ord. No. 661, §1]

No trailer coach shall be used for any purpose by any person within the city, except any such coach which is parked in an approved mobile home trailer coach park or by a special use permit. No mobile home trailer coach shall be parked on any public alley or upon any public property of any kind for a period exceeding twenty-four hours.

Section 20A-12. Permit — Required; Term; Fees. [Ord. No. 191, §4; Ord. No. 272, §1; Ord. No. 326, §4; Ord. No. 397, §1; Ord. No. 645, §3]

It shall be unlawful for any person to maintain or operate within the city any trailer coach park unless such person shall first obtain a special use permit therefor. The permit shall expire on December 31 of each year and there shall be an annual permit charge of not less than twenty-five dollars or such other amount in excess of twenty-five dollars as may be designated by the board of aldermen for each mobile home trailer coach park. In addition to the annual permit charge, on the first day of each month after the permit is issued, the permittee shall make a written report to the city clerk listing the occupants of each space therein during the preceding month.

Section 20A-13. Same — Application; Issuance. [Ord. No. 191, §4; Ord. No. 326, §5; Ord. No. 645, §3]

Applications for a permit to construct and operate a mobile home trailer coach park shall be issued initially by the board of aldermen of the city. Application shall be made in writing, signed by the person who will own, maintain or operate the proposed park, and shall contain the following information:

- (a) The name and address of the person who will own, maintain and operate the proposed park.
- (b) The location and legal description of the trailer coach park.
- (c) A complete plot plan of the park showing compliance with all of the provisions of this article.
- (d) Plans and specifications of all buildings and other improvements to be constructed within the park.
- (e) Such other and further information as may be requested by the board of aldermen to enable it to determine if the proposed park will comply with all requirements.

The application and all accompanying plans and specifications shall be filed in triplicate. The board of aldermen shall investigate the applicant and inspect the proposed plans and specifications.

Upon a finding of good moral character of the applicant, and compliance with all ordinances and statutes, and after satisfying itself that the park is reasonable and proper in its proposed location, the board of aldermen shall approve the application and upon completion of the park according to the plans submitted, they shall issue the permit hereunder.

Section 20A-14. Same — Posting. [Ord. No. 191, §4; Ord. No. 326, §6; Ord. No. 645, §3]

The permit shall be conspicuously posted in the office of or on the premises of the trailer coach park at all times.

Section 20A-15. Same — Revocation. [Ord. No. 191, §4; Ord. No. 326, §7; Ord. No. 645, §3; Ord. No. 675, §1]

- (a) *Provisional order.* When the city administrator has reported the violation of this article or of any law or ordinance of the city, the city clerk shall issue to the affected person a provisional order to comply.
 - (1) *Nature of notice.* The provisional order, and all other notices issued in compliance with this article, shall be in writing, shall be served as provided and shall apprise the person affected of his specific violations. A copy of such notice shall be affixed to some structure on the premises. Depositing such notice in the United States mail shall constitute service thereof.
 - (2) *Period for compliance.* The provisional order shall require compliance within fifteen days of service on the affected person.
 - (3) *Hearing.* Upon written application by the person affected before the expiration of a ten day period for compliance, the city administrator shall order a hearing within thirty days. Notice of such a hearing shall be given the affected person by depositing such notice in the United States mail.
- (b) *Modifying authority of city administrator.* Upon written application, or on his own motion, the city administrator shall have the authority, in a proper case, to extend the time for compliance, to grant a new hearing date and to change, modify or rescind any recommendation or order.
- (c) *Final order.* Upon the failure or refusal of the person affected to comply with the provisional order or with any order made after hearing, the city administrator shall then declare and make the provisional order final.
 - (1) *Authority of city administrator.* The city administrator shall have the authority to suspend or revoke licenses upon making and declaring a provisional order final.

- (2) *Effect of revocation or suspension.* Upon revocation or suspension, no refund of any portion of the license fee shall be made to the licensee, and he shall immediately cease all business at all places under such license.
- (d) *Summary action.* When the conduct of any licensee, agent or employee is so inimicable to the public health, safety and general welfare as to constitute a nuisance and thus give rise to any emergency, the city administrator shall have the authority to summarily order the cessation of business and closing of premises or to suspend or revoke the license.
 - (1) *Special hearing.* Unless waived in writing, within ten days after he has acted summarily, the city administrator shall conduct a special hearing in a summary manner for such action in respect to the summary order as may be therein determined. Notice of such hearing shall be given the affected person by depositing such notice in the United States mail.
- (e) *Right of appeal.*
 - (1) *Generally.* Any person aggrieved by any decision of the city administrator shall, after hearing, have the right to appeal to the board of aldermen of the city by filing a written appeal with the city clerk within ten days following the effective date of the action or decision complained of.
 - (2) *Notification of city administrator.* At the time of filing any such appeal, a copy thereof shall be filed by the appellant with the city administrator.
 - (3) *Hearing.* The board of aldermen shall fix a time and place for hearing the appeal and shall serve a written notice by ordinary mail upon the appellant informing him thereof.
 - (4) *Actions by board of aldermen.* The board of aldermen shall conduct a record hearing and, upon conclusion of such hearing, issue such orders as are, within the discretion of the board, determined to be proper under the circumstances. The board of aldermen may accept, reject or modify the decision and/or order of the city administrator.
 - (5) *Effect of decision.* The findings of the board of aldermen shall be final and conclusive and shall be served on the appellant by ordinary mail.
- (f) *Liability of violator.*
 - (1) *Unpaid fee constitutes debt.* The amount of any unpaid fee, the payment of which is required hereunder, shall constitute a debt to the city.
 - (2) *Action by city attorney.* The city attorney shall, at the direction of the city administrator, institute civil suit in the name of the city to recover any such unpaid fee.
 - (3) *Civil judgment no bar.* No civil judgment, or any act by the city attorney, the city administrator or the violator, shall bar or prevent a criminal prosecution for each and every violation of this article.

Section 20A-16. Site Plan Review, Accessory Uses and Design Requirements Generally.
[Ord. No. 191, §4; Ord. No. 344, §3; Ord. No. 563, §6; Ord. No. 645, §3; Ord. No. 675, §2; Ord. No. 807 §1]

Site plan review shall be performed by the planning and zoning commission and the board of aldermen.

Mobile home trailer coach parks shall conform to the following regulations:

- (a) *Permitted accessory uses.*
 - (1) *For mobile home parks.* Management headquarters, recreational facilities, community buildings, including toilets, showers, laundry facilities, vending machines and other uses and structures customarily incidental to operation of a mobile home park.
 - (2) *For individual mobile home lots.* Porches, and one storage building of acceptable materials and construction, not exceeding one hundred square feet in area, in accordance with sound building practices, shall be located so as to provide setback of 10% of lot width for each side yard.
- (b) *Design standards.*
 - (1) *Minimum lot area.*
 - a. Mobile home park: Fifty acres.
 - b. Individual lot size: Seven thousand five hundred square feet.
 - (2) *Minimum lot width.*
 - a. Mobile home park: Eight hundred feet.
 - b. Individual lot: Sixty feet.
 - (3) *Minimum lot depth.*
 - a. Mobile home park: Eight hundred feet.
 - b. Individual lot: One hundred twenty feet minimum.
 - (4) *Maximum height of accessory buildings.*
 - a. Park: Twenty feet.
 - b. Individual trailer lot: Ten feet.
 - (5) *Minimum setback requirements* (measured from the mobile home to the lot line).
 - a. Front yard. Setback from public street, road or interior drive: Thirty feet.
 - b. Side yard. Setback: 10% of lot width, for each side yard.
 - c. Rear yard. Setback: a minimum of twenty feet.

d. No more than one mobile home shall be parked on any one lot.

(6) *Public utilities.*

- a. The mobile home park shall comply with all sanitary and other requirements prescribed by law or regulation.
- b. All utility lines shall be underground, including electrical wiring, telephone lines and cable TV.
- c. Each mobile home lot shall be provided with electrical outlets installed in accordance with applicable codes and regulations.
- d. Each mobile home lot shall be provided with individual water and sewer connections to public water and sewer systems and be solidly capped when not in use.
- e. Each mobile home trailer coach in park shall be considered a household for the purpose of garbage and rubbish control and subject to the applicable ordinances.
- f. Mobile homes shall be located on concrete pads not less than the size of the trailer. Such pads shall be a minimum of six inches depth of concrete.
- g. Each trailer coach space shall have a concrete patio of at least seven feet width by twenty-two feet adjacent to the parked trailer space.
- h. Space shall be provided for the parking of recreational vehicles with a ratio of one parking space for every five trailer coach spaces available. Recreational vehicles are defined as any boat, trailer, or van containing built-in kitchen equipment.
- i. Central aboveground storage tanks for heating gas shall be allowed, but on a fenced and screened lot. Individual gas tanks shall be prohibited except for portable Bar-B-Que pits using tanks of thirty pounds or less.
- j. Lighted walkways shall be provided along both sides of any roadways existing within the interior of the mobile home park. The walkways shall be a minimum of two feet wide and having surface lighting or light posts existing every twenty-five feet.
- k. If a public laundry facility is constructed, additional parking spaces shall be provided with a ratio of one parking space for every five trailer coach spaces available.

(7) *Mobile home park expansion.* No existing mobile home park shall be enlarged or extended:

- a. When such park does not meet the applicable health or safety requirements.

- b. Where such park is in violation of regulations and standards regarding sewage treatment or discharge, pollution or water quality.
 - c. Unless the enlargement or extension conforms to these regulations.
- (8) *Protective screening.* The development shall be surrounded by a landscaped or wooded strip of open space at least thirty feet wide along exterior boundary of the mobile home park. The rear yard setback requirements may not be used for partial fulfillment of the protective screening requirement.
- (9) *Recreational area.* The development shall have a minimum area of eighty thousand square feet plus three hundred fifty square feet per trailer coach space in the park. Recreational areas may not include the protective screening required in paragraph (8) of this subsection, nor the area required for storm water detention facilities in paragraph (12) of this subsection. Recreational facilities shall include:
- a. Playground equipment.
 - b. Swimming pool.
 - c. Tennis courts.
- (10) *Off-street parking.* A minimum of two paved off-street parking spaces shall be provided for each mobile home lot and shall comply with Article XV of Chapter 23 of this Code, "Off-Street Parking Regulations."
- (11) *Access.*
- a. Access to the mobile home park or subdivision shall not be from a minor residential street.
 - b. The number and location of access drives shall be controlled for traffic safety and protection of surrounding properties.
 - c. No individual lot shall have direct access drives to a street outside the boundaries of the park.
 - d. Interior access drives shall be properly lighted.
 - e. Interior access drives and through collector streets shall be in compliance with the standards of the Subdivision Regulations and shall be dedicated to the city in compliance with such regulations.
- (12) *Topography.*
- a. The topography of the mobile home park or subdivision shall be such that rapid drainage will be facilitated and that adequate drainage facilities can be provided, including storm water detention facilities as set out in the Subdivision Regulations.
 - b. A reasonable effort shall be made to preserve the natural amenities of the mobile home park or subdivision.

- c. Mobile home parks shall not be located in floodplain designated areas.

(13) *Mobile home structure.*

- a. All mobile homes shall be securely tied down. Tie-downs shall meet the specifications and requirements of the city and state.
- b. All mobile homes shall be underskirted in such a way that all areas directly under the mobile home are enclosed.
- c. All mobile homes shall be in good condition and appearance and not be in a dilapidated or run-down condition.
- d. Mobile homes needing extensive repairs shall not be brought in. However, this shall not preclude a resident of a previously occupied mobile home from making repairs to his mobile home damaged by fire or other cause while within that particular mobile home park within the city.
- e. Mobile homes that are damaged by fire or other cause shall begin repairs within thirty days after the damage occurred and shall be complete within ninety days or be removed from the park.
- f. The building commissioner shall have the authority and responsibility to administer and enforce the provisions of this article.

Section 20A-17. Register of Occupants. [Ord. No. 191, §4; Ord. No. 326, §8; Ord. No. 645, §3; Ord. No. 675, §3]

It shall be the duty of the permittee to keep a register containing a record of all trailer coach owners and occupants located within the park. The register shall contain the following information:

- (a) Name and address of each occupant.
- (b) The make, model and year of all automobiles and trailer coaches.
- (c) License number and owner of each trailer coach and automobile by which it is towed.
- (d) The state issuing such licenses.
- (e) The dates of arrival and departure of each trailer coach.

The park shall keep the register available for inspection at all times by law-enforcement officers, public health officials and other officials whose duties necessitate acquisition of the information contained in the register. The register records shall not be destroyed for a period of three years following the date of departure.

Each permittee shall keep a register of mobile homes and their previous locations prior to a park within the city. Mobile homes previously located within areas known to have contaminated or hazardous materials shall be prohibited from being located within a mobile home park within the city.

Section 20A-18. Enforcement; Violations and Penalties. [Ord. No. 675, §4]

It shall be the duty of the building commissioner to enforce this article.

The occupant or owner of a mobile home in or upon which a violation of any provisions of this article has been committed or shall exist, or any other person who commits, takes part in or assist in any violation or who maintains any mobile home in or upon which such violation shall exist, shall be guilty of a misdemeanor punishable by a fine of not less than ten dollars and not more than five hundred dollars for each day that such violation continues, or by imprisonment for ten days for each day such violation shall continue, or by both such fine and imprisonment, in the discretion of the court.

Any such person who, having been served with an order to remove any such violation, shall fail to comply with the order within ten days after such service, or shall continue to violate any provision of the regulations made under authority of this article in the respect named in such order, shall also be subject to a civil penalty of five hundred dollars.

ARTICLE III

Public Campground Regulations

Section 20A-19. Compliance Required. [Ord. No. 645, §5]

Public campgrounds shall be required to comply with requirements contained herein.

Section 20A-20. "Traveler" Defined. [Ord. No. 1097 §§1 — 2, 4-19-1994; Ord. No. 1616 §1, 6-4-2002]

"Traveler" shall mean a person or persons seeking overnight camping privileges in a public campground for travelers. No traveler shall be permitted to occupy a public campground or combination of campgrounds in the City for more than ninety (90) days within any six (6) month period. The intent of this Section is to provide for vacation, recreational and leisure oriented use of campground facilities and to prohibit any establishment of residency.

Section 20A-21. Permit — Required. [Ord. No. 645, §5]

- (a) It shall be unlawful for any person to maintain or operate within the city any public campground for travelers unless such person shall first obtain a permit therefor. A permit shall expire on December 31 of each year and there shall be an annual permit charge of not less than twenty-five dollars or such an amount in excess of twenty-five dollars as may be designated by the board of aldermen for each public campground for travelers. This fee shall be adjusted on an annual basis, effective January 1 of the year in question, to reflect increases, if any, in the November offering next preceding this January 1 of the Cost of Living Index for all urban consumers for the St. Louis area published by the Bureau of Labor Statistics of the United States Department of Labor, as compared to the previous November offering, using the period 1967 = 100 as the base period. All such computation of increases made as provided herein shall be rounded to the nearest fifty-cent figure,

and shall not be further adjusted during the course of the year in question, during the next year in question when such further adjustments, if warranted as provided herein, shall be made.

- (b) Applications for a permit to construct and operate a public campground for travelers shall be issued by the board of aldermen of the city. Application shall be in writing, signed by the person who will own, maintain or operate the proposed public campground for travelers and shall contain the following information:
- (1) The name and address of the persons who will own, maintain and operate the proposed public campground for travelers.
 - (2) The location and legal description of the public campground for travelers.
 - (3) A complete plot plan of the public campground for travelers showing compliance with all of the provisions of this article and chapter 23.
 - (4) Plans and specifications of all buildings and other improvements to be constructed within the public campground for travelers.
 - (5) Such other and further information as may be requested by the board of aldermen to enable it to determine if the proposed public campground for travelers will comply with all requirements.

The application and all accompanying plans and specifications shall be filed in triplicate. The board of aldermen shall investigate the applicant and inspect the proposed plans and specifications.

Upon a finding of a good moral character of the applicant and compliance with all ordinances and statutes, and after satisfying itself that the public campground for travelers is reasonable and proper in its proposed location, the board of aldermen shall approve the application and upon completion of the public campground for travelers according to the plans submitted, they shall issue the permit hereunder.

- (c) The permit shall be conspicuously posted in the office or on the premises of the public campground for travelers at all times.

Section 20A-22. Same — Revocation. [Ord. No. 645, §5]

The board of aldermen of the city may revoke any permit to maintain and operate a public campground for travelers when the permittee has been found guilty by a court of competent jurisdiction of violating any provisions of this article or chapter 23. After such conviction, the permit may be reissued if the circumstances leading to conviction have been remedied and evidence given that the public campground for travelers will be maintained and operated in full compliance with the law.

Section 20A-23. Occupancy Register. [Ord. No. 645, §5]

It shall be the duty of the permittee to keep a register containing a record of all automobiles and occupants located within the public campground for travelers. The register shall contain the following information:

- (a) Name and address of each occupant.
- (b) The make, model and year of all automobiles.
- (c) License number and owner of each automobile.
- (d) The state issuing the license.
- (e) The dates of arrival and departure of each occupant.

The public campground for travelers shall keep the register available for inspection at all times by law-enforcement officers, public health officials and other officials whose duties necessitate acquisition of the information contained in the register. The register records shall not be destroyed for a period of three years following the date of departure.

Section 20A-24. Density and Size Requirements. [Ord. No. 645, §5]

Maximum density shall be no more than fifteen campsites per acre. Minimum size of campsite shall be two thousand square feet (not including streets). The minimum size of a campground shall be twenty acres or more.

Section 20A-25.1. Streets. [Ord. No. 645, §5.; Ord. No. 1616 §2, 6-4-2002]

Street minimum construction shall be of gravel or stone which has been compacted and has a minimum of six (6) inches in thickness.

Street width shall be as follows: One-way minimum street width, twelve (12) feet; two-way minimum street width, twenty-five (25) feet; minimum turning radius at inside turn shall be thirty (30) feet.

Section 20A-25.2. Outdoor Storage. [Ord. No. 1616 §2, 6-4-2002]

- (a) The Planning and Zoning Commission and Board of Aldermen may, under the special use permit provisions, give consideration to outdoor storage areas.
- (b) Outdoor storage areas shall be screened from public view through use of earth berms, fencing or landscaping or a combination thereof. Fencing and landscaping used for screening of outdoor storage areas shall be decorative in nature and maintained in an acceptable manner. Decorative fences do not include chain link fences, with or without slats. Outdoor storage areas shall have a minimum surface covering of six (6) inches of rolled gravel.

Section 20A-25.3. Off-Site Parking.

- (a) The Planning and Zoning Commission and Board of Aldermen may, under the special use permit provisions, give consideration to applications for parking or storage of recreational vehicles, campers and recreational trailers on behalf of the owner or operator of same within public campgrounds.
- (b) *General Provisions.*

- (1) The owner or operator of the land on which the off-site parking or storage activity is being conducted shall be the applicant, not the owner or operator of the recreational vehicles, campers and recreational trailers being stored on same.
 - (2) Consideration criteria will be reviewed a minimum of annually, and if an inspection of property and the recreational vehicles, campers and recreational trailers located thereon results in a determination that any standards are lacking, City staff may place the applicant on notice and request review of the off-site parking authority, with the possible outcome of off-site parking authority rescission by the Board of Aldermen.
 - (3) The assessment and professional opinion of City staff shall be the factor in determining if an activity presently being conducted or to be proposed is not in conformance with these provisions. The Planning and Zoning Commission shall be the appeals body for such a staff determination.
 - (4) All areas utilized for off-site parking or storage, and ingress/egress thereto, shall be surfaced with a minimum of six (6) inches of rolled gravel in conformance with City specifications.
- (c) *Off-site Parking Or Storage Consideration.* In addition to normal factual determination criteria, following are examples of factors which may be examined or conditions which may be imposed during the course of application consideration:
- (1) Existing and/or proposed lot improvements and topographical conditions.
 - (2) Impact on adjacent properties (property values, aesthetics, etc.).
 - (3) Effects on general community standards (passersby, etc., not immediately adjacent to the subject site).
 - (4) What can be stored at a particular location (type, number, etc.).
 - (5) Degree to which it might create or exacerbate hazardous or unsanitary conditions.
 - (6) Creation or aggravation of general nuisances such as visual, noise, odor, etc.
 - (7) Ongoing lot and/or recreational vehicle/camper/recreational trailer maintenance standards.
 - (8) Landscaping/screening/buffer requirements.
 - (9) Ingress/egress and general traffic impact standards.
 - (10) Proximity to residential zoning districts or residentially utilized property in other zoning districts.
 - (11) Proximity to other businesses and/or property lines and/or streets.
 - (12) No wrecked, derelict, or otherwise unsightly or unsafe recreational vehicles, campers and recreational trailers.

Section 20A-26. Building Code, Etc., Compliance Required. [Ord. No. 645, §5]

All buildings, structures and other construction at a campground for travelers shall comply with the BOCA Building Code and all applicable ordinances of the city.

Section 20A-27. Sanitary Facilities Generally. [Ord. No. 645, §5.]

There shall be a ratio of one comfort station provided for each thirty campsites. No campsite shall be located farther than three hundred feet from a comfort station. For the purposes of this paragraph, a "comfort station" shall be defined as one toilet, one lavatory and one shower, with related plumbing facilities.

All showers and lavatory fixtures are to be provided with adequate hot and cold water and an automatic hot water control valve which will not permit hot water temperatures to exceed one hundred twenty degrees Fahrenheit.

Section 20A-28. Dump Station.¹ [Ord. No. 645, §5]

A sewage dumping station shall be constructed in all campgrounds. Construction shall be in accord with the city Plumbing code and properly maintained.

Section 20A-29. Lighting Generally. [Ord. No. 645, §5]

Site lighting shall be such that adequate security can be maintained during the evening hours but not so as to interfere with sleeping.

Section 20A-30. Recreational Facilities. [Ord. No. 645, §5]

All public campgrounds for overnight travelers shall have the following minimum recreational facilities:

- (a) Children's playground.
- (b) Recreation building or space in a multi-purpose building; minimum recreational space, four hundred square feet.
- (c) Swimming pool, concrete or gunite construction; minimum size sixteen by thirty-two feet, minimum deck of concrete surrounding pool ten feet wide. The swimming pool shall meet county health department requirements.

Section 20A-31. Utility Hook-Ups. [Ord. No. 645, §5]

A minimum of fifteen percent of all campsites shall be equipped with sewer hook-ups. A minimum of fifty percent of all campsites shall have individual water and electric hook-ups. Electric service shall be a minimum of one weather-proof duplex electrical outlet of 120 volts, 20 amperes with ground. Each water connection shall be with three-fourths inch riser and hose bib. The water system for the campground shall be designated to provide a minimum of twenty gallons per day per campsite.

¹. Editor's Note — Ord. no. 1616 §3, adopted June 4, 2002, repealed section 20A-28 in its entirety and renumbered subsequent sections. Former section 20A-28 derived from ord. no. 645 §5.

Section 20A-32. Street Lighting. [Ord. No. 645, §5]

There shall be a street light at each intersection of a one-way with a two-way street. All service buildings, comfort stations and their immediate area, inside and outside, shall be lighted.

Section 20A-33. Screening. [Ord. No. 645, §5]

Any campsites which are within one hundred feet of a property boundary shall be screened to protect adjoining property. Such screening may be shrubs, plantings or closed fencing.

Section 20A-34. Fees. [Ord. No. 645, §5]

The schedule of fees of the city for multiple extensions or connections of either the water or sewer system shall apply to each permanent building, comfort station and dumping station. If the public campground for travelers is open to travelers less than twelve calendar months per year, the owner or operator may negotiate with the mayor that portion of the water and sewer charges applicable to individual campsites which are not used for the full year. Any such negotiations must be carried on prior to the closing of the individual campsites or the full rates shall apply. The mayor is hereby authorized to negotiate for the city and to make reasonable adjustments in the charges for individual campsites, taking into consideration the periods when campsites are not being used, subject to the approval of the board of aldermen.