

CITY OF LAKE OZARK
A Missouri Municipality of the 4th Class

BILL NO.: 2020-_____

ORDINANCE NO.: 2020-_____

***AN ORDINANCE AMENDING SECTION 405.040 OF THE CODE
OF THE CITY OF LAKE OZARK, MISSOURI***

WHEREAS, § 405.040 of the Municipal Code of the City of Lake Ozark, Missouri provides for specific definitions to be applied relative to the City’s zoning regulations.

WHEREAS, the City’s Building and Zoning Official has recommended updating Section 405.040 to add certain definitions in the furtherance of the development of “tiny homes” and “cluster developments”; and

WHEREAS, the City’s Building and Zoning Commission at its regular meeting on September 2, 2020 by a unanimous vote of all members present has recommended updating Section 405.040 of the City Code by adding the following Definitions:

Tiny House:

A detached and self-contained dwelling unit with basic functional areas that support normal daily routines such as cooking, sleeping, and sanitation. Dwelling must be between a total of 300 and 800 square feet in total floor area, not including lofts. Must be built on site upon a permanent foundation and cannot exceed on story (excluding lofts).

Cluster Development:

Development that allows flexibility for creative design and superior scenic quality through preservation of sensitive environmental areas and efficient use of land. Instead of a conventional

subdivision, which traditionally results in buildings spaced evenly throughout the site, cluster developments allow for individual lot and setback requirements to be reduced so as to group or “cluster” development on a portion of the site. A cluster development must include construction of a minimum of four (4) and a maximum of sixteen (16) tiny houses.

Common Open Space:

The central space used by all occupants of a cluster development. Common open space should include storm shelters, mail receptacles, and community recreational areas.

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF ALDERMEN, OF THE CITY OF LAKE OZARK, MISSOURI, THAT § 405.040. OF THE CODE OF THE CITY OF LAKE OZARK, MISSOURI BE AMENDED FROM ITS EXISTING FORM TO ADD THE AFOREMENTIONED DEFINITIONS FOR “TINY HOMES”, “CLUSTER DEVELOPMENT”. AND “COMMON OPEN SPACE”/

Section 1 of this Ordinance. The Section 405.040. of the Code of the City of Lake Ozark shall be amended to add the following definitions:

Tiny House:

A detached and self-contained dwelling unit with basic functional areas that support normal daily routines such as cooking, sleeping, and sanitation. Dwelling must be between a total of 300 and 800 square feet in total floor area, not including lofts. Must be built on site upon a permanent foundation and cannot exceed one story (excluding lofts).

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Development that allows flexibility for creative design and superior scenic quality through preservation of sensitive environmental areas and efficient use of land. Instead of a conventional subdivision, which traditionally results in buildings spaced evenly throughout the site, cluster

developments allow for individual lot and setback requirements to be reduced so as to group or “cluster” development on a portion of the site. A cluster development must include construction of a minimum of four (4) and a maximum of sixteen (16) tiny houses.

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The central space used by all occupants of a cluster development. Common open space should include storm shelters, mail receptacles, and community recreational area

Section 2 of this Ordinance. All other provisions of Section 405.040 of the Code for the City of Lake Ozark not amended or modified by this Ordinance shall continue in force and effect.

Section 3 of this Ordinance. This Ordinance shall take effect and be in full force from and after its passage by the Board of Aldermen of the City of Lake Ozark.

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First Reading: _____

Second Reading: _____

DULY READ AND APPROVED THIS _____ DAY OF SEPTEMBER.

Alderman Klautzer	Aye	or	Nay
Alderman Jaycox	Aye	or	Nay
Alderman Giampa	Aye	or	Nay
Alderman Neels	Aye	or	Nay
Alderman Maples	Aye	or	Nay
Alderman Thompson	Aye	or	Nay

APPROVE:

ATTEST:

MAYOR:

CITY CLERK:

Gerry Murawski

Kathy Vance