

AN ORDINANCE TO REGULATE THE CONSTRUCTION OF ADDITIONS TO A PRIMARY RESIDENCE, ACCESSORY BUILDINGS, AND FENCES WITHIN THE VILLAGE OF OAKWOOD, CLAY COUNTY, MISSOURI.

Whereas the Board of Trustees of the Village of Oakwood, Clay County, Missouri, has recognized the need to regulate the construction of herein defined structures within the Village of Oakwood

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF OAKWOOD AS FOLLOWS:

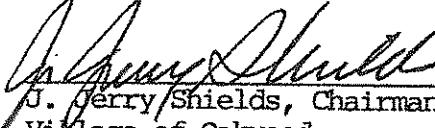
Section 1: GENERAL

- 1.01 Scope: The provisions of this Ordinance shall cover the minimum conditions and responsibilities of the persons for the construction/remodeling of structures within the Village.
- 1.02 Responsibility: The owner of the premises shall construct the structures in compliance with these requirements.
- 1.03 Construction: Construction of any structure shall be done in a workmanlike manner; all construction shall comply with all codes specified by the Board of Trustees, but if not specified shall comply with the building codes of the city of Kansas City, Missouri. Worksites shall remain clean, safe, and secure and in a sanitary condition so as to not cause a blighting problem or adversely affect the public health or safety. Length of time from issue of permit to completion of the construction of said project shall not exceed seven (7) months without written approval by the Board of Trustees.
- 1.04 Definitions: As used in this Ordinance, the following terms mean:
  - a. Accessory Buildings: All unattached buildings, including guest houses, garages, storage buildings, pool houses, garden sheds, and gazebos. Structures regulated by this Ordinance include those constructed totally/partially off-site and delivered to the premises for finishing.
  - b. Additions and improvements: Any structural addition.
  - c. Fence: Attached or unattached fencing.
- 1.05 Violations: When a violation of this section is determined to exist, written notice shall be served by mail or by personal service, at the discretion of the Board of Trustees on the legal owner of the property. Where the person responsible cannot be located, the notice shall be attached to the front door of the structure or premises wherein the violation occurred. The notice shall state the facts of the violation and fine assessed in accordance with the above. Penalties for violations of this Ordinance will follow guidelines set out in Ordinance No. 10, Section 16 of the Village of Oakwood Ordinances.
- 1.06 Validity: If any clause, sentence, or part of this Ordinance shall be held invalid, such invalidity shall not invalidate the remainder.


SECTION 2: REQUIREMENTS OF CONSTRUCTION

- 2.01 A building permit is required and plans approved before any construction may begin on any structure, including but not limited to accessory buildings, additions and/or improvements and/or fence.
- 2.02 An application for a permit to build a structure regulated by this Ordinance shall include a plot plan drawn to scale showing the dimensions of the lot, placement and dimensions of the primary residence, placement and dimensions of the proposed construction, landscaping/topography features to be considered, an architectural rendering of the proposed construction including specifications of the exterior finishing materials.
- 2.03 A professional-quality set of plans is required. This may be waived, at the discretion of the Board of Trustees, on buildings not exceeding one hundred forty (140) square feet.
- 2.04 There may be no more than one accessory building per lot. Pool houses and gazebos do not apply to this restriction.
- 2.05 No temporary buildings or structures will be allowed, including trailers and mobile homes and the like.
- 2.06 All structures regulated by this Ordinance with the exception of fences shall meet the setback requirements specified by Village Ordinance No. 10, Section 7, and shall be located so as not to interfere with any utility easement or service which operates in the best interest of the entire Village in accordance with the Zoning Ordinances of the Village.
- 2.07 All structures shall be attached to frost-free footings and all buildings and additions shall have permanent foundations as regulated by the International Building Code 2003. The Board of Trustees of the Village of Oakwood will from time to time update the IBC Edition being used in the Village.
- 2.08 An accessory building shall not exceed in height the height of the primary residence.
- 2.09 Fence height shall not exceed eight (8) feet.
- 2.10 All accessory buildings shall be in proportion to, but in no instance larger in square footage than one thousand five hundred (1,500) square feet.
- 2.11 All structures shall be of the same architectural style as the primary residence and be of the same exterior finishing materials as the primary residence (match in style, color, and composition) unless waived by the Board of Trustees.
- 2.12 Any changes to existing accessory buildings must be in compliance with this Ordinance.

Passed this 4<sup>th</sup> day of October, 2010

  
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J. Jerry Shields, Chairman, Board of Trustees  
Village of Oakwood

Approved this 4<sup>th</sup> day of October, 2010

  
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J. Jerry Shields, Chairman, Board of Trustees  
Village of Oakwood

  
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Pamela S. Wormsley, Village Clerk