

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.