

**AN ORDINANCE AMENDING CHAPTER 405. ZONING REGULATIONS;
SECTION 405.320 OF THE CODE OF ORDINANCES FOR THE CITY OF FAIR
GROVE FOR THE PURPOSE OF AMENDING REGULATIONS RELATED TO
OUTDOOR STORAGE FACILITIES**

WHEREAS, the City of Fair Grove (“City”) has determined that certain amendments should be made to the Zoning Regulations of the City with respect to updating Section 405.320 C-1 General Commercial District, and

WHEREAS, the Fair Grove Planning and Zoning Commission held a Public Hearing on December 2, 2024, and

WHEREAS, the Fair Grove Planning and Zoning Commission unanimously recommends the following amendment.

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

SECTION 1: That Section 405.320 C-1 General Commercial District is hereby amended in part and shall hereafter read as follows:

Section 405.320. C-1 General Commercial District

A. *Permitted Uses.* The following uses shall be permitted in the "C-1" General Commercial District. They shall be permitted only upon the condition that no manufacturing, processing or treating of products other than that which is clearly incidental and essential to retail business and where all such products are sold at retail on the premises.

...

27. Self-service outdoor storage facilities provided that no activity other than the rental of storage spaces shall be conducted on the premises. Outdoor storage shall be limited to RV’s, covered boats on their proper trailers, empty flatbed trailers equal to or less than [~~twenty-four (24)~~] **forty-five (45)** feet in length, enclosed trailers equal to or less than [~~twenty-four (24)~~] **forty-five (45)** feet in length, and in accordance with Section 405.320 (E) (7).

...

E. *Design Requirements.*

...

7. Self-service outdoor storage facilities must be fenced. Fence must be a minimum of six (6) feet in height. The surface of storage area facility must be paved with concrete, asphalt, paving stones, brick, or gravel.

~~[7]~~ **8.** Approval of exterior alterations and demolitions must be procured from the Fair Grove Planning and Zoning Commission making their recommendation to the Board of Aldermen for final approval prior to commencement of any work.

SECTION 2: This Ordinance shall be in full force and effect from and after the date of its passage and approval.

SECTION 3: That the City Clerk is authorized by this Ordinance to correct any scrivener's errors identified within this Ordinance.

SECTION 4: All ordinances conflicting in whole or in part with the provisions of this Ordinance are hereby repealed to the extent of the conflict.

First Reading: 3-11-2025

Second Reading: 3-25-2025

BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS SECOND READING THIS 25th DAY OF March, 2025, BY THE FOLLOWING VOTE:

Alderman Veach
Alderman Stewart
Alderman Petty

Aye
Aye
Aye

Alderman Roe
Alderman Icenhower
Alderman Lord

Aye
Aye
Aye

APPROVED:

Thomas Voorhis
Thomas Voorhis, Mayor

ATTEST:

Sara Davis
Sara Davis, City Clerk