

CITY OF WILLOW SPRINGS

BILL NO. 55-25

ORDINANCE NO. 1655

**AN ORDINANCE AMENDING CHAPTER 405: ZONING REGULATIONS
OF THE MUNICIPAL CODE OF THE CITY OF WILLOW SPRINGS, MISSOURI**

WHEREAS, the City of Willow Springs has determined it is appropriate and necessary to amend Chapter 405: Zoning Regulations for the purpose of adjusting rates for rezoning requests and conditional/special permitted use requests from the existing rates;

WHEREAS, the City of Willow Springs has determined it is appropriate and necessary to amend Chapter 405: Zoning Regulations for the purpose of establishing a policy for voluntary annexation requests;

**NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF
ALDERMEN OF THE CITY OF WILLOW SPRINGS, MISSOURI, AS FOLLOWS:**

SECTION 1. That Section 405.320 of the City of Willow Springs Municipal Code be amended to read as follows:

Section 405.320. Fee for Recommending Change.

The party or parties proposing or recommending a change in the district regulations or district boundaries shall pay a fee of fifty dollars (\$50.00) to the City Clerk at the time the application is filed along with the actual cost of publication and recording fees, if required, as determined by the City Clerk prior to the time publication of "Notice of Public Hearing" is ordered by the Board of Aldermen and any other costs incurred by the City in connection therewith. All fees received hereunder shall forthwith be paid over to the credit of the General Revenue Fund of the City of Willow Springs. Under no condition shall said sum or any part thereof be refunded for failure of said change to be adopted by the Board of Aldermen.

SECTION 2. That Section 405.180 of the City of Willow Springs Municipal Code be amended to read as follows:

Section 405.180. Supplementary Regulations for Special Use Exceptions.

- A. Supplementary regulations for special use exceptions and the requirements and procedures therefor shall be as follows:
1. The special use exceptions listed in Section 405.190 and their accessory buildings and uses may be permitted by the Planning Commission and Board of Aldermen in the districts indicated therein in accordance with the procedure set forth in this Section and the requirements listed in Section 405.190.
 2. Upon receipt of any application for a permit for a special use exception by the Building Inspector, it shall be referred to the Planning Commission for investigation as to the manner in which the proposed location and character of the special use exception will affect the Comprehensive Community Plan. The Planning Commission shall report the results of its study and recommendation to the Board of Aldermen within sixty (60) days following receipt of the application. If no such report has been filed with the Board of

Aldermen within this time period, the Board of Aldermen shall be permitted to proceed to process the application.

3. A fee of fifty dollars (\$50.00) shall be paid to the Clerk of the City at the time the application is filed along with the actual cost of publication and recording fees, if required, shall be paid to the City Clerk prior to the time publication of "Notice of Public Hearing" is ordered by the Board of Aldermen of the City. All fees received hereunder by the City Clerk shall be paid over to the City to the credit of the General Revenue Fund of the City.
4. A public hearing shall be conducted after fifteen (15) days' notice thereof has been given. Following the hearing and upon an affirmative finding by the Planning Commission that:
 - a. The proposed special use exception is to be located in a district wherein such use may be permitted;
 - b. The requirements set forth by the Planning Commission for such special use exception will be met; and
 - c. The conditional use exception is consistent with the spirit, purpose and intent of the Comprehensive Community Plan, will not substantially and permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.

The Building Official shall inspect the development on an annual basis to ensure compliance with the provisions stated in the permit. Subject to approval by the Planning Commission, the City shall issue a zoning certificate for the special use exception.

5. The City shall order the Building Inspector to issue a zoning certificate for the special use exception.

SECTION 3. Effective Date. Upon its final passage by the City of Willow Springs Board of Aldermen, this Ordinance shall be in full force and effect on January 1, 2026.


PASSED AND APPROVED this 19 day of December, 2025.



ATTEST:


Heather Tooley, City Clerk

CITY OF WILLOW SPRINGS


Adam Webb, Mayor