

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING CHANGES TO THE WILDWOOD ZONING ORDINANCE, SPECIFICALLY CHAPTER 415.030 DEFINITIONS, BY THE ADDITION OF ELEVEN (11) DESCRIPTIONS, AND BY ADDING NEW REQUIREMENTS TO CHAPTER 415.210 M-3 PLANNED INDUSTRIAL DISTRICT REGULATIONS, SECTION E.(9.) AND SECTION F. (1.), ITEMS A THROUGH F; ALL OF WHICH ARE TO ADDRESS INFORMATION TECHNOLOGY AND DATA PROCESSING FACILITY (commonly known as 'data centers') AND THEIR LOCATIONS, OPERATING PARAMETERS, AND DESIGN COMPONENTS WITHIN THIS COMMUNITY, IN ASSOCIATION WITH THE INDUSTRIAL AREA OF THE CITY'S MASTER PLAN, SUCH BEING CONSISTENT WITH THE ACTION OF THE PLANNING AND ZONING COMMISSION SET FORTH IN ITS LETTER OF RECOMMENDATION ON THE MATTER THAT IS DATED APRIL 6, 2026. (Wards – All)

WHEREAS, Chapter 415 of the City Code of the City of Wildwood was adopted pursuant to the City's constitutional charter authority, its police powers, and the provisions of Chapter 89 of the Revised Statutes of Missouri, as amended, to promote the health, safety, and general welfare of citizens of the City of Wildwood, and including to avoid street congestion, achieve appropriate population distribution, provide necessary spaces for light, air, and recreation, protect the natural environment and existing property values, and secure the proper future development of the City; and

WHEREAS, since the City incorporated, its leadership has implemented reasonable regulations relative to all aspects of land development, including its industrial area in the Wildwood portion of the Chesterfield Valley; and

WHEREAS, over the past several years, the matters relating to artificial intelligence (AI) and data centers to support them have been a constant topic of news reports, social media posts and comments, or other discussion forums, and been supported by some, and condemned by many; and

WHEREAS, with the City of Wildwood, while not having an active application for such, but wanting to be proactive in this matter, was urged by the Citizen Oversight Group – MP2026 to review existing regulations and, if sufficient, advise this group that was updating Wildwood's Master Plan, but, if not, ensure that this type of use would not harm Wildwood and also offset any impacts to its environment from the standpoints of noise, light, groundwater, and utility services through reasonable, enforceable, and protective regulations in this regard; and

WHEREAS, with this request to consider this type of review to the sections of the Zoning Ordinance relating to "Definitions" and its "Industrial Districts" for this emerging and divisive new land use, which is identified as 'INFORMATION TECHNOLOGY AND DATA PROCESSING FACILITY,' i.e. data centers, while also reviewing 'best practices' by other communities to ensure if such an activity were to be considered within this community, it would be measured not in terms of tax dollars, but impacts and offsets, which began with a public hearing held on January 21, 2026

before the Planning and Zoning Commission, and ultimately concluded with a favorable Letter of Recommendation on certain additions and changes to the Zoning Ordinance, which were intended to reduce or eliminate noise pollution, minimize utility infrastructure demands, improve visual aesthetics, and lessen the negative environmental footprints of these facilities, while ensuring all other matters relating to the general health, safety and welfare of the residents of the City where in place as well; and

WHEREAS, the Letter of Recommendation was completed by the Planning and Zoning Commission at its April 6, 2026 meeting and forwarded to the City Council for a public hearing on this matter, which will be held on May 11, 2026, with preliminary legislation also had been prepared for introduction, if members should agree; and

WHEREAS, the Planning and Zoning Commission's recommendation on this now divisive land use trend and polarizing benefits and impacts that such creates in communities reflects an approach to ensure these uses that limits them to only be considered within the City's single industrial area and well-controlled through the rezoning and Conditional Use Permit (CUP) processes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, THE FOLLOWING:

Section One. Subject and Action. The City Council of the City of Wildwood, Missouri hereby approves modifications to the following chapter and sections of the Zoning Ordinance as follows (Recommended changes to the regulations shown in dark red type):

Chapter 415. Zoning Regulations –
>>> Section 415.030 Definitions

COLOCATION FACILITY

A facility where one or more entities may install, operate, and maintain their own computer servers, networking equipment, and other digital infrastructure.

COMPUTER NETWORK

A system of interconnected computers, computer servers, or other electronic devices capable of exchanging data, information, or resources.

COMPUTER SERVER

A device designed primarily to provide data, services, applications, or resources to other devices over a network, including local area networks, wide area networks, or the internet.

INFORMATION TECHNOLOGY AND DATA PROCESSING FACILITY (commonly known as 'data centers')

A facility used primarily for the storage, management, processing, or transmission of digital information and data for any purpose. Such facilities typically contain computers, computer servers, digital storage devices, networking equipment, and associated infrastructure, including mechanical and electrical systems such as backup power supplies, cooling systems, and security controls. The term includes, but is not limited to, data centers, cloud computing facilities, web hosting facilities, and colocation facilities. This term does not include telecommunications towers or facilities that contain only incidental computer equipment used for internal

business or administrative purposes, such as standard office spaces, small-scale computer repair shops, or similar operations.

DEVICE

Any electronic or mechanical apparatus designed to perform a specific function, including computers, computer servers, storage devices, networking equipment, or other digital processing or communication equipment.

DIGITAL DATA

Electronic representations of information, including text, images, audio, video, software, or any other digitally encoded content, whether stored, transmitted, or processed.

DIGITAL STORAGE DEVICE

Any device that is used to store digital data or information electronically, whether temporarily or permanently, including, but not limited to, hard drives, solid-state drives, storage arrays, and similar media.

LOCAL AREA NETWORK (LAN)

A computer network that interconnects devices within a limited geographic area, such as a single building, campus, or property, allowing them to communicate and share resources.

NETWORKING EQUIPMENT

Any hardware or device used to connect, route, manage, or facilitate communication among computers, computer servers, or other electronic devices within or between computer networks, including routers, switches, hubs, firewalls, and related components.

STANDBY GENERATOR

A stationary, engine-driven mechanical device, affixed to a mounting surface and typically fueled by diesel, natural gas, gasoline, propane, or other combustible material, designed to provide electrical power to a building, facility, or system. The term standby generator shall not include portable generators used in connection with residential purposes or generators temporarily used for construction activities.

WIDE AREA NETWORK (WAN)

A computer network that interconnects devices across broader geographic areas, such as multiple buildings, cities, or regions, enabling communication and resource sharing over long distances.

>>> **Section 415.210. "M-3" Planned Industrial District.**
[R.O. 1997 § 415.210; Ord. No. 1324 App. A § 1003.155, 8-14-2006]

A. Scope Of Provisions. This Section contains the district regulations of the "M-3" Planned Industrial District. The regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Chapter, in the Subdivision Code of the City[1] and other applicable City ordinances which are incorporated as part of this Section by this reference. The Planned Industrial District may be described in the manner outlined below ([1] Editor's Note: See Ch. 420, Subdivision and Development Regulations.)

B. Purpose. The "M-3" Planned Industrial District of the City of Wildwood encompasses areas wherein may be located developments and uses permitted in any of the other "M" Industrial Districts and such development and use designated in the "C" Commercial Districts as may be specifically related to a particular industrial activity or complex. It is the purpose of these regulations to facilitate the establishment of combinations of developments and uses not provided for in other "M" Industrial Districts or the establishment of developments and uses in locations appropriate under approved site plans and conditions. Such approved plans and conditions shall be consistent with good planning practice and compatible with permitted developments and

uses in adjoining districts, so as to protect the general welfare, while promoting an environmentally sensitive design or improvements reflecting the natural characteristics of the site.

C. Establishment.

1. A Planned Industrial District may be established on a tract of land in single ownership or management control provided that:
 - a. The preliminary development plan and the application for change of zoning are approved by the City Council; and
 - b. A site development plan is approved by the Planning Commission and recorded in compliance with requirements of this Section; and
 - c. The schedule of construction is complied with in accordance with the requirements of this Section.
2. A Planned Industrial District may be established by ordinance of the City Council in the same manner that other mapped districts are established where the City Council determines that any particular tracts or areas should be developed for industrial use, but because of possible conflicts with adjoining uses, more development control is necessary to protect the general welfare than is possible under the regulations of the other "M" Industrial Districts.

D. Permitted Land Uses And Developments. The following land uses and developments are permitted in this district:

1. Subject only to approval of a site development plan by the Planning Commission:
 - a. Police, fire and postal stations.
 - b. Local public utility facilities.
 - c. Correctional institutions.
 - d. Accessory uses incident to the above uses.
2. Permitted land uses and developments shall be established in the conditions of the ordinance governing the particular Planned Industrial District; specific uses may include uses designated as permitted, accessory or conditional uses in any of the "M" Industrial Districts and those uses in the "C" Commercial Districts which are specifically related to a particular industrial activity or complex.

E. Conditional Land Use And Development Permits Issued By The Commission. The following land uses and developments may be permitted under conditions and requirements specified in Section 415.500, Conditional Use Permit Procedure:

[Ord. No. 2201 § 4, 8-8-2016; Ord. No. 2353, 4-9-2018]

1. Satellite dishes [provisions of Section 415.380(R)].
2. Sexually oriented businesses.
3. Tattoo Parlors [any establishment whose principle activity, either in terms of its operation or as offered to the public from its licensed space, is the practice of one (1) or more of the following: (1) placing an indelible mark made on the body of another person by the insertion of a pigment under the skin; (2) placing an indelible design made on the body of another person by production of scars; (3) placing a permanent mark made on human tissue by burning with a hot iron or other instrument; or (4) the perforation of human tissue other than an ear for a non-medical purpose].
4. Vapor (Vape) Lounges [any establishment whose business is primarily devoted to the serving of electronic smoking devices for consumption on the premises, in which the gross annual revenues generated by sales of electronic smoking devices and accessories thereto are greater than fifty percent (50%) of the gross annual revenues for the establishment and the serving of food, alcohol or other goods is only incidental to

the sale and consumption of such electronic smoking devices and accessories. For the purposes of this Subsection, revenues will be determined based on the previous calendar year, and, the term "electronic smoking device" shall have the same meaning as set forth in Section 210.375 of this Code].

5. Medical marijuana facility.
[Ord. No. 2499, 9-23-2019; Ord. No. 2868, 4-8-2024]
6. Marijuana facility.
[Ord. No. 2499, 9-23-2019; Ord. No. 2868, 4-8-2024]
7. (Reserved)[2]
[2] Editor's Note: Former Subsection (C)(23), regarding medical marijuana-infused products manufacturing facility, was repealed 4-8-2024 by Ord. No. 2868. Prior history includes: Ord. No. 2499.
8. (Reserved)[3]
[3] Editor's Note: Former Subsection (C)(24), regarding medical marijuana testing facility, was repealed 4-8-2024 by Ord. No. 2868. Prior history includes: Ord. No. 2499.
9. **Information Technology and Data Processing Facilities**

F. Performance Standards. All uses established in a Planned Industrial District shall operate in accord with performance standards contained in Section 415.250, Zoning Performance Standard Regulations. These performance standards are minimum requirements and may be made more restrictive in the conditions of the ordinance governing the particular Planned Industrial District.

1. For Information Technology and Data Processing Facilities, the following standards shall apply in all instances:

- a.) Groundwater resources shall not be used for any cooling or related operational components of the activities and processes associated with any Information Technology and Data Processing Facility. Water shall be sourced from a public utility regulated by the Missouri Public Service Commission (MPSC) under its rules and regulations. A closed loop system is preferred.
- b.) Stormwater management shall comply with the Chesterfield Valley Stormwater Management Plan, with participating review authorities including the Metropolitan St. Louis Sewer District (MSD), the City of Chesterfield, Missouri, the Monarch-Chesterfield Levee District, the United States Corps of Engineers, and the City of Wildwood, Missouri.
- c.) Wastewater treatment shall comply with the standards and regulations of Missouri Department of Natural Resources (MDNR), Metropolitan St. Louis Sewer District (MSD), and the City of Wildwood.
- d.) Noise levels shall not exceed the limits as set forth in the City's Noise Code, which is fifty-five (55) decibels during daytime hours (7:00 a.m. to 7:00 p.m.) and forty-five (45) decibels during nighttime hours (7:00 p.m. to 7:00 a.m.).
- e.) Lighting levels shall comply with the City's Outdoor Lighting Requirements of the Zoning Ordinance and all lighting sources shall be dark-sky certified. These lighting sources shall provide the minimum lighting levels of safety and visibility.
- f.) Electrical consumption for any Information Technology and Data Processing Facility shall preferably be provided to it by off grid sources or, if not, utilization levels leading to needed improvements and upgrades to the supporting network/grid shall comply with all State Statutes that are applicable in this regard and none of these costs shall be attributable or borne by residential, commercial, or other customers of the sourcing utility.

G. Height Limitations For Structures. Unless otherwise restricted by application of regulations in Section 415.240, Air Navigation Space Regulations, of this Chapter, the total height of any structure shall be limited by the conditions in the ordinance governing the particular Planned Industrial District or in the case of a wireless support structure, disguised support structure or substantial modification thereof subject to Chapter 430 of the City Code.

[Ord. No. 2417, 12-10-2018]

- H. Lot Area And Yard Requirements.** The lot area and minimum yard requirements for land uses in this district shall be as follows:
1. **Minimum Lot Area.** The minimum lot area requirements for any use or building in a Planned Industrial District shall be as established in the conditions contained in the ordinance authorizing the establishment of the particular Planned Industrial District.
 2. **Minimum Yard Requirements — General.** Setbacks for parking areas, internal drives, loading spaces and structures shall be established in the conditions of the ordinance governing the particular Planned Industrial District.
 3. **Minimum Yard Area — Specific Regulations.**
 - a. No parking area, internal drive, loading space or structure shall be permitted within twenty (20) feet of a property line adjoining property in the "NU" Non-Urban Residence, "PS" Park and Scenic or any "R" Residence District. In addition to the minimum twenty (20) feet, any structure exceeding thirty (30) feet in height which adjoins property in the "NU" Non-Urban Residence, "PS" Park and Scenic or any "R" Residence District shall be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet. Greater setbacks may be required by condition if necessary to ensure compatibility with adjoining developments or uses.
 - b. Boundary walls or fences, six (6) feet in height or less, are permitted within the minimum yard requirements, unless otherwise restricted in the conditions of the ordinance governing the particular Planned Industrial District.
- I. Off-Street Parking And Loading Requirements.** The minimum off-street parking and loading requirements for any use or building in a Planned Industrial District shall not be reduced below that required for the same use in any other "M" Industrial or "C" Commercial District as set forth in Section 415.280, Off-Street Parking and Loading Requirements — General. These requirements may exceed minimum standards as required by condition where determined necessary. However, where the Planned Industrial District includes two (2) or more uses, the Planning Commission may recommend, and the City Council may approve, a total reduction of not more than twenty percent (20%) or thirty percent (30%) for developments greater than two hundred thousand (200,000) square feet of gross floor area under single ownership or management control of the required off-street parking and loading spaces where it has been demonstrated by study of the combined uses and customary operation of the uses that adequate parking would be provided. The Planning Commission may recommend a further parking reduction beyond thirty percent (30%) for developments greater than three hundred thousand (300,000) square feet of gross floor area under single ownership or management control based on a similar approved study as above.
- J. Sign Regulations.** Specific sign regulations shall be established in the conditions of the ordinance governing the Planned Industrial District in accord with the provisions of Section 415.400, Sign Regulations — General. However, in no instance shall they be less restrictive than sign regulations for any of the other "M" Industrial Districts.
- K. Procedure For Establishment Of District Or Approval Of Site Plan In Existing "M-3."** In order to establish a Planned Industrial District through a change of zoning or to obtain approval of a site development plan for a Planned Industrial District in order to utilize land in an established Planned Industrial District, the procedure shall be as follows:

1. Application. The owner or owners under contract of a lot or tract of land or his/her authorized representative shall petition the City of Wildwood on forms prescribed for this purpose by the Planning Commission. These forms shall be submitted to the Department of Planning accompanied by the following:
 - a. Filing fee per requirements of Section 415.550, Fees.
 - b. Legal description of the property.
 - c. Outboundary plat of the property.
 - d. Preliminary development plan depicting, but not limited to, the following:
 - (1) Proposed Uses. In single-lot developments approximate location of buildings and other structures, as well as parking areas, shall be indicated. In multiple-lot developments, conceptual location and configuration of buildings, approximate location of common ground areas, major utility easements and stormwater retention areas shall be indicated.
 - (2) Existing and proposed contours at intervals of not more than five (5) feet referred to sea level datum. Floodplain areas shall be delineated.
 - (3) Approximate location of all isolated trees having a trunk diameter of six (6) inches or more one (1) foot above grade, all tree masses and proposed landscaping.
 - (4) Two (2) section profiles through the site showing preliminary building form, existing natural grade and proposed final grade.
 - (5) Proposed ingress and egress to the site, including adjacent streets and approximate alignments of internal roadway systems.
 - (6) Preliminary plan for sanitation and drainage facilities.
2. Public Hearing. A public hearing on the petition shall be held in accordance with the provisions of Section 415.560, Procedure for Amending the Zoning Ordinance; provided, however, that a public hearing shall be set within forty-five (45) days of acceptance of the petition, fee and related plans and documents by the Department of Planning.
3. Planning Commission Recommendation. No action shall be taken by the City Council with respect to the petition until it has received the recommendation of the Planning Commission. Said recommendation shall address general planning considerations, including consistency with good planning practice and compatibility with adjoining permitted developments and uses. A recommendation of approval shall include recommended conditions to be included in the ordinance authorizing the establishment of the Planned Industrial District or approval of the site development plan in a Planned Industrial District. Such conditions shall include, but not be limited to, the following:
 - a. Permitted uses, including maximum floor area.
 - b. Performance standards.
 - c. Height limitations.
 - d. Minimum yard requirements.
 - e. Off-street parking and loading requirements.
 - f. Sign regulations.
 - g. Minimum requirements for site development plans.
 - h. Limitations for commencement of construction.
 - i. Impact fees or dedications reasonably attributable and proportional to the impact or costs resulting from the proposed development.
4. Site Development Plans.
 - a. After passage by the City Council of an ordinance authorizing the establishment of a Planned Industrial District and requiring submission of a site development plan or site development concept

plan, said plans shall be submitted in accord with the following provisions. No building permits or authorization for improvement or development for any use requested under provisions of this Chapter shall be issued prior to approval of such plans.

- b. Plans shall be submitted to the Planning Commission for review and approval. Said plans shall contain the minimum requirements established in the conditions of the specific ordinance governing the Planned Industrial District and, further, shall comply with provisions of Chapter 420, Subdivision and Development Regulations, and other applicable City ordinances.
- c. Within sixty (60) days of approval, the site development plan or site development concept plan shall be recorded with the St. Louis County Recorder of Deeds and thereby authorize development as depicted thereon with a copy to be filed with the City of Wildwood.
- d. In the case of single-lot/multiple building development or multiple-lot developments where a site development concept plan is required, site development section plans shall be submitted to the Department of Planning for review and approval per individual building, lot, phase or plat representing a portion of the site development concept plan. The approved section plans shall be retained on file by the Department of Planning.

L. Procedure For Amendment Of Conditions Or Plans.

1. To Amend The "M-3" District Ordinance.

- a. The property owner or authorized representative shall submit a written request to amend ordinance conditions to the Department of Planning for review. The Department shall then evaluate the request for consistency in purpose and content with the nature of the proposal as originally advertised for public hearing.
- b. If the Department of Planning determines that the requested amendment is consistent in purpose and content with the nature of the original proposal as advertised, the Department shall so report to the Planning Commission. The Planning Commission shall review the request and the report of the Department, then forward a recommendation to the City Council. A recommendation of approval shall include conditions to be included in the amended ordinance.
- c. If the Department of Planning determines that the requested amendment is not consistent in purpose and content with the nature of the proposal as originally advertised for public hearing, the Department shall so report to the applicant and the Planning Commission. The Planning Commission shall then review the proposed ordinance amendment and forward a recommendation to the City Council. The Planning Commission may, if deemed necessary, forward a resolution of intent to the City Council for the purpose of a new public hearing on the matter in accord with the proceedings specified in Section 415.560, Procedure for Amending the Zoning Ordinance.

2. To Amend The Recorded Site Development Plan Or Site Development Concept Plan Approved For The Planned Industrial District.

- a. The property owner or authorized representative shall submit an amended site development (concept) plan to the Department of Planning for review. The Department shall evaluate the request for consistency in purpose and content with the nature of the proposal as originally advertised for public hearing and the preliminary development plan approved by the City Council.
- b. If the Department of Planning determines that the proposed amendment to the site development plan is major in nature and is not in conflict with the original proposal as advertised and the approved preliminary development plan and meets all conditions of the Planned Industrial District ordinance, said plan shall be reviewed and approved by the Planning Commission. Said amended plan shall be recorded with the St. Louis County Recorder of Deeds within sixty (60) days of Commission approval with a copy to be filed with the City of Wildwood.

- c. If the Department of Planning determines that the proposed amendment to the site development plan is minor in nature and is not in conflict with the original proposal as advertised and the preliminary development plan and meets all conditions of the Planned Industrial District ordinance, the Department may approve said amended plan. Said plan shall be retained on file by the Department of Planning. However, when conditions of a particular Planned Industrial District ordinance are amended which necessitate an amended site development plan, the Commission shall review and approve said amended plans and they shall be recorded with the St. Louis County Recorder of Deeds within sixty (60) days of Commission approval with a copy to be filed with the City of Wildwood.
 - d. If the Department of Planning determines that the amendment to the site development plan is not consistent in purpose and content with the nature of the proposal as originally advertised for public hearing or with the preliminary development plan approved by the City Council, the Department shall so report to the applicant and the Planning Commission. The Planning Commission shall review the proposed site plan amendment and make a final determination. The Planning Commission may, if deemed necessary, forward a resolution of intent to the City Council for the purpose of a new public hearing on the matter in accord with proceedings specified in Section 415.560, Procedure for Amending the Zoning Ordinance.
 - e. All amendments to site development concept plans shall be reviewed and approved by the Planning Commission and shall be recorded with the St. Louis County Recorder of Deeds within sixty (60) days of Commission approval with a copy to be filed with the City of Wildwood.
 - f. The Planning Commission may approve partial amended site development plans, site development concept plans and site development section plans for developments approved prior to enactment of this Chapter when the conditions of the ordinance governing such particular "M-3" Planned Industrial Districts do not permit review of development plans in accord with the provisions of this Section. Such partial amended plans shall be recorded with the St. Louis County Recorder of Deeds within sixty (60) days of Commission approval with a copy to be filed with the City of Wildwood.
3. To Amend A Site Development Section Plan Approved For A Planned Industrial District. If the Department of Planning determines that the proposed amendment to the site development section plan is not in conflict with the approved site development concept plan and meets all conditions of the Planned Industrial District ordinance, the Department may approve said amended plan. Said plan shall be retained on file by the Department of Planning.
4. Appeal To Commission Of A Decision By The Department In Reviewing Development Plans. The petitioner/developer may appeal a decision of the Department of Planning, in cases where the Department of Planning is authorized to review development plans, to the Planning Commission. The petitioner shall have a fifteen (15) day period in which to file a written appeal and plan with the Commission. The written appeal, stating the reasons for the appeal, shall be submitted to the Department. The Commission will make the final determination of the matter. No exceptions will be granted that are in violation of the particular ordinance governing the development plan.
- M. Guarantee Of Improvements.** Unless otherwise provided for in the conditions of a particular Planned Industrial District, no building permits or permits authorizing the occupancy or use of a building, facility, industrial or commercial establishment or service concern may be issued until required related off-site improvements are constructed or cash or a surety bond is posted covering their estimated cost as determined by the Department of Planning. This requirement shall not apply to foundation permits or permits necessary for the installation of required related off-site improvements. Required related off-site improvements shall include, but not be limited to, streets, sidewalks, sanitary and storm sewers, street lights and street trees. If a Planned Industrial District is developed in sections, the requirement shall also

apply to all major improvements necessary to the proper operation and function of the section in question, even though such improvements may be located outside of the section in question.

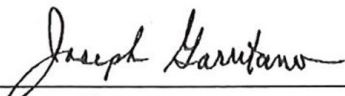
N. Failure To Commence Construction. Substantial construction shall commence within the time period specified in the conditions of the ordinance governing the Planned Industrial District, unless such time period is extended by the Planning Commission. If substantial construction or development does not begin within the time period specified in the conditions of the ordinance governing the district or extensions authorized therein, the Planning Commission shall within forty-five (45) days initiate a resolution of intent for the purpose of a new public hearing to revert the property to its prior zoning classification in accord with the proceedings specified in Section 415.560, Procedure for Amending the Zoning Ordinance. No building or occupancy permit shall be issued for the development or use of the property until completion of action by the City Council on the proceedings to rezone the property in accord with the provisions of the above-noted Section.

Section Two. Effective Date. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

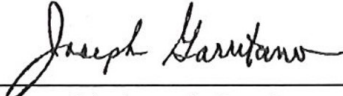
Section Three. Savings. Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

Section Four. Severability. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

This Bill was passed and approved this 8th day of June 2026, by the Council of the City of Wildwood, Missouri after having been read by title or in full two times prior to passage.



Presiding Officer



The Honorable Joseph Garritano, Mayor

ATTEST:

ATTEST:



Colleen Lohbeck, City Clerk



Colleen Lohbeck, City Clerk