

1st Reading: April 23, 2026  
2nd Reading: April 23, 2026

**SPONSOR: HARRELL**

**ORDINANCE NO. 4631**

**BILL NO. 26-21**

**AN ORDINANCE AMENDING SECTIONS 400.030 AND 420.010 OF THE ZONING CODE TO DEFINE AUTOMOBILE/COMMERCIAL MOTOR VEHICLE SERVICE FACILITY AND AUTOMOBILE/COMMERCIAL MOTOR VEHICLE WASHING FACILITY AND ALLOW AN AUTOMOBILE/COMMERCIAL MOTOR VEHICLE SERVICE FACILITY AS A USE ALLOWED BY SPECIAL USE PERMIT IN THE “BP-3” BUSINESS PARK DISTRICT.**

**WHEREAS**, the Planning and Zoning Commission held a duly noticed public meeting on April 8, 2026, regarding a petition by SACO Auto Limited Partnership to amend Section 400.030, Definitions, of the Zoning Code to define Automobile/Commercial Motor Vehicle Service Facility and Automobile/Commercial Motor Vehicle Washing Facility and amend Section 420.010 of the City’s Zoning Code to allow Automobile/Commercial Motor Vehicle Service Facility as a Use allowed by Special Use Permit in the “BP-3” Business Park District under the Land Use Matrix (“Petition”); and

**WHEREAS**, after discussion of the proposed amendments, including the purpose of the BP-3 District and current operation without issue of similar non-conforming uses within the District, the Commission made a recommendation to the Board of Aldermen that the Petition be approved; and

**WHEREAS**, the Board of Aldermen held a duly noticed public hearing on April 23<sup>rd</sup>, 2026, in compliance with the City Code and Chapter 89 RSMo., to hear public comment on the Petition; and

**WHEREAS**, after consideration of the Commission’s recommendation and the public hearing, the Board of Aldermen agrees with the Commission’s recommendation and finds it in the best interest of the City to approve the Petition.

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

**Section 1.** Section 400.030, Definitions, of the Zoning Code is hereby amended to add the following terms:

**AUTOMOBILE/COMMERCIAL MOTOR VEHICLE SERVICE FACILITY**

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An establishment primarily engaged in the sale and replacement, repair or servicing of spark plugs, oil, water hoses, brake fluids, batteries, distributors, tires, brakes, fuel pumps, mufflers, radios, transmissions, glass, and engines or engine parts, or other parts or accessories for Automobiles and Commercial Motor Vehicles. An Automobile/Commercial Motor Vehicle Service Facility may have short-term outdoor storage of such Automobiles and Commercial Motor Vehicles until such repairs are performed but excluding dismantling or salvage. An Automobile/Commercial Motor Vehicle Service Facility may have as an accessory use an Automobile/Commercial Motor Vehicle Washing Facility.

**AUTOMOBILE/COMMERCIAL MOTOR VEHICLE SERVICE FACILITY**

An establishment engaged in washing and cleaning of Automobiles and Commercial Motor Vehicles and related equipment.

**Section 2.** Section 420.010, Land Use Matrix, of the Zoning Code is hereby amended to add Automobile/Commercial Motor Vehicle Service Facility as a Use allowed by Special Use Permit in the "BP-3" Business Park District.

**Section 3.** This ordinance shall be in full force and effect after the date of its passage and approval.

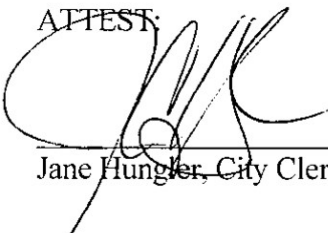
PASSED this 23<sup>rd</sup> day of April, 2026.

  
JOE MAURATH, MAYOR

APPROVED 23<sup>rd</sup> day of April, 2026.

  
JOE MAURATH, MAYOR

ATTEST:

  
Jane Hungler, City Clerk

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Motion to approve. Roll Call vote:

Ayes: Bereitschaft, Wisbrock, Harrell, Rogers, Huels, Maserang, Jokerst

Abstain: 0

Nays: 0

Absent: Lange

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