

1st Reading: September 25, 2025
2nd Reading: September 25, 2025

SPONSOR: HARRELL

ORDINANCE NO. 4585

BILL NO. 25-64

AN ORDINANCE AMENDING SECTIONS 415.120 AND 415.130 OF THE ZONING CODE RELATED TO PRIMARY FAÇADE MATERIALS IN THE COMMERCIAL DISTRICTS.

WHEREAS, the Planning and Zoning Commission held a duly noticed public meeting on September 2, 2025, regarding amendments to Sections 415.120 and 415.130 of the Zoning Code related to allowing EIFS as a primary façade material in the “C-1” and “C-2” Commercial Districts; and

WHEREAS, after discussion of the proposed amendments including that the “C-1” and “C-2” Districts are the only commercial districts that do not allow EIFS as a primary façade material and the number of properties within those Districts that nevertheless have EIFS as the primary façade material, the Commission made a recommendation to the Board of Aldermen that Sections 415.120 and 415.130 of the Zoning Code be amended to allow EIFS as a primary façade material in the “C-1” and “C-2” Commercial Districts as proposed by Staff; and

WHEREAS, the Board of Aldermen held a duly noticed public hearing on September 25, 2025, in compliance with the City Code and Chapter 89 RSMo., to hear public comment on the proposed amendments; 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 such text amendment.

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

Section 1. Amend Subsection F(2), Exterior Building Materials, of Section 415.120, “C-1” Commercial District Regulations, by repealing Subsection F(2).a in its entirety and enacting a new Subsection F(2).a to read as follows:

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- a. Primary Facade Materials.
 - (1) Brick and other brick-like masonry, glass panels, or architectural pre-cast concrete. The primary materials shall not be less than eighty- five percent (85%), excluding windows and doors, of any Facade.
 - (2) Exterior Insulation Finishing Systems (EIFS) is an allowable primary material subject to the maximum EIFS surface not exceeding fifty percent (50%) of any Facade, excluding windows and doors. EIFS material shall be located a minimum of three (3) feet above grade.

Section 2. Amend Subsection F(2), Façade Materials, of Section 415.130, “C-2” Commercial District Regulations, by repealing Subsection F(2).a in its entirety and enacting a new Subsection F(2).a to read as follows:

- a. Primary Facade Materials.
 - (1) Brick and other brick-like masonry, glass panels, or architectural pre-case concrete. The primary materials shall not be less than eighty- five percent (85%), excluding windows and doors, of any Facade.
 - (2) Exterior Insulation Finishing Systems (EIFS) is an allowable primary material subject to the maximum EIFS surface not exceeding fifty percent (50%) of any Facade, excluding windows and doors. EIFS material shall be located a minimum of three (3) feet above grade.

Section 3. All other provisions of Sections 415.120 and 415.130 not specifically amended herein shall remain in full force and effect.

Section 4. This ordinance shall be in full force and effect after the date of its passage and approval.

PASSED this 25th day of September, 2025.


JOE MAURATH, MAYOR

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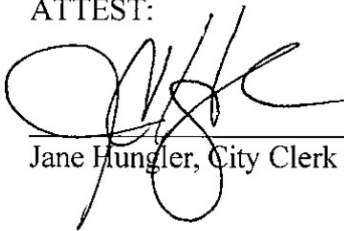
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APPROVED this 25th day of September, 2025.



JOE MAURATH, MAYOR

ATTEST:



Jane Hungler, City Clerk

Motion to approve. Roll Call vote:

Ayes: Bereitschaft, Lange, Rogers, Huels, Maserang, Jokerst

Abstain: 0

Nays: 0

Absent: Wisbrock, Harrell

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