

**CITY OF NORMANDY, MISSOURI
AN ORDINANCE**

**1st READING 05/13/2025
2nd READING 06/10/2025**

**BILL NO. 25-11
ORDINANCE NO. 838**

AN ORDINANCE OF THE CITY OF NORMANDY, MISSOURI AMENDING SECTION 405.705: ACCESSORY BUILDINGS, OF THE CITY OF NORMANDY CODE OF ORDINANCES REGARDING SETBACKS FOR ACCESSORY BUILDINGS.

WHEREAS, § 89.020, RSMo empowers the City Council of the City of Normandy (the “City Council”), for the purpose of promoting health, safety, morals or the general welfare of the community, to enact ordinances regulating the use of buildings, structures, and land for trade, industry, residence or other purposes; and

WHEREAS, § 89.060 RSMo states that regulations adopted pursuant to the powers granted to municipalities by Chapter 89 RSMo may from time to time be amended, supplemented, changed, modified, or repealed; and

WHEREAS, the City Council has, pursuant to § 89.020 RSMo, enacted Section 405.705 of the Code of Ordinances regulating rear and side yard setbacks applicable to accessory buildings in all zoning districts; and

WHEREAS, the City of Normandy believes it is in the best interest of the City and its residents to revise such regulations to resolve certain ambiguities arising from the enacted text of Section 405.705; and

WHEREAS, the City Council previously referred the above amendment of Section 405.705 to the Planning and Zoning Commission of the City of Normandy, and the Planning and Zoning Commission forwarded a favorable recommendation of said amendment to the City Council; and

WHEREAS, the City Council of the City of Normandy, Missouri, held a public hearing thereon at Normandy City Hall on May 13, 2025, beginning at 6:30 p.m.; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Normandy, and otherwise posted and published in accordance with Chapter 89, RSMo, and applicable City ordinances; and

WHEREAS, all persons who presented themselves and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council, and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council, being fully informed, finds that the amendment of setbacks applicable to accessory buildings within the City will be in the best interest of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORMANDY, MISSOURI, AS FOLLOWS:

Section 1

Section 405.705 of Chapter 405: Zoning Regulation, Article XII: Additional Use, Height, and Area Regulations and Exceptions of the Code of Ordinances of the City of Normandy is hereby amended to read as follows:

TITLE IV	LAND USE
CHAPTER 405	ZONING REGULATIONS
ARTICLE XII	ADDITIONAL USE, HEIGHT, AND AREA REGULATIONS AND EXCEPTIONS

Section 405.705 **Accessory Buildings.**

- A. Accessory buildings, which are not a part of the main building, may be built in a side or rear yard. Such accessory building shall not exceed twenty-five (25) feet in height and shall not exceed the height of the main building. Such accessory building shall not occupy more than thirty percent (30%) of a required side or rear yard. An accessory building shall not be nearer than six (6) feet to any property line.
- B. Accessory buildings, which are to be used for storage purposes only, may be erected upon a lot prior to the construction of the main building. No accessory building shall be used for dwelling purposes. Notwithstanding the foregoing, accessory buildings in the "A" and "B" Single-Family Dwelling Districts may be used for dwelling purposes, but only by individuals listed on the occupancy permit for the main building property on which the accessory building is located. All accessory buildings used for dwelling purposes shall require an occupancy permit pursuant to Section 500.015 of this Code.

Section 2

All other Sections and Subsections of Chapter 405: Zoning Regulations, Article XII: Additional Use, Height and Area Regulations and Exceptions of the Code of Ordinances of the City of Normandy, Missouri shall remain in full force and effect.

Section 3 – Repealed

All acts and parts of Ordinances or Resolutions heretofore adopted by the City in conflict with the provisions of this Ordinance are hereby repealed insofar as they conflict with the provisions of this Ordinance.

Section 4 – Severability

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases, and words of this ordinance are severable, and if any section, paragraph, sentence, clause, phrase, or word(s) of this ordinance shall be declared unconstitutional or otherwise invalid, such unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs,

sentences, clauses, phrases, and words or this ordinance since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional or invalid portion of the ordinance.

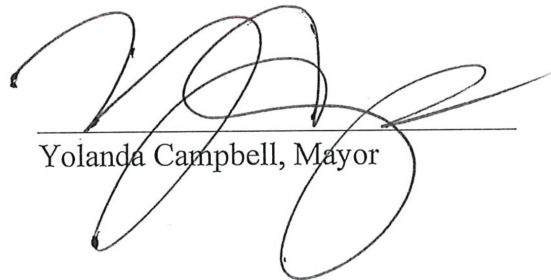
Section 5 – Codification

The Chapter, Article, Division, and/or Section assignments designated in this Ordinance may be revised and altered by the codification company servicing the City's Code of Ordinances upon supplementation of such code if, at the discretion of the editor, an alternative designation would be more reasonable. In adjusting such designations, the editor may also change other designations and the numerical assignment of code sections to accommodate such changes.

Section 6 – Effective Date

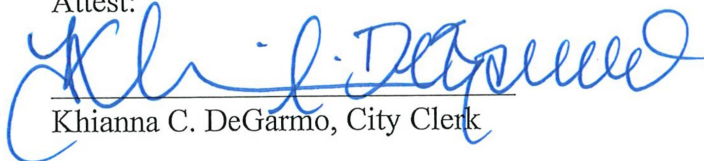
This Ordinance shall be in full force and effect upon the passage of this Ordinance and its approval by the Mayor and attested by the City Clerk.

PASSED by the Council of the City of Normandy and **APPROVED** by the Mayor this **10th** day of **June**, 2025.

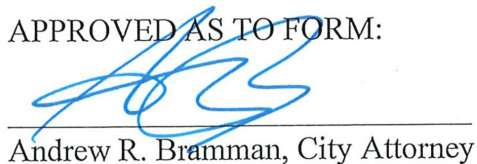

Yolanda Campbell, Mayor

(SEAL)

Attest:


Khianna C. DeGarmo, City Clerk

APPROVED AS TO FORM:


Andrew R. Bramman, City Attorney