



City of Pleasant Valley, Missouri

COUNCIL BILL NO 3647

ORDINANCE NO 3646

**AN ORDINANCE AMENDING CHAPTER 400, ZONING
REGULATIONS OF THE PLEASANT VALLEY MUNICIPAL CODE**

WHEREAS, at the Board of Zoning Adjustments Meeting on March 23, 2026, it was determined that clarity was needed in the setback requirements described in the Pleasant Valley Municipal Code; and

WHEREAS, after reviewing the other information submitted to the Board of Zoning Adjustments, and hearing all the testimony presented at the public hearing, the Board of Zoning Adjustments recommended approval of the changes to Chapter 400, Zoning Regulations; and

WHEREAS, it is the opinion of the Board of Alderman that it would be in the best interest of the City of Pleasant Valley, Missouri, to amend the Pleasant Valley Municipal Code, Chapter 400, Zoning Regulations, as presented to the Board and attached to this Ordinance.

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

Section 1. The City of Pleasant Valley Municipal Code is hereby amended to include the changes to Chapter 400, Zoning Regulations, Title IV, which is attached to this ordinance and labeled “Exhibit A”, and is incorporated herein by reference as though fully set out herein.

SECTION 2. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

SECTION 3. The provisions of this Ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

SECTION 4. All existing ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of the conflict.

Read the first time by title only and approved by the Board of Aldermen of the City of Pleasant Valley, Missouri, **this 4th day of May 2026.**

Read the second time by title only and approved by the Board of Aldermen of the City of Pleasant Valley, Missouri, **this 4th day of May 2026.**

Mayor Renee Flippin

ATTEST:



City of Pleasant Valley, Missouri

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Matthew Chapman, City Clerk



(City Seal)



City of Pleasant Valley Missouri

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We have agreed on the language to change the wording related to the required 30' foot setback for buildings as it relates to the front yard setback.

The new language for each zoning designation will state the following:

Section 400.070 District "R-1"- One Family Dwelling. C. 2. Front yard setback: 30' Feet from the front property line as shown on the lot survey and site plan. a site plan is required as part of the permit application"

Section 400.080 District "R-2"- Two Family Dwelling. B. 2. Front yard setback: 30' Feet from the front property line as shown on the lot survey and site plan. a site plan is required as part of the permit application"

Section 400.090 District "R-3"- Three and Four Family Dwelling Districts. A. 2. Front yard setback: 30' Feet from the front property line as shown on the lot survey and site plan. a site plan is required as part of the permit application"

Section 400.100 District "R-4" Apartment House District. B. 2. Front yard setback: 30' Feet from the front property line as shown on the lot survey and site plan. a site plan is required as part of the permit application"

Section 400.110 District "C-1"- Local Business District. B. 2. Front yard setback: 30' Feet from the front property line as shown on the lot survey and site plan. a site plan is required as part of the permit application" Front yards and all other areas may be used for parking.

Section 400.120 District "C-2"- General Business District. B. Dimensions of Lots and Yards. In District "C- 2" the height of buildings, the minimum dimensions of lots and yards and the minimum lot area per family permitted upon any lot shall be as follows, provided that buildings erected for dwelling purposes exclusively, shall comply with the front side and rear yard requirements of District "R-3" which states, regarding front yards; Front yard setback: 30' Feet from the front property line as shown on the lot survey and site plan. a site plan is required as part of the permit application" (For exceptions se Section 400.200, Height and Area Exceptions)

Section 400.130 District “C-3” Intermediate Business District 2. b. Front yard setback: 30’ Feet from the front property line as shown on the lot survey and site plan. a site plan is required as part of the permit application” Front yards and all other areas may be used for parking.

Section 400.140 District “M-1” Light Industrial District B. 2. Front yard setback: 30’ Feet from the front property line as shown on the lot survey and site plan. a site plan is required as part of the permit application” Front yards and all other areas may be used for parking.

Section 400.150 District “M-2” Heavy Industrial District B. 2. Front yard setback: 30’ Feet from the front property line as shown on the lot survey and site plan. a site plan is required as part of the permit application” Front yards and all other areas may be used for parking.