

AN ORDINANCE OF THE CITY OF WARRENTON, MISSOURI, AMENDING SUBSECTION (A) OF SECTION 1 OF APPENDIX A OF CHAPTER 405 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI

WHEREAS, pursuant to Section 89.020, RSMo., the City of Warrenton, Missouri (the “City”), is “empowered to regulate and restrict the . . . size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, . . . and the location and use of buildings, structures and land for trade, industry, residence or other purposes;” and

WHEREAS, the Planning and Zoning Commission did hold a Public Hearing on proposed amendments to the Municipal Code of the City of Warrenton regarding certain zoning uses; and

WHEREAS, at the Public Hearing, interested persons and residents were given an opportunity to be heard on this proposed amendments to the Municipal Code; and

WHEREAS, the Board of Aldermen finds and determines it to be in the best interests of the health, safety, and welfare of the residents of the City to amend the Municipal Code relating to certain residential zoning uses.

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

SECTION I. That Subsection A of Section 1 of Attachment A of Chapter 405 of the Municipal Code of the City of Warrenton, Missouri, titled “Household Living” be amended by adding the language in red, to read as follows:

Appendix A. Listing of Permitted and Conditional Uses
 P = A permitted use; as site plan per Section 405.390 may be required
 C = A use that requires a conditional use permit per Section

Use Category	Specific Use Type	Zoning Districts												Planned Unit Development (PUD)	
		AG	R-1	R-2	R-3	RC-1	RC-2	C-1	C-2	C-3	C-4	M-1	M-2		OPR
1. Residential															
A. Household Living	1. Single-family dwelling, detached	P	P	P	P**	P	P	P	P	P					P
	2. Single-family dwelling, attached				C										
	3. Multi-family Dwelling										*				***
	4. Boarding House							P	P	P	*				
	5. Manufactured and/or mobile home park				C										

SECTION II. Savings Clause: 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 any manner connected with the subject matter hereof.

SECTION III. Severability Clause: 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 Board of Aldermen 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 invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION IV. Effective Date: This Ordinance shall be in full force and take effect from and after its final passage and approval.

READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Warrenton, Missouri, this 18th day of November, 2025.



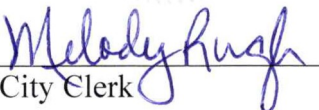
President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 18th day of November, 2025.



Mayor

ATTEST:



City Clerk