

**City of Cleveland, Missouri
Unified Development Ordinance**

SECTION 1: GENERAL PROVISIONS

| | | |
|------|---|---|
| 1.1 | Introduction..... | 1 |
| 1.2 | Authority | 1 |
| 1.3 | Applicability | 1 |
| 1.4 | Purpose..... | 1 |
| 1.5 | Relationship to other provisions of the Code..... | 1 |
| 1.6 | Prohibitions | 1 |
| 1.7 | Effective date | 1 |
| 1.8 | Development under prior regulations | 1 |
| 1.9 | Severability | 2 |
| 1.10 | Fees | 2 |
| 1.11 | Zoning Administrator..... | 2 |
| 1.12 | Planning and Zoning Commission..... | 2 |
| 1.13 | Board of Adjustment..... | 4 |

SECTION 2: RULES OF INTERPRETATION AND DEFINITIONS

| | | |
|-----|---------------------|---|
| 2.1 | Interpretation..... | 6 |
| 2.2 | Terms Defined | 6 |

SECTION 3: APPLICATION AND APPROVAL PROCEDURES

| | | |
|------|------------------------------------|----|
| 3.1 | Application Process and Fees | 11 |
| 3.2 | Notice Provisions | 12 |
| 3.3 | Public Hearing Procedures..... | 13 |
| 3.4 | Conditions of Approval..... | 14 |
| 3.5 | Subdivisions..... | 14 |
| 3.6 | Preliminary Plats..... | 15 |
| 3.7 | Construction Plans | 18 |
| 3.8 | Public Works Permit | 21 |
| 3.8 | Public Works Permit Fees..... | 22 |
| 3.9 | Final Plat | 23 |
| 3.10 | Minor Subdivisions..... | 27 |
| 3.11 | Zoning Amendments..... | 27 |
| 3.12 | Variances..... | 28 |
| 3.12 | Zoning Map..... | 29 |

SECTION 4: ZONING DISTRICTS

| | | |
|-----|--|----|
| 4.1 | Zoning Districts General..... | 30 |
| 4.2 | District A (Agricultural District) | 32 |
| 4.3 | District OT (Original Town District) See Ord 023-009(parking)..... | 33 |
| 4.4 | District RR (Rural Residential District)..... | 34 |
| 4.5 | District SR (Semi-Rural Residential District)..... | 34 |

| | | |
|------|---|----|
| 4.6 | District RE (Rural Estate Residential District) | 35 |
| 4.7 | District LDR (Low-Density Residential District)..... | 36 |
| 4.8 | District DR (Duplex Residential District)..... | 36 |
| 4.9 | District CN (Neighborhood Commercial District) | 37 |
| 4.10 | District CH (Highway Commercial District)..... | 38 |
| 4.11 | Planned Development District (PD) | 40 |

| | |
|--|----|
| Table 4-1 Zoning District Standards..... | 49 |
|--|----|

SECTION 5: ADDITIONAL CONTROLS

| | | |
|-----|---|----|
| 5.1 | Conditional Use Permits - Administration..... | 50 |
| 5.2 | Conditional Uses..... | 53 |
| 5.3 | Home Occupations..... | 59 |
| 5.4 | Site Plan Review | 61 |
| 5.5 | Telecommunication Towers..... | 63 |
| 5.6 | Floodplain Management | 72 |
| 5.7 | Alternative Energy Systems | 91 |
| 5.8 | Fences | 95 |

SECTION 6: PUBLIC IMPROVEMENTS

| | | |
|------|---|-----|
| 6.1 | Adequate Public Facilities Required..... | 98 |
| 6.2 | Water..... | 99 |
| 6.3 | Wastewater Systems .. | 99 |
| 6.4 | Storm water Management..... | 99 |
| 6.5 | Streets..... | 100 |
| 6.6 | Sidewalks | 102 |
| 6.7 | Easements | 102 |
| 6.8 | Fire Hydrants | 103 |
| 6.9 | Street Names | 103 |
| 6.10 | Permanent Reference Points | 103 |
| 6.11 | Utility Lines | 103 |
| 6.12 | As-built | 104 |
| 6.13 | Guarantee of Completion of Improvements | 104 |

SECTION 7: BUILDING AND CONSTRUCTION REQUIREMENTS

| | | |
|-----|---|-----|
| 7.1 | General | 105 |
| 7.1 | Department of Building Safety | 105 |
| 7.1 | Duties and Powers of Building Official..... | 106 |
| 7.1 | Permits | 107 |
| 7.1 | Fees | 114 |
| 7.1 | Inspections | 122 |
| 7.1 | Connection of Service Utilities | 125 |
| 7.1 | Addressing Standards..... | 126 |
| 7.2 | Unsafe Structures and Equipment (Dangerous Buildings) | 127 |
| 7.3 | Detrimental Conditions | 127 |

| | | |
|------|--|-----|
| 7.4 | Duties of Building Inspector | 129 |
| 7.5 | Building Commissioner | 130 |
| 7.6 | Repair, Vacation or Demolition..... | 130 |
| 7.7 | Provision For Service of Notice of Declaration of Nuisance | 130 |
| 7.8 | Failure to Commence Work..... | 131 |
| 7.9 | Failure to Comply With Building Commissioner's Order..... | 132 |
| 7.10 | Insurance Policy Proceeds | 132 |
| 7.11 | Emergencies..... | 133 |
| 7.12 | No Personal Liability | 134 |
| 7.13 | Appeal | 134 |
| 7.15 | Demolition | 135 |
| 7.16 | Blasting Regulations | 136 |

SECTION 8: OFF-STREET PARKING AND LOADING REGULATIONS

| | | |
|-----|---|-----|
| 8.1 | Parking | 139 |
| 8.2 | Loading | 145 |
| 8.3 | Accessible Parking Space requirements | 146 |

SECTION 9: SIGNS

| | | |
|-----|---|-----|
| 9.1 | Purpose..... | 148 |
| 9.2 | Definitions..... | 148 |
| 9.3 | Sign Types Permitted: Zone Restrictions | 150 |
| 9.4 | Permit and Fees..... | 152 |
| 9.5 | Additional Regulations | 155 |
| 9.6 | Temporary Signs | 157 |

SECTION 10: NONCONFORMING SITUATIONS AND VESTED RIGHTS

| | | |
|-------|---|-----|
| 10.1 | Definitions..... | 158 |
| 10.2 | General Statement of Intent and Policy | 158 |
| 10.3 | Lawful Nonconformities | 159 |
| 10.4 | Change From One Nonconforming Use of A Structure to Another | 159 |
| 10.5 | Lawful Nonconforming Uses Superseded | 159 |
| 10.6 | Reconstruction of Certain Lawful Nonconforming Structures | 159 |
| 10.7 | Completion of Nonconforming Projects – Vested Rights | 160 |
| 10.8 | Exception for Residential Nonconforming Use | 160 |
| 10.9 | Repair, Maintenance and Restoration | 160 |
| 10.10 | Determination of Structural Value and Replacement Cost..... | 160 |

SECTION 11: VIOLATIONS AND ENFORCEMENT

| | | |
|------|--|-----|
| 11.1 | Responsibility for Enforcement | 161 |
| 11.2 | Types of Violations..... | 161 |
| 11.3 | Remedies and Enforcement Powers..... | 162 |
| 11.4 | Enforcement Procedures | 163 |
| 11.5 | Violations of Prior Regulations | 163 |
| 11.6 | Penalty for violations and civil remedies..... | 163 |

...(attach Section 2600 of American public Works - Storm Sewers.....and Floodplain Management Ord. at the end of the book????

No more than two accessory structures per residence allowed- Page 108
OT Parking of Machinery – See Ordinance 023-009