

**BILL NO. 06**

**ORDINANCE NO. 2295**

**AN ORDINANCE AMENDING SECTION 4.1 OF THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF SUNSET HILLS, MISSOURI RELATING TO SURFACING AND DRAINAGE OF PARKING AREAS.**

**WHEREAS**, the Unified Development Ordinance (“UDO”) contains Section 4.1 pertaining to regulations for off-street parking, loading, and stacking requirements, including that all parking areas may not be gravel; and

**WHEREAS**, the City received an application for a text amendment to allow for existing parking areas to remain gravel; and

**WHEREAS**, the Planning and Zoning Commission met on March 8, 2023, to discuss the proposed amendment to Section 4.1.3-1 of the UDO to allow certain parking lots that are currently gravel to remain gravel; and

**WHEREAS**, after consideration of the same, the Planning and Zoning Commission made a recommendation of approval; and

**WHEREAS**, the Board of Aldermen held a duly noticed and published public hearing on April 25, 2023 regarding the proposed amended regulations in conformity with all requirements.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

**Section 1.** Section 4.1.3-1 – Surfacing and Drainage of Parking Areas, of the UDO is hereby amended by adding [text] to read as follows:

***4.1.3 - Design and Load Requirements***

**1) Surfacing and Drainage of Parking Areas**

All open off-street parking areas and driveways shall be graded and paved with a durable dust-free and hard material, such as bituminous hot mix or portland cement concrete, or approved comparable material over a compacted gravel base of not less than four inches (4”) thick. Provided, however, gravel parking lots, existing at the time of the adoption of this Ordinance, on properties with PD-LI Planned Development – Light Industrial, LI - Light Industrial, NU- Non-Urban and POS-Parks and Open Space Zoning Designations may continue to be maintained as currently constructed. All parking areas and driveways shall be properly drained to avoid standing water or damage to adjacent property.

**Section 2.** This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and its approval by the Mayor.

PASSED this 9th day of May, 2023.

*Patricia A Julius*  
MAYOR

APPROVED this 9th day of May, 2023.

*Patricia A Julius*  
MAYOR

ATTEST:

*[Signature]*  
CITY CLERK/CITY ADMINISTRATOR

