

AN ORDINANCE MAKING TEXT AMENDMENTS TO THE CITY OF FRONTENAC CODE OF MUNICIPAL ORDINANCES, PERTAINING AND INCIDENTAL TO THE “R-1” ONE-ACRE RESIDENCE DISTRICT AND “R-2” RESIDENCE DISTRICT REGULATIONS, AS RECOMMENDED IN THE “FRONTENAC 2050 COMPREHENSIVE PLAN UPDATE”, ADOPTED ON MAY 3, 2023.

WHEREAS, the City of Frontenac prepared a Comprehensive Plan Update entitled “Frontenac 2050 Comprehensive Plan Update”, conforming to Section 89.350 “Plan, prepared how – purposes” of the Revised Statutes of the State of Missouri (“RSMo”); and

WHEREAS, the Comprehensive Plan Update was adopted by resolution of the City of Frontenac Planning and Zoning Commission conforming to the requirements Section 89.360 “Adoption of plan, procedure”, RSMo on May 3, 2023; and

WHEREAS, the adopted Comprehensive Plan has been duly recorded with the Recorder of Deeds of St. Louis County, Missouri; and

WHEREAS, the adopted Comprehensive Plan recommends certain amendments to the City of Frontenac Code of Municipal Ordinances, pertaining and incidental to the development of residential lots in the “R-1” One-Acre Residence and “R-2” Residence” zoning districts.

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

Section 1: Section 405.010, Definitions, of the City’s Municipal Code is hereby amended by adopting new definitions for “Building, Main”, “Building, Temporary” and “Structure, Drip Line Area (DLA)”, and amending the definitions of “Accessory Building” and “Building” to read to as follows (additions in **bold and underline**, deletions in strikethrough):

ACCESSORY BUILDING

A subordinate building **or portion of** ~~enclosed under a roof and not attached to a main building~~, the use of which is incidental to, or customarily in connection with, that of the main building or to the main use of the premises. Such buildings include a pool house; detached garage; gazebo; yard or maintenance equipment storage building; **shelters, coops, aviaries, or**

other outbuildings for the enclosure of chickens (as specified in and subject to the requirements of §215.240.C); and other similar buildings.

BUILDING

A structure enclosed under a roof and designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels or property. Buildings may be unenclosed, partially-enclosed, or fully-enclosed by walls, but any structure enclosed under a roof shall be classified as a building.

BUILDING, MAIN

The primary building on a lot, which contains the main use of the lot or premises.

BUILDING, TEMPORARY

A non-permanent, movable building whose use is incidental to construction or site improvement, and which is removed at such time as construction or site improvement is completed or abandoned, and includes construction trailers, portable restrooms, temporary tool and material storage buildings and other similar buildings. Non-permanent, movable buildings that are not incidental to construction or site improvement but which are incidental to, or in connection with the use of the main building or premises shall not be classified at temporary buildings.

STRUCTURE, DRIP LINE AREA (DLA)

The area of the maximum horizontal extents of either (a) the structure roof (i.e. for buildings, gazebos, pavilions, and similar structures); or (b) the structure floor for structures that are not enclosed under a roof (i.e. for decks, boardwalks, and similar structures); or (c) the impervious surface for on-grade structures that are not enclosed under a roof (i.e. for swimming pools, tennis courts, patios, and similar structures).

Section 2: Section 405.040, "R-1" One-Acre Residence District Regulations, of the City's Municipal Code is hereby amended to read to as follows (additions in **bold and underline**, deletions in strikethrough):

A. The regulations set forth in this Section, or set forth elsewhere in this Chapter when referred to in this Section, are the regulations in the "R-1" One-Acre Residence District.

B. *Use Regulations.* A building or premises shall be used only for the following purposes:

1. Single-family dwellings.
2. City-owned or operated parks and playgrounds.
3. Churches, but only when located upon a tract containing five (5) or more acres which has frontage upon a major street.
4. Public schools.
5. Home occupations.
6. A maximum of three (3) accessory buildings per lot from among the following: ~~one (1) detached garage, one (1) pool house or not more than two (2) other accessory buildings not exceeding one hundred fifty (150) square feet, each designed and used solely for uses which are customarily incident to residential use and not used for any retail business or industrial enterprise-;~~

a. One (1) accessory building, not exceeding the height of the main building and not exceeding two thousand one hundred fifty (2,150) square feet of drip line area;

b. One (1) accessory building, not exceeding one (1) story and not exceeding one thousand (1,000) square feet in drip line area; and/or

c. Not more than two (2) other accessory buildings not exceeding twelve (12) feet in height and not exceeding one hundred fifty (150) square feet in drip line area, including shelters, coops, aviaries, or other outbuildings for the enclosure of chickens (as specified in and subject to the requirements of §215.240.C).

d. Any accessory building that is located in a side yard area not behind the main building and exceeding one hundred fifty square feet in drip line area shall be constructed of the same material(s) as the main building.

e. No accessory building shall be located in the front yard area.

7. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work. **No temporary building may be located within any required setback, except that a dumpster may be located within the front setback provided that it is being actively used in connection with ongoing construction activities.**

8. Governmental buildings and related uses and communication antennas, towers and accessory buildings and equipment, both public and private, located on City-owned property.

9. A maximum of three (3) permit-exempt buildings and/or structures, which are freestanding, detached, and outdoor (as specified in §500.020, Section 105.2 Work exempt from permit), from among the following:

a. Any detached tool or storage shed or playhouse, meeting the following requirements:

(1) The floor area does not exceed fifty (50) square feet;

(2) The structure is not elevated more than three (3) feet above the adjacent grade;

(3) The total height of the structure is not more than twelve (12) feet above the adjacent grade;

(4) The structure is not built on poured-in-place concrete strip footings, poured-in-place concrete

foundation walls, and/or masonry foundation walls; and

(5) The structure is not served by any utilities.

b. Any swings and other playground equipment located in a rear yard and accessory for detached one- and two-family dwellings.

c. No structure permitted under this subsection shall be located in the front yard area.

10. Generators may be placed in the side or rear yard area, provided that it is located 35-feet or more from the adjoining property line.

C. *Height, Area And Yard Requirements.* Maximum height requirements and minimum requirements for building site area and for yard and minimum floor area for single-family residences are contained in Section **405.100**.

Section 3: Section 405.050, "R-2" Residence District Regulations, of the City's Municipal Code is hereby amended to read to as follows (additions in **bold and underline**, deletions in strikethrough):

A. The regulations set forth in this Section or set forth elsewhere in this Chapter when referred to in this Section are the district regulations in the "R-2" Residence District.

B. Use Regulations. The use regulations shall be the same as in the "R-1" One-Acre Residence District, ~~except that stables, horses or other livestock are hereby prohibited~~ **except as follows:-**

1. Stables, horses or other livestock are hereby prohibited, except chickens as specified in and subject to the requirements of §215.240.A).

2. A maximum of three (3) accessory buildings per lot from among the following, each designed and used solely for uses which are customarily incident to residential use and not used for any retail business or industrial enterprise:

- a. One (1) accessory building, not exceeding the height of the main building and not exceeding one thousand four hundred (1,400) square feet of drip line area;
- b. One (1) accessory building, not exceeding one (1) story and not exceeding five hundred (500) square feet in drip line area; and/or
- c. Not more than two (2) other accessory buildings not exceeding twelve (12) feet in height and not exceeding one hundred fifty (150) square feet in drip line area, including shelters, coops, aviaries, or other outbuildings for the enclosure of chickens (as specified in and subject to the requirements of §215.240.C).
- d. No accessory building shall be located in the front yard area.

3. Generators may be placed in the side or rear yard area, provided that it is located 15 feet or more from the adjoining property line.

C. *Height, Area And Yard Requirements.* Maximum height requirements and minimum requirements for building site area and for yard and minimum floor area for single-family residences are contained in Section **405.100**.

Section 4: Chapter 405 of the City's Municipal Code is hereby amended by the adoption of a new Section 405.105 which shall read as follows: **Table 2 — Accessory Building Regulations.**

(Refer to Attachment A of this Ordinance for Table 2 — Accessory Building Regulations)

Section 5: Section 405.150, Height, Yard and Area Exceptions, of the City's Municipal Code is hereby amended to read to as follows (additions in **bold and underline**, deletions in strikethrough):

A. The regulations of this Section qualify or supplement, as the case may be, the district regulations appearing elsewhere in this Chapter.

B. Height.

1. Chimneys, towers, monuments, cupolas, domes, spires, false mansards, parapet walls and similar structures and necessary mechanical appurtenances may be erected to any height in accordance with existing or hereafter adopted ordinances of the City of Frontenac. This exception does not pertain to the Planned High Fashion Center District unless specific permission has been granted by the Planning and Zoning Commission and the Board of Aldermen.
2. Churches, public and semi-public buildings and schools may be erected to a height not exceeding three (3) stories or fifty (50) feet, provided that the front, side and rear yards are increased an additional two (2) feet for each foot such buildings exceed the height limitation of the district in which they are located.
3. No residential accessory building or structure shall exceed twenty (20) feet in height or the height of the residential building on the same lot, whichever is less.

C. Yards.

1. Accessory buildings and structures, which are not a part of the main building, may be built in a rear yard within fifteen (15) feet of the rear and side lot lines. Accessory buildings and structures which are not a part of the main building shall not occupy more than twenty percent (20%) of the required rear yard and shall be located not less than sixty (60) feet from any front lot line.;

a. "R-1" Residential Zoning:

(1) All extents of any accessory buildings and structures, not exceeding twelve (12) feet in height and not exceeding one hundred (150) square feet in drip line area, shall be located not less than fifteen (15) feet from any rear and side lot lines.

(2) All extents of any accessory buildings and structures exceeding twelve (12) feet in height and exceeding one hundred fifty (150) square feet in drip line area

shall be located not less than twenty-five (25) feet from any rear and side lot lines.

(3) The total, combined drip line area of all accessory buildings and structures shall not occupy more than twenty percent (20%) of the required rear yard.

(4) All extents of any accessory buildings and structures shall be located not less than sixty (60) feet from any front lot line.

(5) If the extents of any accessory buildings and structures are located less than fifty (50) feet from any rear and side lot lines, landscaping or screening shall be provided between the accessory building or structure and the adjacent side and/or rear lot line and approved by the Architectural Review Board to provide effective year-round screening of the accessory building or structure.

b. "R-2" Residential Zoning:

(1) All extents of any accessory buildings and structures, not exceeding twelve (12) feet in height and not exceeding one hundred (150) square feet in drip line area, shall be located not less than five (5) feet from any rear and side lot lines.

(2) All extents of any accessory buildings and structures exceeding twelve (12) feet in height and exceeding one hundred fifty (150) square feet in drip line area shall be located not less than fifteen (15) feet from any rear and side lot lines.

(3) The total, combined drip line area of all accessory buildings and structures shall not occupy more than twenty-five percent (25%) of the required rear yard.

(4) No accessory buildings or structures shall be located within the minimum required side yard area between the front building line and the rear property line.

(5) All extents of any accessory buildings and structures shall be located not less than forty (40) feet from any front lot line.

(6) If the extents of any accessory buildings and structures are located less than thirty (30) feet from any rear and side lot lines, landscaping or screening shall be provided between the accessory building or structure and the adjacent side and/or rear lot line and approved by the Architectural Review Board to provide effective year-round screening of the accessory building or structure.

2. 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, but no accessory building shall be used for dwelling purposes except by servants employed on the premises.
3. Every part of a required yard shall be open to the sky unobstructed, except for accessory buildings and structures in a rear yard, and except for the ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting not more than twelve (12) inches from the vertical plane of the main building.
4. Wherever existing lots comprising forty percent (40%) or more of the frontage between two (2) intersecting streets or within five hundred (500) feet of a lot to be developed, whichever distance is less, improved with buildings that have observed a front yard line having a variation in depth of not more than ten (10) feet, no building shall project beyond the average front yard so established, but this regulation shall not be so interpreted to require a front yard of more than twice the minimum depth required in the district in which the building is located.
5. Entry Gates. A gate erected at the entrance of any subdivision or residence and controlling access to or from a public or private street within the City may only be constructed or installed pursuant to a permit issued by the Board of Aldermen following review by the Planning and Zoning Commission in accord with the standards and procedures provided for issuance of a conditional use permit pursuant to Section **405.140** and payment of a processing fee

equivalent to that specified for conditional use permits, and compliance with the following additional standards and conditions:

- a. No portion of any gate or decorative monument or pillar shall exceed nine (9) feet in height;
 - b. An easily accessible and convenient on-site unencoded device or coded device (with code provided) for use by City's Police and Fire Departments to open any access gate shall be available and operating properly at all times; in addition each gate shall be equipped with a properly operating "whelp activated" sound sensor that allows immediate access whenever an emergency siren is activated, and a manual device to open the gate from each side in the event of a power outage or failure;
 - c. The gate shall be set back at least twenty (20) feet from the right-of-way of any adjoining street to provide ample space for one (1) or more vehicles to await the opening of the gate, without blocking the street;
 - d. The gate shall be constructed in such manner and of such materials to permit easy viewing through each side of the gate of persons or automobiles on the opposite side;
 - e. The gate shall remain open at all times during the hours from 8:00 A.M. to 6:00 P.M. each weekday, Monday through Friday, inclusive;
 - f. The gate shall open inward towards the subdivision or residence and away from the street.
6. Fence Regulations.
- a. "R-1" District fences shall comply with the following:
 - (1) Rear yard fences shall be constructed of black painted galvanized wrought iron/steel or black painted galvanized steel/iron or black painted aluminum. All fences shall be wrought iron style with at least seventy percent (70%) open area.

- (2) Rear yard fences shall not exceed six (6) feet in height except as permitted in Subsection **(C)(6)(d)** and **(e)** of this Section, below.
- (3) Rear yard fences not exceeding forty-eight (48) inches in height of wood rail, wood picket or wood rail with black or green vinyl coated chain link or wire mesh covering may be installed only if approved by the Frontenac Architectural Review Board upon a finding that the location, design and materials of the proposed fence are consistent and compatible with the surrounding built environment. The wood rail or wood portion of the fence shall be at least seventy percent (70%) open area.
- (4) Subdivision entry fences that are installed parallel to or along a road may be installed if approved by the Frontenac Architectural Review Board upon a finding that the location, design and materials of the proposed fence are consistent and compatible with the surrounding built environment. Such fences shall be continuous into the subdivision with no breaks except at driveways and walkways and shall be no taller than forty-two (42) inches in height to the top rail.
- (5) All other regulations of the City of Frontenac shall apply.
- (6) Any proposed rear yard fence that is not in conformity with Subsection **(C)(6)(a)(1)** to **(5)** shall require a variance issued by the Board of Adjustment.
- (7) Except as expressly permitted by Subsection **(C)(6)(a)(3)**, no vinyl fence shall be permitted in the "R-1" District, regardless as to whether it is a new fence or replacing a pre-existing non-conforming fence.

b. "R-2" District fences shall comply with the following:

- (1) Rear yard fences in the "R-2" District shall not exceed six (6) feet in height.

- (2) Chain link, wire mesh, barbed wire and above ground electric fences are prohibited.
 - (3) All other regulations of the City of Frontenac shall apply.
- c. Installation of a sight-proof (as defined in the zoning regulations) fence not higher than six (6) feet in height along the side or rear yard of a property in the "R-1" or "R-2" Residence District abutting a property in any other district or a non-residential property use is permitted upon review and approval by the Frontenac Architectural Review Board upon a finding that the location, design and materials of the proposed fence are consistent and compatible with the surrounding built environment prior to issuance of a building permit.
 - d. Sports courts may be enclosed by a vinyl-coated chain link or other architecturally treated fence not exceeding twelve (12) feet in height located in the rear yard (as defined in the zoning regulations) if approved by the Frontenac Architectural Review Board as to location, design and materials.
 - e. School properties may be permitted to have vinyl-coated chain link fences in the "R-1" District. Such fences may be approved up to twelve (12) feet in height depending on the location and use of the fence such as, but not limited to, tennis sports courts or baseball fields. Vinyl chain link fences may have safety protective elements such as yellow padding on the supporting posts and rails. Vinyl chain link fences are not permitted within the required front building line setback. All vinyl-coated chain link fences are subject to review and approval of the Frontenac Architectural Review Board as to location, design, materials and height.
 - f. Fences in front and side yards in residential zoning districts shall comply with the following:
 - (1) The fence must be an architectural feature of the property rather than a typical utilitarian fence to keep animals enclosed or to demarcate a play area.
 - (2) A front yard fence shall be limited in height to no more than three (3) feet tall.

- (3) The fence should have an open feel with a minimum of sixty percent (60%) open area.
 - (4) The fence shall be set back from the street at least five (5) feet.
 - (5) Material shall be limited to wood, wrought iron or similar material.
 - (6) Front and side yard fences require approval by Frontenac Architectural Review Board (ARB) as to location, design materials and landscaping. This review shall be for approval of material, landscaping, location and compliance with the minimum standards and objectives set forth in these regulations, and compatible with the surrounding built environment. Any proposed front or side yard fence that is not in conformity with Subsection **(C)(6)(f)(1) to (5)** shall require a variance issued by the Board of Adjustment.
- g. All fencing as permitted by this Section shall have equal architectural treatment on both sides as approved by the Frontenac Architectural Review Board.
 - h. Fences existing at the time of adoption of these regulations that do not comply with these regulations may remain as legal nonconformities. Legal non-conforming fences, except as provided below, may be maintained, repaired or replaced with like design and color, or may be replaced with another non-conforming fence if replacement is reviewed and approved by the Frontenac Architectural Review Board as to location, design and materials and is determined to be a better quality design than the original fence and compatible with the surrounding built environment. Non-conforming chain link or wire mesh fences may not be replaced with a like design; however, up to twenty-five percent (25%) of such fences may be repaired.
 - i. Fences installed in connection with chicken coops are governed by the regulations set forth in Section **215.240** of the City's Municipal Code.

- j. The provisions of this Section are severable, such that if any provision of this Section should be found to be unenforceable under Section 67.494, RSMo., or other applicable law, such ruling shall not affect the enforceability of any other regulation contained herein not specifically invalidated by such ruling.

D. Area. More than one (1) industrial, commercial or institutional building may be erected upon a single lot or tract, but the yards and open spaces required around the boundaries of the lot or tract shall not be encroached upon by any such buildings.

E. Portable Restrooms.

1. Portable Restrooms. Portable restrooms are restroom facilities which are not permanently anchored to the ground and do not have a connection to a sanitary sewer system and water system.
2. Construction Projects.
 - a. Portable restrooms for construction projects are permitted to be placed only on the property for which the construction is taking place, with a valid building permit.
 - b. Portable construction restrooms shall be located as far from the neighboring property lines as possible as approved by the Frontenac Building Commissioner and Zoning Administrator.
 - c. Portable construction restrooms shall be located in an area that is screened from the neighboring properties by existing landscaping or other means of screening to the greatest extent possible as approved by the Building Commissioner and Zoning Administrator.
 - d. Portable construction restrooms shall not be placed in a City right-of-way with the exception of City or utility company construction projects. The location of these restrooms shall be approved by the City Public Works Director.
 - e. Portable restrooms must be serviced on a regular basis to avoid odors.

3. Portable Restrooms For Events Or Other Activities.

- a. Portable restrooms for events or other activities such as but not limited to wedding receptions, graduations, sporting events and festivals shall be on a temporary basis for the duration of the event only, but no more than three (3) days.
- b. Portable restrooms for events and other activities shall be located as far as possible from neighboring properties as approved by the Frontenac Building Commissioner and Zoning Administrator.
- c. For events requiring more than three (3) days but less than thirty (30) days, the use and location of portable restrooms must be approved, in writing, by the Frontenac Building Commissioner and Zoning Administrator following satisfactory demonstration by the applicant that there is not a suitable alternative.
- d. Portable restrooms for events requiring more than thirty (30) days must be approved by a motion from the Frontenac Board of Aldermen.
- e. Portable restrooms for events shall be serviced on a regular basis to avoid odors.

Section 6: Section 405.161, Green Space Requirements for Residential Districts, of the City's Municipal Code is hereby amended to read to as follows (additions in **bold and underline**, deletions in strikethrough):

- A. The purpose of this Section is to prevent the over development of a residential lot to a point where an inadequate amount of green space remains.
- B. *Definitions.* As used in this Section, the following terms shall have these prescribed meanings:

GREEN SPACE

Permeable surfaces which absorb water, including drainageways, ravines, floodplains, provided however, that the water surfaces of a detention system shall not be included.

GROSS BUILDABLE SITE AREA

The total gross square footage of a site, as determined by actual on-site survey, which remains contiguous after subtracting areas of the site comprising road right-of-ways; land previously designated resource protection land in a prior development of all or part of the site; and portions of the site located in another zoning district.

GUARANTEE OF IMPROVEMENTS

A financial guarantee to insure that all improvements, facilities or work required by this Section will be completed in compliance with the ordinance, regulations, and the approved plans and specifications of a developer.

IMPERMEABLE SURFACE

Impermeable surfaces are those which do not absorb water. They consist of all buildings, parking areas, driveways, roads, sidewalks, and areas of concrete or asphalt.

- C. This Section establishes the minimum percentage of the residential site which must be retained as green space as defined in Subsection (B) and according to zone as established in the Zoning Regulations of the City of Frontenac.
1. "R-1" Residential Zoning — must retain sixty percent (60%) green space.
 2. "R-2" Residential Zoning — no impervious area, other than a permitted property boundary fence or retaining wall as approved by the Architectural Review Board, shall be located within the minimum required side yard area between the front building line and the rear property line. Further, a minimum of fifty-five percent (55%) of the required front yard shall be maintained as green space.

Section 7: Subsection 105 of Section 500.020 of the City's Municipal Code is hereby amended by the adoption of a new Subsection 105.2.1 which shall read as follows:

105.2 Work exempt from permit. Exceptions from permit requirements of this code shall not be deemed to grant authorizations from any work to be done in any manner in violations of the provisions of this code or any other laws or ordinances of this jurisdiction, including and

especially the regulations set forth in Title IV Land Use, Chapter 405 Zoning Regulations. Permits shall not be required for the following:

1. Any detached tool or storage shed or playhouse, meeting the following requirements:
 - a. The floor area does not exceed fifty (50) square feet;
 - b. The structure is not elevated more than three (3) feet above the adjacent grade;
 - c. The total height of the structure is not more than twelve (12) feet above the adjacent grade;
 - d. The structure is not built on poured-in-place concrete strip footings, poured-in-place concrete foundation walls, masonry foundation walls, and/or poured-in-place concrete slabs-on-grade; and
 - e. The structure is not served by any utilities.

Section 8: Section 506.310, Water Quality Criteria, of the City's Municipal Code is hereby amended to read to as follows (additions in **bold and underline**, deletions in strikethrough):

A. Structural and non-structural stormwater BMPs shall be used to prevent or minimize water quality impacts from land development. The applicant shall be subject to the requirements of (1), (2) and (3) below if the project's land disturbance is less than one (1) acre; otherwise, the applicant shall follow St. Louis Metropolitan Sewer District (MSD) requirements in Chapter 4 of "Rules and Regulations and Engineering Design Requirements for Sanitary Sewer and Stormwater Drainage Facilities" February 2006, or latest revision.

1. Water quality volume standard. Structural practices shall be designed to capture and treat, at a minimum, the water quality volume (WQv) in cubic feet. The WQv shall be computed as follows:

$WQv = [P \times DI]/12$, where:

P = 1-year 24-hour rainfall depth of 2.5 inches

DI = is the increase in impervious cover (square feet)

Land disturbance that qualifies as redevelopment, and exceeds two thousand (2,000) square feet of increased impervious area, ~~except for swimming pools, and other miscellaneous accessory structures as approved by the Building Commissioner and Zoning Administrator,~~ shall also meet one (1) of the following criteria:

- a. Reduce existing site impervious cover by at least twenty percent (20%);
 - b. Provide treatment for at least twenty percent (20%) of the site's pre-development impervious cover through stormwater BMPs designed in accordance with the criteria in the Frontenac Stormwater Regulations and the Stormwater Design Manual;
 - c. Contribute to a watershed project that is acceptable to the City; or
 - d. Any combination of impervious cover reduction, stormwater treatment, and contribution to a watershed project acceptable to the City.
2. *Technology standard.* Structural and non-structural practices shall be selected from the Stormwater Technology Table in the Stormwater Manual and sized and designed according to the standards in the manual.
 3. *Additional criteria for stormwater hotspots.* In addition, stormwater discharges from stormwater hotspots may require the use of specific structural, non-structural, and/or pollution prevention practices, including enhanced pre-treatment. Discharges from a stormwater hotspot shall not be infiltrated without enhanced pre-treatment, as approved by the City.

Section 9: The Chapter, Article, Division and/or Section assignments designated in this Ordinance may be revised and altered in the process of recodifying or servicing the City's Code of Ordinances upon supplementation of such code if, in the discretion of the editor, an alternative designation would be more reasonable. In adjusting such designations, the editor may also change

other designations and numerical assignment of code sections to accommodate such changes.

Section 10: It is hereby declared to be the intention of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section, and subsection hereof and that the Board of Aldermen intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

Section 11: This Ordinance shall be in full force and effect both from and after its passage by the Board of Aldermen.

**PASSED BY THE BOARD OF ALDERPERSONS OF THE CITY OF FRONTENAC,
MISSOURI, THIS 30th DAY OF JANUARY 2024.**

Kate Hatfield
Presiding Officer

Attest:

Leesa Ross
Leesa Ross, City Clerk

APPROVED THIS 30th DAY OF JANUARY 2024.

Kate Hatfield
Kate Hatfield, Mayor

Attest:

Leesa Ross
Leesa Ross, City Clerk