

ZONING ORDINANCE

Bill No. 160

Ordinance No. 162

AN ORDINANCE REPEALING ORDINANCE NO. 153 AND ENACTING IN LIEU THEREOF TO REGULATE AND RESTRICT THE USE OF LAND AND THE LOCATION OF IMPROVEMENTS THEREON, THE HEIGHT, NUMBER OF STORIES AND SIZE OF BUILDINGS, THE PERCENTAGE OF LOTS THAT MAY BE OCCUPIED, THE SIZE OF YARDS, COURTS AND OTHER OPEN SPACES, THE DENSITY OF POPULATION, THE LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY, RESIDENCE OR OTHER PURPOSES: TO DIVIDE THE CITY INTO DISTRICTS AND ESTABLISH BY REFERENCE TO A MAP, THE BOUNDARIES OF SAID DISTRICTS AND SAID PURPOSES: TO PROVIDE FOR ITS INTERPRETATION AND THAT OF OTHER ORDINANCES OR LAWS OR COVENANTS, ETC., RELATING TO SAME OR SIMILAR SUBJECTS: TO PROVIDE FOR AMENDMENTS TO THIS ORDINANCE: TO PROVIDE FOR ITS ENFORCEMENT AND PRESCRIBING PENALTIES FOR THE VIOLATION OF ITS PROVISIONS: TO PROVIDE FOR A BOARD OF ADJUSTMENT AND DEFINING ITS POWERS AND DUTIES: TO PROVIDE FOR PERMITS AND CERTIFICATES OF OCCUPANCY: TO PROVIDE THAT IF ANY CLAUSE SENTENCE, SECTION, PARAGRAPH OR PART OF THIS ORDINANCE SHALL BE HELD INVALID, SUCH INVALIDITY SHALL NOT INVALIDATE THE REMAINDER: TO PROVIDE FOR THE REPEAL OF ALL OTHER ORDINANCES OR PARTS OF SUCH ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, the City of Glenaire, Missouri, by its Board of Aldermen, deems it necessary, for the purpose of promoting health, safety, morals, and the general welfare of the community to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision for transportation, water, sewage, schools, parks and other public requirements all in accordance with a comprehensive plan; NOW THEREFORE,

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GLENAIRE, AS FOLLOWS:

SECTION 1. - DEFINITIONS.

For the purpose of this Ordinance, the following words and terms as used herein are defined to mean the following:

Words used in the present tense include the future; words in the singular number include the plural; and words in the plural number include the singular; the word "building" includes the word "structure"; the word "shall" or the word "must" is mandatory and not directory; the term "used for" includes the meaning "designed for" or "intended for".

ACCESSORY BUILDING OR USE: A subordinate building having a use customarily incident to and located on the lot occupied by the main building; or a use customarily incident to the main use of the property. A building housing an accessory use is considered with the main building, or is under an extension of the main roof and designed as an integral part of the main building.

ALLEY: A minor way which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

APARTMENT: A room or a suite of rooms within an apartment house arranged, intended, or designed for a place of residence of a single family or group of individuals living together as a single housekeeping unit.

APARTMENT HOUSE: A building arranged, intended, or designed for more than two families.

APARTMENT HOTEL: An apartment house which furnishes for the use of its tenants services

ordinarily furnished by hotels, but the privileges of which are not primarily available to the public.

BASEMENT: A story below the first story as defined under "Story", counted as a story for height regulations if subdivided and used for dwelling purposes other than by a janitor or watchman employed on the premises.

BLOCK: A piece or parcel of land entirely surrounded by public highways or streets other than alleys.

BOARDING HOUSE OR LODGING HOUSE: A building other than a hotel, occupied as a single housekeeping unit, where lodging or meals are provided for five or more persons for compensation, pursuant to previous arrangements, but not for the public or transients.

CURB LEVEL: The mean level of the curb in front of the lot, or in case of a corner lot, along that abutting street where the mean curb level is the highest.

DWELLING: A building or portion thereof, designed exclusively for residential occupancy, including one family, two family, and multiple dwellings, boarding and lodging houses, apartment houses and apartment hotels, but not hotels.

DWELLING, ONE-FAMILY: A detached building arranged, intended, or designed for occupancy by one family.

DWELLING, TWO-FAMILY: A building arranged, intended, or designed for occupancy by two families.

DWELLING, MULTIPLE: A building or portion thereof, arranged, intended or designed for occupancy by three or more families, including apartment houses, row houses, tenements and apartment hotels.

FAMILY: One (1) or more persons who are related by blood or marriage, living together and occupying a single housekeeping unit with single kitchen facilities, or a group of not more than five (5) (excluding servants) living together by joint agreement and occupying a single housekeeping unit with single kitchen facilities, on a non-profit cost-sharing basis.

GARAGE, COMMUNITY: A building or portion thereof, other than a public, private, or storage garage providing storage for motor vehicles with facilities for washing, but not other services, such garage to be in lieu of private garages within a block or portion of block.

GARAGE, STORAGE: A building or portion thereof, except those defined as a private, a public, or a community garage providing storage for motor vehicles, with facilities for washing but no other services.

HEIGHT OF BUILDINGS: The vertical distance measured from the highest of the following three levels:

- A. From the street curb level;
- B. From the established or mean street grade in case the curb has not been constructed.
- C. From the average finished ground level adjoining the building if it sets back from the street line; to the level of the highest point of the roof beams of flat roofs or roofs inclining not more than one inch (1") to the foot, or to the mean height level of the top of the main plates and highest ridge for other roofs.

LOT: A parcel of land occupied or to be occupied by one building, or unit group of buildings, and the accessory buildings or uses customarily incident thereto, including such open spaces as are required under this ordinance, and having its principal frontage upon a public street or a place.

LOT, CORNER: A lot abutting two or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by

the Board of Alderman.

LOT, INTERIOR: A lot whose side lines do not abut upon any street.

LOT, THROUGH: A lot having frontage on two streets.

LOT LINES: The lines bounding a lot as defined herein.

LOT LINE, FRONT: The boundary between a lot and the street on which it fronts.

LOT LINE, REAR: The boundary line which is opposite and most distant from the front street line; except that in the case of uncertainty the Board of Alderman shall determine the rear line.

LOT LINE, SIDE: Any lot boundary line not a front or rear line thereof. A side line may be a party lot line bordering on an alley or place or a side street line.

LOT DEPTH: The mean horizontal distance from the front street line to the rear line.

LOT WIDTH: The mean horizontal distance between the side lines, measured at right angles to the depth.

NON-CONFORMING USE, BUILDING OR YARD: A use, building or yard which does not, by reason of design, use, or dimensions, conform to the regulations of the district in which it is situated. It is a legal non-conforming use if established prior to the passage of this ordinance and an illegal non-conforming use if established after the passage of this ordinance and not otherwise approved as provided herein.

PLACE: An open, unoccupied space other than a street or alley permanently established or dedicated as the principal means of access to property abutting thereon.

STORY: That part of a building included between the surface of one floor and the surface of the floor next above, or if there be no floor above, that part of the building which is above the surface of the highest floor thereof. A top story attic is a half story when the main line of the eaves is not above the middle of the interior height of such story. The first story is the highest story having its interior floor surface not more than four feet above the curb level, established or mean street grade, or average ground level, as mentioned in "Height of Buildings" of this section.

STREET: A thoroughfare which affords principal means of access to property abutting thereon.

STREET LINE: The dividing line between the street and the abutting property.

STRUCTURE: Anything constructed or erected, which requires locating on the ground, or attached to something having a location on the ground; including, but not limited to, advertising sign, billboards, and poster panels, but exclusive of customary fences or boundary or retaining walls.

STRUCTURAL ALTERATIONS: Any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

TOURIST CABIN OR TRAILER CAMP: A tract or parcel of land upon which two or more tourist cabins are located, or where temporary accommodations are provided for two or more automobile trailers, tents or house cars, open to the public free or for a fee.

VARIANCE: A modification or variation of the provisions of this ordinance, as applied to a specific piece of property, as distinct from rezoning.

YARD: An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by a portion of a structure from the ground upwards, except as otherwise provided. In measuring a yard for the purpose of determining the width of a side yard the depth

of a front yard or the depth of a rear yard, the least horizontal distance between the lot line and the main building shall be used.

YARD, FRONT: A yard across the full width of the lot extending from the front line of the main building to the front line of the lot.

YARD, REAR: A yard between the rear lot line and the rear line of the main building and the side lot lines.

YARD, SIDE: A yard between the main building and the adjacent side line of the lot, and extending from a front yard to the rear yard thereof.

SECTION 2. - Short Title,

This ordinance shall be know and may be cited as the Zoning Ordinance of the City of Glenaire, Missouri.

SECTION 3,

For the purpose of regulating and restricting the use of land and the erection, construction, reconstruction, alteration, or use of buildings, structures or land, the City of Glenaire, Missouri is hereby considered as one district as follows:

District R - Residential

SECTION 4. - District Map Adopted,

Boundaries of the district, as enumerated in Section 3 of this ordinance, are hereby established as shown on a map prepared for that purpose, which map is hereby designated as the Zoning District Map; and said map and all the notations, references and information shown thereon is hereby made as much a part of this ordinance as if the same were set forth in full herein. It shall be the duty of the City Clerk to keep on file an authentic copy of said map, and all changes, amendments, or additions thereto.

SECTION 5. - Board of Adjustment,

A Board of Adjustment is hereby established in accordance with the provisions of Chapter 89, Missouri Revised Statutes.

SECTION 6. - Requirements Must Be Observed,

Except as herein provided;

1. No building or structure shall be erected, constructed, reconstructed, moved or altered, nor shall any building, structure or land be used for any purpose other than is permitted in the district in which such building, structure or land is situated.
2. No building or structure shall be erected, constructed, reconstructed, moved or altered to exceed the height or area limit herein established for the district in which such building or structure is located.
3. No lot area shall be reduced or diminished so that the yards or other open spaces shall be smaller than prescribed by this ordinance, nor shall the density of population be increased in any manner, except in conformity with the area regulations established herein.

SECTION 7. District R - Residential,

USE REGULATIONS

In District R no building or land shall be used, and no building shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses, except as otherwise provided:

1. Dwellings, one family.

2. Agriculture, nurseries and gardens; and the raising and care of livestock, poultry and domestic animals; provided no retail or wholesale business shall be conducted on the premises, provided that no obnoxious fertilizer renovation is conducted thereon, and provided that where livestock, other than not more than two riding horses, is kept, the lot area shall be at least one acre.

3. Accessory uses, including automobile parking area, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a business or industry.

a. No store, trade, business, industry, practice or a profession shall be permitted as an accessory use in this district, unless otherwise provided therein.

b. For any dwelling house there shall be permitted one detached private garage with space for not more than two motor vehicles for each 2,000 square feet of lot area, provided that such garage shall be located not less than 60 feet from the front lot line, and not less than 4 feet from any rear and 2 feet from any side line, and in the case of corner lots not less than 30 feet from a side street line. No garage shall be erected nearer than 20 feet to a building on an adjoining lot occupied and used exclusively as a private residence, unless permitted, or unless attached to the main building. If serving 2 lots, the garage may be built across the side or rear line, and where an alley abuts a side or rear lot line, such accessory building may be built on the alley line. When built as an integral part of the main building, a private garage shall be subject to the regulations affecting the main building.

c. A temporary building such as a contractor shed, and buildings of like character will be permitted during the construction of buildings, but not to exceed one (1) year.

d. No billboard, signboard, or advertising sign or window display except as hereinbefore provided, shall be permitted as an accessory used in this district. The placing or an illuminated "For Sale" or "For Rent" or "For Lease" sign not more than 4 square feet in area will be permitted as an accessory use; and during construction of a building one unilluminated sign showing the names of a contractor or architect for such building shall be permitted, providing such sign shall not be more than 8 square feet in area, and shall be removed immediately upon completion of a building.

4. The following uses may be permitted in District R after study and recommendations by the Board of Adjustment as to operation, time limit and other safe guards as the Board may deem necessary to protect the appropriate use of neighboring property and to carry out the general intent and purpose of this ordinance, and after public hearing. If the Board finds that such use would be in violation of the general intent and purpose of this ordinance, or would seriously impair the appropriate use of neighboring property then such use shall not be permitted.

If the Board, after study, deems the proposed use to be in accordance with the above conditions, it shall direct the Board of Aldermen or person they authorize to issue a permit, such permit to set out conditions, regulations or time limit as the Board deems necessary.

Such use shall comply with the height and area regulations of the district in which it is located unless waived by the Board of Adjustment.

a. Electric substations.

b. Reservoirs, wells, towers, filter beds, or water supply plants.

c. Sewage, refuse, garbage disposal plants or sanitary fills.

d. Buildings and premises for public utility services, or public service corporations, which buildings or uses the Board of Adjustment deems reasonably necessary for public convenience or welfare, and lease of City Community Center for business purposes which

would benefit the community.

e. High voltage transmission lines.

HEIGHT AND AREA REGULATIONS

In District R the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot, shall be as follows:

HEIGHT:

(a) Buildings or structures shall not exceed two and one-half (2½) stories and shall not exceed thirty-five (35) feet in height.

FRONT YARDS:

(a) The front yards in this district shall have a minimum depth of twenty-five (25) per cent of the depth of the lot not less than thirty (30) feet, but the depth of such front yard need not be more than thirty (30) feet.

SIDE YARDS:

(a) There shall be a side yard on each side of every building, except an accessory building, with a minimum width of not less than ten (ten) per cent of the width of the lot. Such side yard shall not be less than ~~twenty~~ (15) feet.

FIFTEEN

(b) On a corner lot, the side yard regulation shall be the same as for interior lots, except in the case of reversed frontage where interior lots have been platted or sold fronting on a side street. In this case, there shall be a side yard on the street side of the corner lot of not less than thirty (30) feet.

REAR YARDS:

(a) The rear yards in this district shall have a minimum depth of twenty-five (25) per cent of the depth of the lot, but the depth of such rear yard need not be more than thirty (30) feet.

(b) The area occupied by a detached accessory building in a rear yard shall not exceed forty (40) per cent of the area of the rear yard.

LOT AREA PER FAMILY:

(a) No building shall be erected, altered or enlarged to accommodate or make provision for more than one family for each seventy-five hundred (7,500) square feet of the area.

SIZE OF DWELLING:

(a) Every dwelling hereafter erected or constructed in District R must contain a minimum of twelve hundred (1,200) square feet measured from the outside of the outside walls and exclusive of the area of any attached accessory buildings.

SECTION 8. - Non-conforming uses.

A non-conforming use of land existing lawfully at the time of the passage of this ordinance may be continued but shall not be extended, expanded or enlarged.

A non-conforming use of a lot containing no permanent building designed for a non-conforming use shall not be continued beyond the period ending two years from the adoption of this ordinance.

The lawful use of a building existing at the time of the passage of this ordinance may be continued, although such use does not conform with the provisions hereof, and such use may be extended throughout such portions of the building as are arranged or designed for such use, provided no structural alterations except those required by law or ordinance, are made therein. If no structural alterations are made, a non-conforming use of a building may be changed to another conforming use of the same or more restricted classification. If such non-conforming building is removed, the future of such premises shall be conformity with the provisions of this ordinance.

When non-conforming use has been discontinued for six months or more, it shall not be reestablished.

A non-conforming use if changed to a conforming use, or more restricted, conforming use, may not thereafter be changed back to a less restricted use than that to which it was changed.

Repairs and alterations may be made to a non-conforming building, providing that no structural alterations or extensions shall be made, except those required by law or ordinance unless the building is changed to a conforming use; provided that the Board of Adjustment, by special permit in the case of evident hardship, may grant an extension of a non-conforming use not exceeding twenty-five (25) percent of the ground area of the building.

SECTION 9, - Completion and Restoration of Existing Buildings,

Nothing herein contained shall require any change in the plans, construction or designated use of a building for which a building permit has been heretofore issued, and plans for which are on file with the Board of Aldermen, at the time of the passage of this ordinance and the construction of which in either case shall have been diligently prosecuted within one year of the date of such permit, and the ground story framework of which, including the second tier or beams, shall have been completed, according to such plans as filed, within two years from the date of the passage of this ordinance.

Nothing in this ordinance shall be taken to prevent the restoration, within twelve months, of a non-conforming building destroyed by fire, explosion or other casualty, or act of God, or the public enemy, provided that when such restoration becomes involved in litigation, the time required for such litigation shall not be counted as a part of the twelve months allowed for reconstruction; and nothing in this ordinance shall be taken to prevent the continued occupancy or use of such building or part thereof which existed at the time of such partial destruction.

The provisions of this Ordinance shall not apply to prevent the extension of any building, existing in any district at the time of the adoption of this Ordinance, to the height and area to which the walls, foundation and framework of such existing building originally were intended, extensions in height permitted by this paragraph shall have been duly commenced within ten (10) years from the date of the adoption of this ordinance.

SECTION 10, - Previously Owned Dwelling Lots,

Dwellings, when hardship would otherwise result, may be built upon lots containing less than the area required in this ordinance, provided that the Board of Adjustment, after public hearing, and upon submission of plans for a suitable sewage system approved by the Clay County Health Commission.

SECTION 11, Changes in Amendments,

The Board of Aldermen, may from time to time on its own motion, or on petition after public notice and hearings thereon, as provided herein, amend, supplement, change, modify, or repeal the regulations and restrictions as established herein. Before taking any action upon any proposed amendment, supplement, modification, or change the same shall be referred by the Board of Aldermen to the Board Of Adjustment for hearing, report and recommendation. In case of a protest against such amendment, supplement, change, modification, or repeal, duly signed and acknowledged by the owners of ten (10) per cent or more, either of the land (exclusive of streets

and alleys) included in such proposed change, or within an area determined by lines drawn parallel to and one hundred eighty-five (185) feet distant from the boundaries of the district proposed to be changed, such amendment shall not be passed except by a favorable vote of the majority of the required quorum of the Board of Aldermen.

No action on an amendment, change, modification or repeal shall be taken until after hearing is held before the Board of Adjustment in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least fifteen (15) days notice of the time and place of such hearing shall be published in a paper of general circulation in the City of Glenaire, Missouri and all owners of land, (excluding streets and alleys) included in the proposed change, or within an area determined by the lines drawn parallel to and one hundred eighty-five (185) feet distance from the boundaries of the district proposed to be changed, shall be notified of such proposed change in writing by the Board of Aldermen at least fifteen (15) days prior to such hearing.

SECTION 12. - Powers and Duties of the Board of Adjustment ,

The Board of Adjustment may, in appropriate cases and subject to appropriate conditions and safeguards, make special exceptions to the terms of the ordinance in harmony with its general purpose and intent and in accordance with general or specific rules herein contained.

The board shall adopt rules in accordance with the provisions of this ordinance. Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. Such chairman, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, failing to vote, indicating such fact, and shall keep records of its examinations and other official actions all of which shall be immediately filed in the office of the Board and shall be public record. All testimony, objections thereto, and rulings thereon shall be taken down by a reporter employed by the Board for that purpose. The presence of three members shall be necessary to constitute a quorum.

Appeals to the Board may be taken by any person aggrieved, or by any officer, department, board or bureau of the City of Glenaire affected by any decision of the administrative officer. Such appeal shall be taken within a reasonable time as provided by the rules of the Board of filing with the officer from whom the appeal is taken and with the Board a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all the paper constituting the record upon which the action appealed from was taken.

An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Adjustment, after the notice of appeal shall have been filed with him, that by reason of the facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application on notice to the officer from whom the appeal is taken and on due cause shown.

The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing any party may appear in person or by attorney.

The Board shall have the following powers:

1. To hear and decide appeals where it is alleged there is error in an order requirement, decision, or determination made by an administrative official in the enforcement of this ordinance.
2. To hear and decide all matters referred to it or upon which it is required to pass under the provisions of this ordinance.
3. In passing upon appeals, where there are practical difficulties or unnecessary hardship in

the way of carrying out the strict letter of such ordinance, to vary or modify the application of any of the regulations or provisions of such ordinance relating to the use, construction or alteration of buildings or structures, or the use of land, so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done.

SECTION 13. - Enforcement and Permits,

It shall be the duty of the Board of Aldermen to enforce the provisions of this Ordinance, and such Board of Aldermen is hereby authorized and instructed to take such steps or bring such proceedings as are necessary in connection with such enforcement. No building or other structure shall be erected, constructed, reconstructed or enlarged, nor shall it be altered in such a manner as to prolong the life of the building, nor shall the use of any land be changed without first obtaining a permit from the Board of Alderman or person they authorize to be issued in accordance with the terms of this ordinance. No permits shall be issued unless there shall first be filed with the Mayor of the person he authorizes by the applicant therefor, information satisfactory to the Board of Alderman, which may include a plan in duplicate drawn to scale, correctly showing the location and actual dimension of the lot to be occupied, the dimensions and location on the lot of the building to be erected, constructed, reconstructed, enlarged or altered, with measurements from all lot lines to foundation lines of the building, together with a true statement in writing signed by the applicant showing the use for which such building or premises is arranged, intended or designed, and no permit shall be issued by such Board of Alderman unless such plan or information shall show that such building or structure is to conform in all particulars with the provisions of this ordinance. A record of such applications and plans shall be kept in the office of the Board of Aldermen. The Mayor shall have power to revoke any permit which has been issued in case of violations of the conditions of such permit.

SECTION 14. - Violation and Penalties,

In case any building or structure is erected, constructed, reconstructed, altered, converted or maintained, or any building, structure or land is used in violation of this ordinance, the proper local authorities of the municipality, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use, to restrain, correct, or abate such violation, to prevent the occupancy of said building, structure, or land, or to prevent any illegal act, conduct, business, or use in or about such premises. Such regulations shall be enforced by the Board of Aldermen or suitable person appointed by them, who are in power to cause any building, structure, place or premises to be inspected and examined, and to order in writing the remedying any condition found to exist therein, or thereat in violation of any provision of the regulations enumerated herein.

The owner or general agent of a building or premises in or upon which a violation of any provision of this ordinance has been committed or shall exist; or the lessee or tenant of an entire building or entire premises in or upon which such violation has been committed or shall exist; or the owner, general agent, lessee or tenant of any part of the building or premises in or upon which such violation has been committed or shall exist, or the general agent, architect, building contractor or any other person who commits, takes part or assists in any violation or who maintains any building or premises in or upon which such violation shall exist, shall be guilty of a misdemeanor punishable by a fine of not less the \$10.00 and not more than \$1,000.00 for each and every day that such violation continues.

SECTION 15. - Conflict With Other Ordinances,

In interpreting and applying the provisions of this ordinance, they shall be held to be the minimum requirements for the promotion of the health, safety, morals or general welfare. Wherever this ordinance requires a greater width or size of yards, courts, or other open spaces, or requires a lower height of buildings or less number of stories, or requires a greater percentage of lot left to be unoccupied, or imposes higher standards than are required in an other statute the local ordinance or regulation shall govern.

SECTION 16. - Invalidity of a Part,

If any section, sub-section, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity or the remaining portions or this ordinance.

SECTION 17. - Repeal,

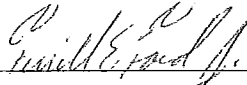
All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed insofar as the same are in conflict with the provisions hereof.

SECTION 18,

This ordinance shall be in full force in effect from and after the date of its passage.

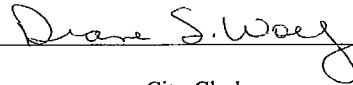
Passed by the Board of Alderman of the City Of Glenaire, Missouri, this 20th day of

June, 1995



Mayor, City of Glenaire

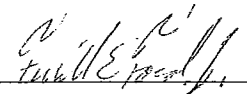
ATTEST:



City Clerk

APPROVED by the undersigned Mayor of the City of Glenaire, Missouri, this 20th day of

June, 1995



Mayor, City of Glenaire