Bill _____ Ordinance _____

AN ORDINANCE AMENDING ARTICLE 31, CONDITIONAL USES, OF CHAPTER 13, ZONING, OF THE CAMERON CITY CODE AND ADDING BED & BREAKFAST, PHOTO STUDIOS, OFFICES AND OTHER USES TO THE LIST OF PERMITTED USES THEREIN

WHEREAS, it is necessary to update the list of permitted uses which are allowed as conditional uses from time to time in order to maintain neighborhood compatibility and incorporate previously unanticipated uses; and

WHEREAS, other uses may emerge due to technology, growth and development which may not be listed but which may be compatible with neighborhood enjoyment; and

WHEREAS, the Planning and Zoning Commission, having conducted a public hearing on the matter and giving due notice thereof, recommends approval by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMERON, CLINTON AND DEKALB COUNTIES, MISSOURI, AS FOLLOWS:

Section 1. Enact Subsections S, T, U and V of Section 4., Established, of Article 31, Conditional Uses, of Chapter 13, Zoning, of the Cameron City Code as follows:

S. Bed and Breakfast

T. Photo Studios

U. Professional Offices, providing that no more than 20% of the building floor area can be used for the occupation.

V. Other uses which the Planning and Zoning Commission may determine do not have an adverse effect on the neighborhood; whose location is compatible with other neighborhood uses; will not negatively impact property values and will meet special conditions for space, hours, parking, fencing and other activities. Such uses must be accompanied by a petition supporting the use signed by at least seventy-five percent (75%) of the property owners within one hundred eighty-five feet (185') of the subject property.

Section 2. The Mayor is authorized to sign this ordinance, approving it on behalf of the City.

Section 3. The City Clerk is directed to attest to the Mayor's signature.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

Read two times, passed and approved this 19th day of July, 2010.

_____
Mayor Dennis M. Clark

ATTEST:

_____
City Clerk