

**AURORA PLANNING AND ZONING COMMISSION  
AGENDA**

**REGULAR SESSION  
AURORA CITY HALL, COUNCIL CHAMBERS  
Tuesday, October 26, 2015 at 6:30 PM**

**I. Call to order**

Roll Call:	Chairperson:	Heidi Ryan (2017)
	Vice Chairperson:	Rita Engeldinger (2017)
	Commission Member:	Regina Payne (2019)
	Commission Member:	Rick Boyer (2016)
	Commission Member:	Leslie Horner (2017)
	Commission Member:	Doris Colwell (2016)
	Commission Member:	Eddie Breeding (2018)
	Secretary:	Kathie Needham

**II. Approval of Minutes**

Approval of minutes from meeting held on September 1, 2015 at 6:30 p.m.

**III. New Business**

- A. Review draft revisions to the junk car ordinance and make recommendation to city council**
- B. Review the home occupation ordinance and suggested changes and make recommendation to city council**
- C. Request from Jennifer Foster for a street light at 1045 Carol Court. Make recommendation to city council.**
- D. Consider board applications and make recommendation to city council**
- E. Review amended abandoned property ordinance and make recommendation to city council.**

**IV. Public Comment/Discussion**

**V. Department Report**

**VI. Adjournment**

*Posted October 16, 2015 by Kathie Needham, City Clerk*

**AURORA PLANNING AND ZONING COMMISSION  
COMMUNICATION**

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**DATE:** October 6, 2015

**SUBJECT:** Approval of Minutes

**AGENDA NO. II**

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**AGENDA DESCRIPTION**

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**Approval of Minutes**

Approval of minutes from meeting held on September 1, 2015 at 6:30 p.m.

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**Notes:**

**AURORA PLANNING AND ZONING COMMISSION  
MINUTES**

**REGULAR SESSION  
AURORA CITY HALL, COUNCIL CHAMBERS  
Tuesday, September 1, 2015 at 6:30 PM**

**I. Call to order**

Roll Call:	Chairperson:	Heidi Ryan (2017)
	Vice Chairperson:	Rita Engeldinger (2017)
	Commission Member:	Regina Payne (2019)
	Commission Member:	Rick Boyer (2016)
	Commission Member:	Leslie Horner (2017)
	Commission Member:	Doris Colwell (2016)
	Commission Member:	Eddie Breeding (2018)
	Secretary:	Kathie Needham

Commission members Colwell and Breeding were absent.

**II. Approval of Minutes**

**Approval of minutes from meeting held on August 4, 2015 at 6:30 p.m.**

Commissioner Boyer moved to approve the minutes from the August 4, 2015 session. Vice Chairman Engeldinger seconded the motion. Motion passed with all commissioners voting aye.

**Approval of minutes from meeting held on August 18, 2015 at 6:30 p.m.**

Commissioner Payne moved to approve the minutes from the joint session with city council held on August 18, 2015. Commissioner Boyer seconded the motion. Motion passed with all commissioners voting aye.

**III. New Business**

**A. Review plans/make recommendation to city council for Phase II of the Walking Trail Project**

Michael Keaton, Allegeir Martin and Associates was present to answer any questions presented.

Phase II will connect with Phase I at the Northwest side of the baseball field continuing along the creek line. It will cross under Carnation in a new box culvert. The trail will utilize the south most part of the box culvert with the other side being utilized for storm water drainage. The trail will continue on South on the West side of Carnation and will turn West on College up to Pate School.

During design phase, Theresa Pettit, Park Board President, contacted the school and Catherine Huellhorst to give temporary easements to the city for construction and a final warranty deed

which will convey the property the trail sits on to the city. These easements are in MoDOT hands and once concurrence from them is received the city will need to get them executed.

Base bids were sent out with the area around the box culvert to be concrete with the rest of the trail in asphalt. If bids come in lower than anticipated concrete walkways might be an option. It was noted by Commissioner Engeldinger that she had received complaints that the asphalt was very slippery when wet and could be hazardous.

Michael pointed out that because federal funding is being received the Uniform Relocation Act will have to be followed when obtaining the easements which could result in a 6 month process.

Chairman Ryan moved to recommendation to city council to approve the design on Phase II of the walking trail. Commissioner Boyer seconded the motion. Motion passed with all commissioners voting aye.

#### **B. Continue discussion on Comprehensive Plan**

Chairman Ryan stated it was obvious that the board would not get the Comprehensive Plan done in time to submit it to council for this next year's budget. She asked to table the discussion until January 2016 at which time she expected the plan to be completed by June 30 which would allow sufficient time to be implemented into the 2017 budget.

City Manager Randall stated that there was no time frame for the plan to be completed. It was a fluid document which needed to be revised as often as changes become necessary. It was his hope that the new plan would not be put on a shelf to collect dust. He hoped it would be a tool that could be used for many years to come. In the past other organizations have been hired to complete the plan. With no funding available nor resources to pull from he started updating the city's present plan. He asked that the board not postpone working on the plan but to continue to plug away with each section until complete.

Questions were asked if funds were available to do asphaltting. The City Manager explained that generally STP funds have been utilized to assist with that endeavor. City money combined with STP funding has always made it possible to do more paving in a given year. STP funding however, can only be utilized when doing major arterial streets. STP funding has been eliminated for the next three years due to the overlay of Business 60 and Hwy. 39.

Commissioner Boyer asked what was needed from the board. City Manager Randall went through the sections he had provided and explained that it was just information that had been compiled and he asked for the board to review it and to give any suggestions they might have. The next section which is Future Land Use will require more attention from the board to review and make recommendations. Some of the statistical data that was in the old plan could not be located to be updated.

Chairman Ryan asked that the old plan be sent out to the board so they could review it to see what was being expected. City Clerk Needham will provide that information to the board.

City Manager Randall stated that if the board wants to institute new recommendations during the review he would like for a vote to be taken on the matter.

Commissioner Horner stated that the city's mission statement was good. We are failing on substandard housing. The streets are in pretty good condition and the parks are in excellent shape. The downtown area needs help. The average home in town is 35-36 years old which is skewed by the number of new homes built in Brookside Estates in the past several years. The problem is that if an industry was brought into town there is not sufficient housing to accommodate that need.

City Manager Randall agreed and said that he has always said that growth and development comes from the expansion on existing businesses. The mistake towns make is to pump everything into bringing new business to town. It makes more sense to work with existing businesses to determine how to make them grow.

Commissioner Payne stated that the board needed to plan on what the city will do with the old hospital building once Mercy moves to its new location.

Revisions will be emailed to the board for review.

### **C. Street repair for 2016**

Commissioner Engeldinger asked wasn't it the city crew's job to determine the streets that need to be repaired for the next year? City Manager Randall stated that Planning and Zoning can make recommendations to city council for their review at budget time.

City Manager stated that the Public Works Superintendent would need to look at his budget to determine salary needs before he could determine how much funding would be available to do street repair. In the past there have been several years when no street work was done in order to build up reserves.

### **IV. Public Comment/Discussion**

None

### **V. Department Report**

None

### **VI. Adjournment**

Commissioner Boyer moved to adjourn the meeting at 7:55 p.m. Commissioner Payne seconded the motion. Motion passed with all commissioners voting aye.

**APPROVED:**

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Heidi Ryan, Chairman

**ATTEST:**

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Kathie Needham, City Clerk, MMC/MPCC

*Posted August 25, 2015 by Kathie Needham, City Clerk*

**AURORA PLANNING AND ZONING COMMISSION  
COMMUNICATION**

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**DATE:** October 6, 2015

**SUBJECT:   Review draft revisions to junk car ordinance and make  
                  recommendation to city council**

**AGENDA NO. III (A)                   NEW BUSINESS**

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**AGENDA DESCRIPTION**

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Review draft revisions to the junk car ordinance and make  
recommendation to city council

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**Notes:**

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF AURORA MISSOURI AMENDING CHAPTER 250 "JUNKED, WRECKED, ABANDONED PROPERTY", ARTICLE II "ABANDONED PROPERTY", SECTION 250.160 "PARKING AND STORAGE OF MOTOR VEHICLES WHICH ARE NOT IN OPERATING CONDITION" OF THE CODE OF MUNICIPAL ORDINANCES**

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI AS FOLLOWS:**

**SECTION 1.** The City Council hereby amends Chapter 250 "Junked, Wrecked, Abandoned Property", Article II "Abandoned Property", Section 250.160 "Parking and Storage of Motor Vehicles which are Not in Operating Condition" to read as follows: [Strikethroughs are meant to be deleted and bold type is new language to be inserted]

CHAPTER 250. JUNKED, WRECKED, ~~ABANDONED~~, **UNLICENSED** PROPERTY

Section 250.160        Parking and Storage of Motor Vehicles which are not in Operating Condition

[Ord. No. 98-2363 §1, 12-10-1998; Ord. No. 2009-2833 §1, 7-14-2009]

A. Findings.

1. The parking or storing of motor vehicles which are not in an operating condition on driveways, tracts and lots within the City creates potential safety hazards and may limit access to emergency vehicles.
2. The storing or parking of motor vehicles which are not in an operating condition on driveways, tracts or lots in districts zoned for residential use damages the residential character of those districts and may adversely affect the property values of adjacent residences.

B. Definitions. For the purposes of this Section, the following terms, phrases, words and their derivation shall have the meanings given in this Section.

MOTOR VEHICLE

Every vehicle which is self-propelled.

MOTOR VEHICLE WHICH IS NOT IN AN OPERATING CONDITION OR NON-OPERATING CONDITION VEHICLE

1. Any vehicle missing any part vital to its operation, such as its engine, transmission, tires, wheels and required safety equipment;
2. Any vehicle missing any substantial portion of its exterior body parts including, but not limited to, its hood, trunk, and front and side body work;
3. Any van, truck or trailer box either connected or disconnected from the chassis and which is not connected to an engine; or
4. Any vehicle not displaying a currently effective license or registered number plate or plates, including any registration decal required by the laws of Missouri and/or the County and/or the City and issued to the owner of any such vehicle to be displayed on the vehicle registered.

#### OWNER OR PERSON IN POSSESSION

Any individual, partnership, joint venture, corporation or other business or legal entity that owns or is in temporary possession of a motor vehicle.

#### C. Applicability — Severability Clause.

1. Nothing in this Chapter shall be construed to abrogate or impair the powers of the courts or any department of the City to enforce any provisions of its ordinances or regulations; nor to prevent or punish violations thereof; and the powers conferred in this Chapter shall be in addition and supplemental to the powers conferred by any other ordinance.
2. In the event that any part or portion of this Section is declared invalid, the remainder of its provisions shall not be affected, but such remaining provisions shall continue in full force and effect.

#### D. Parking And Storing Of Vehicles Which Are Not In An Operating Condition In Districts "R-1", "R-2", "R-3", "MHP" and "PRD".

1. It is unlawful for the owner or person in possession of any motor vehicle to park or place said vehicle upon a driveway, lot, plot, tract or City right-of way within any district zoned "R-1", "R-2", "R-3", "MHP" or "PRD" (except in an enclosed structure or a ~~weather-resistant fabric~~ **approved form fitting car cover**) while said vehicle is not in an operating condition. The provisions of this Section shall not apply to owners who have temporarily (not exceeding forty-eight (48) hours) placed their motor vehicles in a non-operating condition while working on said vehicles on their premises. In no event (except those listed in Subsection ~~(D)(3)~~) shall an owner or person in possession maintain a motor vehicle on his/her premises in a non-operating condition for a period in excess of forty-eight (48) hours unless such vehicle is placed in an enclosed structure or ~~within~~ **under** an ~~weather-resistant fabric~~ **approved form fitting car cover**. ~~Weather-resistant-~~

~~fabrie~~ **Approved form fitting car covers** may only be used in lieu of an enclosed structure when the vehicle is located to the side or the back of the house. The ~~weather-resistant fabric~~ **approved form fitting car cover** must be opaque and cover the entire vehicle.

2. The Code Official or designee for the City shall serve notification, in accordance with the currently adopted International Property Maintenance Code, if he finds a violation of this Section.
3. When an inoperable vehicle that is for sale has been parked upon a parcel within the City limits, the vehicle must have a for sale sign placed on the front windshield stating the date it was placed on the parcel for sale. That vehicle cannot sit on the parcel in excess of thirty (30) days at which time the vehicle must be removed from the parcel and cannot again be replaced on this parcel in an inoperable condition for any purpose.

**4. Only two inoperable vehicles will be allowed per lot.**

E. Parking And Storing Of Vehicles Which Are Not In An Operating Condition In Districts Zoned "C-1", "C-2", "C-3".

1. Subject to the exception of auto sales lots and repair garages lawfully operating in any district zoned "C-1", "C-2", "C-3", it is unlawful for the owner or person in possession of any motor vehicle to park or place said vehicle upon a driveway, lot, plot, tract or City right-of-way within any district zoned "C-1", "C-2", "C-3" (except in an enclosed structure or ~~weather-resistant fabric~~ **under an approved form fitting car cover**) while said vehicle is not in an operating condition. The provisions of this Section shall not apply to owners who have temporarily (not exceeding forty-eight (48) hours) placed their motor vehicles in a non-operating condition while working on said vehicles on their premises. In no event (except those listed in Subsection (E)(3)) shall an owner or person in possession maintain a motor vehicle on his premises in a non-operating condition for a period in excess of forty-eight (48) hours unless such vehicle is placed in an enclosed structure or within **under** a ~~weather-resistant fabric~~ **approved form fitted car cover**. ~~Weather-resistant fabric~~ **Approved form fitted car covers** may only be used in lieu of an enclosed structure when the vehicle is located to the side or the back of the house or business location. The ~~weather-resistant fabric~~ **approved form fitted car cover** must be opaque and cover the entire vehicle.
2. The Code Official or designee for the City shall serve notification, in accordance with the currently adopted International Property Maintenance Code, if he finds a violation of this Section.

3. When an inoperable vehicle that is for sale has been parked upon a parcel within the City limits, the vehicle must have a for sale sign placed on the front windshield stating the date it was placed on the parcel for sale. That vehicle cannot sit on the parcel in excess of thirty (30) days at which time the vehicle must be removed from the parcel and cannot again be replaced on this parcel in an inoperable condition for any purpose.

F. Parking And Storing Of Vehicles Which Are Not In An Operating Condition In Districts Zoned "M-1", "M-2".

1. Subject to the exception of a licensed van, truck or trailer box connected to a chassis and auto sales lots and repair garages lawfully operating in any district zoned "M-1", "M-2", it is unlawful for the owner or person in possession of any motor vehicle to park or place said vehicle upon a driveway, lot, plot, tract or City right-of-way within any district zoned "M-1", "M-2" (except in an enclosed structure or ~~weather-resistant fabric~~ **under an approved form fitted car cover**) while said vehicle is not in an operating condition. The provisions of this Section shall not apply to owners who have temporarily (not exceeding forty-eight (48) hours) placed their motor vehicles in a non-operating condition while working on said vehicles on their premises. In no event (except those listed in Subsection (F)(3)) shall an owner or person in possession maintain a motor vehicle on his premises in a non-operating condition for a period in excess of forty-eight (48) hours unless such vehicle is placed in an enclosed structure or ~~within~~ **under an weather-resistant fabric approved form fitted car cover**. ~~Weather-resistant fabric~~ **Approved form fitted car covers** may only be used in lieu of an enclosed structure when the vehicle is located to the side or the back of the house or business location. The ~~weather-resistant fabric~~ **approved form fitted car cover** must be opaque and cover the entire vehicle.
2. The Code Official or designee for the City shall serve notification, in accordance with the currently adopted International Property Maintenance Code, if he finds a violation of this Section.
3. When an inoperable vehicle that is for sale has been parked upon a parcel within the City limits, the vehicle must have a for sale sign placed on the front windshield stating the date it was placed on the parcel for sale. That vehicle cannot sit on the parcel in excess of thirty (30) days at which time the vehicle must be removed from the parcel and cannot again be replaced on this parcel in an inoperable condition for any purpose.

G. Penalties. Penalties for violation of this Section shall be in accordance with the IBC Property Maintenance Code Section 106.4.

**SECTION 2:** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 3:** This ordinance shall be in full force and effect after its second reading.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AURORA, MISSOURI  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.**

**APPROVED:**

\_\_\_\_\_  
David L. Marks, Mayor

**ATTEST:**

\_\_\_\_\_  
Kathie Needham, City Clerk MMC/MPCC

City of Aurora, MO  
Thursday, August 13, 2015

## Chapter 250. Junked, Wrecked, Abandoned Property

### Article II. Abandoned Property

#### Section 250.160. Parking and Storing of Motor Vehicles Which Are Not in Operating Condition.

[Ord. No. 98-2363 §1, 12-10-1998; Ord. No. 2009-2833 §1, 7-14-2009]

A. *Findings.*

1. The parking or storing of motor vehicles which are not in an operating condition on driveways, tracts and lots within the City creates potential safety hazards and may limit access to emergency vehicles.
2. The storing or parking of motor vehicles which are not in an operating condition on driveways, tracts or lots in districts zoned for residential use damages the residential character of those districts and may adversely affect the property values of adjacent residences.

B. *Definitions.* For the purposes of this Section, the following terms, phrases, words and their derivation shall have the meanings given in this Section.

**MOTOR VEHICLE**

Every vehicle which is self-propelled.

**MOTOR VEHICLE WHICH IS NOT IN AN OPERATING CONDITION OR NON-OPERATING CONDITION VEHICLE**

1. Any vehicle missing any part vital to its operation, such as its engine, transmission, tires, wheels and required safety equipment;
2. Any vehicle missing any substantial portion of its exterior body parts including, but not limited to, its hood, trunk, and front and side body work;
3. Any van, truck or trailer box either connected or disconnected from the chassis and which is not connected to an engine; or
4. Any vehicle not displaying a currently effective license or registered number plate or plates, including any registration decal required by the laws of Missouri and/or the County and/or the City and issued to the owner of any such vehicle to be displayed on the vehicle registered.

**OWNER OR PERSON IN POSSESSION**

Any individual, partnership, joint venture, corporation or other business or legal entity that owns or is in temporary possession of a motor vehicle.

C. *Applicability — Severability Clause.*

1. Nothing in this Chapter shall be construed to abrogate or impair the powers of the courts or any department of the City to enforce any provisions of its ordinances or regulations; nor to prevent or punish violations thereof; and the powers conferred in this Chapter shall be in addition and supplemental to the powers conferred by any other ordinance.
2. In the event that any part or portion of this Section is declared invalid, the remainder of its provisions shall not be affected, but such remaining provisions shall continue in full force and effect.

D. *Parking And Storing Of Vehicles Which Are Not In An Operating Condition In Districts "R-1", "R-2", "R-3", "MHP" and "PRD".*

1. It is unlawful for the owner or person in possession of any motor vehicle to park or place said vehicle upon a driveway, lot, plot, tract or City right-of way within any district zoned "R-1", "R-2", "R-3", "MHP" or "PRD" (except in an enclosed structure or a weather-resistant fabric) while said vehicle is not in an operating condition. The provisions of this Section shall not apply to owners who have temporarily (not exceeding forty-eight (48) hours) placed their motor vehicles in a non-operating condition while working on said vehicles on their premises. In no event (except those listed in Subsection **(D)(3)**) shall an owner or person in possession maintain a motor vehicle on his/her premises in a non-operating condition for a period in excess of forty-eight (48) hours unless such vehicle is placed in an enclosed structure or within a weather-resistant fabric. Weather-resistant fabric may only be used in lieu of an enclosed structure when the vehicle is located to the side or the back of the house. The weather-resistant fabric must be opaque and cover the entire vehicle.
2. The Code Official or designee for the City shall serve notification, in accordance with the currently adopted International Property Maintenance Code, if he finds a violation of this Section.
3. When an inoperable vehicle that is for sale has been parked upon a parcel within the City limits, the vehicle must have a for sale sign placed on the front windshield stating the date it was placed on the parcel for sale. That vehicle cannot sit on the parcel in excess of thirty (30) days at which time the vehicle must be removed from the parcel and cannot again be replaced on this parcel in an inoperable condition for any purpose.

E. *Parking And Storing Of Vehicles Which Are Not In An Operating Condition In Districts Zoned "C-1", "C-2", "C-3".*

1. Subject to the exception of auto sales lots and repair garages lawfully operating in any district zoned "C-1", "C-2", "C-3", it is unlawful for the owner or person in possession of any motor vehicle to park or place said vehicle upon a driveway, lot, plot, tract or City right-of-way within any district zoned "C-1", "C-2", "C-3" (except in an enclosed structure or weather-resistant fabric) while said vehicle is not in an operating condition. The provisions of this Section shall not apply to owners who have temporarily (not exceeding forty-eight (48) hours) placed their motor vehicles in a non-operating

condition while working on said vehicles on their premises. In no event (except those listed in Subsection **(E)(3)**) shall an owner or person in possession maintain a motor vehicle on his premises in a non-operating condition for a period in excess of forty-eight (48) hours unless such vehicle is placed in an enclosed structure or within a weather-resistant fabric. Weather-resistant fabric may only be used in lieu of an enclosed structure when the vehicle is located to the side or the back of the house or business location. The weather-resistant fabric must be opaque and cover the entire vehicle.

2. The Code Official or designee for the City shall serve notification, in accordance with the currently adopted International Property Maintenance Code, if he finds a violation of this Section.
  3. When an inoperable vehicle that is for sale has been parked upon a parcel within the City limits, the vehicle must have a for sale sign placed on the front windshield stating the date it was placed on the parcel for sale. That vehicle cannot sit on the parcel in excess of thirty (30) days at which time the vehicle must be removed from the parcel and cannot again be replaced on this parcel in an inoperable condition for any purpose.
- F. *Parking And Storing Of Vehicles Which Are Not In An Operating Condition In Districts Zoned "M-1", "M-2".*
1. Subject to the exception of a licensed van, truck or trailer box connected to a chassis and auto sales lots and repair garages lawfully operating in any district zoned "M-1", "M-2", it is unlawful for the owner or person in possession of any motor vehicle to park or place said vehicle upon a driveway, lot, plot, tract or City right-of-way within any district zoned "M-1", "M-2" (except in an enclosed structure or weather-resistant fabric) while said vehicle is not in an operating condition. The provisions of this Section shall not apply to owners who have temporarily (not exceeding forty-eight (48) hours) placed their motor vehicles in a non-operating condition while working on said vehicles on their premises. In no event (except those listed in Subsection **(F)(3)**) shall an owner or person in possession maintain a motor vehicle on his premises in a non-operating condition for a period in excess of forty-eight (48) hours unless such vehicle is placed in an enclosed structure or within a weather-resistant fabric. Weather-resistant fabric may only be used in lieu of an enclosed structure when the vehicle is located to the side or the back of the house or business location. The weather-resistant fabric must be opaque and cover the entire vehicle.
  2. The Code Official or designee for the City shall serve notification, in accordance with the currently adopted International Property Maintenance Code, if he finds a violation of this Section.
  3. When an inoperable vehicle that is for sale has been parked upon a parcel within the City limits, the vehicle must have a for sale sign placed on the front windshield stating the date it was placed on the parcel for sale. That vehicle cannot sit on the parcel in excess of thirty (30) days at which time the vehicle must be removed from the parcel and cannot again be replaced on this parcel in an inoperable condition for any purpose.
- G. *Penalties.* Penalties for violation of this Section shall be in accordance with the BOCA Property Maintenance Code Section 106.4.

2006 International Property Maintenance Code®

CHAPTER 3

GENERAL REQUIREMENTS

SECTION 302

EXTERIOR PROPERTY AREAS

302.8 Motor vehicles.

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

SECTION 302

EXTERIOR PROPERTY AREAS

302.1 Sanitation.

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage.

All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: Approved retention areas and reservoirs.

302.3 Sidewalks and driveways.

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of (jurisdiction to insert height in inches). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

2006 International Property Maintenance Code®

SECTION 106

VIOLATIONS

106.1 Unlawful acts.

It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

106.2 Notice of violation.

The code official shall serve a notice of violation or order in accordance with Section 107.

106.3 Prosecution of violation.

Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

106.4 Violation penalties.

Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

106.5 Abatement of violation.

The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

**AURORA PLANNING AND ZONING COMMISSION  
COMMUNICATION**

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**DATE:** October 6, 2015

**SUBJECT: Review the home occupation ordinance and suggested changes and make recommendation to city council**

**AGENDA NO. III (B)                      NEW BUSINESS**

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**AGENDA DESCRIPTION**

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Review the home occupation ordinance and suggested changes and make recommendation to city council

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**Notes:**

City of Aurora, MO  
Thursday, August 13, 2015

## Chapter 400. Zoning Regulations

### Article II. Specific District Regulations

#### Section 400.130. "R-1" Single-Family Residential District.

[Ord. No. 85-1897, App. B §III, 11-11-1985; Ord. No. 94-2169 §§I — II, 11-22-1994; Ord. No. 2000-2424 §1, 2-22-2000; Ord. No. 2003-2535 §1, 3-25-2003; Ord. No. 2004-2592 §1, 5-25-2004; Ord. No. 2004-2600 §1, 6-22-2004; Ord. No. 2005-2705 §1, 1-10-2006; Ord. No. 2006-2720 §1, 5-9-2006; Ord. No. 2006-2723 §1, 6-13-2006]

##### A. *Uses Permitted.*

1. Public schools, churches, parks, playgrounds, museums, libraries, recreational or community buildings, fire stations, or other public buildings or uses owned, controlled and operated exclusively by the City of Aurora, the State of Missouri, or the United States shall be permitted.
2. Single-family dwellings or private residences not including mobile homes.
3. Accessory buildings, including a private garage, when situated upon the same lot with the main building and not less than sixty (60) feet from the front street line, and in a case of corner lots, no closer to the side street than is permitted for residences on the street; except that a private garage may be constructed as an integral part of the main building, subject to the height, area and building line regulations of the main building shall be permitted. Accessory buildings shall not cover more than twenty percent (20%) of that area of the lot. Accessory buildings shall not be limited to one (1) such building per lot. Temporary buildings for uses incidental to construction work, which buildings shall be immediately adjacent to said construction work and which buildings shall be removed upon completion or abandonment of the construction are allowed. (Also see Subsection **(D)** of this Section and Section **400.260**, Accessory Buildings.)
4. Portable building, for storage only, when situated upon the same lot with the main building and not to exceed the front line of the main structured building, and in a case of corner lots, no closer to the side street than is permitted for residences on the street. Portable buildings shall not cover more than twenty percent (20%) of that area of the lot or be larger in size than twelve (12) feet in width and twenty (20) feet in

length. Portable building shall be limited to one (1) such building per lot. Portable building shall meet all the standard building codes for construction of wooden or metal structures. (Also see Subsection (D) of this Section and Section **400.260**, Accessory Buildings.)

- B. *Signs.* Advertisement signs no larger than four (4) square feet shall be permitted per *Section 530.030*. Such sign shall be removed when construction, sale or event is completed or within one (1) year of placement with the exception of signs being placed within designated City parks being approved by the Aurora Park Board. Exception: Churches and schools located in residentially zoned area may erect signs approved by the Planning and Zoning Commission.
- C. *Regulations.* In District "R-1", the height of buildings, the minimum dimensions of yards, the minimum lot area, the minimum floor space and garage space permitted upon any lot shall be as follows:
1. *Height.* No building hereafter erected or structurally altered shall exceed two and one-half (2½) stories or thirty-five (35) feet in height, except as provided hereafter.
  2. *Rear yard.* The depth of the rear yard shall be not less than thirty percent (30%) of the depth of the lot or thirty (30) feet, whichever is less.
  3. *Front yard.* There shall be a front yard of not less than twenty-five (25) feet. Exception: unattached, non-enclosed portable carports may be situated within ten (10) feet of the front lot line; all other carports enclosed on more than two (2) sides shall be required to meet twenty-five (25) foot front line setbacks and all other setback requirements.
  4. *Side yard.* There shall be a side yard on each side of a building not less than ten (10) feet in width, with the exception of corner lots as provided in Subsection (C)(8) herein. Provided this regulation shall not be so interpreted as to reduce the buildable width of a corner lot of record at the time of the passage of this Section on November 22, 1994, not less than sixty-five percent (65%) of the total width of such lot and, provided further, minimum side yard regulations herein must be observed. Accessory buildings on corner lots, where interior lots have been platted on side streets, shall not project beyond the front yard line established on the side street; provided this regulation shall not reduce the buildable width to less than twenty (20) feet. This requirement shall apply to single-family dwellings in all zoning districts.
  5. *Required lot area.* Every building or portion of building hereafter erected, moved or altered for residence purposes in District "R-1" shall provide a lot area of not less than seven thousand five hundred (7,500) square feet per family or unit with a dimension of not less than seventy (70) feet at the front setback line, not less than forty-five (45) feet at the front lot line and not less than sixty (60) feet at any side building line. This requirement shall apply to all single-family dwellings in all zoning districts, except that nothing shall prevent the use of lots that do not meet the minimum size limitations described in this paragraph providing the lots or subdivisions were legally platted and adopted by ordinance by the City of Aurora prior to the enacting of this zoning ordinance on

November 11, 1985. All other limitations listed for offsets, yard requirements, parking, zoning, etc., and any other limitations set by ordinance, Statute or regulatory agencies will still apply.

6. *House area of floor space per family.* Every building or portion of building hereafter erected, moved or altered for residence purposes in District "R-1" shall contain not less than one thousand forty (1,040) square feet of floor space, exclusive of garage or carport, per family. This requirement shall apply to all single-family dwellings in all zoning districts.
7. *Garage area per lot.* In District "R-1", no private garages shall provide storage for more than one (1) vehicle for every two thousand five hundred (2,500) square feet of lot area (see Off-street parking requirements, Section **400.320**). This requirement shall apply to all single-family dwellings in all zoning districts.
8. *Street setback.* Any buildings on corner lots where interior lots have been platted on a side street shall provide a side yard adjacent to the side street of not less than twenty-five (25) feet from the adjacent side street and frontage street for any building or portion of building hereafter erected, moved or altered for residential purposes, or any accessory building, including private garages.

D. *Home Occupations.*

[Ord. No. 2014-2984 §1, 3-10-2014; Ord. No. 2014-3005 §1, 7-14-2014]

1. None of the provisions of this Chapter shall be construed to prohibit customary home occupations, such as the office of a physician, dentist, surgeon, dressmaker, tailor, musician, artist, beautician, barber or similar activity which does not involve sales at wholesale or retail.
2. The following restrictions apply:
  - a. That such uses are located in the dwelling used by a person as his or her private residence.
  - b. That no person, other than an assistant, receptionist or secretary, not a member of the family household is employed on site or reports to work at the site in conduct of the home occupation.
  - c. Nor shall there be external evidence of such operations except an unilluminated sign of not more than two (2) square feet in area used to advertise the same per Section **530.030**. Such sign shall be affixed to the structure.
  - d. The house area of flooring space devoted to the establishment of a home occupation shall not be included in the minimum space required [one thousand forty (1,040) square feet] for the residence.
  - e. Only one (1) vehicle may be used for the home occupation, and it shall not exceed one (1) ton in capacity. One (1) trailer only may be used in the conduct of a home occupation, and it shall be stored in an enclosed garage on the premises or stored off site at a location approved for such storage.

- f. This use shall not generate vehicular or pedestrian traffic in excess of that which is normally associated with residential uses in the same zone.
3. The following uses are expressly prohibited as or in conjunction with home occupations:
  - a. Any type of repair or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chainsaws, and other small engines), large appliances (such as washing machines, dryers, and refrigerators), or any other work related to automobiles and their parts;
  - b. Dispatch centers or other businesses where employees come to the site and are dispatched to other locations;
  - c. Animal grooming, care, or boarding;
  - d. Retail sales.

## PROPOSED AMENDMENTS TO THE CITY ORDINANCE REGARDING HOME OCCUPATIONS

None of the provisions of this Chapter shall be construed to prohibit customary home occupations, such as the office of a physician, dentist, seamstress, tailor, musician, artist, accountant, architect, teaching instruction (provided not more than three (3) students are taught at any one time), home crafts, or similiar activity that does not involve sales at wholesale or retail and under the following restrictions: that such uses are located within the dwelling used by a person as his or her private residence; that no person, other than one (1) assistant, receptionist or secretary, who is not a member of the family household is employed, nor shall there be external evidence of such operations except an unilluminated sign of not more than two (2) square feet in area used to advertise the same per Section 530.030. Such sign shall be affixed to the structure. The house area of flooring space devoted to the establishment of a home occupation shall not be more than fifteen per cent (15%) of the total sq. ft. of the home.

Home occupations of barber shop , masseur (masseuse)/ beauty shop and similiar service businesses shall be restricted to no more than 1 chair/ table with a member of the immediate household being the service provider. No retail sales are permitted other than incidental sales to the business, of which sales are not to exceed FIFTEEN per cent (15%) of the total income generated from the home based business.

Home based businesses that are selling retail or wholesale products ON LINE OR BY CATALOG ORDER; such as health and beauty aids, kitchen products, jewelry, candles (examples-Mary Kay, Avon, Shaklee,Tupperware) similiar DIRECT SALES & PRODUCT DISTRIBUTION will have their business applications reviewed case by case prior to issuance of a business license to ensure that the business will not interfere with the character of the neighborhood, will not create a nuisance, or devalue homes in the area. The product will be contained within the home/garage/enclosed carport/storage shed, and not exceed an area larger than 15% of the total sq. ft. of the home. Only one of the above areas can be designated to store product-not multiple locations.

Service based businesses: (lawn mowing, plumber, electrician, painter as examples) that keep their tools and equipment at their home. The tools and equipment must be kept on a trailer, in a structure, or on a work truck-not to exceed the size and length allowed in residential zoning. The truck and/or trailer (if not housed in a structure) must be kept off the street with it being either parked in the driveway or a dedicated area. Only one (1)business truck and/or one(1)business trailer will be allowed at the residence. Truck and/or trailer (or any equipment)will not be allowed to park or be

stored in the front yard of the residence. The business must have an address that is not a residential address in the city of Aurora: such as a post office box or address outside the city.

Applications will need a Missouri Sales Tax Certificate and a "No tax due" certificate from the Missouri Department of Revenue; and all business will be conducted in accordance with the laws governing retail sales: to include, but not limited to: complying with the federal, state, and local tax codes.

All home occupation licenses will be subject to revocation with a 30 day notice if the business becomes a source of complaints, by not complying with the restrictions contained in the ordinances, or is otherwise damaging the character of the neighborhood. Following notice of revocation, business owner may correct the infraction and reapply for license, which will be reviewed again case by case prior to issuance of a license.

The following will be considered when granting or revoking a business license:

1. Amount of foot or vehicle traffic created by the business
2. Noise or odor created by the business
3. Delivery/pick up requiring large trucks or numerous trucks delivering/picking up
4. Inordinate amount of packaging/trash requiring container larger than normal trash  
container for residential pick up
5. The number of and the content of complaints on the business
6. The business is operating above and beyond the limitations outlined in the governing ordinance
7. The nature or size of the business is creating a nuisance, damaging the character of the neighborhood, or interfering with the rights of neighbors regarding home ownership or occupancy.

A COPY OF THE ORDINANCE WILL BE ATTACHED TO THE BUSINESS LICENSE APPLICATION SO APPLICANT WILL BE AWARE OF THE PROCESS AND RESTRAINTS REGARDING A HOME BUSINESS

**AURORA PLANNING AND ZONING COMMISSION  
COMMUNICATION**

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**DATE:** October 6, 2015

**SUBJECT:** **Request for Street Light at 1045 Carol Court**

**AGENDA NO.** III (C)

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**AGENDA DESCRIPTION**

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Request from Jennifer Foster for a street light at 1045 Carol Court. Make recommendation to city council.

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**Notes:**

**AURORA PLANNING AND ZONING COMMISSION  
COMMUNICATION**

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**DATE:** October 26, 2015

**SUBJECT:** Consider board application and make recommendation to city council

**AGENDA NO.** III (D)

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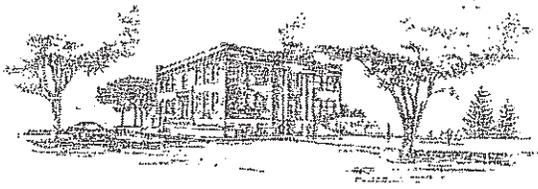
**AGENDA DESCRIPTION**

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**Consider board applications and make recommendation to city council**

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**Notes:**



City of Aurora  
Board and Commission Appointment  
Application Form

Name: <b>DAROLD FARLESS</b>	Date: <b>2 October 2015</b>
Home Address: <b>1408 S. WASHINGTON</b>	
E-Mail Address: <b>dwfarless@aol.com</b>	
Home Telephone: <b>417-440-0284</b>	<sup>LAND LINE</sup> Work Telephone: <b>417-678-3440</b>
Occupation: <b>Retired</b>	Best Time to Call: <b>9-5 am/pm</b>
Do you own commercial property and/or operate a business in Aurora? <b>NO</b>	
Work/Business Name:	
Work/Business Address:	
Length of Residency in Aurora: <b>6 1/2 yrs (Grew up in Aurora)</b>	
Are you now, or have you ever served on a board, commission or committee for the City of Aurora or any other community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please give name of board, commission and/or committee and dates served:	
<b>NO</b>	
Have you ever resigned from a committee, if so what committee: _____	
<b>NO</b>	
Have you ever been convicted of a felony or misdemeanor? If so for what	
_____	
_____	

(Application continued on back page)

BOARD OR COMMISSION PREFERENCE(S): Refer to last page for list of Boards, Commissions and Committees (Please list no more than three boards, commissions or committees in order of preference)

1	Planning & Zoning	2		3	
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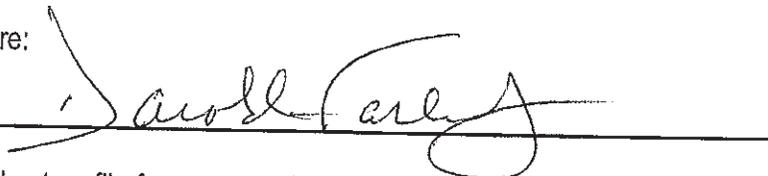
Applicants for all city boards and commissions **cannot** be in arrears for any city taxes? Are you current on your city taxes?  Yes  No

**Narrative Statement.** Please provide a brief statement indicating the basis for your desire to be appointed to this board or commission including the strengths you feel you could bring to the position for which you are applying. Information may include education, professional experience and community activities pertinent to the position for which you are applying.

Would like to be involved in the continued improvement in the Aurora community and landscape.

I understand that my attendance at all regularly scheduled meetings is critical even if I am an alternate member and that the City Council may appoint a replacement for members who are chronically absent from regular meetings. I also understand that this application is considered a public record and that my application may be subject to a background check.

Applicant's Signature:



All applications are kept on file for one year. During that time, your application will be considered when there is an opening for the Board or Commission for which you have applied. It is suggested that you regularly attend the Board or Commission meetings in which you are interested in applying for. The Board or Commission will have to interview each interested candidate before making their recommendation to the City Council.

➤ Mail or deliver your completed application to: City of Aurora, Attn: City Clerk, P.O. Box 30, Aurora, MO 65605

\* Application must be completely filled out in order to be considered \*

**THANK YOU FOR YOUR INTEREST IN THE CITY OF AURORA**

**AURORA PLANNING AND ZONING COMMISSION  
COMMUNICATION**

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**DATE:** October 26, 2015

**SUBJECT:** Review abandoned vehicle ordinance and make recommendation  
to city council

**AGENDA NO.** III (E)

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**AGENDA DESCRIPTION**

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Review abandoned vehicle ordinance and make recommendation to city council

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**Notes:**

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF AURORA MISSOURI AMENDING CHAPTER 250 "JUNKED, WRECKED, ABANDONED PROPERTY", ARTICLE II "ABANDONED PROPERTY", SECTION 250.160 "PARKING AND STORAGE OF MOTOR VEHICLES WHICH ARE NOT IN OPERATING CONDITION" OF THE CODE OF MUNICIPAL ORDINANCES**

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI AS FOLLOWS:**

**SECTION 1.** The City Council hereby amends Chapter 250 "Junked, Wrecked, Abandoned Property", Article II "Abandoned Property", Section 250.160 "Parking and Storage of Motor Vehicles which are Not in Operating Condition" to read as follows: [Strikethroughs are meant to be deleted and bold type is new language to be inserted]

CHAPTER 250. JUNKED, WRECKED, ABANDONED, **UNLICENSED** PROPERTY

Section 250.160        Parking and Storage of Motor Vehicles which are not in Operating Condition

[Ord. No. 98-2363 §1, 12-10-1998; Ord. No. 2009-2833 §1, 7-14-2009]

A. Findings.

1. The parking or storing of motor vehicles which are not in an operating condition on driveways, tracts and lots within the City creates potential safety hazards and may limit access to emergency vehicles.
2. The storing or parking of motor vehicles which are not in an operating condition on driveways, tracts or lots in districts zoned for residential use damages the residential character of those districts and may adversely affect the property values of adjacent residences.

B. Definitions. For the purposes of this Section, the following terms, phrases, words and their derivation shall have the meanings given in this Section.

MOTOR VEHICLE

Every vehicle which is self-propelled.

MOTOR VEHICLE WHICH IS NOT IN AN OPERATING CONDITION OR NON-OPERATING CONDITION VEHICLE

1. Any vehicle missing any part vital to its operation, such as its engine, transmission, tires, wheels and required safety equipment;
2. Any vehicle missing any substantial portion of its exterior body parts including, but not limited to, its hood, trunk, and front and side body work;
3. Any van, truck or trailer box either connected or disconnected from the chassis and which is not connected to an engine; or
4. Any vehicle not displaying a currently effective license or registered number plate or plates, including any registration decal required by the laws of Missouri and/or the County and/or the City and issued to the owner of any such vehicle to be displayed on the vehicle registered.

OWNER OR PERSON IN POSSESSION

Any individual, partnership, joint venture, corporation or other business or legal entity that owns or is in temporary possession of a motor vehicle.

C. Applicability — Severability Clause.

1. Nothing in this Chapter shall be construed to abrogate or impair the powers of the courts or any department of the City to enforce any provisions of its ordinances or regulations; nor to prevent or punish violations thereof; and the powers conferred in this Chapter shall be in addition and supplemental to the powers conferred by any other ordinance.
2. In the event that any part or portion of this Section is declared invalid, the remainder of its provisions shall not be affected, but such remaining provisions shall continue in full force and effect.

D. Parking And Storing Of Vehicles Which Are Not In An Operating Condition In Districts "R-1", "R-2", "R-3", "MHP" and "PRD".

1. It is unlawful for the owner or person in possession of any motor vehicle to park or place said vehicle upon a driveway, lot, plot, tract or City right-of way within any district zoned "R-1", "R-2", "R-3", "MHP" or "PRD" (except in an enclosed structure or a ~~weather-resistant fabric~~ **approved form fitting car cover**) while said vehicle is not in an operating condition. The provisions of this Section shall not apply to owners who have temporarily (not exceeding forty-eight (48) hours) placed their motor vehicles in a non-operating condition while working on said vehicles on their premises. In no event (except those listed in Subsection (D)(3)) shall an owner or person in possession maintain a motor vehicle on his/her premises in a non-operating condition for a period in excess of forty-eight (48) hours unless such vehicle is placed in an enclosed structure or ~~within~~ **under** an ~~weather-resistant fabric~~ **approved form fitting car cover**. ~~Weather-resistant-~~

fabrie **Approved form fitting car covers** may only be used in lieu of an enclosed structure when the vehicle is located to the side or the back of the house. The ~~weather-resistant fabrie~~ **approved form fitting car cover** must be opaque and cover the entire vehicle.

2. The Code Official or designee for the City shall serve notification, in accordance with the currently adopted International Property Maintenance Code, if he finds a violation of this Section.
3. When an inoperable vehicle that is for sale has been parked upon a parcel within the City limits, the vehicle must have a for sale sign placed on the front windshield stating the date it was placed on the parcel for sale. That vehicle cannot sit on the parcel in excess of thirty (30) days at which time the vehicle must be removed from the parcel and cannot again be replaced on this parcel in an inoperable condition for any purpose.

**4. Only two inoperable vehicles will be allowed per lot.**

E. Parking And Storing Of Vehicles Which Are Not In An Operating Condition In Districts Zoned "C-1", "C-2", "C-3".

1. Subject to the exception of auto sales lots and repair garages lawfully operating in any district zoned "C-1", "C-2", "C-3", it is unlawful for the owner or person in possession of any motor vehicle to park or place said vehicle upon a driveway, lot, plot, tract or City right-of-way within any district zoned "C-1", "C-2", "C-3" (except in an enclosed structure or ~~weather-resistant fabrie~~ **under an approved form fitting car cover**) while said vehicle is not in an operating condition. The provisions of this Section shall not apply to owners who have temporarily (not exceeding forty-eight (48) hours) placed their motor vehicles in a non-operating condition while working on said vehicles on their premises. In no event (except those listed in Subsection (E)(3)) shall an owner or person in possession maintain a motor vehicle on his premises in a non-operating condition for a period in excess of forty-eight (48) hours unless such vehicle is placed in an enclosed structure or within **under** a ~~weather-resistant fabrie~~ **approved form fitted car cover**. ~~Weather-resistant fabrie~~ **Approved form fitted car covers** may only be used in lieu of an enclosed structure when the vehicle is located to the side or the back of the house or business location. The ~~weather-resistant fabrie~~ **approved form fitted car cover** must be opaque and cover the entire vehicle.
2. The Code Official or designee for the City shall serve notification, in accordance with the currently adopted International Property Maintenance Code, if he finds a violation of this Section.

3. When an inoperable vehicle that is for sale has been parked upon a parcel within the City limits, the vehicle must have a for sale sign placed on the front windshield stating the date it was placed on the parcel for sale. That vehicle cannot sit on the parcel in excess of thirty (30) days at which time the vehicle must be removed from the parcel and cannot again be replaced on this parcel in an inoperable condition for any purpose.

F. Parking And Storing Of Vehicles Which Are Not In An Operating Condition In Districts Zoned "M-1", "M-2".

1. Subject to the exception of a licensed van, truck or trailer box connected to a chassis and auto sales lots and repair garages lawfully operating in any district zoned "M-1", "M-2", it is unlawful for the owner or person in possession of any motor vehicle to park or place said vehicle upon a driveway, lot, plot, tract or City right-of-way within any district zoned "M-1", "M-2" (except in an enclosed structure or ~~weather-resistant fabric~~ **under an approved form fitted car cover**) while said vehicle is not in an operating condition. The provisions of this Section shall not apply to owners who have temporarily (not exceeding forty-eight (48) hours) placed their motor vehicles in a non-operating condition while working on said vehicles on their premises. In no event (except those listed in Subsection (F)(3)) shall an owner or person in possession maintain a motor vehicle on his premises in a non-operating condition for a period in excess of forty-eight (48) hours unless such vehicle is placed in an enclosed structure or ~~within~~ **under an weather-resistant fabric approved form fitted car cover.** ~~Weather-resistant fabric~~ **Approved form fitted car covers** may only be used in lieu of an enclosed structure when the vehicle is located to the side or the back of the house or business location. The ~~weather-resistant fabric~~ **approved form fitted car cover** must be opaque and cover the entire vehicle.
2. The Code Official or designee for the City shall serve notification, in accordance with the currently adopted International Property Maintenance Code, if he finds a violation of this Section.
3. When an inoperable vehicle that is for sale has been parked upon a parcel within the City limits, the vehicle must have a for sale sign placed on the front windshield stating the date it was placed on the parcel for sale. That vehicle cannot sit on the parcel in excess of thirty (30) days at which time the vehicle must be removed from the parcel and cannot again be replaced on this parcel in an inoperable condition for any purpose.

G. Penalties. Penalties for violation of this Section shall be in accordance with the IBC Property Maintenance Code Section 106.4.

**SECTION 2:** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 3:** This ordinance shall be in full force and effect after its second reading.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AURORA, MISSOURI  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.**

**APPROVED:**

\_\_\_\_\_  
David L. Marks, Mayor

**ATTEST:**

\_\_\_\_\_  
Kathie Needham, City Clerk MMC/MPCC

**AURORA PLANNING AND ZONING COMMISSION  
COMMUNICATION**

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**DATE:** October 6, 2015

**SUBJECT: Public Comment/Discussion**

**AGENDA NO. IV**

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**AGENDA DESCRIPTION**

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Public Comment/Discussion

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**Notes:**

**AURORA PLANNING AND ZONING COMMISSION  
COMMUNICATION**

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**DATE:** October 6, 2015

**SUBJECT: Department Report**

**AGENDA NO. V**

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**AGENDA DESCRIPTION**

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Department Report

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**Notes:**

**AURORA PLANNING AND ZONING COMMISSION  
COMMUNICATION**

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**DATE:** October 6, 2015

**SUBJECT: Adjournment**

**AGENDA NO. VI**

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**AGENDA DESCRIPTION**

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ADJOURNMENT

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**Notes:**