

SPONSORED BY: _____
INTRODUCED BY: _____

BILL NO. 3867
ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE IV: LAND USE; CHAPTER 400: ZONING REGULATIONS, SECTIONS 400.492 AND 400.493, AND TITLE IV: LAND USE; CHAPTER 410: SIGNS AND ADVERTISING DEVICES, SECTIONS 410.080 AND 410.100 OF THE CODE OF THE CITY OF ELLISVILLE, MISSOURI, RELATING TO LIGHTING REQUIREMENTS.

WHEREAS, Section 2.1 of the Charter of the City of Ellisville, Missouri confers to the City all powers which the General Assembly of the State of Missouri has authority to confer upon any municipality, provided such powers are consistent with the Constitution of the State of Missouri and are not limited or denied either by the Charter or by Statute; and

WHEREAS, Chapter 89, RSMo authorizes the City of Ellisville to enact land use regulations designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements; and

WHEREAS, City staff recommends amending Title IV: Land Use; Chapter 400: Zoning Regulations and Chapter 410: Signs and Advertising Devices, of the Code of the City of Ellisville, Missouri to amend its regulations relating to lighting requirements for outdoor lighting and for sign lighting; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission of the City of Ellisville on March 11, 2026, pursuant to the legal notices and Title IV: Land Use, of the Code of the City of Ellisville, Missouri, to amend said land use and sign code regulations, and the Planning and Zoning Commission forwarded a negative recommendation of the proposed amendments to the City Council; and

WHEREAS, a public hearing was held by the Council of the City of Ellisville on March 18, 2026, pursuant to legal notices and Title IV: Land Use, of the Code of the City of Ellisville, Missouri, to amend said land use and sign code regulations; and

WHEREAS, the City Council finds that amendment of said land use and sign code regulations will not adversely affect the character of the neighborhood, traffic conditions, fire hazards, public utility facilities and other matters pertaining to public health, safety and general welfare of the community; and

WHEREAS, a copy of the proposed Ordinance was made available for public inspection prior to its consideration by the Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: Title IV: Land Use, Chapter 400: Zoning Regulations, Sections 400.492, and 400.493 of the Code of the City of Ellisville, Missouri, is hereby amended to read as set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

SECTION 2: Title IV: Land Use, Chapter 410: Signs and Advertising Devices, Sections 410.080 and 410.100 of the Code of the City of Ellisville, Missouri, is hereby amended to read as set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

SECTION 3: All other Sections and Subsections of Chapter 400: Zoning Regulations and Chapter 410: Signs and Advertising Devices, of the Code of the City of Ellisville, Missouri shall remain in full force and effect.

SECTION 4: The sections, paragraphs, sentences, clauses and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds that the valid portions of this ordinance are so essential to, inseparably connected, with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION 5: This Ordinance shall be in full force and effect after its passage and approval of the Council.

This Bill No. _____ having been read by title or in full two times prior to passage and having been duly considered and voted upon was finally passed and approved this _____ day of _____, 2026.

BILL NO. 3867 _____

ORDINANCE NO. _____

First Reading votes:
DATE: _____

Second Reading votes:
DATE: _____

	AYE	NAY	ABSTAIN
NIEBLING	_____	_____	_____
COMPTON	_____	_____	_____
CAHILL	_____	_____	_____
SANBORN	_____	_____	_____
HILDEBRAND	_____	_____	_____
BOGGS	_____	_____	_____
ROEMERMAN	_____	_____	_____

AYE	NAY	ABSTAIN
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

CITY OF ELLISVILLE

CITY CLERK

MAYOR MIKE ROEMERMAN

Approved as to form:

City Attorney

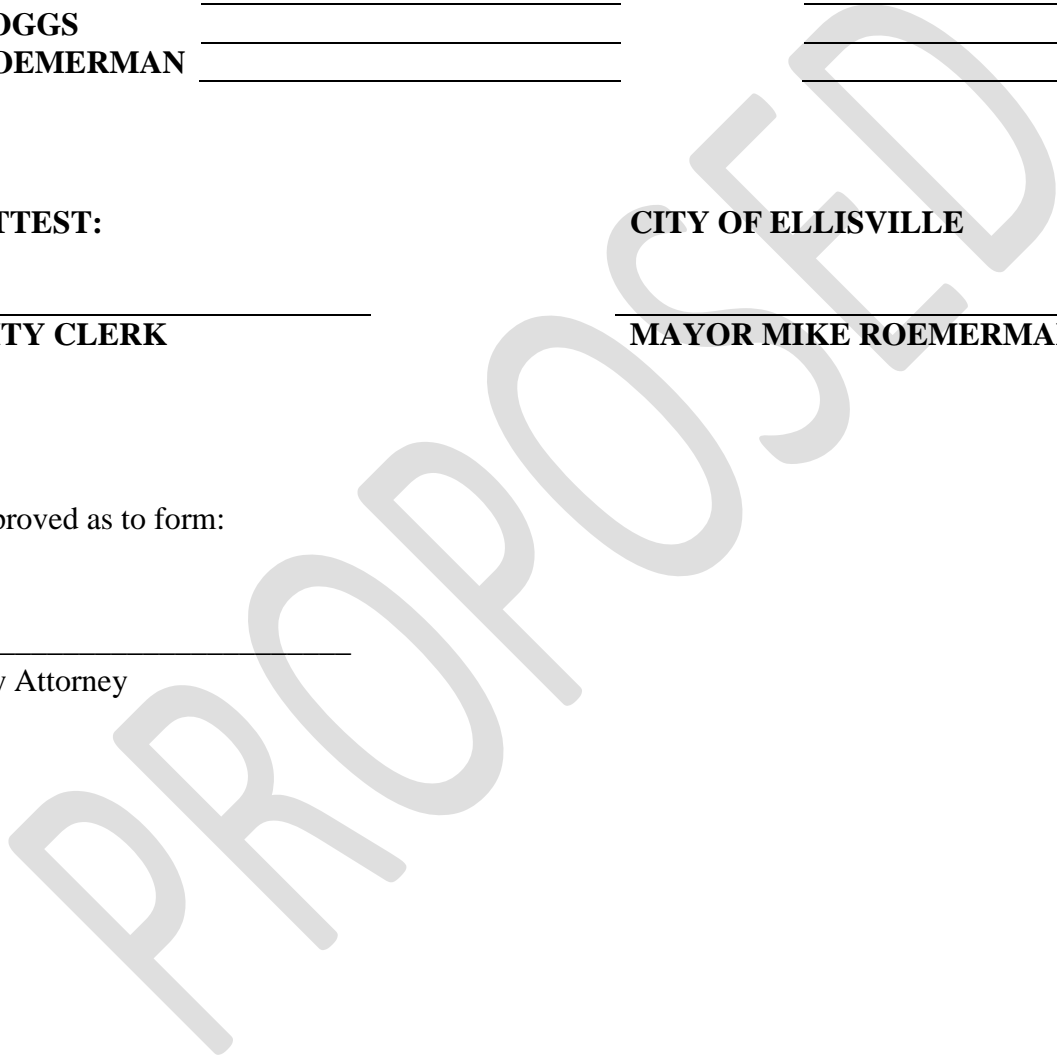


EXHIBIT A

[*new language in red, language to be repealed struck through*]

TITLE IV. LAND USE

CHAPTER 400. ZONING REGULATIONS

ARTICLE VIII. SITE DESIGN

SECTION 400.492. OUTDOOR LIGHTING REQUIREMENTS.

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D. General Requirements.

1. Outdoor lighting shall be required for safety and personal security in areas of pedestrian assembly and sidewalks, and vehicular parking and drive aisles and in association with all uses where activity occurs outdoors during hours of darkness.
 - a. For all applicable uses and structures, such lighting shall be so arranged and/or fully shielded as to eliminate the intrusion of light or glare onto adjoining residential property and streets.
 - b. For commercial or industrial uses, such lighting shall provide a minimum of one-half (0.5) footcandle of lighting and a maximum average of three (3) footcandles of lighting at all places of pedestrian assembly and sidewalks, and vehicular parking and drive aisles.
 - c. For multifamily residential and institutional uses, such lighting shall provide a minimum of one-fifth (0.2) footcandle of lighting and a maximum average of one and one-half (1.5) footcandles of lighting at all places of pedestrian assembly and sidewalks, and vehicular parking and drive aisles.
 - d. Exception: Outdoor lighting shall not be required for events enhanced by darkness or dark skies.
2. All outdoor light fixtures/lamps/bulbs installed or hereafter replaced shall comply with the following:
 - a. Light fixtures must be fully shielded.
 - b. Light fixtures must be aimed directly downward [e.g., ninety degrees (90°) perpendicular] to the ground.

(1) Exception: Decorative uplighting is allowed to be aimed at a vertical surface so long as it shielded in such a way that the light does not leak above the height of the surface or the overhang of the soffit.

c. Lamps may not exceed a CCT of ~~three thousand two thousand seven hundred (2,700)~~ **(3,000)** K.

d. Lamps must be completely recessed so that the lamp is not visible.

e. No light shall be emitted above ninety degrees (90°) from the lamp.

(1) Exceptions.

(a) Light from decorative uplighting mounted to a wall may be emitted above ninety degrees (90°) from the lamp. However, such lighting may not exceed a CCT of ~~two thousand seven hundred (2,700)~~ **three thousand (3,000)** K.

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SECTION 400.493. SIDEWALK AND STREET LIGHTING REQUIREMENTS.

A. Sidewalk Luminaires.

1. Every property along Manchester Road and along Clarkson Road shall be required to install sidewalk luminaires, in association with:

- a. New construction;
- b. Use and/or reuse of property which has been vacant for one (1) year or more;
- c. Any addition to existing structure(s);
- d. Exterior facade renovations; and
- e. Exterior site changes.

Exception: A change in use and/or reuse of property within less than one (1) year of vacancy will not trigger the requirement to install sidewalk luminaires.

2. Sidewalk luminaires shall comply with the City's Sidewalk Luminaire Guidelines available at City Hall. Lamps may not exceed a CCT of ~~two thousand seven hundred (2,700)~~ **three thousand (3,000)** K.

B. Residential Streetlights. Upon infill or redevelopment of any property for residential use(s), if no streetlights exist within the general proximity [two hundred (200) feet] of the infill lot's boundaries, a new decorative streetlight(s) will be required. The decorative streetlight(s) shall comply with the City's Residential Street Light Guidelines available at City Hall.

Lamps may not exceed a CCT of ~~two thousand seven hundred (2,700)~~
three thousand (3,000) K.

TITLE IV. LAND USE

CHAPTER 410. SIGNS AND ADVERTISING DEVICES

ARTICLE III. GENERAL REGULATIONS

SECTION 410.080. REGULATIONS APPLICABLE TO ALL SIGNS.

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C. Lamps may not exceed a CCT of ~~two thousand seven hundred (2,700)~~ **four thousand, one hundred (4,100) K.**

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SECTION 410.100. SIGN CODE ADMINISTRATION.

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B. *Application.* No permit may be granted until after an application has been filed with and the appropriate fee paid to the City. An application for a sign permit shall be made in writing upon forms provided by the City. The permit request shall be accompanied by plans and specifications as required by the Code Enforcement Officer to determine compliance with this Code and may include the following:

1. The scale to which the plans are drawn;
2. A site plan illustrating the location of the subject sign within the project site, including dimensions of linear frontage, setback, landscape areas, right-of-way lines and easements;
3. Fully dimensioned architectural elevations, with total facade area, depicting the placement of the proposed signage and any existing signs;
4. Detailed drawings of the proposed sign, including total sign area, dimensions, colors, materials, proposed copy, letter style (exact type face) and size;
5. Method of any illumination and notes indicating:
 - a. Whether the sign is U.L. approved; and
 - b. That an electrical permit will be secured from St. Louis County prior to installation; and
 - c. Lamp Specifications: Detailed documentation, including manufacturer data sheets or technical specifications, verifying that all proposed lamps do not exceed a Correlated Color Temperature (CCT) of ~~two thousand seven hundred (2,700)~~ **four thousand, one hundred (4,100) Kelvin (K).**

- d. Measurements or calculations demonstrating that the total outdoor light output, measured in footcandles (fc), does not exceed five footcandles (5 fc) at any point on the property.
 - e. The submitted materials must provide sufficient detail to enable the Code Enforcement Officer to verify compliance with the specified lighting standards.
6. Any other information deemed relevant by the Code Enforcement Officer to determine compliance with this Code.

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PROPOSED