

SPONSORED BY: _____
INTRODUCED BY: _____

BILL NO. 3868
ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE V: BUILDING AND CONSTRUCTION; CHAPTER 500: BUILDING AND PROPERTY MAINTENANCE REGULATIONS; SECTION 500.020, OF THE CODE OF THE CITY OF ELLISVILLE, MISSOURI, REGARDING GARAGE AND CARPORT DRIVEWAYS.

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

WHEREAS, pursuant to Section 67.280, RSMo, the City has adopted the International Building Code, 2015 Addition, and the International Residential Building Code, 2015 Addition, via Section 500.010 of the Code of the City of Ellisville, Missouri (the “Code”); and

WHEREAS, the City has incorporated various amendments to said technical codes in Section 500.020 of the Code of Ellisville, Missouri; and

WHEREAS, the City desires to update the Code to require accessory buildings and structures that meet the definition of garage and carport to have a driveway to maintain consistency with City building standards; and

WHEREAS, the City Council has determined that it would be in the best interest of the City to amend Section 500.020 to require garages and carports to have a driveway; 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 V: Building and Construction; Chapter 500: Building and Property Maintenance Regulations; Section 500.020, of the Code of the City of Ellisville, Missouri, is hereby amended as set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

SECTION 2: All other Sections and Subsections of Title V: Building and Construction; Chapter 500: Building and Property Maintenance Regulations, of the City of Ellisville, Missouri shall remain in full force and effect.

SECTION 3: This Ordinance shall be in full force and effect thirty (30) days from and 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.

First Reading votes:

DATE: _____

Second Reading votes:

DATE: _____

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

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, unaffected subsections indicated by ellipses*]

Title V. Building and Construction

Chapter 500. Building and Property Maintenance Regulations

Section 500.020 Amendments to Building Codes

A. The following additions, insertions and changes shall be incorporated into the International Building Code, 2015 Edition, adopted as provided for in Section 500.010:

...

10. All accessory buildings and structures, as defined in Section 400.090, that:
- a. are used to store motor vehicles, including but not limited to cars, trucks, motorcycles, ATVs, golf carts, trailers, commercial landscaping equipment, and mobile business vehicles;
 - b. are equipped with doors that provide sufficient access for motor vehicles, including but not limited to overhead or roll-up doors, garage-style doors, or any door over a certain 8' in width;
 - c. are used as a garage or carport; or
 - d. are designed for regular motor vehicle access, by having a paved apron or a reinforced slab typical for vehicle loads;
- shall be required to install a driveway in accordance with all applicable requirements of the Code. Anyone proposing to construct an accessory building or structure that wishes to be relieved of the driveway requirements contained herein shall seek a waiver from the City Council.

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