



Bill No. 5027

Ordinance No. _____

INTRODUCED BY

ALDERMEN FINLEY, JUDD, HAUG, GRAY, FLEMING, WEAVER, SIEGEL, LEHMKUHL

AN ORDINANCE AMENDING APPENDIX A, ARTICLE XVI TO ADD A NEW SECTION 32 PERTAINING TO THE SCREENING ROOF-MOUNTED EQUIPMENT AND FLAT ROOFING ON COMMERCIAL DEVELOPMENTS.

WHEREAS, the City of Ballwin wishes to put in place certain standards which would require screening of roof-mounted equipment and flat roofing located on commercial structures to protect the aesthetic value, visual congruity, and general welfare of the community; and

WHEREAS, a public hearing was held before the Planning & Zoning Commission on August 4, 2025 with respect to the amendments to the Zoning Ordinance. Following the hearing, the Planning & Zoning Commission recommended approval to the Board of Aldermen in regard to said amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: Appendix A, Article XVI of the Municipal Code of the City of Ballwin, Missouri is hereby amended to add a new Section 32, which shall read as follows:

APPENDIX A – ZONING ORDINANCE

ARTICLE XVI. – ADDITIONAL HEIGHT AND AREA REGULATIONS

SECTION 32. – ROOF-MOUNTED EQUIPMENT AND FLAT ROOF SCREENING REQUIREMENTS.

- a) Screening of Roof-Mounted Equipment. All new commercial developments which feature rooftop equipment or fixtures, as well as any existing commercial developments where rooftop equipment or fixtures are being relocated, shall include design elements such as parapets, false façades, privacy fencing, or other architectural treatments that fully conceal all rooftop equipment and fixtures. The height of said design elements shall be at least six (6) inches taller than the highest point of the equipment which is being screened. Said design elements shall be applied consistently and in a manner that is compatible with the overall design of the building and is uniform across all building facades visible from off-site and throughout the development site.



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- b) Screening of Flat Roofing. All new commercial developments which feature flat roofing on any structure shall include design elements on said structure such as parapets, false façades, privacy fencing, or other architectural treatments that fully conceal the flat roofing from view. The height of said design elements shall be as tall as is needed to conceal the flat roofing from view from ground level of neighboring properties, but in no case shall it be shorter than two (2) feet. Said design elements shall be applied consistently and in a manner that is compatible with the overall design of the building and is uniform across all building facades visible from off-site and throughout the development site.

Section 2: This ordinance shall be in full force and effect from after the date of its passage and approval and shall remain in effect until amended or repealed by the Board of Aldermen.

PASSED this ____ day of _____, 2025.

MARK R. STALLMANN, MAYOR

APPROVED this ____ day of _____, 2025.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR