

Bill 1-2010

Ord. # 602020

AN ORDINANCE REGULATING BLOCKING LIGHT, AIR AND SCENIC VIEWS IN THE VILLAGE OF CONEY ISLAND, MISSOURI

WHEREAS, the Village of Coney Island, Missouri recognizes that property owners in the Village have purchased and/or built homes recognizing light, air and scenic views (sometimes referred to as a "View Easement") that may have been considered as a valuable part of a home purchase or building a home; and

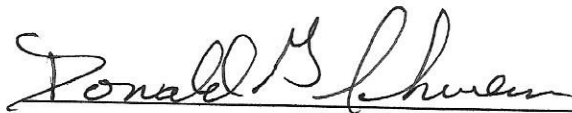
WHEREAS, uncontrolled vegetation and/or building of structures may unreasonably adversely affect Village property owners light, air and scenic views; and

WHEREAS, the Village has an interest and an obligation to protect the health, welfare and property of its residents, visitors and their guests;

NOW THEREFORE, be it ordained by the Board of Trustees for the Village of Coney Island, Missouri, as follows:


1. No building or structures shall be erected or built that adversely affect the light, air and/or scenic view of an existing structure without the express written permission of the owner of the adversely affected property owner.
2. Trees or other vegetation must be kept trimmed so as not to adversely affect the light, air and/or scenic view of an existing property owner without the express written permission of the adversely affected property owner.
3. The parties are encouraged to work together to minimize adverse effects and to arrive at equitable compensation to the adversely affected property owner.
4. If the parties are unable to mutually agree to an equitable resolution, the adversely affected property owner may bring an action in the Stone County Court for damages and to force the party violating this Ordinance to remove the offending structure or trim the offending vegetation to restore the light, air and/or scenic view of the adversely affected property.

READ THIS FIRST AND SECOND TIME AND PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF CONEY ISLAND, MISSOURI THIS 8th DAY OF JUNE 2020.



Donald Schwenn, Chairperson

ATTEST:


Jennifer Fliflet, Village Clerk