

GUIDELINES: ANNEXATION

Annexation is the process whereby a municipality amends its boundary to take in unincorporated land and make it a part of the City of Wentzville. Once property has been annexed, the owners may be entitled to a full range of services provided by the City to residents. In almost all cases annexations are voluntary, that is, the property owner requests the City to annex a parcel of property. A second type of annexation is provided by the Missouri Statutes, called a City initiated annexation, but this process involves the Circuit Court and an election. Additional information and submittal requirements can be found in [Article X](#).

Types:

- **Contiguous Property:** If the property is contiguous, you will need to complete a Voluntary Annexation application.
- **Non-Contiguous Property:** If your property is not contiguous, it cannot be annexed. However, in many cases, the owners of property between your parcel and the city limits may wish to connect (currently or at some future date) to the City's water/wastewater utilities. Contacting those owners to request incorporation into the City should be explored.

Regulations:

- Property is annexed into the City with the most equivalent Zoning District to its St. Charles County Zoning until the City Zoning process is completed. In most cases, that is the Agricultural Zoning District. The City's Agricultural Zoning District mirrors the County's Agricultural District. Use of land in the Agricultural District, including setbacks, height and provisions for animals are the same. Property use issues may be discussed prior to a petition for annexation where areas of concern exist. Existing property conditions may remain at the time of Annexation.

City Meetings:

- Two Board of Aldermen meetings are required.
- Submittal Deadline and Meeting Dates can be found under Board of Adjustment at www.wentzvillemo.gov/PZInfo.

How to Apply for Annexation:

- Create an account or log in at www.wentzvillemo.gov/CustomerPortal.
- Select: Planning Applications, Annexation.
- Complete and upload to the portal an Annexation Questionnaire & Verified Petition: www.wentzvillemo.gov/AnnexationQuestionnaire.
- Upload the current years Paid Real Estate Tax Receipt.
- Upload the current Deed of Record.
- Upload the Legal Description of Proposed Porperty.
- Upload a survey, parcel map or annexation exhibit depicting the area to be annexed.

No Fee

Questions?

Contact the Community Development Department

☎ (636) 639-2031

✉ CommunityDevelopment@wentzvillemo.gov

🖱 www.wentzvillemo.gov/CDD

