

LAKE LAFAYETTE, MISSOURI

INFORMATION GUIDE

This information guide includes:

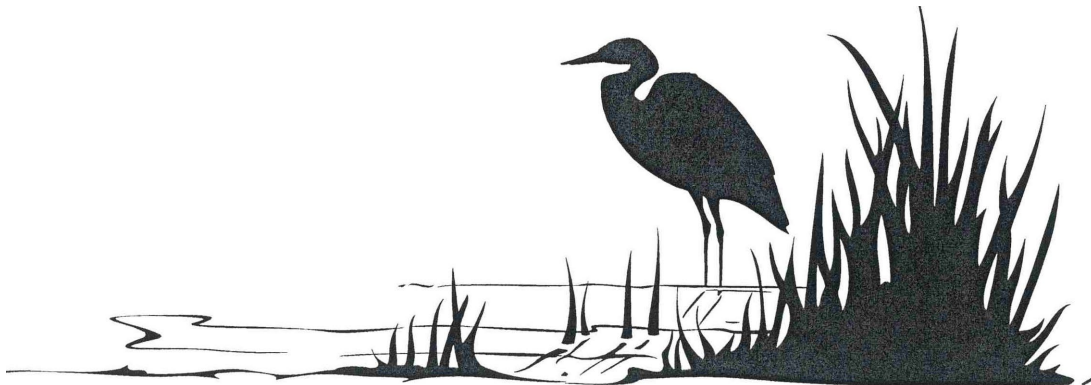
History of Lake Lafayette • General Rules • City

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Revised JULY 2026

THIS IS AN INFORMATIONAL GUIDE ONLY. SOME CONTENTS OR RULES MAY CHANGE BEFORE THE EXPIRATION DATE. PLEASE CONTACT CITY HALL OR THE LANDOWNER'S OFFICE FOR INFORMATION ON CURRENT RULES AND REGULATIONS.

HISTORY OF LAKE LAFAYETTE, MISSOURI

Lake Lafayette is a small community in Lafayette County, Missouri, about 35 miles east of Kansas City and 2 miles south of Odessa on State Highway 131. The area is about 1 mile wide by 1.5 miles long and includes four lakes: one about 80 acres and three smaller lakes of 5 to 10 acres each.

Around 1971, Lafayette Land Company, Inc. platted the area into about 1,500 lots across nine plats. Gravel roads were added as sections became open for sale, and lots were sold for recreational or residential use. Utilities were not provided, the developer hoped and verbally promised future water and sewer systems. About 1,400 lots were sold before the developer went out of business in 1985.

For years, Lake Lafayette was unincorporated and governed by Restrictive Covenants filed with the County. These covenants created a Board of Trustees to levy assessments and provide services for property owners. The first elected trustees were chosen by property owners in 1977. In 1987, the Lake Lafayette Landowners Association incorporated as the Board's formal organization. In 1994, residents voted to incorporate as a city, creating a new governing body with authority to adopt and enforce local ordinances. City planning and zoning was established in 1999 to help guide development. The Landowners Association continues to represent both residents and non-resident property owners. Lafayette County also has jurisdiction over the area, with its county seat in Lexington, about 20 miles northeast.

GENERAL RULES

All activity within the City Limits is subject to the Ordinances of the City of Lake Lafayette and the Restrictive Covenants supported by the Landowner's Association. Copies of both documents are kept at City Hall for public viewing during open hours. The City Hall address is: **1001 Lafayette Drive, Lake Lafayette, MO. 64076.**

CITY GOVERNMENT

Office / Role	Name	Phone
Mayor	Donny Reynolds	(816) 661-5099
Alderman	Jan Selck	(816) 820-8431
Alderman	Carol Jeffries	(816) 935-1623
Alderman	Amanda Haskell	(816) 533-2725
Alderman	John Mansell	(816) 309-0260
City Clerk / Code Enforcement	Renee Floyd	(660) 525-1649
Water	Randy Volsky	(816) 230-8783
Chief of Police	Russell Beach	(660) 584-2104
Central Dispatch	Police	(660) 584-2104

The Board of Aldermen meets at City Hall on the third Tuesday of each month at 7:00 p.m. Meeting dates are also posted on the website.

LANDOWNER'S ASSOCIATION BOARD OF DIRECTORS

Role	Name	Phone
President	Nancy Asbury	(816) 661-4227
Vice-President	Vernal Stewart	(816) 786-1473
Member	Renee Floyd	(660) 525-1649
Member	Justin Haskell	(816) 956-2672
Member	Margaret Koenig	(816)
Member	Vernal Stewart	(816) 786-1473
Secretary / Office	Carol Jeffries	(816) 230-5976

The Landowners Association meets at City Hall on the second Monday of each month at 7:00 p.m. The annual meeting to elect board members , amend restrictive covenants and discuss budget is in April.

Everyone is welcome. Agendas include time for public input. If you have questions, concerns, or ideas please contact the elected volunteers listed above.

They welcome your thoughts and are here to serve the community!

EMERGENCY SERVICES

-----DIAL 911-----

For Police, Fire or Medical emergency services, please dial 911. In order for emergency services to locate your residence, a street address sign must be visible in the front of the property in reflective numbers at least 3" in height.

Police Dispatch- non-emergency	(660) 584-2104
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Lafayette County Sheriff	(660) 584-2104
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State Highway Patrol (emergency only)	(816) 524-9200
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State Highway Patrol (non-emergency)	(816) 524-1407
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Child Abuse Hotline	1-800-392-3738
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Donny Reynolds	(816) 661-5099
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Mayor

Renee Floyd	(660) 525-1649
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City Clerk/ Codes Enforcement

For non-emergency issues, you may also contact City Hall during normal business hours.

Lakes and Parks:

There are several lakes and parks offered to the property owners. The lakes include one large and three smaller lakes. There are three park facilities and a recreational beach at the large dam. Also, a baseball field is located at the front entrance to Lake Lafayette.

The lakes, parks and sports facilities are maintained exclusively for use by the people that own property at Lake Lafayette. Owners must obtain I.D. cards when their assessments are paid, and these cards should be carried as identification whenever using the lakes or parks. These facilities are not open to the public, but the office may help accommodate a temporary guest pass.

1) General water use rules:

- a. The Missouri Motorboat Code of Ethics and all Missouri State regulations pertaining to boating apply to the waters of Lake Lafayette.
- b. Boat owners are responsible for the wake created by their boat and any resulting damage to shoreline, docks, or other boats.
- c. ALL watercraft must display a current Lake Lafayette boat sticker.
The boat must be titled in the property owner's name.
- d. A property owner cannot give their card or key to another property owner. Paid assessments are required for access.

2) Motor, Speed and Skiing regulations:

- a. The speed limit on all lakes except during ski hours and dates is 5 mph. The bow of the boat must be kept in the water.
- b. Ski hours are from May 1 to October 1 from 10 a.m. to 8 p.m.
- c. The maximum speed during ski hours is 35 mph.

- d. Only trolling motors or manually powered boats are allowed on the small lakes.
- e. Personal watercrafts are permitted on the main lake and must follow ski rules.
- f. All boats and personal watercraft operating at high speed must maintain at least a 50-foot clearance from any boat dock, shoreline, or other boats.

3) Fishing Rules:

- a. All fishermen between the ages of 16 and 65 must have a valid Missouri State fishing license.
- b. Fish may be taken by rod and reel or pole and line only. NO JUG LINES
- c. Bass between 12 and 14 inches long are to be protected and must be released if caught. Bass under 12 inches or more than 15 inches may be kept. Creel limits are 5" for bass under 12 inches and 1 for over 15 inches.

4) Swimming rules:

- a. There are no lifeguards at any facilities at Lake Lafayette, so if you choose to swim or ski, you do so at your own risk.
- b. Anyone using the parks or beach area is required to leave the area in a clean condition and be out by 10 pm.

c. All swimmers are required to be properly clothed.

5) Miscellaneous:

a. Littering will not be tolerated on lake or park property.

b. Firearms cannot be discharged on any properties of Lake Lafayette.

c. Boats may not be left in the water over the winter. (Dec 1 to March 1)

Any questions regarding access easements around the lake should be directed to the Landowner's Association.

Mowing info:

Residents are prohibited from allowing grass to exceed 12 inches in height.

City ordinance also requires the ditch to be mowed to the street, and the ditch cannot have trees, or weeds growing in it.

Trash info:

City ordinance prohibits the burning of any trash/waste/garbage or building materials.

Residents are required to pay for trash service.

Only natural vegetation and untreated lumber may be burned.

ZONING REGULATIONS

The City of Lake Lafayette has planning and zoning regulations available for review at City Hall. The following is a brief summary:

- a) Residential District: All lots within the city are in the Residential District, except for the Commercial District located in Plat E, Lots 1–7. The Residential District allows single-family dwellings, public schools, public libraries, public parks and playgrounds, municipal buildings, customary home occupations, churches, temporary buildings used for construction work, and other customary accessory uses and buildings, provided those uses are incidental and do not include activities commonly conducted as a business.
- b) Within the Residential District, conventional homes and modular homes, including double-wide or manufactured homes, are allowed throughout the district. The minimum ground-level living area is 950 square feet.
- c) Within the Residential District, except on lakefront lots, mobile homes are allowed in Plats B and G; Plat H, Lots 1–7, 107–115, and 119–228; Plat E, Lots 43–56; and all of Plat F. The minimum ground-level living area is 1,500 square feet, with minimum dimensions of 12 feet by 60 feet.
- d) Within the Residential District, the required habitable land area is a minimum of 15,000 square feet, generally two lots, to accommodate an acceptable sanitary sewer system.
- e) Within the Residential District, the required minimum yard setbacks are 25 feet for the front yard, 5 feet for side and rear yards, and 20 feet for the side yard on a corner lot.
- f) Within the Residential District, all new construction requires a list of construction materials to be submitted with the permit application.
- g) A building permit must be approved by the Board of Aldermen before any construction begins.
- h) Within the Residential District, all mobile and modular homes must be in satisfactory condition and reviewed by photograph or inspection. Approval by the Board of Aldermen and an approved building permit are required before moving the home within city limits.
- i) All modular homes, single-wide homes, and double-wide homes must be set on a foundation. A single-wide trailer must be placed on a

concrete pad and must be anchored and skirted within 30 days after placement.

- j)* Accessory buildings are subject to the following requirements: (1) they may not be located nearer to the front lot line than the main building; (2) the minimum distance from any property line is 5 feet, except within utility easements; and (3) exterior construction materials must be new or in like-new condition.
- k)* No RV, motorhome, camper, or trailer may be occupied or stored within the City of Lake Lafayette without first obtaining an occupancy permit issued by the City Clerk after inspection. It is unlawful to park or store an RV, motorhome, camper, or occupiable trailer within the front yard or curbside of a residential dwelling for long-term parking or storage. Any violation of this ordinance is an infraction subject to a civil fine. Vehicles not corrected within seventy-two (72) hours of notice may be removed and impounded at the owner's expense.
- l)* A home occupation is any occupation or profession carried on by residents that is clearly incidental and secondary to the use of the dwelling as a residence, does not change the character of the dwelling, and is conducted entirely within the main or accessory buildings. Incidental merchandise sales may be allowed only when there is no display of merchandise and no sign other than one non-illuminated nameplate, not more than 2 square feet in area, attached to the main or accessory building. No mechanical equipment may be used, and no activity may create noise, dust, odor, or electrical disturbance beyond the lot where the occupation is conducted. A yearly city business license is required.

PERMITS AND LICENSES

BUILDING PERMITS

Building permits are required for:

new homes, garages, additions, water and septic systems, culverts, porches, decks, and other construction or installation projects. Because additional work may also require a permit, please contact the City Hall office before beginning any project.

Applications are available at City Hall. The application includes instructions and helps ensure that proposed work complies with City ordinances and zoning regulations.

Several permit applications require review and approval by the Board of Aldermen, so please allow time for processing when planning construction or installation. Work that begins before permit approval is a violation of City ordinances and may result in a court appearance and fine.

BOAT STICKERS

Boat stickers are required each year for each boat or personal watercraft placed on any of the lakes. Boat stickers can be purchased at the Landowner's office located in the Community Building, or by appointment. The fee is \$5 to \$25 for each boat depending on motor size and ALL personal watercraft used on the lake must obtain a sticker! If in any doubt, please call the office to check if your watercraft requires a sticker! Landowner Association assessments must be current prior to eligibility to purchase a boat sticker. The boats must be titled in property owner's name. A copy of title is required to give to staff. ALL boats, inflatable and paddle, canoes, and kayaks are required to have a sticker.

UTV & GOLF CART STICKERS

UTVs and golf carts are allowed to operate on city streets with a city permit. They must be insured, display an orange flag and an orange slow moving vehicle triangle.

ATVs, 4-wheelers, dune buggies, mini-bikes, dirt bikes, and other off-road vehicles are prohibited and will be ticketed if found operating on city streets or property.

PROPERTY OWNER I.D. CARDS

Lake Lafayette lakes and parks are private and owned and operated by the landowners. Access to these facilities requires a current property owner identification card. The landowner's association will issue new cards each year to the property owners upon payment of the assessments of their property and proof of owner id may be requested at times.

DOG LICENSE

A dog tag is required for every dog within the city limits of Lake Lafayette. The dog licenses are due each year on or before April 1st and can be purchased at City Hall. The fee is \$7.00 for each dog, and the owner must show proof that the dog is current on rabies vaccinations. Lake Lafayette has a leash law for dogs and dogs are not permitted to run at large. Owners are required to provide adequate care, including food, water, and shelter. Excessive barking is a violation of the city peace disturbance ordinance.

CHICKEN PERMIT

Chickens are allowed, (hens only – no roosters) and must have a coop. Residents must purchase a chicken coop permit each year. The price is \$10, and only 4 chickens per lot is accepted with a maximum overall of 12 chickens. No other poultry, including turkeys, is allowed. Chickens can't run loose and are required to be in a fenced area and must have a coop.

CAMPER PERMIT

All recreational vehicles, motor homes and campers are required to submit an application to the City Clerk stating property address, vehicle description and requested dates. A non-refundable administrative fee of twenty-five dollars, (\$25.00) shall be charged for each permit issued. No RV, motorhome, camper or trailer shall be occupied or stored within the City of Lake Lafayette without first obtaining an occupancy permit issued by the City Clerk after inspection. It shall be unlawful to park or store an RV, motorhome, camper or occupiable trailer within the front yard or curbside of a residential dwelling for long term parking or storage. Any violation of this ordinance shall be an infraction subject to a civil fine. Vehicles not corrected within seventy-two (72) hours of notice, may be removed and impounded at the owner's expense.

TAXES AND ASSESSMENTS

Property owners are required to pay real estate taxes to the city of Lake Lafayette and Lafayette County. Also, personal property taxes must be paid on vehicles, trailers, boats, and motorcycles. These taxes are due on December 31st each year, and are all included on a single bill prepared by Lafayette County.

The Landowner's Association is authorized by restrictive covenants to collect assessments on each lot. The assessment fee is \$80 per lot per year, billed in two installments in March and in September, \$40 per lot each time. These dues are collected to maintain and improve the lakes, dams, spillways, parks, community building, pay utilities and to assist the city with a gravel stipend.

ROADS:

The City of Lake Lafayette maintains the roads. If there are any questions or concerns, please feel free to contact City Hall. The roads are graveled and graded to help maintain them. During the winter, snow is removed on most roads and cinders may be spread on icy locations.

Water and Sewer:

The city provides municipal water where there are water lines. Please contact City Hall regarding water because there may be limited availability for your location. Sewage treatment is the responsibility of the individual resident, and a septic system is required. Septic systems must be approved by applying for a building permit at city hall prior to installation. Please refer to the permit section of this information guide.

Water Meter connection fee \$2400*

*(other charges may apply to extend line to the nearest water main.)

Fixed water rate	\$50.00 + \$8.00 per 1000 gallons	
Water deposit	\$150.00	
Late fee	\$25.00	
Service fee	\$100.00	(disconnect/reconnect)

Please call 816-230-8783 for any permit or water billing questions.

Septic System Soil Scientists:

Fox Soil Evaluations

310-746-7065

Timothy Knoernschild- the Soilman out of Clinton.

660-281-6698

Tall Guy Wastewater Solutions & Soils, LLC, Maryville

660-224-9043

Environmental Resolutions

816-331-1993

**A CERTIFIED SOIL SCIENTIST OF SOIL
MORPHOLOGY TEST IS REQUIRED FOR SEPTIC
SYSTEM INSTALLATION.**

Utilities and Services

Service	Provider / Details	Phone
Natural Gas / Propane	Natural gas is not available within the city limits. Propane may be purchased from local suppliers.	
	Sally's Propane	(816) 690-4928
	Ferrell Gas	(816) 230-1553
	Magruder Propane Inc.	(816) 230-4334
Electricity	West Central Electric Cooperative	1-800-491-3803 or (660) 584-2131
Telephone	Brightspeed landline service	1-888-723-8010
Internet	Spectrum	833-949-0036
Trash Service	Republic	(660) 429-1040
	AAA Disposal	(816) 650-3180

PROPERTY FOR SALE

The city is not involved with any land transaction. A source of property for purchase is through the county trustee. These lots have been claimed by the county for delinquent taxes. For a current listing of such lots, contact Lafayette County. In addition, the county publishes a 45-page tax sale procedure manual that should be reviewed to understand the process and risk as property for sale may be subject to delinquent taxes and/ or landowner's association assessments. It is highly advised that you contact the landowner's office to inquire about paid/unpaid dues and check with the county regarding paid or unpaid taxes and consider a title search to see if there are recorded liens.