



Ballwin Annexation Review

Neighborhood discussion deck

A review of what neighbors should weigh before supporting annexation into the City of Ballwin
— covering taxes, services, code enforcement, and practical neighborhood impacts.

What Annexation Would Change

Moving from unincorporated St. Louis County into the City of Ballwin shifts two things: who governs day-to-day services, and which tax rules apply.



Government & Services

Police, public works, permitting, inspections, zoning, and code enforcement shift from county-style oversight to Ballwin city administration for the whole neighborhood.



Tax Structure

Ballwin does not charge an additional city real estate tax on residents today. Residents do become subject to Ballwin's utility tax and other city ordinances.

Potential Advantages



City police

City police service rather than county-only coverage.



Public works

Snow plowing, street and sidewalk repair, and seasonal leaf pickup.



Resident rates

Lower resident pricing at Ballwin recreation facilities and programs.



Faster permitting

City permitting, inspections, and code enforcement can mean quicker handling of neighborhood issues.



Standardized hauling

One trash, recycling, and yard-waste service through the city's residential hauler arrangement.



Direct representation

A voice through Ballwin's mayor and board of aldermen, not just county government.

Potential Disadvantages



Higher utility tax

Ballwin's utility tax runs higher than the county rate — see the money question ahead.



Stricter code

Ballwin's municipal code can be stricter on parking, nuisance issues, exterior storage, and property maintenance.



Permits for changes

Future decks, sheds, garages, pools, or home additions would need to meet Ballwin zoning and permit requirements.



Nonconforming complications

Lots that don't perfectly match Ballwin zoning may be grandfathered, but future modifications get more complicated.



Hard to reverse

Once annexed, the neighborhood generally stays inside the city — the decision is difficult to undo in practice.

The Money Question

What does the utility tax difference mean for a typical household?

5%

County utility tax
(unincorporated, today)

7%

Ballwin utility tax
(after annexation)

+2 pts

Net increase in
utility tax rate

Rates come from Ballwin's own annexation materials. The actual dollar impact depends on each household's utility usage — recreation resident rates can partly offset the difference for families who use city facilities.

Code & Zoning Nuances to Review

1 Setbacks & additions

New additions, detached garages, sheds, or improvements would need to meet Ballwin's current lot-size and setback standards.

2 Legal nonconforming status

If a property doesn't fully match the new zoning district, the existing condition may be grandfathered — but future expansions can trigger stricter review.

3 Parking, boats & RVs

Ballwin's code governs street parking, long-term vehicle storage, and placement of trailers or large vehicles on residential property.

4 Property maintenance

City staff handle complaints on exterior conditions, outdoor storage, weeds, and trash — more visible enforcement than county practice.

5 Home businesses & rentals

Home occupations, frequent client visits, exterior signage, and short-term rental activity are all regulated under Ballwin zoning.

Decision Framework

Support annexation if the group values Ballwin's services, representation, and amenities more than the added utility tax and tighter city code structure.



Leans yes

Residents want city police, better public works, resident recreation pricing, and stronger neighborhood upkeep.



Leans no

Residents prefer lower ongoing taxes, looser parking and exterior rules, or don't expect to use city amenities enough to offset the change.



Practical Bottom Line

For many homeowners, the trade-off is straightforward: annexation can bring more city services, resident amenities, and a more direct local government relationship — but it also usually means somewhat higher utility taxes and tighter municipal rules.

The best choice often comes down to whether the neighborhood values Ballwin's service level and code structure more than the flexibility of remaining unincorporated.