CITY OF OLIVETTE

PLANNING & COMMUNITY DESIGN COMMISSION

RESIDENTIAL ACCESSORY STRUCTURES INFORMATION PACKET

This document provides regulations and review process for accessory structure improvements on residential single family lots. The permitted accessory structures, setbacks, and lot coverage standards are included. Community Design Review, Site Plan Review, and Concept Stormwater Management Plan Review have been established for review of accessory structures that exceed area, height, or placement standards. The submission requirements and review standards are noted below for those accessory structures that require approval through the City’s Planning and Community Design Commission.

PERMITTED ACCESSORY STRUCTURES—3 & 4
Permitted accessory structures, regulations on number, size, height, and exterior finishes. Code regulations of Article XVI Accessory Structures and Uses of Chapter 400 Zoning Regulations.

ACCESSORY STRUCTURES FOR COMMISSION APPROVAL—5
Code reference of Article XVI Accessory Structures and Uses of Chapter 400 Zoning Regulations Community Design, Site Plan Review or setback variation.

DESIGN GUIDELINES FOR ACCESSORY STRUCTURES—6
Review the Olivette Residential Redevelopment and Design Guidelines for Accessory Structures design principles. Staff will provide an analysis of the design with the design guidelines.

DESIGN GUIDELINES FOR STORMWATER MANAGEMENT—7
Review the Olivette Residential Redevelopment and Design Guidelines for Stormwater Management design principles.

PCDC REVIEW PROCESS—8
PCDC Review Process.

PCDC APPLICATION—9
Along with a completed PCDC Application, submit one survey and set of plans with full submission requirements.

PCDC SCHEDULED MEETING DATES—10
List of scheduled meeting dates and submission deadlines for Commission Review.

SUBMISSION REQUIREMENTS—11
Submission requirements are provided for those improvements requiring Community Design Review, Site Plan Review, Concept Stormwater Management Plan Review.

SUBMISSION REQUIREMENTS SUBMISSION TABLES—12
Submission requirements including zoning table on a sample site plan.

ACCESSORY STRUCTURE SETBACKS—13
Review setbacks for the lot and accessory structures.

SINGLE FAMILY RESIDENTIAL DISTRICT CODE REFERENCE—14-15
The City of Olivette ‘SR’ Single-Family Residential Zoning District Article IV of Chapter 400 Zoning Regulations.

OFF-STREET PARKING REGULATION CODE REFERENCE—16
Off-Street Parking and Loading Zoning Regulations Article XIV of Chapter 400 Zoning Regulations. This section notes off-street parking (driveway) variations.

COMMUNITY DESIGN REVIEW REGULATIONS CODE REFERENCE—17-18
Community Design Regulations definitions, review, and approval. Article I Community Design Review Regulations of Chapter 425.

SITE PLAN REVIEW REGULATION CODE REFERENCE—19-20
The City of Olivette Site Plan Review regulations of Article XI of Chapter 400 Zoning Regulations.

STORMWATER MANAGEMENT REGULATIONS CODE REFERENCE—21-23
The City of Olivette Stormwater management definitions, review, and approval.
Section 400.1590 Bulk Regulations for Accessory Structures
A. Intent And Purpose. The intent and purpose of this Article is to establish community standards governing accessory structures and uses so as to:
   1. Complement the standards of the City's zoning districts, Olivette Residential Redevelopment and Design Guidelines, Stormwater Management, and Community Design Regulations;
   2. establish reasonable dimensional and bulk standards to preserve light, air, and open space;
   3. address the impact of stormwater generated on the site grounds and on adjacent properties; and
   4. ensure that the development of land in the City of Olivette occurs in a manner that protects, provides for and promotes public health, safety, convenience, comfort and general welfare of the residents of Olivette.

   1. Unless otherwise noted, all flatwork, pools, and structures 60 square feet or greater require building permits.
   2. Accessory structures defined as Buildings that are greater than 120 square feet will be reviewed by staff for conformance to the Olivette Residential Redevelopment and Design Guidelines.
   3. Accessory structures in which the combined lot coverage is increased by 400 square feet or more, but less than 1,200 square feet shall incorporate a stormwater best management practice as noted under Section 422.060 to minimize the stormwater impact generated by the proposed improvements.
   4. Review by the Planning and Community Design Commission is required for those items that exceed the parameters noted below, that do not fully comply with the above stated stormwater management BMP or with the Olivette Residential Redevelopment and Design Guidelines.

Section 400.1592 Permitted Accessory Structures in Residentially Zoned Districts.
A. Residential. Accessory structures in a residentially zoned district ("SR", "AR", "PASF", and "PRO") are limited to the following:
   1. In no case shall the total square footage of the combined area of all accessory structures on a lot may exceed 10% of the total lot area.
   2. Accessory improvements increasing the impervious surface area 400 square feet or greater must incorporate a stormwater best management practice as noted under Section 400.060 to minimize the stormwater impact generated by the proposed improvement.

B. Residential. Accessory structures in a residentially zoned district are limited to the following:
   1. Flatwork, patios, hardscaped pool decking, paver patios, etc.
      a. Number: Not limited
      b. Area:
         (1) The total square footage of the combined area of all flatwork on a lot may not exceed the greater of 5% of the lot area or 500 square feet.
      c. Height: Not to exceed 2 feet above ground.
      d. Setback:
         (1) Front Yard: Located behind the front yard setback.
         (2) Side Yard: Not to extend into the side yard setback of the lot.
         (3) Rear Yard: 5 feet from rear lot line if area is equal to or less than 120 square feet. If greater than 120 square feet, then 10 feet from rear lot line.

   2. Decks.
      a. Number: Not limited
      b. Area:
         (1) 500 square feet maximum on lots less than 10,000 square feet.
         (2) 600 square feet maximum on lots 10,000 to 20,000 square feet.
         (3) 700 square feet maximum on lots greater than 20,000 square feet.
      c. Height: Deck floor not to exceed 4 feet above ground.
      d. Setback:
         (1) Front Yard: Located behind the front yard setback.
         (2) Side Yard: Not to extend into the side yard setback of the lot.
         (3) Rear Yard: Decks attached to the home are not to extend into the rear yard setback. Decks 120 square feet or less not attached to the home must remain 5-ft from rear lot line. All other decks must remain 10 feet from the rear lot line.

   3. Sheds.
      a. Number: One per lot.
      b. Area: Not to exceed 120 square feet.
      c. Height: Not to exceed 12 feet.
      d. Setback:
         (1) Front Yard: Located behind the front yard setback of the lot.
         (2) Side Yard: 5 feet from side lot line.
         (3) Rear Yard: 5 feet from rear lot line.
      e. Exterior finish: Materials shall be compatible with the character of the residence located on the lot and in keeping
CHAPTER 400 ZONING REGULATIONS
ARTICLE XVI
ACCESSORY STRUCTURES & USES
(Continued)

4. Detached garages and enclosed accessory structures.
   a. Number: One per lot.
   b. Area:
      (1) 500 square feet maximum on lots less than 10,000 square feet.
      (2) 600 square feet maximum on lots 10,000 to 20,000 square feet.
      (3) 700 square feet maximum on lots greater than 20,000 square feet.
   c. Height: Not to exceed the residential building height of the principal structure on the lot grounds, and not to exceed 15 feet.
   d. Setback:
      (1) Front Yard: Located behind the front yard setback of the lot.
      (2) Side Yard: No further than 5 feet beyond the principal structure, may not extend into the side yard setback of the lot.
      (3) Rear Yard: 10 feet from rear lot line.
      (4) Principal Building Setback: Garage shall remain 5-ft from other structures greater than 120 square feet.
   e. Exterior finish: Materials shall be compatible with the character of the residence located on the lot and in keeping with the general character of the surrounding neighborhood.

5. Open accessory structures, including but not limited to gazebos, pergolas, etc.
   a. Number: Not limited.
   b. Area:
      (1) 500 square feet maximum on lots less than 10,000 square feet.
      (2) 600 square feet maximum on lots 10,000 to 20,000 square feet.
      (3) 700 square feet maximum on lots greater than 20,000 square feet.
   c. Height: Not to exceed the residential building height of the principal structure on the lot grounds, and not to exceed 15 feet.
   d. Setback:
      (1) Front Yard: Located behind the front yard setback.
      (2) Side Yard: 5 feet if area is equal to or less than 120 square feet. If greater than 120 square feet then no further than 5 feet beyond the principal structure, may not extend into the side yard setback of the lot.
      (3) Rear Yard: 5 feet if area is equal to or less than 120 square feet. If greater than 120 square feet, then 10 feet.
   e. Exterior finish: Materials shall be compatible with the character of the residence located on the lot and in keeping with the general character of the surrounding neighborhood.

6. Pools.
   a. Number: One per lot.
   b. Area:
      (1) 500 square feet maximum on lots less than 10,000 square feet.
      (2) 600 square feet maximum on lots 10,000 to 20,000 square feet.
      (3) 700 square feet maximum on lots greater than 20,000 square feet.
   c. Height: Not to exceed 4 feet above ground.
   d. Setback:
      (1) Front Yard: Located behind the front yard setback.
      (2) Side Yard: No further than the side yard setback of the lot.
      (3) Rear Yard: 10 feet from rear lot line.

7. Accessory pool structures, including cabanas, changing houses and equipment storage.
   a. Number: One per lot.
   b. Area: Not to exceed 120 square feet.
   c. Height: Not to exceed 12 feet.
   d. Setback:
      (1) Front Yard: Located behind the front yard setback of the lot.
      (2) Side Yard: 5 feet from side lot line.
      (3) Rear Yard: 5 feet from rear lot line.
   e. Exterior finish: Materials shall be compatible with the character of the residence located on the lot and in keeping with the general character of the surrounding neighborhood.

8. Greenhouses for the cultivation or protection of plants.
   a. Number: One per lot.
   b. Area: Not to exceed 120 square feet.
   c. Height: Not to exceed 10 feet.
d. Setback:
   (1) Front Yard: Located behind the front yard setback of the lot.
   (2) Side Yard: 5 feet from side lot line.
   (3) Rear Yard: 5 feet from rear lot line.

e. Exterior finish: High quality polycarbonate or glass.

9. Play structures

   a. Number: Not limited.
   b. Area: Not to exceed 250 square feet.
   c. Height: Not to exceed 12 feet.
   d. Setback:
      (1) Front Yard: Located behind the front yard setback of the lot.
      (2) Side Yard: Not to exceed the side yard setback of the lot.
      (3) Rear Yard: 5 feet from rear lot line.
   e. Exterior finish: Materials shall be compatible with the character of the residence located on the lot and in keeping with the general character of the surrounding neighborhood.

10. Animal shelters.

   a. Number: One per lot.
   b. Area: Not to exceed 60 square feet.
   c. Height: Not to exceed 8 feet.
   d. Setback:
      (1) Front Yard: Located behind the footprint of the principal structure. Screened from any adjacent street.
      (2) Side Yard: Located behind the footprint of the principal structure and screened from view.
      (3) Rear Yard: 5 feet from rear lot line.
   e. Exterior finish: Materials shall be compatible with the character of the residence located on the lot and in keeping with the general character of the surrounding neighborhood.

11. Animal fences.

   a. Number: One per lot.
   b. Area: Not to exceed 120 square feet.
   c. Height: Not to exceed 6 feet.
   d. Setback:
      (1) Front Yard: Located behind the front yard setback of the lot.
      (2) Side Yard: 5 feet from the side lot line.
      (3) Rear Yard: 5 feet from rear lot line.
   e. Exterior finish: Materials shall be compatible with the character of the residence located on the lot and in keeping with the general character of the surrounding neighborhood.

C. Additional accessory structures not enumerated or accessory structures in excess of the noted height or area permitted under this Section are subject to Site Plan Review in accordance with Article XI and Community Design Review in accordance with Chapter 425.

D. Setback variations. Through site plan review in accordance with Article XI and Community Design Review in accordance with Chapter 425, the Commission may consider variations from the aforementioned setbacks, if the Commission finds the following:

   (1) Conditions of the property grounds, whether it be shape, area, narrowness, or topography, prohibit reasonable placement in conformance with the setbacks noted.
   (2) The accessory structure incorporates design features and elements to mitigate the diminished setback requirements.
   (3) The variation would be consistent with the purpose and intent of the underlying zoning district and further the goals and objectives of this Article.
   (4) The variation would not adversely impact the health, safety, or welfare of the lot occupants or neighboring property owners.
Design Principles
Accessory Structures and Uses

There are many subordinate activities and uses that add to the comfort and convenience of your home. Accessory structures and uses are considered ancillary to the function of the home. The design elements are intended to ensure that accessory uses do not overwhelm or compete with the principal structure in size, use, or form.

Principles to Design By...Limitation for the size and number of accessory structures allowed on a lot maintains the home as the predominate feature. The height should not dominate the principal structure nor tower over adjacent properties. Locate accessory structures behind the principal structure and setback from property lines when feasible. Maintain pervious and open spaces outside the buildable area and between properties. Exterior finish should utilize the same, or similar, exterior siding, materials, roofing, and other comparable design features as used on the principal structures. Lessen visibility and soften the impact on surrounding properties with screening or landscaping.

Consider the following architectural features in addressing accessory structures and uses:

- Limitation on Number
- Accommodate for stormwater impacts created by the excess coverage
- Materials compatible with existing home
- Limit visibility from streets
- Provide screening and landscaping
- Setbacks
- Lot coverage
- Height
- Roof
- Mass
- Color
- Texture

Encouraged

Discouraged
DESIGN PRINCIPLES
STORMWATER MANAGEMENT

While the contribution from an individual lot may seem minor, the cumulative effects of Stormwater runoff from hundreds of lots a drainage area are significant. Reducing the amount of Stormwater runoff that exits your lot assists with water quality and the capacity of sewer infrastructure.

Principles to Design By...Concept Stormwater Management Plan should address runoff flowing onto the lot, generated on the lot, and leaving the site. Drainage patterns should flow away from structures and be redirected to disperse in pervious areas that allow for absorption and infiltration. Downspouts and pop-up emitters must disperse 10-feet away from property lines.

New single family homes are required to detain a volume of runoff equivalent to a 15-year, 20-minute rain event. Residential additions or accessory structures 1,200 square feet or greater, should accommodate run-off detention for the increase in lot coverage. Smaller projects should not concentrate runoff flow and should alleviate problematic areas. Sediment and debris may enter and clog the systems overtime. Design your system with maintenance for the homeowner in mind.

- Minimize the amount of runoff leaving the site
- Reduce runoff velocity
- Avoid direct flow to storm sewer. Grounds should filter, disperse, permeate on site
- Pervious materials
- Trees and shrubs
- Soil conditions
- Avoid flow to adjacent structures
- Setbacks from foundations and significant features
- Minimize erosion
- Sized to accommodate drainage area
- Maintenance of system
- Lessen downstream flooding
- Downspouts & sump pump

CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
The PCDC Agenda is set the Friday prior to the meeting date. The Staff Report and Attachments including the PCDC Agenda should include any statements addressing the variation request in setbacks, size, or height. The PCDC Agenda may be found: [https://www.olivettemo.com/AgendaCenter](https://www.olivettemo.com/AgendaCenter).

The PCDC is held 7pm in the Council Chambers located at the Olivette City Center, 1140 Dielman Road, Olivette, Missouri 63132. When a Petition is considered by the Planning and Community Design Commission, staff shall introduce the item, note compliance or non-compliance with size, setbacks, design, etc. The Petitioner or knowledgeable representative should be in attendance to discuss the reasons for the request. The Planning and Community Design Commission may act on the Petition or has up to 60-days to approve.
PCDC Application For Accessory Structures

City of Olivette
Planning & Community Development
1140 Dielman Road
Olivette, MO  63132

www.olivettemo.com
(314) 993-0252 (Office)

APPLICANT

All correspondence prepared by staff shall be forwarded to the Applicant. The Applicant is responsible to distribute and forward this information to any other involved parties. Petitions for new accessory structures not meeting full submission requirements shall only qualify for the 30-day schedule once the submission requirements are provided on plans.

Name and Title: _____________________________________________________________

Company Name: ___________________________________________________________

Address: __________________________________ City: __________ Zip Code: __________

E-mail Address: ____________________________ Phone Number: ( ) __________

As the applicant, which of the following apply:

☐ Developer  ☐ Contractor  ☐ Owner

☐ Registered Engineer  ☐ Registered Architect  ☐ Licensed Surveyor

Reason For PCDC Review: ____________________________________________________

REVIEW AND FEE

This petition is for which of the following? (Check the box and see corresponding fee)

<table>
<thead>
<tr>
<th>Community Design Review</th>
<th>Fee</th>
<th>Site Plan &amp; Community Design Review</th>
<th>Fee</th>
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<tr>
<td>Single Family Home (SWR-$250, CD-$350)</td>
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<td>Addition/Acc. Str. 400 sf. or less</td>
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<td>Amendments</td>
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<td>Site Plan Only (including Fences, Variations)</td>
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PROPERTY INFORMATION

Address of Property: ___________________________________________________________

OWNERSHIP (If applicant is not the owner):

Name of Owner: _______________________________________________________________

Mailing Address: __________________________________ City: __________ Zip Code: __________

Phone Number: ( ) ____________________________ E-mail: ____________________________

The petition application, three (3) sets of plans containing all the attached submission standards, PDF files of all the documents submitted, and a review fee must be submitted to the Department of Planning and Community Development thirty (30) days before a scheduled meeting.

Staff will review the Petition for compliance within 10 working days. Completed petitions shall be provided staff remarks and recommendations. The applicant will have 10 days to revise the application and submit any requested revised site plan, site section, building plans and project reports for Planning and Community Design Commission (PCDC) review. By Ordinance, the PCDC must take action on the Petition within 60 days, unless the applicant submits a written request for an extension.

An incomplete petition shall be returned to the applicant. The applicant may resubmit for the next scheduled meeting.

To insure that the applicant has read and understands the Petition and submission standards, described herein, please sign the following:

__________________________________________ Date

Signature of applicant
The Planning and Community Design Commission conducts meeting on the 1st and 3rd Thursday of the month. The 1st meeting of the month is traditionally a work session. New petitions are only introduced on the second meeting of the month which is the third Thursday.

### 2019-2020 CALENDAR YEAR SCHEDULE OF DATES

<table>
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<th>Meeting Dates</th>
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<td>September 19, 2019</td>
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SUBMISSION REQUIREMENTS FOR ACCESSORY STRUCTURES APPLICATION

Provide a PDF copy and one set of plans with the following submission requirements:

Survey
- Survey signed by a professional engineer or registered land surveyor of the State of Missouri with the legal description of the property, dimensions of the lot boundaries, and address

Site Plan
- Location and identification of all utilities and easements servicing the site, including, but not limited to, private water and sewer laterals, water mains, sewer mains, storm sewer mains, and electrical service
- Location of the home, driveway, walkways, and accessory structures and any other site improvements on the property grounds
- Location of any trees to be impacted
- Location of any fences
- Location, dimensions, and square footage of the proposed accessory structure
- The accessory structures distance from the home, side and rear property lines
- The height of the proposed accessory structure

Building Plans
- Linear dimensions of all exterior walls
- Floor plan
- Roof pitches
- Typical elevations of each side of the proposed structure, depicting the following:
  - Building height, style, and mass
  - Type, color, texture of materials
  - Ornamental features
  - Other significant factors affecting appearance and design

Requirements For Concept Stormwater Management Plan
- Discharge from downspouts
- Identify where stormwater travels onto the lot and exits the lot. (Note low and high points)
- Best Management Practice to minimize the velocity and the impact generated by the proposed improvements
- Materials, location, size, method of managing stormwater
- Contours, spot elevations and stormwater detention may be requested on improvements 1,200 sf. or greater

Requirements For Variation Behind The Footprint Of The Principal Structure Statement:
- For those accessory structures requesting a setback variation, provide a statement addressing the following:
  1. Conditions of the property grounds, whether it be shape, area, narrowness, or topography, prohibit reasonable placement in conformance with the setbacks noted.
  2. The accessory structure incorporates design features and elements to mitigate the diminished setback requirements.
  3. The variation would be consistent with the purpose and intent of the underlying zoning district and further the goals and objectives of this Article.
  4. The variation would not adversely impact the health, safety, or welfare of the lot occupants or neighboring property owners.

Requirements For Accessory Structures In Excess Of Noted Height Or Area Permitted Statement:
- For those accessory structures requesting a setback variation, provide a statement addressing the following:
  1. Why the size or height is necessary.
  2. How is stormwater being mitigated.
  3. How are impacts on adjacent properties being mitigated.
SUBMISSION REQUIREMENTS FOR ACCESSORY STRUCTURES APPLICATION

Using your survey, scale and measure the dimensions of the property. Use the Residential Setbacks Handout to assist in determination of setbacks, and lot calculations. Detached buildings such as garages or open accessory structures such as gazebos and pergolas can be no further than 5-ft beyond the principal structures, and may not extend into the side yard setback of the lot. Animal shelters can be located behind the footprint of the principal structure and screened from view. All other accessory structures greater than 120 square feet can be placed up to the side yard setback of the lot and 10-ft or greater from the rear lot line. All other accessory structures 120 square feet or less may be 5-ft from the side and rear lot lines. Through Site Plan review and Community Design Review, the Commission may consider variations from the behind the footprint of the home setback.

Calculate the following and place in the Setbacks & Zoning Table:

- Lot Depth
- Lot Width
- Front Yard Setback
- Side Yard Setback
- Home Rear Yard Setback
- Rear Yard Area
- Lot Area
- 10% of Lot Area
- Acc. Str. Rear Yard Distance
- Acc. Str. Side Yard Distances

Using your survey, scale and measure the square footages of any buildings and accessory structures. Provide the type and square footage of the following and place in the Lot Improvement Table:

- Existing accessory structures
- Proposed accessory structures
- Accessory structures to be removed
- Home footprint
- Total square footage of all accessory structures
- Total square footage of all accessory structures (water area in pool or decks with surface area below is dirt or grass counts as pervious)

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<thead>
<tr>
<th>Lot Improvement Table</th>
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<th>Area</th>
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<tbody>
<tr>
<td>Proposed Accessory Structure</td>
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<tr>
<td>Existing Accessory Structure</td>
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<tr>
<td>Accessory To Be Removed</td>
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<td>Total Accessory Structures SF</td>
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<tr>
<td>Home Footprint</td>
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Setbacks & Zoning Table

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<tbody>
<tr>
<td>Lot Depth</td>
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<tr>
<td>Lot Width</td>
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<td>Front Yard Setback</td>
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<td>Home Rear Yard Setback</td>
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<tr>
<td>Rear Yard Area</td>
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<td>Lot Area</td>
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<td>10% of Lot Area</td>
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<tr>
<td>Acc. Str. Side Yard Distances</td>
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### Lot Calculations

#### Rectangular Lot
- **Lot Depth**: Mean vertical distance between front lot line and rear lot line.
- **Lot Width**: Horizontal distance between side lot lines measured along front building line.
- **Side Yard Setback**: Lot width 60ft. or less – 10% of lot width. Lot width greater than 60-ft. – 12% of lot width. Minimum 5ft.
- **Rear Yard Setback**: 20% of lot depth. No setback shall be less than 20ft.

#### Pie Shape Lot
- **Lot Depth**: Mean vertical distance between front lot line and rear lot line.
- **Lot Width**: Horizontal distance between side lot lines measured along front building line.
- **Side Yard Setback**: Lot width 60ft. or less – 10% of lot width. Lot width greater than 60-ft. – 12% of lot width. Minimum 5ft.
- **Rear Yard Setback**: 20% of lot depth. No setback shall be less than 20ft.

#### Corner Lot
- **Front Yard**: Both yards facing a street front.
- **Lot Depth**: Mean vertical distance between shorter front lot line and rear lot line.
- **Lot Width**: Horizontal distance between side lot line and longer front lot line measured at front building line with the shorter distance.
- **Side Yard Setback**: Lot width 60ft. or less – 10% of lot width. Lot width greater than 60-ft. – 12% of lot width. Minimum 5ft.
- **Rear Yard Setback**: 20% of lot depth. No setback shall be less than 20ft.

#### Irregular Lot
- **Lot Depth**: Vertical distances between front lot line and rear lot lines.
- **Lot Width**: Horizontal distance between side lot lines measured along front building line.
- **Side Yard Setback**: Lot width 60ft. or less – 10% of lot width. Lot width greater than 60-ft. – 12% of lot width. Minimum 5ft.
- **Rear Yard Setback**: 20% of lot depth. No setback shall be less than 20ft.

### Accessory Structures Setbacks
- **Front Yard**: Behind front yard setback.
- **120 SF or less, 5-ft from side and rear.**
- **Greater than 120 SF, comply with side yard setback and 10-ft from rear.**
- ***Attached deck, comply with side yard setback and rear yard setback.**
- **Animal shelters, behind footprint of home, 5-ft from rear, screened from view.**
CHAPTER 400
ZONING REGULATIONS
ARTICLE IV
SR SINGLE-FAMILY RESIDENTIAL DISTRICT

The City's primary single family zoning district is the SR, Single Family Residential District. The SR District regulations can be accessed through the City's website at www.olivettemo.com. A summary of regulations is provided below for your convenience.

The purpose of the SR District is to provide for the construction of new detached single-family residences. The regulations of this district are intended to protect and conserve existing areas of predominately single-family detached dwellings, while allowing the construction of new units within the limitations prescribed herein.

400.220 Permitted Uses
A. The following are permitted uses in the “SR” District:
   1. Detached single-family dwellings on lots in compliance with Section 400.235.
   2. Detached single-family dwellings which conform with the variation of lot size standards of Section 400.240 and which have been approved in accordance with the provisions of Article XI, if so required under the provisions of this Chapter.
   3. Construction of detached single-family dwellings:
      • on legal lots of record recorded on or before February 23, 2016 having a minimum lot area of five thousand (5,000) square feet, a minimum lot width of fifty (50) feet and a minimum lot depth of one hundred (100) feet and
      • which have been approved in accordance with the provisions of Article XI.
   4. Alterations, additions or reconstruction to an existing detached single-family dwelling approved in accordance with the provisions of Article XI having a minimum area of at least five thousand (5,000) square feet.
   5. Accessory structures and uses on lots five thousand square feet (5,000 sf.) or greater in accordance with the provisions of Article XVI, provided that surface parking lots adjacent to the “COR” District shall be a permitted accessory use after compliance with the provisions of special permit procedure, Articles XI and XII and provided all other applicable ordinances and regulations are complied with.
   6. Churches and synagogues.

Section 400.235 Lot Size
A. Minimum lot size requirements:
   1. Lot width: One hundred (100) feet.
   2. Lot depth: One hundred fifty (150) feet.
   3. Lot area: Fifteen thousand (15,000) square feet.

400.250. Height and Bulk Standards.
A. Residential floor area ratio. In no case shall a single-family detached residence exceed a residential floor area ratio of:
   1. For lots six thousand (6,000) square feet or less in area, 0.50;
   2. For lots greater than six thousand (6,000) square feet in area but less than twenty thousand (20,000) square feet, 0.30 or three thousand five hundred (3,500) square feet, whichever is greater; and
   3. For lots twenty thousand (20,000) square feet or greater in area, 0.25 or six thousand (6,000) square feet, whichever is greater.

   (HOW TO MEASURE RESIDENTIAL FLOOR AREA RATIO: The sum of the horizontal surfaces of the habitable and heated floor areas of a residential building, excluding basements, carports and enclosed garages, as measured from the exterior limits of the faces of the building and including any upper floor areas open to the floor below, divided by the total lot area.

B. Lot coverage. In no case shall the lot coverage of a single-family detached residential lot exceed:
   1. For lots six thousand (6,000) square feet or less in area, forty percent (40%);
   2. For lots greater than six thousand (6,000) square feet in area but less than twenty thousand (20,000) square feet, twenty-five percent (25%) or two thousand five hundred square feet, whichever is greater; and
   3. For lots twenty thousand (20,000) square feet or greater in area, twenty percent (20%) or five thousand (5,000) square feet, whichever is greater.

C. Residential building height. In no case shall the residential building height of a single-family detached residence exceed thirty-five (35) feet.

   (HOW TO MEASURE RESIDENTIAL BUILDING HEIGHT: The vertical distance measured from the average elevation of the lot grades for the pre-existing residential lot use at each corner of each building facade along a street side of a lot to the highest portion of the roof. On corner lots, the height of residential building shall be measured along each street side.)

400.260. Yard and Setback Requirements.
A. Minimum front yard setback. The minimum front yard setback shall equal the front yard setback of the legal lot of record as set out on the plat
thereof. In no event shall the front yard setback be less than twenty-five (25) feet.

B. Minimum side yard setback. The minimum side yard setback for each side yard shall be as follows:
   1. Lots greater than sixty (60) feet in width: Twelve (12) percent of the lot width;
   2. Lots sixty (60) feet or less in width: Ten (10) percent of the lot width;
   3. In no event shall a side yard setback be less than five (5) feet.

C. Rear yard setback. Each interior lot shall provide a minimum rear yard setback of twenty (20) percent of the lot depth. No lot shall provide a rear yard setback less than twenty (20) feet.
   (HOW TO MEASURE LOT DEPTH: On an interior lot, the mean horizontal distance between a front lot line and the lot line most nearly opposite. On a corner lot, the mean horizontal distance between the front lot line having the least dimension and the lot line lying most nearly opposite.)
   (HOW TO MEASURE LOT WIDTH: On an interior lot, the horizontal distance between the side lot lines measured along the established building line from the front lot line. On a corner lot, the horizontal distance between the front lot line having the greatest dimension and the lot line lying most nearly opposite, measured along the established setback from the front lot line.)
(Residential Driveways) Section 400.1410 Minimum Standards for Off-Street Parking Areas.

2.(1.b) Driveways shall:

(i) provide a minimum of ten (10) feet in paved width;

(ii) provide a minimum of twenty-five (25) feet of paved clearance from any vehicle exit door (see Illustrations A and B below);

(iii) Openings shall be located no closer than thirty feet (30') to any intersecting street right-of-way;

(iv) All paved driveway and turnaround areas shall be located at least five (5) feet from any adjacent property line; and

(v) width of a driveway opening shall not be less than sixteen (16) feet measured along the intersection with the adjacent street pavement.

Section 400.1410.A.2.e

Variance. When a property owner or other person, firm or association or corporation can show that the strict application of the minimum standards will impose practical difficulties or particular hardships, such owner or other person, firm, association or corporation may apply for a variance and the Commission may consider and allow such variations to the strict application of the terms hereof as are in harmony with the purpose and intent of this Article to provide minimum standards for the design and construction of off-street parking areas so as to create conditions of safety for both pedestrian and vehicular traffic thereon when the Commission is satisfied and makes a finding, under the evidence presented to it, that the granting of a variance will alleviate some demonstrable hardship or difficulty so great as to warrant said variance and that the off-street parking area will meet all reasonable and necessary conditions for the safety of persons using same. Any applicant may appeal the denial of a variance to the City Council and the City Council shall have the right to grant a variance under the standards hereinabove provided.
425.010. Definitions. As used in this Article, the terms below shall have the following respective meanings:

Acceptable material finishes. An exterior finish for a single-family home that the Olivette City Council has determined may be approved through administrative procedures. Acceptable material finishes include: standard brick or stone veneer, hardboard siding, fiber cement, stucco, drivit or EIFS, horizontal aluminum siding, vertical and horizontal vinyl siding, and any hardwood based siding, excluding plywood and soft woods such as cedar.

Exterior structural alteration. Any change in the supporting members of a building or structure, such as bearing walls or partitions, columns, beams, or girders which is visible from the exterior of a building or structure, or any substantial change in the roof or in exterior walls of a building or structure.

Gross floor area. The area described by the sum of the horizontal surfaces of the floors of a building or structure measured from the exterior faces of the exterior walls.

425.020. Review and Approval Required.

A. Except as provided in this Article, the review and approval of the Planning and Community Design Commission (the Commission) shall be required prior to the issuance of any permit for the erection, construction, conversion, relocation, or enlargement of or for any exterior structural alteration to any of the following:

1. Detached and attached single-family dwellings, excluding building additions less than two hundred fifty (250) square feet;
2. Any building exterior material finish that is not identified as an acceptable material finish;
3. Accessory structures as noted under Chapter 400 Zoning Regulations Article XVI Accessory Structures and Uses;
4. Commercial, industrial, institutional, or other nonresidential uses; or
5. Multi-family dwelling units; or
6. Billboards as defined by Section 415.020 of this Title.


A. Unless the Building Commissioner determines otherwise, the following items shall not require approval of the Commission under this article:

1. Conversion of carports; and
2. Additions to commercial or industrial buildings which comply with requirements of the zoning ordinance and which do not require provision of additional parking or loading spaces; and

425.040. Submittal Requirements. Application for review and approval under this Article shall be made to the Building Commissioner at least fifteen days (15) for single family residential additions, exterior alterations, and residential accessory structures and thirty (30) days for all other permits prior to a regularly scheduled meeting of the Commission on forms prescribed by the City and shall be accompanied by a filing fee designated by the City and three (3) copies of the following supporting documents for staff review:

(a) A plot plan drawn to an appropriate scale identifying the location of the site and depicting the location of structures and improvements and required off-street parking and loading areas;
(b) Typical elevations of proposed buildings or structures depicting height and mass, style, color, texture, and materials;
(c) Signage and lighting plans and details, if new or altered signage or lighting is proposed; and
(d) A planting and landscaping plan depicting location, type, and size of proposed plant materials, ground cover, and site amenities.


(a) The Commission shall prepare and apply design review guidelines for single-family residential buildings and structures, which said guidelines shall be approved by the Council and which may be amended from time to time. The guidelines shall be maintained by the planning and zoning administrator, who shall distribute same without charge on request to any applicant or other interested person.

(b) On receipt of an application under this section, the planning and zoning administrator, within ten (10) business days, shall review the application and inform the applicant of any filing deficiencies. The applicant shall then submit a total of fifteen (15) copies of the complete application. Within ten (10) business days of receipt of same the planning and zoning administrator shall evaluate the application using the Commission's design review guidelines. The administrator shall then take one (1) of the following actions:

1. If the administrator finds that the application meets the guidelines, the administrator shall forward the application to the Commission for consent agenda consideration as provided in subsection (c)1.a hereof.
2. If the administrator finds that the application does not meet the guidelines, the administrator shall inform the applicant of any perceived design deficiencies.
   a. If the applicant disagrees with the administrator's evaluation, the applicant may request that the application be forwarded to the Commission for consideration as provided in subsection (c)1.b hereof.
   b. In the alternative, the applicant may revise the application, after which the administrator shall have ten (10) business days to evaluate same and to forward the revised application to the Commission either for consent agenda consideration as provided in
subsection (c)1.a hereof or for consideration as provided in subsection (c)1.b hereof.

(c) The planning and zoning administrator shall forward the application to the Commission along with a written evaluation thereof, including such recommendations as the administrator deems appropriate.

1. On receipt of an application and evaluation from the administrator:
   a. If the administrator has found that the application meets the guidelines, the Commission shall place the application on a consent agenda, by which the Commission may approve the application, either alone or together with similarly-situated applications. Any member of the Commission may move for the removal of an application from the consent agenda by specifying any characteristic of the application that the member believes does not comply with one (1) or more of the guidelines. If the motion to remove passes, the application shall be removed from the consent agenda and shall be considered as provided in subsection (c)1.b hereof.
   b. If the administrator has found that the application does not meet the guidelines, or if the application has been removed from the consent agenda, the Commission shall review the application by considering the guidelines, the application, the administrator's evaluation, the applicant's response, and any allowed public comment.

2. After its review the Commission shall approve or deny the application. In approving an application the Commission may impose conditions and restrictions on the approval, which shall be enforced by the administrator.

3. Unless an extension of the time for review is requested in writing by the applicant, failure of the Commission to act within sixty (60) days of the date of the meeting at which the application is first considered shall constitute approval.

425.080. Community Design Review Appeals.

(a) Any aggrieved party may appeal any determination by the Commission under this article to the City Council. Said appeal shall be made in writing, within fourteen (14) days of the Commission's decision, and shall specify the nature of the party's interest and the grounds of the appeal. The Council may dismiss the appeal on motion duly adopted if it determines that the appealing party lacks standing to challenge the Commission's decision.

(b) The Council shall consider the application at its next regular meeting, but not sooner than fourteen (14) days following the date of the Commission's decision. The Council shall review the application by considering the guidelines, the application, the appeal of the aggrieved party, the administrator's evaluation, the applicant's response, the Commission's determination, and any allowed public comment.

(c) The Council shall then approve or deny the application, and in doing so the Council may impose conditions and restrictions on the approval so long as the Council finds that the conditions set forth in this section have been satisfied. The Council may overrule the Commission's determination only by a three-fourths (3/4) vote of its full membership.

425.090. Reserved.

425.100. Penalty for Violation. Any person, firm or corporation violating or causing to be violated any of the provisions of this Article shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined not less than one dollar ($1.00) nor more than five hundred dollars ($500.00) for each offense; and each and every day such violation continues and exists the same shall constitute a separate offense.
Section 400.1050 Intent and Purpose

A. The site plan review procedure is intended to ensure the adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities. The uses to which this procedure applies are permitted in accordance with specified standards within the designated districts.

B. The site plan shall demonstrate that all reasonable steps have been taken to minimize the negative effects of a proposed development upon the surrounding built and natural environment as well as upon the subject site itself including, but not limited to, provision for public utilities, especially storm drainage; visual buffering of buildings; parking; traffic and other activities; noise from traffic and other activities; pedestrian convenience and safety; provision of landscaping, open space and recreation facilities; signs and other identification; impact on public facilities such as schools; effect on public income and expenditures and similar considerations.

Section 400.1060 Applicants.

A. Applications for a proposed development requiring site plan review may be filed by any person with a financial, contractual or proprietary interest in the property proposed to be developed.

B. The application shall be accompanied by a filing fee in accordance with Schedule I Land Use Fees being part of Title IV: Land Use of the Olivette Municipal Code.

Section 400.1070 The applicant is advised to consult with the Planning and Zoning Administrator regarding procedural requirements prior to the preparation of the application to expedite the review of the application and minimize delays.

Section 400.1080

A. The application shall be made at least thirty (30) days prior to a regularly scheduled meeting of the Commission on forms prescribed by the City and shall be accompanied by a filing fee designated by City ordinance. Applications for single-family home review shall include three (3) copies of the following supporting documents:

1. Site plan prepared by a professional engineer or registered land surveyor of the State of Missouri at a scale no greater than one inch equals twenty feet (1" = 20') and shall be provided on a minimum eleven (11) inch by eighteen (18) inch sheet of paper. The site plan shall include existing site information, proposed structure information, adjacent property information, and site data as outlined in the petition for single-family home site plan and community design review.

2. A minimum of two (2) site sections of the site, perpendicular to one another, signed and sealed by a professional engineer or registered land surveyor of the State of Missouri. Said site section shall be scaled one-eighth of an inch equals one foot (⅛" = 1’) or at one foot equals ten feet (1’ = 10’). The site section shall include existing and proposed contour information and location of the proposed residential structure as outlined in the petition for single-family home site plan and community design review.

3. A streetscape elevation providing a pictorial elevation of the streetscape, including the street side building elevation, at least two (2) homes on each side of the proposed house, existing topography and grades along the street and front of each home illustrated, and other items as outlined in the petition for single-family home site plan and community design review.

4. Building plans prepared and sealed by a registered architect. Said plans shall be scaled at one-quarter of an inch equals one foot (¼" = 1’) and include a separate sheet for each building floor, including the basement, elevations showing each exterior wall and material finishes, and cross sections of the foundation wall and typical roof section, and other items as outlined in the petition for single-family home site plan and community design review.

5. Project report as outlined in the petition for single-family home site plan and community design review.

B. Applications for non-single-family home review, including commercial, industrial and multi-family uses, shall include five (5) copies of the following supporting documents:

1. Site plan prepared by a professional engineer or registered land surveyor of the State of Missouri at a scale no greater than one inch equals twenty feet (1” = 20’) on sheets of paper no smaller than eleven (11) inch by eighteen (18) inch. The site plan shall provide a separate sheet for each of the following: cover sheet, existing site information, concept site plan, proposed site plan, existing and proposed drainage area map and landscape plan. Each sheet shall contain the site data outlined in the petition for non-residential development site plan and community design review.

2. A minimum of two (2) site sections of the site, perpendicular to one another, signed and sealed by a professional engineer or registered land surveyor of the State of Missouri. Said site section shall be scaled one-eighth of an inch equals one foot (⅛" = 1’) or at one foot equals ten feet (1’ = 10’). The site section shall include existing and proposed contour information and proposed site improvements and other items as outlined in the petition for non-residential development site plan and community design review.

3. A streetscape elevation of the streetscape, including the street side building elevation, the elevation of the primary structure of the lot adjacent to or across the street from the subject property, the existing topography and grades along the street and front of each structure illustrated, and other items as outlined in the petition for non-residential site plan and community design review.

4. Building plans prepared and sealed by a registered architect. Said plans shall be scaled no smaller than one-eighth of an inch equals one foot (⅛" = 1’) or at one foot equals ten feet (1’ = 10’) and include a separate sheet for each building floor, including the basement, elevations showing each exterior wall and material finishes, and cross sections of the foundation wall and typical roof section, and other items as outlined in the petition for non-residential site plan and community design review.
5. Project report as outlined in the petition for non-residential site plan and community design review.

Section 400.1090 Review Procedures

A. Site plan review procedures for proposed uses in the "SR" District which do not require rezoning, but are subject to site plan review and design review as required by Article I, Chapter 425 of the Olivette Municipal Code. An application for site plan review, together with the information and plans specified in Section 400.1080, shall be submitted to the Planning and Zoning Administrator at least thirty (30) days prior to a regularly scheduled meeting of the Commission.

1. Site plan data shall be provided in accordance with the requirements of Section 400.1080, provided that same shall include only those items necessary to address the proposed action as specified by the Planning and Zoning Administrator. The application shall be accompanied by a number of copies as may be required by the Administrator.

2. The Planning and Zoning Administrator shall review the application to determine its compliance with applicable law and shall approve, approve with conditions or deny the application. Conditions placed on an approved application shall be resolved to the satisfaction of the Planning and Zoning Administrator prior to issuance of a building permit. The Administrator shall state in writing any reason for denial.

3. Any person aggrieved by the approval or denial of an application by the Planning and Zoning Administrator may request review from the Board of Adjustment, either by alleging error by the Administrator or by seeking a variance, as provided in Article XVII hereof.

Section 400.1100 Resubmissions.

A. Any application submitted in accordance with this Article which has been reviewed by the Commission and which the applicant wishes to revise and resubmit prior to final action by the Commission shall be revised and resubmitted at least fifteen (15) days prior to the scheduled meeting at which final action is requested; provided however, that any revision and resubmittal under this Section which the Planning and Zoning Administrator determines will contain substantial revisions and will require additional review shall be made at least thirty (30) days prior to the scheduled meeting at which final action is requested.

B. Amendment Procedures for an approved Site Plan.

1. For all applications for approval of an amendment to an approved Site Plan Review or modification of one (1) or more conditions thereof, the review and approval procedures of Section 400.1090 shall apply, except where the Commission determines that:
   a. A proposed modification will not increase the gross floor area of an approved permitted or special use by more than twenty percent (20%); and
   b. A proposed modification will not require installation of additional parking spaces or loading spaces under Article XIV of this Chapter; and
   c. After considering the environmental impact of the proposed modification upon the character of the neighborhood, traffic conditions, public utility facilities and other matters pertaining to the general health, safety and welfare of the City of Olivette, including each of the factors set forth in Section 400.1050 of this Chapter, a proposed modification will not negatively impact the surrounding built and natural environment.
   d. The approval for amendment shall be considered a Minor Site Plan Review.

2. Upon reaching a decision to approve or disapprove any application for a special use permit amendment or modification reviewed under procedures of Section 400.1090(B), the Planning and Community Design Commission shall promptly notify the City Council in writing of the decision and of any conditions imposed.
Article III. General Regulations

Section 422.050. Applicability.
A. Provisions of this Chapter shall apply to all residential and non-residential site alterations. These requirements are in addition to, and do not replace or supersede, any other applicable stormwater regulations established under State law and approval or exemption from these requirements do not constitute approval or exemption from stormwater management regulations established under State law or from other applicable local, State or Federal regulations.

1. Grandfather provisions. This Chapter shall not apply to the following activities:
   a. Work consisting of the repair or maintenance of any lawful use of land that is zoned and approved for such use on or before the effective date of this Chapter.
   b. Existing development and ongoing land disturbance activities including, but not limited to, existing agriculture, silviculture, landscaping, gardening and lawn maintenance, except that new development or land disturbance activities on such properties will be subject to all applicable zoning and buffer requirements.
   c. Any land development activity that is under construction, fully approved for development, scheduled for permit approval or has been submitted for approval as of the effective date of this Chapter.
   d. Land development activity that has not been submitted for approval, but that is part of a larger master development plan, such as for an office park or other phased development that has been previously approved within two (2) years of the effective date of this Chapter.

2. Exemptions. The following specific activities are exempt from this Chapter. Exemption of these activities does not constitute an exemption for any other activity proposed on a property.
   a. Activities for the purpose of building one (1) of the following:
      (1) A stream crossing by a driveway, transportation route or utility line;
      (2) Public water supply intake or public wastewater structures or stormwater outfalls;
      (3) Intrusions necessary to provide access to a property;
      (4) Public access facilities that must be on the water including boat ramps, docks, foot trails leading directly to the river, fishing platforms and overlooks;
      (5) Unpaved foot trails and paths;
      (6) Activities to restore and enhance stream bank stability, vegetation, water quality and/or aquatic habitat, so long as native vegetation and bioengineering techniques are used.
   b. Public sewer line easements. This includes such impervious surface cover as is necessary for the operation and maintenance of the utility including, but not limited to, manholes, vents and valve structures.
   c. Land development activities within a right-of-way existing at the time this Chapter takes effect or approved under the terms of this Chapter.
   d. Within an easement of any utility existing at the time this Chapter takes effect or approved under the terms of this Chapter, land disturbance activities and such impervious surface cover as is necessary for the operation and maintenance of the utility including, but not limited to, manholes, vents and valve structures.
   e. Emergency work necessary to preserve life or property. However, when emergency work is performed under this Section, the person performing it shall report such work to the Public Services Department on the next business day after commencement of the work. Within ten (10) days thereafter, the person shall apply for a permit and perform such work within such time period as may be determined by the Public Services Department to be reasonably necessary to correct any impairment such emergency work may have caused to the water conveyance capacity, stability or water quality.
   f. Any activities approved under a 404 permit issued by the Corps of Engineers and 401 water quality certification issued by the Missouri Department of Natural Resources.

Section 422.060. Principles and Acceptable Practices.
A. Purpose and objective. The City of Olivette recognizes that redevelopment of property, either in the form of expansion or new construction, is a unique and challenging as it relates to managing stormwater. Given that redevelopment in Olivette, whether residential or non-residential, occurs on a lot by lot basis, addressing stormwater issues that go beyond the scope of the property being developed is limited.

In an effort to adequately plan for and resolve stormwater issues on a City-wide basis as individual lots redevelop, the adoption of the following underlying principles are intended to provide the City guidance during the review of site alterations. These principles will be applied so as to manage stormwater on two (2) levels:
   a. The stormwater impacting the property under review from adjacent and surrounding properties, and
   b. The impacts of the stormwater generated by the existing and proposed improvements on the property grounds under review onto adjacent and surrounding properties.

These principles and acceptable practices will be utilized by the City to manage stormwater generated on a site due to new construction or reconstruction and to minimize the adverse impact of any increase of stormwater onto adjacent and surrounding properties. These principles and acceptable practices are to manage stormwater and should not be construed as a means for reducing or eliminating stormwater that is already generated on or surrounding the site.
B. Principles.

1. Applications for site alterations approvals shall be designed and reviewed in accordance to the following acceptable principles:
   a. Encourage the reduction of:
      i. disturbance to preserved greenspace, buffers, zoning setbacks, and sensitive areas such as flood plains and stream buffers;
      ii. impervious surface areas such as rooftops, parking lots, sidewalks, roads, etc.;
      iii. stormwater generation and the amount of stormwater leaving the site;
      vi. the impact to environmentally sensitive areas; and
   b. Minimize:
      i. erosion of site soils;
      ii. stream bank erosion;
      iii. downstream flooding.
   c. Promote the use of pervious surface materials, such as permeable paver blocks, porous asphalt, porous concrete and green roofs.
   d. Encourage the stormwater generated on the site grounds to filter, disperse and permeate on the site grounds through the use of overland flow to vegetated buffers and other "green" infrastructure techniques that promote infiltration.
   e. Avoid the direct flow of stormwater generated from impervious surface areas to the storm sewer system.
   f. Encourage the installation of engineered systems that treat stormwater runoff and/or reduce peak stormwater runoff rates using techniques that employ vegetation and infiltration.
   g. Adequately treat stormwater before discharge.
   h. Stormwater controls shall be maintainable and enforceable.

2. Acceptable Practices. To promote the adopted principles, the City of Olivette has adopted the following two (2) documents developed by the MSD as reference resources for acceptable practices and tools to manage stormwater, as may be revised from time to time:
   a. Site guidance design. Tools for incorporating post-construction stormwater quality protection into concept plans and land disturbance permitting. Revision 1, April 17, 2009
   b. Landscape Guide for Stormwater BMPs Design. Copies of the adopted documents are on file in the office of the Director of Public Services. In addition to the adopted documents, the Commission may accept the utilization of other BMPs if the applicant can satisfactorily show the Commission, and that the Commission determines, that said practice will equally facilitate the principles and practices outlined in Section 422.060.

Article IV. Review and Approval

Section 422.070. Concept Stormwater Management Plan.
A. Intent and Purpose. The evaluation of a Concept Stormwater Management Plan is intended to ensure the adequate review and consideration of potential stormwater management impacts of proposed site alterations upon the surrounding uses, activities, properties, the existing stormwater infrastructure, and the watershed, and that the site alterations adhere to the principles and acceptable practices outlined in Section 422.060.

1. The Concept Stormwater Management Plan shall illustrate how the proposed site alterations will:
   a. Preserve and/or protect existing natural resources areas that facilitate pollutant removal and reduce runoff.
   b. Limit disturbance and preserve existing pervious surface areas and sensitive areas such as flood plains and stream buffers.
   c. Reduce the amount of impervious surface area. (i.e., rooftops, parking lots, sidewalks, roads, etc.)
   d. Disconnect the stormwater flow generated from impervious surface areas from the MSD built stormwater infrastructure system and utilize overland flow to vegetated buffers and other "green" infrastructure techniques that promote infiltration.
   e. Use pervious surface materials, such as permeable paver blocks, porous asphalt, porous concrete and green roofs.
   f. Install engineered systems that treat stormwater runoff and/or reduce peak stormwater runoff rates using techniques that employ vegetation and infiltration.

B. Submission Requirements. Submission requirements for the Concept Stormwater Management Plan shall be in accordance with the standards identified in Section 400.1080.

1. The Concept Stormwater Management Plan may be incorporated into other documents identified in Section 400.1080, if in the opinion of the Director of Public Services, there will be sufficient detail provided.

C. Review Procedure. Applications shall be reviewed in accordance with the review procedures identified in Section 400.1090.

Section 422.080. Single Family Residential Development.
A. Applications for Community Design Review for detached Single Family residential shall provide for the following onsite detention.
   2. Lot Coverage. Residential addition, reconstruction, or improvement in which the combined lot coverage is increased as follows:
      a. 1,200 square feet or more. Volume designed to accommodate the proposed impervious area based on a 15-year, 20-minute rain event.
b. 400 square feet or more, but less than 1,200 square feet. Incorporate BMPs as noted under Section 422.060 to minimize the stormwater impact generated by the proposed improvement.

3. Residential addition, reconstruction, or improvement in which the residential combined floor area is increased as follows:
   a. 400 square feet or more. Incorporate BMPs as noted under Section 422.060 to minimize the stormwater impact generated by the proposed improvement.

Section 422.090. Integration With Site Plan Review Procedures and MSD Stormwater Quality Review.
Before an application for a building permit is submitted for a site alteration, except single-family site alterations, the application for site alterations, including the site plan documents and Concept Stormwater Management Plan approved by the Commission, must be reviewed and approved by the MSD.