

CITY OF OLIVETTE
PLANNING & COMMUNITY DESIGN
COMMISSION
RESIDENTIAL INFORMATION PACKET

PETITION APPLICATION FOR
CONSTRUCTION OF A NEW HOME

Before submitting a petition for a new single family home, make sure you review the Olivette Residential Redevelopment and Design Guidelines.

APPLICATION – 3
SCHEDULE OF DATES – 4
REVIEW FEE CALCULATION SINGLE FAMILY RESIDENCE – 5
SUBMISSION LIST – 6
SR SINGLE FAMILY RESIDENTIAL DISTRICT REGULATIONS – 11
OFF-STREET PARKING REGULATIONS – 12
COMMUNITY DESIGN REVIEW REGULATIONS – 13
SITE PLAN REVIEW REGULATIONS – 15
ACCESSORY STRUCTURES – 17
STORMWATER MANAGEMENT PLAN REVIEW – 20



City of Olivette
Department of 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 single family homes 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

REVIEW AND FEE

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

Community Design Review		Fee		Site Plan & Community Design Review		Fee	
Single Family Home (SWR- \$350, CD-\$250)		\$600		Single Family Home (SWR-\$350, SPR-\$150, CDR-\$250)		\$750	
Addition/Acc. Str. 400 sf. or less		\$150		Addition/Acc. Str. 400 sf. or less (SPR-\$150, CDR-\$150)		\$300	
Addition/Acc. Str. excess 400 sf. less than 1,200 sf.		\$200		Addition/Acc. Str. excess 400 sf. less than 1,200 sf. (SPR-\$150, CDR-\$200)		\$350	
Addition/Acc. Str. 1,200 or greater		\$250		Addition/Acc. Str. 1,200 or greater (SPR-\$150, CDR-\$250)		\$400	
Amendments		\$100		Site Plan Only (including Fences, Variances)		\$150	

PROPERTY INFORMATION

Address of Property: _____

St. Louis County Tax ID No. _____

Legal Description 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 Public Services 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:

 Signature of applicant

 Date



PLANNING AND COMMUNITY DESIGN COMMISSION
2019-2021 CALENDAR YEAR SCHEDULE OF DATES

The Planning and Community Design Commission conducts meeting on the 1st and 3rd Thursday of the month. Petitions for new single family homes not meeting full submission requirements shall only qualify for the 30-day schedule once the submission requirements are provided.

Section 425.040 of the Olivette Municipal Code:

- Petitions for Community Design Review for a single family additions and exterior alteration or an accessory structure must be submitted at least 15-days prior to a scheduled meeting date.
- Petitions for Community Design Review, Site Plan Review, and Special Permit Use are reviewed on the 2nd scheduled meeting of the month and must be submitted at least 30-days prior to a scheduled meeting date.

2019-2021 CALENDAR YEAR SCHEDULE OF DATES

Meeting Dates	30-Day Deadline (New Single Family Homes and Non-residential Petitions)
June 20, 2019	May 21, 2019
July 18, 2019	June 18, 2019
August 15, 2019	July 16, 2019
September 19, 2019	August 20, 2019
October 17, 2019	September 17, 2019
November 21, 2019	October 22, 2019
December 19, 2019	November 19, 2019
January 16, 2020	December 17, 2020
February 20, 2020	January 21, 2020
March 19, 2020	February 18, 2020
April 16, 2020	March 17, 2020
May 21, 2020	April 21, 2020
June 18, 2020	May 19, 2020
July 16, 2020	June 16, 2020
August 20, 2020	July 21, 2020
September 17, 2020	August 18, 2020
October 15, 2020	September 15, 2020
November 19, 2020	October 20, 2020
December 17, 2020	November 17, 2020
January 21, 2021	December 22, 2020
February 18, 2021	January 19, 2021
March 18, 2021	February 16, 2021
April 15, 2021	March 16, 2021
May 20, 2021	April 20, 2021
June 17, 2021	May 18, 2021
July 15, 2021	June 15, 2021
August 19, 2021	July 20, 2021
September 16, 2021	August 17, 2021
October 21, 2021	September 21, 2021

REVIEW FEE CALCULATION FOR NEW SINGLE FAMILY HOMES & RESIDENTIAL ADDITIONS

The new single family home and residential addition flow chart helps determine the type of review and fee for the Petition. The Community Design Review fee for residential additions is dependent upon the square footage of the addition as set forth in Schedule I Land Use Fees. Additional Site Plan Review is required for all lots not meeting the minimum lot size requirements as set forth in Section 400.235. All new homes are subject to \$350 Concept Stormwater Management Plan review in accordance with Chapter 422 Stormwater Management.

Lot Conditions

Lot width, depth, and area dimensions determine if Site Plan Review is required

Yes
Meets Lot Minimums

Does your lot meet the following?
Lot Depth 150 feet
Lot Width 100 feet
Lot Area 15,000 square feet

No
Does not meet lot minimums

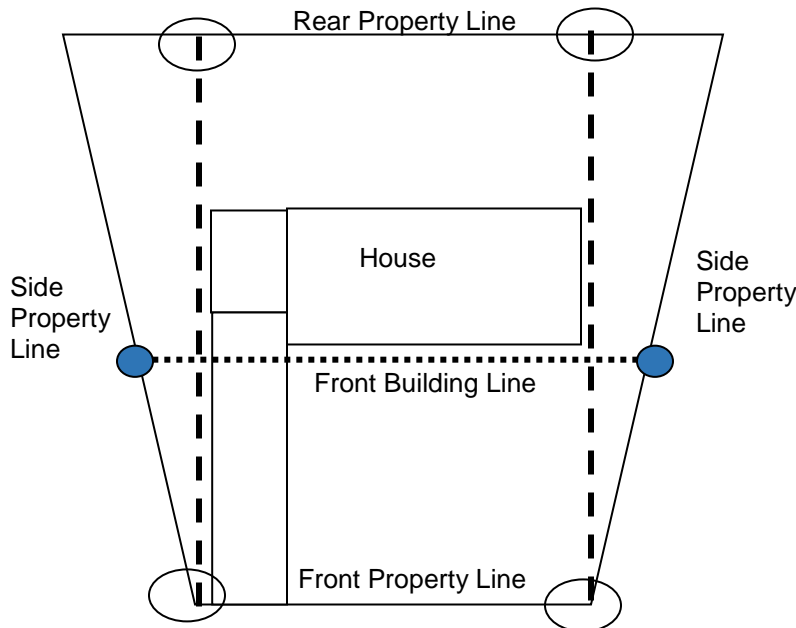
Community Design Review

Item	Fee
Single Family Home*	\$600
Addition 400 sf. or less	\$150
Addition in excess of 400 sf. less than 1,200 sf.	\$200
Addition 1,200 sf. or greater	\$250
*Concept Stormwater Management Plan Fee Added \$350	
*Community Design Review \$250	

Site Plan & Community Design Review

Item	Fee
Single Family Home*	\$750
Addition 400 sf. or less	\$300
Addition in excess of 400 sf. less than 1,200 sf.	\$350
Addition 1,200 sf. or greater	\$400
*Concept Stormwater Management Plan Review Fee \$350	
Community Design Review \$250	
Site Plan Review \$150	

Lot Width & Depth Measurement Explanation



Lot Depth

Average measurement taken at the shortest distances between the front property line and the rear property line.



Lot Width

Straight line across the two points where the Front Building Line intersects with side property line.



**SUBMISSION LIST FOR
RESIDENTIAL COMMUNITY DESIGN REVIEW & SITE PLAN REVIEW
(as revised on May 21, 2019)**

At the time of petition, the following minimum submission standards must be provided. A petition failing to provide the following will not be reviewed and shall be returned.

SITE PLAN

The Petitioner must provide a Site Plan signed and sealed by a Professional Engineer or Registered Land Surveyor of the State of Missouri. Said Site Plan shall be at a scale no greater than one inch equals twenty feet (1" = 20') and shall be provided on a minimum eleven inch by eighteen inch (11" X 18") sheet of paper. The Site Plan must include the following information:

Site Data:

The Site Plan submitted for new single family construction and any residential addition must include the following data in the format provided below:

- Legal description of the property, including Lot Nos., Block data, and Subdivision name.
- Dimensions of lot boundaries.
- Lot information in the following format:

LOT DATA AND ZONING REGULATIONS	
Lot Area:	sf.
Permitted Site Coverage:	sf.
Permitted Residential Floor Area:	sf.
Lot Width	ft.
Lot Depth	ft.
Front Yard Setback (per subdivision plat)	ft.
Side Yard Setback (as per XX% of Lot Width)	ft.
Rear Yard Setback (as per 20% of Lot Depth)	ft.

- Site improvement information in the following format:

SITE IMPROVEMENT TABLE		
	Existing	Proposed
Building Footprint	sf.	sf.
Roof Area	sf.	sf.
Driveway & Sidewalks	sf.	sf.
Total Accessory Structures	sf.	sf.
Total Accessory Structure Impervious SF	sf.	sf.
Accessory Structure (Patio)	sf.	sf.
Accessory Structure (Deck)	sf.	sf.
Accessory Structure (Shed)	sf.	sf.
Accessory Structure (Detached Garage)	sf.	sf.
Accessory Structure (Pool)	sf.	sf.
Accessory Structure (Pool Decking)	sf.	sf.
Accessory Structure (Pergola)	sf.	sf.

Existing Site Conditions:

- Location and the elevation of the benchmark used to establish grade elevations of the subject property.
- All existing contours on said property. All contours shall be at a minimum of one (1) foot and shall extend 50-feet beyond the subject property boundaries.
- Existing grade elevation at all corners of the lot.
- All existing drainage patterns on the site.
- 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 existing home, driveway and any other site improvements on the property grounds. Identify which improvements are proposed to be removed.
- Location of all driveways, sidewalks, patios, etc., within 50 feet of adjacent properties.
- Location and height of all retaining walls, fences (including privacy fences around patios, etc.) and the materials used within fifty (50) feet.
- The minimum measured distance of the existing home from the front, rear and side lot lines.
- The minimum measured distance of the neighboring home from the side lot line nearest the proposed home.
- Existing first floor grade elevation and the existing top of foundation grade elevation.
- Grade elevation of the two nearest corner grades of the footprint of the adjacent residence.
- Grade elevation of the top of foundation wall of adjacent residence.
- Number of stories of the adjacent residence.
- Location and name of species of all existing trees over four (4) inch caliper.
- The drip line of each tree identified above and a designation of those trees to be retained.
- Location or indication of the nearest downstream storm sewer inlet to the subject property.
- Location and height of all existing and proposed retaining walls, fences (including privacy fences around patios, etc.) and the materials of which they are made of (Provide indication of which are planned to be removed).
- Location and height of any earth berms (Provide indication of which are planned to be removed).

Proposed Improvements:

The Site Plan submitted for all new single family construction must include the following site information:

- Location and the elevation of the benchmark used to establish grade elevations of the subject property.
- All proposed contours on said property. All contours shall be at a minimum of one (1) foot and shall extend 50-feet beyond the subject property boundaries.
- Proposed grade elevation at all corners of the lot.
- All proposed drainage patterns on the site.
- Location and identification of all utilities and easements servicing the site, including, but not limited to, private water and sewer mains, water mains, sewer mains, storm sewer mains, and electrical service.
- Location and identification of utility connections, including, sewer lateral, water connection, gas line, electric.
- Location of HVAC.
- Location, size and height of the proposed structures on the site.
- Location and general design (width and material) of all driveways, curb cuts and sidewalks, including connections to building entrances.
- Delineation of front, side, and rear setbacks of the subject lot.
- The minimum measured distance of the proposed home from the front, rear and side lot lines measured from attached decks or covered porches (if applicable).
- Proposed elevation of the top of foundation wall.
- Proposed elevation of the top of garage floor slab.

- Top of curb elevations where the driveway apron meets the street.
- Existing grade elevations at each major corner of the proposed house.
- Proposed finish grade elevation at each major corner of the proposed house.
- The minimum measured distance of the neighboring home from the side lot line nearest the proposed home.
- Existing first floor grade elevation and the existing top of foundation grade elevation.
- Grade elevation of the two nearest corner grades of the footprint of the adjacent residence.
- Grade elevation of the top of foundation wall of adjacent residence.
- Number of stories of the adjacent residence.
- Location of downspouts and sump pumps discharge pipes.
- Location of stormwater detention area.
- Location of stormwater pop-up emitter.
- Dimensions of stormwater detention area.
- Stormwater detention distance from foundation and property lines.
- Location of window wells.
- The drip line of each tree identified above and a designation of those trees to be retained.
- Tree caliper.
- Additional landscaping to be provided on the lot.

CONCEPT STORMWATER MANAGEMENT PLAN

The petitioner must provide a Concept Stormwater Management Plan that adhere to the principles and acceptable practices outlined in Article III General Regulations and Article IV Review and Approval of Chapter 422 Stormwater Management of the Olivette Municipal Code.

Drainage Area Map:

- Provide an illustration of the lot grounds showing the lot zoned into drainage areas. The drainage area is a boundary in which theoretically any drop of stormwater that falls will eventually make its way to a single known point. Each drainage basin is separated topographically from adjacent basins by a perimeter.
- For each drainage area zone, note the land area within the zone.
- For each drainage area zone, note the amount of existing impervious area within the zone.
- For each drainage area zone, note the amount of proposed impervious area within the zone.
- Provide both the existing and proposed site conditions identified in the Site Plan.
- For each drainage area zone, provide run-off calculations of each drainage area based on a 15-year 20-minute rain event.
- Provide detention in a volume equivalent to the area of the proposed roof area designed for a 15-year, 20-minute rain event.
- Details and specifications of all proposed acceptable Urban post-construction stormwater BMPs.

SITE CROSS SECTIONS

The petitioner must provide at a minimum two (2) site cross 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 Sections shall be scaled no less than one eighth of an inch equals one foot (1/8" = 1'). The Site Sections shall show the following:

- Existing and proposed contours.
- Location of the new residential structure on the site, showing basement floor, first floor, second floor, and proposed roof structure.
- Amount of foundation wall that will be exposed above the existing and finished grade of the proposed detached single family residence on the site.
- Location of Stormwater detention facility on the site, showing the bottom, backfill depth, soil depth, and pipe connections.

STREETSCAPE ELEVATION

The petitioner must provide a pictorial elevation of the streetscape. The Streetscape Elevation shall show the following:

- Front elevation of the proposed house.
- Front elevation of at least two homes on each side of the proposed house.
- Existing topography and grades along the street and front of each home illustrated.

BUILDING PLANS

The petitioner must provide building construction plans prepared and sealed by a Registered Architect. Said plans shall be scaled no less than one quarter of an inch equals one foot (1/4" = 1') and include a separate sheet for each of the following:

- Linear dimensions of all exterior walls.
- A basement floor plan, including all areas that are proposed to be finished.
- A first floor plan.
- A floor plan of any additional floors.
- Roof pitches
- Typical elevations of each side of the proposed building, depicting the following:
 - building style, height and mass,
 - type, color and texture of materials,
 - amount of foundation exposure on each side of the house,
 - ornamental features, and
 - other significant factors affecting appearance and design.

PROJECT REPORT

The petitioner must provide a brief project report addressing each of the following questions:

- An explanation on how the mass, size and bulk of the new home is compatible with the prevailing mass, size and bulk of adjacent and surround detached residences.
- An explanation on how the height of the new home is compatible with the prevailing height of adjacent and surrounding detached residences.
- An explanation on what architectural features of the new home are intended to complement the architectural characteristics of adjacent and surround detached residences.
- An explanation on the efforts that will be incorporated on the site development to eliminate any adverse effects on grading and stormwater drainage on the adjacent and surrounding properties.



**SUBMISSION LIST FOR
RESIDENTIAL COMMUNITY DESIGN
REVIEW & SITE PLAN REVIEW
(as revised May 21, 2019)
Continued**

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

www.olivettemo.com
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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.

400.210. Intent and Purpose.

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.

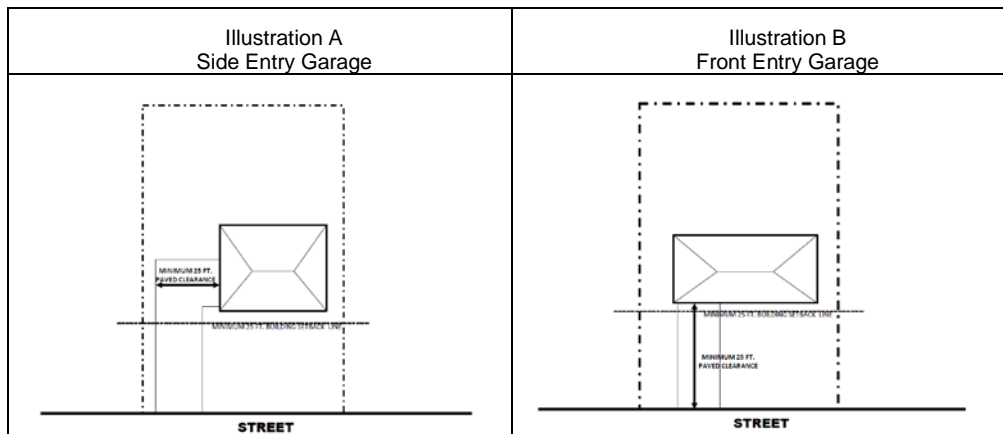
(HOW TO MEASURE LOT DEPTH: On an interior lot, the mean horizontal distance between a front lot line and the lot line most nearly opposite. On a corner lot, the mean horizontal distance between the front lot line having the least dimension and the lot line lying most nearly opposite.)

(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.

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.

425.030. Exceptions to Requirement of Review and Approval.

- 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.

425.050. Review Procedure, Single-Family Residential.

- (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 ($\frac{1}{8}" = 1'$) 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 ($\frac{1}{4}" = 1'$) 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 ($\frac{1}{8}" = 1'$) 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 providing a pictorial 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 ($\frac{1}{8}" = 1'$) 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.

CHAPTER 400 ZONING REGULATIONS
ARTICLE XI
SITE PLAN REVIEW
(Continued)

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.

**CHAPTER 400 ZONING
REGULATIONS
ARTICLE XVI
ACCESSORY STRUCTURES
& USES**

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.
- B. Review Procedure. Applicability for accessory structures.
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 with the general character of the surrounding neighborhood.

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.

**CHAPTER 400 ZONING REGULATIONS
ARTICLE XVI
ACCESSORY STRUCTURES & USES
(Continued)**

- 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.**

**CHAPTER 400 ZONING REGULATIONS
ARTICLE XVI
ACCESSORY STRUCTURES & USES
(Continued)**

- 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.

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, in a developed community is 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 alternations 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.
 1. Construction of new detached Single family home. Volume designed to accommodate the entire roof area based on a 15-year, 20-minute rain event.
 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.

Stream Buffer Protection Regulations

Section 420.060 Land Development Regulations

A. *Buffer And Setback Requirements.* All land development activity subject to this Chapter shall meet the following requirements:

1. For streams depicted as a solid blue line on the U.S.G.S. map, an undisturbed natural vegetative buffer shall be maintained for fifty (50) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. For all other streams subject to this Chapter, an undisturbed natural vegetative buffer shall be maintained for twenty-five (25) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
2. An additional setback shall be maintained for twenty-five (25) feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.
3. No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.