

APPLICATION FOR MANAGED NATURAL
 LANDSCAPES

(PROPOSED INFORMATION HANDOUT AND APPLICATION)
(PCDC Final Version, Recommended: 2021 03-04)

The City of Olivette permits managed natural landscapes in the SR Single Family Residential District.

Managed natural landscapes:

A managed natural landscape is a planned, intentional, and maintained planting of grasses, whether native or non-native, wildflowers, and forbs in excess of the height limitations under Chapter 220 Nuisances, including those used as landscapes associated with rain gardens or other bioretention facilities, meadow vegetation, and ornamental plantings.

Acceptable Managed Natural Landscape used as raingarden	Acceptable Managed Natural Landscape used as ornamental planting	Managed Natural Landscape that would require Site Plan Review
		
Authorized administratively <ul style="list-style-type: none"> • Less than 250 sf. • Outside of right-of-way. 	Subject to application <ul style="list-style-type: none"> • Exceeds 250 sf. • Contains defined perimeter. 	Subject to Site Plan Review <ul style="list-style-type: none"> • Exceeds 10% of Front Yard Area. • Encroaches into right-of-way.

Below are the steps to follow if you would like to pursue a managed natural landscape in excess of two hundred fifty (250) square feet on your lot that exceeds the community adopted standards:

- a. Request application packet from the Department of Planning and Community Development.
- b. Review application packet.
- c. Size and placement. The size and placement of a managed natural landscape must be in conformance with Section 445.040 of the City's Land Use Code. Said section permits:

Managed natural landscapes in excess of 250 square feet require an administrative permit, and are subject to the following conditions:

 - Defined perimeter or edge;
 - Setback 5-feet from an adjacent property line;
 - May not encroach into an abutting street right-of-way; and
 - Limited to no more than 25% of the lot yard area, with no more than 10% encompassing either the front or side yards.
- d. Managed natural landscapes may not include the use of bamboo, noxious, or nuisance weeds.
- e. Variations. Any request exceeding the standards under Section 445.040, are subject to the review and approval of the City's Planning and Community Design Commission.
- f. Submit application along with the \$25.00 fee and drawings illustrating the design of your managed natural landscape area including key identifying the various planting species.

- g. Your proposed managed natural landscape will be reviewed and if in compliance, approved.
- h. Begin planting.
- i. Schedule inspection for placement review.
- j. Permit issued.

Common courtesy:

- Your subdivision may have indentures, by-laws, and/or covenants that limit, restrict, or prohibit managed natural landscapes. These indentures are legally binding, recorded documents recognized by the State of Missouri and recorded with the St. Louis County Recorder of Deeds Office. Please review indentures governing your subdivision and discuss with the appropriate trustees.
- Beyond the impact of necessary work conducted on your property for managed natural landscapes, the next impacted property is your neighbor's. The actions you take, and activities of your managed natural landscapes may unintentionally impact your neighbor. Please make sure to reach out to your neighbor, keep them informed of your activities, and mediate concerns and issues to the best of your abilities.

If you have any questions, please call the Department of Planning and Community Development at 314-993-0252.

APPLICATION FOR MANAGED NATURAL LANDSCAPES
Note: Only allowed in the SR Single Family Residential District

I. Applicant acknowledges that they understand:

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a) Limitations:

Managed natural landscapes in excess of 250 square feet require an administrative permit, and are subject to the following conditions:

- Defined perimeter or edge;
 - Setback 5-feet from an adjacent property line;
 - May not encroach into an abutting street right-of-way; and
 - Limited to no more than 25% of the lot yard area, with no more than 10% encompassing either the front or side yards.
- Bamboo, noxious weed and nuisance weeds are prohibited.

b) Operation Regulations:

- Plan. Sit down and really think about the areas in your yard. Not all areas may be suitable.
- Test the soil to determine the pH, organic matter content, and overall soil type. Take a realistic look at sun exposure and drainage, making note of spots that are different from the main sections.
- Determine if warm-season or cool-season natives are better suited for your climate and location and choose one that will thrive in your area.
- Prepare your soil. Remove existing vegetation. Seed is the best option for large scale areas, but you can also purchase plugs, or even rolled sod in some areas.
- Apply slow, light irrigation to keep soil moisture consistent and moderate. Cover seed with a light layer of straw to keep them in place and provide protection from the sun. The first year mow at a higher height to reduce stress on the grass(es) while controlling annual weeds. In the second year let native grasses grow until seed heads form to increase plant density.
- Grasses can be planted in the spring or the fall. The advantage of spring planting is to give the plants adequate time to develop a good root system before winter. Fall planting is often

not as reliable without some additional precautions, particularly in years with early or severe winters.

c) Maintenance Regulations:

- Plants should be well watered the first season after planting so they can develop a good root system. Established plants do not need regular watering, but may need supplemental watering during drought periods. The amount of water will depend on the grass species, the site, and on the quality, size and growth rate desired.
- Cultivate around grass plants to control weeds. Application of mulch will greatly reduce the need for cultivation as well as watering. It also tends to keep grasses in check that have a tendency to be heavy reseeding types.
- Grasses do not need to be cut down before winter. In fact, they are attractive when left standing and the foliage helps to insulate the crown of the plant. Cut back the foliage to about 4-6 inches in the spring before growth resumes. When foliage is removed, spring growth will begin earlier. Old foliage left on the plant can delay the crown's warming and subsequent growth by as much as 3 weeks.

d) Other Regulations:

- Subdivision Indentures. As is the case with many regulations, when applicable, subdivision indentures may be more restrictive than City ordinances; therefore, it is recommended that the applicant seek subdivision approval prior to filing this application.
- Rental Property. If the applicant is not the owner of the property on which such activity is proposed, written authority from the owner must be provided.
- Other Code regulations. Nothing in this section shall be deemed to preclude the enforcement of any violation of any City ordinances committed in connection with the keeping of chickens, notwithstanding the issuance of such permit.
- Inspections. By applying for a permit under this section the property owner authorizes City officials at all reasonable times and in a reasonable manner to enter upon and inspect the property with respect to which such permit is applied for to determine whether the managed natural landscape violates this section or any other applicable ordinances.
- Annual fee. The annual fee for a permit shall be twenty-five dollars (\$25.00) to help defray costs of inspection and enforcement, payable on issuance of the permit and on January 1st of each year.
- Nontransferability of permit: A permit issued hereunder shall be nontransferable. It is unlawful to keep, harbor, maintain, possess, or otherwise control any extended horticulture garden on property that is not identified on the permit.

Upon termination of a permit, the applicant shall remove all associated structures utilized for the Managed Natural Landscape area and restore the grounds to reflect the adjacent yard area.

CERTIFICATION BY PETITIONER(S)

I (we) hereby certify that I (we) have a legal interest in the hereinabove described property and that all information given herein is true and a statement of fact.

Signature: _____

Printed Name: _____

Address: _____

Phone No.: _____

E-mail Address: _____

CERTIFICATION BY OWNER(S)

I (we) hereby certify that I (we) have a legal interest in the hereinabove described property and that all information given herein is true and a statement of fact.

Signature: _____

Printed Name(s): _____

Address: _____

Phone No.: _____

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MANAGED NATURAL LANDSCAPE CONSIDERATIONS

Designing a Natural Landscape "Garden".

One of the best ways to win approval and keep your neighbors happy is to design your lawn alternative as an easily recognized "garden" that looks intentional, not unkempt. People like order, purpose, and tidiness. The following strategies can help your landscape look "tended":

Use borders

A border can be a mowed edge or "setback", a hedge, a fence, an edge of low plants, or a path of stone or woodchips. The border acts as a buffer, keeping plants from obstructing sight lines or "flopping" onto your neighbor's lawn, the sidewalk, or the street. It also acts as a frame, adding to the tended look of the landscape.

Use curved lines for borders, if possible

The human eye enjoys, and responds positively to, curved lines; natural areas tend toward curves.

Start small

Changing your entire yard in one fell swoop may alarm the neighbors and outrun your learning curve! Start by having a small wildflower garden or re-creating the native forest understory under your trees. Expand gradually, imitating nature's processes of gradual succession, rather than sudden takeover.

Determine your site conditions and match them with appropriate plants

Attempting to plant a sun-loving meadow under trees where a forest understory is more appropriate will be frustrating, probably unsuccessful, and the result unattractive. Rather than fighting to overcome a wet or a shady area, find plants that will thrive in those conditions.

Use native plants wherever possible

Some ornamentals, though once highly recommended, have proved to be highly aggressive and displace native species. Invasive nonnatives have spread to become serious problems in nature centers and parks. The Federal Interagency Committee for the Management of Noxious and Invasive Weeds estimates that the total economic impact of invasives on the U.S. economy equals or exceeds \$13 billion per year! Also, nonnative species generally have less wildlife value.

Manage invasives

Be alert for the species on state and local Noxious Weed Control Lists, and remove them promptly. Your neighbors will not welcome these invasive plants into their property. A properly managed, well-established wildflower meadow will need to be mowed once a year, at the appropriate time, to discourage invasives. Hand-pulling, mechanical removal, and trimming may be needed to control some species. The least-preferred method, use of herbicides, may be indicated in some cases.

Humanize

Human elements are welcoming and invite the viewer into the landscape. Options are paths, benches, bird feeders, bird baths, sundials, gazing balls, artifacts like an old farm tool, or ornamental statues. They add to the perception that the landscape is planned and not untended.

Advertise

Signage to inform passersby of your project can be placed on your property before, during, and after the landscaping project (see list of lawn sign sources below).

Certify your landscape as a wildlife habitat with a local or national conservation organization

The certifying organization may then provide you with either a certificate or a sign for public display.

Share your enthusiasm with your neighbors

Draw a map of your natural landscapes and making it available in a brochure box in your yard. You might even include a listing of the plants you used and where you got them.

Respect your neighbors' rights

Just as you have a right to a natural landscape, your neighbor has a right to turf. Being self-righteous does not win converts!