

1005.135 Large Lot Subdivision.

Where the proposed division of land constitutes a large lot subdivision, the following provisions shall apply:

1. Lot Design Standards. The standards of Section 1005.150 shall apply in addition to the following:
 - a) Access for proposed lots may be provided by private roadway easements which may be included as part of the gross area of the lot. Lots with double frontage shall normally have driveway access to the internal private roadway or minor street. Any other access shall be approved where justifiable topographic and other site conditions are presented which prohibit access from the internal street.
 - b) Building setbacks of the zoning district shall be observed from designated private roadway easement lines and public right-of-way.
 - c) Where there is a question as to the feasibility of access to a desirable building site from the proposed roadway due to factors such as creeks, steepness of terrain, or other adverse natural physical conditions, the Department may withhold approval until engineering studies are presented to the Department which establish that the site is accessible.
 - d) All lots containing three (3) acres or more shall have a minimum width at the building line of two hundred (200) feet.
 - e) Minimum frontage width shall be determined at the building line except that lots fronting on a circular turnaround shall have a minimum width at the required building line of one hundred (100) feet.
2. Improvements
 - a) No improvement plans are required for large lot subdivisions, unless the streets therein are proposed by the developer for dedication to St. Louis County.
 - b) Streets
 - (1) Private roadway easements shall have a minimum width of fifty (50) feet. Minimum pavement requirements set forth in the street matrix are not applicable to roadway easements for servicing large lot subdivisions.
 - (2) When a large lot subdivision is proposed adjacent to a street that is accepted and maintained by St. Louis County, right-of-way dedication may be required as necessary for the relocation or widening for an adjoining County road.
 - c) Sidewalks shall not be required for a large lot subdivision.
 - d) Stream buffers may be located in easements. (O. No. 23553 - Adopted 3/31/08)
 - e) Water Supply

In the absence of a public water supply, wells shall be constructed or a connection to a private water supply system shall be provided so that an adequate supply of potable water will be available to every lot in the subdivision. The standards for same shall comply with the requirements of the Missouri Department of Natural Resources.

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- f) No stormwater drainage improvements shall be required for a large lot subdivision except where individual lot access is requested to an existing public street or where necessary to control erosion or damage to street right-of-way to be dedicated to St. Louis County in which case the provisions of Section 1005.290 (storm sewers) shall apply and land subdivision improvement bonds or escrows shall be provided by the developer in accordance with Section 1005.080.
- g) Sanitary Sewers
 - (1) Where an approved publicly or privately owned sanitary sewer is not located within two hundred (200) feet and reasonably accessible, but where plans for installation of sanitary sewers in the vicinity of the subdivision have been prepared and approved by the Missouri Department of Natural Resources, the Department of Public Works, MSD, or private sewer district, within their limits, the developer shall install sewers in conformity with such plans, although a connection to an existing main may not be immediately practicable. In such cases, and until a connection is made with an approved publicly or privately owned sewer system, the use of a sewage treatment facility will be permitted, provided such disposal facilities are constructed in accordance with the regulations and requirements of the Missouri Department of Natural Resources and the Zoning Ordinance and constructed under the observation and inspection of MSD or private sewer company, within its limits, and the Department of Public Works.
 - (2) Where no sewers are accessible and no plans for same have been prepared, the developer shall install sewer lines and a disposal system in accordance with the requirements of the preceding paragraph. In areas outside MSD boundaries, the developer may instead install an individual sewage disposal system for each lot, but each such individual sewage disposal system shall comply with the regulations and requirements of the Missouri Department of Natural Resources and be constructed under the observation and inspection of, and approved by the Department of Public Works.
- h) Reflectorized street signs shall not be required for large lot subdivisions other than at each intersection of a designated private roadway easement with an existing or proposed publicly maintained street. Such signs shall be placed within the public right-of-way in accord with the standards of the Department of Highways and Traffic.
- i) In a large lot subdivision, a street light shall be required only at each intersection of a private roadway easement with an existing or proposed publicly maintained street.
- j) No landscape plan shall be required for a large lot subdivision.
- k) For large lot subdivisions, monuments shall be required at corners and angle points of the outboundary only. Individual lots therein shall be identified by monuments at boundary corners, and at other such locations selected by the developer. Public streets within a large lot subdivision shall contain monumentation to identify the street right-of-way as required for subdivisions of lots of less than three (3) acres.

3. Private Agreements

- a) A trust indenture shall be required for a large lot subdivision only in the event that common land or recreational facilities are contained within the subdivision. However one may be utilized for street lights and roads.
- b) If no indenture is utilized, all large lot subdivisions shall have recorded, with or on the plat, a statement guaranteeing road maintenance.
- c) Private restrictions proposed for the subdivision shall be reviewed by the Department and County Counselor and shall be referenced on the record plat. (O. No. 12035 - Adopted 4/25/85)