

1005.150 Single Family Residential Lot Design Standards.

The design standards set forth in this Section are the minimum design standards to be used by the single family residential subdivision. Unless otherwise set forth below, the standards and procedures established elsewhere in this Chapter as applicable to all subdivisions, shall apply to residential subdivisions as well.

1. Street Frontage

- a) Each proposed lot containing an area of less than three (3) acres shall front upon a street accepted by St. Louis County or improved to the standards and specifications of St. Louis County.
- b) **Double Frontage**
 - (1) Lots with double frontage should be avoided, except where necessary to provide separation of the subdivision from traffic arteries, or as otherwise required by topography or similar conditions.
 - (2) A solid fence or other improvement (including walls, plantings, or berms) may be required by the Director of Planning as necessary for screening along the line of lots abutting such an arterial street.
 - (3) Lots with double frontage shall normally have driveway access to the internal subdivision street or minor street.
 - (4) Driveway access to the street shall not be located within ten (10) feet of an existing street catch basin.

2. Lot Area Calculations

- a) The lot area shall meet the requirements of the Zoning Ordinance.
- b) Where additional widening strips are dedicated on existing streets, calculations of the area of a lot shall not include widening strips in determining the gross area of the lot, except that private roadway easements for the servicing of large lot subdivisions may be included as part of the gross area of the lot.

3. Minimum Width of Lots at Required Building Line

- a) Residential lots shall conform to the following minimum requirements:
 - (1) All lots containing an area of less than seven thousand five hundred (7,500) square feet, shall have a minimum width at the required building line of fifty (50) feet.
 - (2) All lots containing an area of seven thousand five hundred (7,500) square feet, but less than ten thousand (10,000) square feet, shall have a minimum width at the required building line of sixty (60) feet.

- (3) All lots containing an area of ten thousand (10,000) square feet, but less than fifteen thousand (15,000) square feet, shall have a minimum width at the required building line of seventy (70) feet.
 - (4) All lots containing an area of fifteen thousand (15,000) square feet, but less than twenty-two thousand (22,000) square feet, shall have a minimum width at the required building line of eighty-five (85) feet.
 - (5) All lots containing an area of twenty-two thousand (22,000) square feet, but less than one (1) acre, shall have a minimum width at the required building line of one hundred (100) feet.
 - (6) All lots containing one (1) acre, but less than two (2) acres, shall have a minimum width at the required building line of one hundred and twenty-five (125) feet.
 - (7) All lots containing two (2) acres, but less than three (3) acres, shall have a minimum width at the required building line of one hundred fifty (150) feet. (O. No. 23931 - Adopted 3/11/09)
 - (8) All lots containing three (3) acres or more shall have a minimum width at the required building line of two hundred (200) feet. (O. No. 23931 - Adopted 3/11/09)
- b) Minimum frontage widths shall be determined at required building line as stated in the Zoning Ordinance.
4. Circular Turnaround
- a) Frontage - The minimum width required for a lot fronting on a circular turnaround may be measured along a line parallel to the street right-of-way line, at a distance from the street right-of-way line equal to the depth of the required front yard plus ten (10) feet.
 - b) Building Line - The minimum building line will in no event be less than fifteen (15) feet from any road maintenance and utility easement. However, the Zoning Ordinance may require a greater front yard or building line setback.
 - c) The minimum width at the right-of-way line for lots fronting a circular turnaround shall be not less than thirty-six (36) feet.
5. Side Lot Lines
- Side lot lines shall be right angles to straight streets and radial to curved streets except when radial lot lines detract from the desirability of the lot.
6. Corner Lots
- a) Corner lots for residential use shall have adequate width to permit appropriate building lines from both streets.

- b) Corner lots located at the intersection of major and minor roadways shall normally have driveway access from the minor roadway, if possible. Driveways shall be located as far from the street intersection as practicable and will not under any circumstances be permitted within the sight distance triangle serving the intersection as described in the Zoning Ordinance.

7. Flag Lots

- a) Flag lots will be allowed for lots that contain a minimum of ten thousand (10,000) square feet. Flag lots of lesser area may be approved by the Director of Planning.
- b) The access portion of such lots shall have a minimum width of forty (40) feet.
- c) Flag lots shall not be further subdivided into additional lots unless a public road is constructed to County standards.
- d) No more than two (2) flag lots may have adjoining driveway entrances to a public right-of-way.
- e) The front building line for flag lots shall be established on both the access portion and on the building site portion of the lot in accord with provisions of the particular zoning district.

8. Exceptional Development Conditions

Where there is a question as to the suitability of a lot or lots for their intended use due to factors such as rock formation, soil conditions, steepness of terrain, flood conditions, or other adverse natural physical conditions, the Department may, after adequate investigation, withhold approval of such lots until engineering studies are presented to the Department which establish that the method proposed to meet any such condition is adequate to avoid any danger to health, life, or lot improvement.

9. Landscaping

Whenever a residential subdivision abuts a non-residential subdivision, a permanently landscaped buffer strip twenty (20) feet in width shall be provided. Up to ten (10) feet of this required buffer strip may be satisfied on the abutting property if provided. (O. No. 12035 - Adopted 4/25/85)