

## **1005.186 Stream Buffer Standards.**

1. All land development activity requiring a subdivision record plat or a lot split, except land used for agricultural or farming purposes, or regional pedestrian/bike trails, shall meet the following minimum standards for vegetated buffers for stream protection. Stream buffers in residential subdivision containing five (5) lots or more shall be in common ground. In large lot residential developments, single lot developments, and all other subdivisions the stream buffer may be in an easement.
  - a) For all natural waterways having a 100 year flood plain as depicted on the St. Louis County zoning maps, an undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. For all other natural waterways, an undisturbed natural vegetated 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 stream bank.
  - b) An additional twenty-five (25) foot building setback, measured horizontally, beyond the stream buffer shall be required.
  - c) If any waterway is required or permitted to be enclosed, the requirements for buffers or additional building setbacks may be waived by the Director of Planning.
  - d) All plans and plats shall clearly show the boundaries of any stream buffers on a subject property and clearly indicate the types of natural vegetation to be retained, restored or removed from the buffer area.
  - e) The following structures, practices and activities are permitted in the stream buffer, with specific design or maintenance features, subject to review by the Director of Planning:
    - (1) Roads, bridges and utilities (including sanitary and storm sewers). The right-of-way shall be the minimum width needed to allow for maintenance access and installation. The angle of the right-of-way or utility crossing shall be perpendicular as possible to the natural watercourse or stream buffer in order to minimize clearing requirements. Plats and site plans shall include only the minimum number possible of such crossings.
    - (2) Foot trails and paths.
  - f) Stream bank stabilization and buffer restoration projects approved by the Director of Planning are permitted within the stream buffer.
  - g) Water quality monitoring and stream gauging are permitted within the stream buffer.
  - h) Trash and debris and individual trees within the stream buffer that are in danger of falling, causing damage to dwellings or other structures, or causing blockage of the natural watercourse may be removed.