

P-19-21

Title: Petition for Text Amendment, submitted by the City of Sunset Hills, to amend Appendix B Zoning Regulations, adding Subsection 5.24, prohibiting the use of piers to elevate primary structures in all residential zoning districts.

Petitioner: City of Sunset Hills
3939 South Lindbergh Boulevard
St Louis, Missouri 63127

Date: October 2021

Summary:

This Petition would add language to Section 5 Supplemental Regulations of Appendix B Zoning Regulations. It would prohibit the elevation of primary structures in residential zoning districts utilizing pier construction.

Currently, the Zoning Ordinance does not restrict the type of construction method used for elevation of structures in the floodplain. Appendix E Floodplain Management Program requires structures constructed in the 100 year floodplain to be elevated at least two feet (2') above the base flood elevation. Methods of elevation include fill, foundation (with the area below the first floor to be used for storage only) or piers. Recent discussions about elevation of structures in residential areas prompted this text amendment.

Additions to primary structures (room additions, decks, etc) would be exempt from this requirement. The prohibition would apply only to primary structures (dwellings).

Staff recommendation:

Staff recommends approval of this Text Amendment. At the September 14 Board of Aldermen Meeting, the Board voted to send the Petition back to the Planning & Zoning Commission, for reconsideration of the Text Amendment in Ordinance form. The proposed Ordinance is attached for your review and consideration.