BILL NO._____ ORDINANCE NO._____

AN ORDINANCE AMENDING CHAPTER 57 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO ESTATE LOT DISTRICT IMPROVEMENT EXCEPTIONS; AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, AS FOLLOWS:

Section 1. That Chapter 57, Article I, Section 57-10, of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended to read as follows:

"**Sec. 57-10. – Minimum improvements required**.

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(o) *Estate Lot District Exceptions*. Subdivisions located within the EL-1 Estate Lot Residential District shall comply with the following modified minimum improvement requirements. These provisions are intended to implement the low-density, rural-character objectives of the EL-1 District set forth in Chapter 65 and shall supersede any conflicting requirements elsewhere in this chapter.

(1) *Street Section*. Street sections with open ditches or swales may be utilized. Curb and gutter shall not be required.

(2) *Subdivision Drainage Plan* A subdivision-level stormwater drainage plan, accompanied by a stormwater narrative, shall be submitted demonstrating that downstream drainage facilities, natural conveyance systems, and receiving channels possess adequate capacity to accommodate any increased stormwater runoff generated by the development. The plan shall identify pre-development and post-development flow conditions, evaluate potential downstream impacts, and propose mitigation measures where necessary to prevent adverse effects on adjacent or downstream properties.

(3) *Street Lighting*. Streetlights shall be required only at public street intersections.

(4) *Sanitary Sewer*. A conventional gravity sewer system shall be installed unless an engineering report shows that the installation of the system is not feasible. Feasibility of the system shall be determined by the Missouri Department of Natural Resources ("DNR"). Upon such

determination, developer shall have either of two options for installation of a sanitary sewer system:

a. Low-Pressure Sewer System (LPSS). An LPSS shall consist of an individual grinder pump station serving each lot and a common force main that connects to the City's sanitary sewer system. All LPSS installations shall be designed, constructed, and installed in accordance with DNR design standards (10 CSR 20-8) and the City of Jackson's Low-Pressure Sewer Specifications to ensure reliable operation, odor control, compatibility with the City's collection system, and long-term maintenance. The developer shall be responsible for all costs of design, construction, easements, and any required upgrades. Ownership and maintenance of individual grinder pump units and the lateral line to the common force main shall remain with the property owner. An LPSS shall serve only single-family residential lots.

b. Individual Septic System. Use of on-site individual septic system shall require:

i. Written approval from DNR for the method of wastewater treatment in accordance with 10 CSR 20-6.030, including a geohydrological evaluation and soil morphology report where required (specifically, for any subdivision proposing seven (7) or more lots, each less than five (5) acres, using on-site systems); and

ii. Individual system design, permitting, installation, and maintenance in full compliance with the Missouri Department of Health and Senior Services, the Cape Girardeau County Health Department, and any applicable local health department regulations. DNR approval shall be obtained before City approval of the preliminary plat.

(5) *Pedestrian Connectivity*. Sidewalks shall not be required; however, essential pedestrian connectivity to existing or planned sidewalks, trails, or public facilities shall be provided where such connectivity is required by an adopted City plan..

(6) *Major Street Plan Compliance*. Ensure compliance with the City's adopted Major Street Plan."

Section 2. It is the intent of the Mayor and Board of Aldermen and it is hereby ordained that this ordinance shall become and be made a part of the Code of Ordinances of the City of Jackson, Missouri, and that sections of this ordinance may be renumbered to accomplish such intention.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 4. That this ordinance shall take effect and be in force from and after its passage and approval.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

FIRST READING: _____.

SECOND READING: _____.

PASSED AND APPROVED this _____ day of _____, 2026, by a vote of _____ ayes, _____ nays, _____ abstentions and _____ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY:_____
Mayor

ATTEST:

_____
City Clerk