

57-10: EL-1 Estate Lot District Exceptions

EL-1 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. **Stormwater Conveyance.** Stormwater may be conveyed through natural or open drainage systems, including swales, ditches, and other above-ground methods. Enclosed storm sewer improvements shall not be required.
3. **Street Lighting.** Street lights shall be required only at public street intersections.
4. **Sidewalks.** Sidewalks shall not be required.
5. **Detention Basins.** Detention basins shall not be required. Natural drainage patterns and open conveyance methods are the preferred stormwater management approach for estate-lot development.
6. **Sanitary Sewer.** All subdivisions shall connect to the City's public sanitary sewer system except if the nearest point of connection to the City's existing sanitary sewer system is more than one hundred (100) feet from the subdivision boundary as measured along the public right-of-way or approved utility easement. In such instance, the developer shall utilize a low-pressure sewer system utilizing individual grinder pump stations at each lot, discharging into a common force main that connects to the City's sanitary sewer system. All such systems shall be designed, constructed, and installed in accordance with the Missouri Department of Natural Resources (DNR) design standards (10 CSR 20-8), including Chapter 8, Division 20 of the Code of State Regulations, 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 shall remain with the property owner. If a low-pressure sewer system is not feasible due to topographic, soil, or other site-specific constraints and all applicable state and local requirements are met, the developer may use an individual on-site wastewater treatment system serving a single-family residence. Use of on-site systems shall require: (i) Written approval from the Missouri Department of Natural Resources (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 (DHSS) and any local health department regulations. DNR approval shall be obtained prior to City approval of the preliminary plat.

7. Provide essential pedestrian connectivity to existing or planned sidewalks, trails, or public facilities where such connectivity is required by an adopted city plan.
8. Ensure compliance with the City's adopted Major Street Plan only where the subdivision directly affects the function or safety of an existing or planned collector or arterial street identified in the plan.