

ST. JAMES PLANNING COMMISSION

TO: Planning Commission Members

FROM: Brianna Sanders, Zoning Administrator

DATE: March 31, 2025

RE: Amendment To Impervious Surface Coverage In R-1 (One and Two Family Residential) And R-2 (Multiple Family Residential) Districts

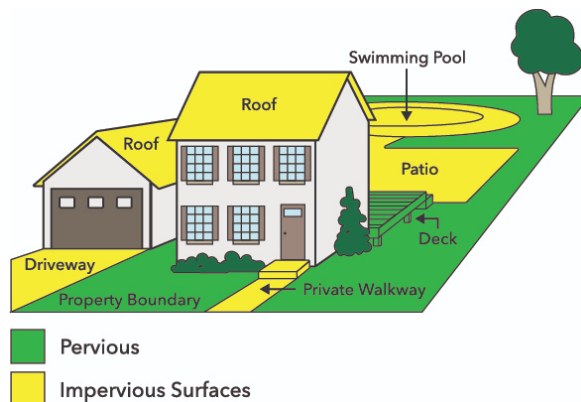
Request

It is proposed by city staff to amend the zoning ordinance relating to building coverage maximums to expand the ordinance to include all forms of impervious surface.

Impervious surface refers to all hard surfaces on your property that prevent rainwater from naturally soaking into the ground. Instead, rainwater accumulates in larger amounts and flows more rapidly into the storm sewer system and eventually into our streams and lakes. If left unchecked, the increase in impervious area can create water quality, flooding, or drainage issues. The runoff also picks up pollutants such as oil, pesticides, fertilizer, sediment, and nutrients along the way before entering the storm sewer system.

Examples of Impervious Surfaces:

- Rooftops
- Patios
- Swimming pools
- Driveways
- Sidewalks and walkways
- Sport courts
- Concrete or asphalt



Proposal

City staff have reviewed a draft ordinance. The current zoning ordinance only applies to the buildings (or rooftops) for lot coverage. Many cities have a lot coverage maximum that include impervious surfaces a way to not overflow the storm sewer system.

	Current Ordinance	Proposed Ordinance
R-1 (One and Two Family Residential)	35% maximum lot coverage by buildings	35% maximum lot coverage by impervious surfaces
R-2 (Multiple Family Residential)	35% maximum lot coverage by buildings	45% maximum lot coverage by impervious surfaces

It is proposed that in order to install concrete or other impervious surfaces within city limits that the property owner would be required to submit a building permit. The Zoning Administrator and Utility Superintendents will review the permit for completion and compliance with the city codes related to impervious surfaces maximums, utility line placement, and driveway access widths.

In some circumstances, a homeowner can request a special use permit to exceed the 35% maximum.

Recommendations

Staff recommendation is approval of the draft ordinance.