

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, APRIL 26, 2023 4:00 P.M.**

Chairman Moore called the meeting of the Zoning and Planning Commission to order at 4:04 P.M. The following members were present:

Chairman McPherson Moore
Vice Chairman Thomas Kahn
Commissioner Robbye Toft
Commissioner John Lochhead
Commissioner Susan Gausnell
Commissioner Maggie Holtman

Also present were Erin Seele, City Attorney; Anne Lamitola, Director of Public Works; Andrea Sukanek, City Planner; and Lori Mullins, Deputy City Clerk.

Approval of the Minutes from the meeting on March 22, 2023

Ms. Seele recommended an amendment to the minutes. The minutes were approved, as amended, upon motion by Commissioner Kahn and second by Commissioner Holtman.

Items for Consideration

ZPC 23-06 Proposed Zoning Code text amendments related to setbacks and location of generators and other mechanical equipment.

Ms. Sukanek addressed the Commissioners. Mechanical equipment placement was previously discussed; revisions to the Zoning Ordinance permitting minor encroachments for mechanical equipment into side setbacks in the D, E, and E1 districts was recommended.

The following language was approved:

Mechanical equipment, including air conditioners and other equipment appurtenant to a main structure, may encroach up to 36 inches into the side setback in the D, E, and E1 zoning districts, provided said equipment is screened. Equipment associated with accessory structures shall be required to comply with all required accessory structure setbacks.

Additional language is needed regarding mechanical equipment, generator placement and addressing limitations for properties with multiple frontages. Ms. Sukanek pointed out complications and suggested options.

After discussion, the Commissioners agreed that *no* part of any generator/mechanical equipment may be located in any part of a primary front yard. In a secondary front yard, generators/mechanical equipment must be screened and submerged so that no more than 4 feet are above grade. Generators should be required to comply with main building setbacks and not accessory setbacks. Additionally, Generators must be properly maintained and comply with the Ladue's noise ordinance. Generator exhaust shall not be vented toward neighboring properties. Generators that are owned by the City, utility company, or other

public entity may be placed and operated as needed for public purposes and are exempt from these requirements.

The Commissioners asked Ms. Sukanek to restate the text amendment and present the text at the next meeting.

ZPC 23-07 Proposed Zoning Code text amendment related to lot coverage, particularly relating to coverage of the side yard.

Ms. Sukanek reported that the City requires a percentage of green space on every lot to aid with stormwater runoff issues and prevent overdevelopment. Additionally, Ladue also has a maximum coverage percentage for front, side, and rear yards determined by the zoning district.

Yard coverage requirements aid in stormwater runoff management by balancing the pervious surfaces around the lot, and landscaping on every side of the house. Potential problems with the side coverage requirements exist in certain zoning districts.

The zoning code currently has the following language related to side yard coverage in the E-1 District (Section V.C.(1)(k)).

In the E-1 District, if deemed necessary by the Building Official for rear or side garage access, in lieu of a front yard garage, a driveway not to exceed ten (10) feet in width may be placed in one (1) side yard. In such a situation, the 25% maximum side yard coverage limit may be waived for one side yard. Additional paving or construction may take place in the rear yard up to the 30% maximum rear yard coverage limit. A separate rear or side yard garage shall not be allowed on a property in addition to a front access garage. [Ord. 2148]

In the E-1 district, side yard widths are only about 10 feet, and covering only 25% of a side yard creates a challenge. Since side or rear facing garages are preferred, reducing the side coverage requirement to accommodate driveways would be beneficial. The code addresses side coverage concerns for the E-1 District, but this also impacts the C, D, and E districts. The side setback in the E district is 10 feet, and the required side setbacks in C and D range between 10 and 20 feet, depending on the lot width. It is difficult to cover less than half of a side yard.

Many lots have established garage and driveway locations; however, most of the lots in the C, D, and E districts exceed the maximum side yard coverage limit and are not in compliance. Redevelopment will be difficult in these zoning districts, with the current requirements.

Ms. Sukanek proposed the maximum extent of accessory structures and pavement for lots in the C, D, and E districts, per yard be modified from 25% of the side yards to 30% of the total of both side yards; with no change to the 30% front and rear yard requirements.

This amendment that allows 30% total coverage of both side yards, would allow C, D, and E districts to cover up to 60% of one side yard, as long as the other side yard is left completely uncovered. The majority of properties could meet this standard. Properties in the A and B districts have larger side setbacks and should generally be able to meet the 25% coverage limit for each side yard.

To change the coverage limits in the side yard, the following code section will also need to be changed as follows:

IV.A.(4)(b) An accessory building or other roofed structure shall not exceed 650 square feet in the C, D, or E District, except on lots of 1.8 acres or greater, nor shall accessory buildings or structures occupy more than 30 percent of a rear yard or ~~25-30 percent of any~~ the combined total surface of both side yards, and in the E-1 District more than 25% of one side yard.

Commissioner Toft moved the zoning ordinance pertaining to side yard coverage in the C, D and E zoning districts be amended allowing the maximum extent of accessory structures and pavement per yard be modified to 30% of the total of both side yards. The motion passed unanimously upon second by Commissioner Lochhead.

Adjournment

Commissioner Toft moved adjournment at 4:56. The motion passed unanimously upon second by Commissioner Kahn.



Chairman McPherson Moore