



TO: City Administrator, Assistant City Administrator and City Clerk

FROM: Kate Crimmins, City Planner

DATE: Tuesday, June 6, 2023

**RE: Planning & Zoning Commission
Text Amendment for Accessory Structures Subcommittee**

The Planning and Zoning Commission subcommittee regarding text amendment for residential Accessory Buildings met at 4:30 PM on Monday, June 5 in the Council Chambers at Des Peres City Hall.

In attendance were Planning and Zoning Commissioners Anna Ahrens, Jim Jontry, and Tim Callahan, and Mrs. Holly Fesler of 7 Claychester Drive. Director of Public Works Steve Meyer and City Planner Kate Crimmins were also in attendance.

Ms. Ahrens acted as subcommittee chair. Commission members and Mrs. Fesler received a memo regarding the City's current residential accessory structure code and giving an overview of the various methods which other municipalities use to regulate residential accessory structures.

Mrs. Fesler addressed her proposed project that includes two accessory structures, a pool house and detached garage, in addition to the existing pool. The total of the square footage of the structures is 53% of the main floor area of the house, where a total square footage of no more than 40% of the main floor area of the house is permitted. Mrs. Fesler noted that she and her neighbors have some of the largest lots in the City of Des Peres, and stated that she felt that accessory structure regulations should take lot size into account.

The subcommittee noted that residential development patterns have changed since the code was initially adopted, and was unanimous that changing the accessory structure code to allow for larger accessory structures was worthy of consideration.

Ms. Ahrens stated that she appreciated the way in which Ladue addresses accessory structures, which is by regulating the maximum amount of lot coverage instead of the size of the structures. The largest lots, over 3 acres, are required to maintain 80% of their lots as "green space". As lots get smaller, the required amount of green space goes down. A lot the size of Mrs. Fesler's would require 75% of the area to be maintained as green space. Unlike Des Peres' code that regulates building size, a code regulating green space would require driveways, sidewalks and patios to be accounted for in the calculation.

Staff members Mr. Meyer and Ms. Crimmins stated that while this could be a positive solution, there are more factors to be considered prior to implementing it. Ms. Crimmins noted that staff would need to research how this would affect smaller lots with existing homes within the city

and what percentages would be appropriate. Staff is wary of potentially creating a large number of nonconformities among existing homes. Mr. Meyer noted that there is currently no way to track hardscapes, as the City does not require building permits for concrete or paver patios, and enforcement would be difficult.

Mr. Callahan stated that he believed the code also existed to maintain the character of single-family neighborhoods and prevent single-family homes from turning into compounds.

The subcommittee agreed that a simple change in the percentage of the allowable accessory structures was the most straightforward manner in which to amend the code without creating unforeseen consequences.

Ms. Ahrens made a motion, seconded by Mr. Jontry, to recommend to the Planning and Zoning Commission that the code be amended to allowing residential accessory structures up to 50% of the main floor area of the hours. The motion passed unanimously.

The meeting adjourned at 5:27 PM.