

**Section 420.135. Large-Lot Subdivision. [R.O. 1997 § 420.135; Ord. No. 209 § 1005.135, 2-26-1996; Ord. No. 568 § 1, 9-25-2000; Ord. No. 675 §§ 1—2, 1-8-2001]**

A. Where the proposed division of land constitutes a large-lot subdivision, the following supplemental provisions shall apply:

1. Lot Design Standards. The standards of Section 420.150 shall apply in addition to the following:

- a. Access for proposed lots shall be provided by either private roadway easements, which may be included as part of the gross area of the lot, or public right-of-way dedications (when compatible with the City's Master Plan). Lots with double frontage shall normally have driveway access to the internal private roadway or minor street. All access shall be flood-free in design (floodplain limits shall be defined by the Federal Insurance Rate Map promulgated by the Federal Emergency Management Agency or as directed by the City of Wildwood Director of Public Works). Any other access shall be approved where justifiable topographic and other site conditions are presented which prohibit access from the internal street.
- b. Building setbacks of the zoning district shall be observed from designated private roadway easement lines and public right-of-way.
- c. Where there is a question as to the feasibility of access to a building site due to factors such as creeks, floodplain, steepness of terrain, or other adverse natural physical conditions or the existence of traffic issues, lighting considerations, or engineering problems, the Department may withhold approval until these studies are presented to the Department which establish that the site is accessible, safe, and designed in accord with its physical characteristics and the surrounding development pattern.
- d. All lots containing three (3) acres more shall have a minimum width at the building line of two hundred (200) feet.
- e. Minimum frontage width shall be determined at the building line, except that lots fronting on a circular turnaround shall have a minimum width at the required building line of one hundred (100) feet.

2. Improvements.

- a. Improvements shall be required as for other single-family residential subdivisions, except as expressly excepted in this Section. Improvement plans shall be submitted consistent with Sections 420.070 and 420.240 of the City of Wildwood Subdivision Code.
- b. Improvements shall be installed and guaranteed in accordance with Section 420.080 of the City of Wildwood Subdivision Code.
- c. Streets.

- (1) Access roadway easement or rights-of-way shall have a minimum width of forty (40) feet, which must extend to an existing public right-of-way.
  - (2) When a large-lot subdivision is proposed adjacent to or accessing a street that is accepted and maintained by the City of Wildwood or St. Louis County (arterial roads), right-of-way dedication may be required as necessary for the relocation or widening for an adjoining County or City road.
  - (3) Private and public streets shall be constructed and adhere to the design criteria and requirements of the City of Wildwood's Rural Roadway Standards for these improvements.
  - (4) Where multiple plats or further development is contemplated to access a private road, each plat shall include similar road maintenance provisions ensuring cross-access rights and maintenance obligations.
- d. Sidewalks or multiple-use trails shall be required for large-lot subdivisions, unless waived by the Director of Public Works due to topographic problems or similar engineering considerations, site characteristics, condition and extent of existing pedestrian network, or safety considerations and accident rates. Sidewalks or trails shall comply with the City's design criteria requirements and be constructed as directed by the Department of Public Works.
- e. Water Supply. Public water shall be utilized in all instances, if reasonably accessible. In the absence of a public water supply, wells shall be constructed or a connection to a private water supply system shall be provided so that an adequate supply of potable water will be available to every lot in the subdivision. The standards for same shall comply with the requirements of the Missouri Department of Natural Resources.
- f. Stormwater Improvements. Stormwater drainage improvements shall be required in conformance with Section 420.290 of the City of Wildwood Subdivision Code.
- g. Sanitary Sewers.
- (1) Where an approved public sanitary sewer is within two hundred (200) feet or reasonably accessible of a site, a connection of the residential subdivision is required.
  - (2) Where an approved publicly or privately owned sanitary sewer is not located within two hundred (200) feet or not reasonably accessible, but where plans for installation of sanitary sewers in the vicinity of the subdivision have been prepared and approved by the Missouri Department of Natural Resources, the Department of Public Works, Metropolitan St. Louis Sewer District, or private sewer district,

within their limits, the developer shall install sewers in conformity with such plans, although a connection to an existing main may not be immediately practicable. In such cases, and until a connection is made with an approved publicly or privately owned sewer system, the use of a sewage treatment facility will be permitted, provided such disposal facilities are constructed in accordance with the regulations and requirements of the Missouri Department of Natural Resources and the Zoning Ordinance and constructed under the observation and inspection of Metropolitan St. Louis Sewer District or private sewer company, within its limits, and the Department of Public Works.

- (3) Where no sewers are accessible and no plans for same have been prepared, the developer shall install sewer lines and a disposal system in accordance with the requirements of the preceding Subsection and Section 420.300; provided, that the Director of Planning shall have the authority to waive the centralized treatment for subdivisions of seven (7) lots or less, where such system is not possible and the waiver is consistent with the intent of the Code.
  - h. Street signs shall be required for large-lot subdivisions at the intersections of any designated private roadway easements and where said easements access an existing or proposed publicly maintained street. Such signs shall be placed within an easement or the public right-of-way in accord with the standards of the City of Wildwood.
  - i. In a large-lot subdivision, a streetlight shall be required only at each intersection of a private roadway easement with an existing or proposed public maintained street.
  - j. A landscape plan shall be required for large-lot subdivisions. The landscape plan shall indicate compliance with the City of Wildwood Municipal Code, Chapter 410, Tree Preservation and Restoration Code and accompanying Tree Manual.
  - k. The dedication of easements for multiple-use trails within these large-lot subdivisions may be required, where consistent with the intent of the City's Master or Parks Plans, preferably adjoining the private roadway easement. These trails may be in lieu of required sidewalks where internal circulation will be adequately accomplished.
  - l. For large-lot subdivisions, monuments shall be required at corners and angle points of the outboundary only. Boundaries of individual lots shall be identified by monuments at their corners, and at other such locations selected by the developer. Public streets within a large-lot subdivision shall contain monumentation to identify the street right-of-way as required for subdivisions of lots of less than three (3) acres.
3. Private Agreements.

- a. A trust indenture shall be required for a large-lot subdivision and shall address maintenance of any common land, common sewage treatment facilities, or recreational facilities contained within the subdivision as well as streetlights and roads.
- b. Private restrictions proposed for the subdivision shall be reviewed by the Department of Planning.