

1005.350 Dwelling Unit Display Plat Procedure.

1. Purpose - To provide a procedure whereby the construction of a display house or multiple family display unit can begin prior to the recording of the record subdivision plat, provided a Stormwater Pollution Prevention Plan (SWPPP) has been approved by the Department of Highways and Traffic. (O. No. 23553 - Adopted 3/31/08)
2. Procedure - After receiving approval of a preliminary plat of a proposed subdivision from the Department the developer may submit a display plat to the Department for review and approval. There may be two (2) display houses or units for subdivisions proposing less than ten (10) lots or units. Developments containing at least ten (10) lots or units and not more than sixty (60) lots or units proposed shall be allowed three (3) display houses. For developments containing greater than sixty (60) lots or units one (1) additional display house or unit for every twenty (20) houses or units proposed beyond sixty (60) will be permitted, not to exceed ten (10) display houses or units.
3. Display Plat - The display plat shall include a complete outboundary survey of the proposed subdivisions, and the location of each display in relation to proposed lots. The script shall comply with the requirements of the Department including, but not limited to, the following:
 - a. The display plat shall be recorded in the Office of the St. Louis County Recorder of Deeds prior to issuance of a building permit for any display;
 - b. The display plat shall become null and void upon the recording of a record plat which establishes that each display is on an approved lot;
 - c. No part of the proposed subdivision may be conveyed, nor an occupancy permit issued, for any structure therein until the display house or units have been located on an approved lot.
 - d. If initial construction of a display has not commenced within sixty (60) days, the Department's approval shall lapse and the display plat shall be null and void.
 - e. Lots should be on an approved lot of record within one (1) year of the display plat's recording or such longer period as may be permitted by the Director of Planning. If the record plat is not filed, the then-owner shall remove or cause to be removed all display houses or units from the property. Failure of owner to remove the display houses or units from the property within one (1) year plus thirty (30) days of date of approval shall constitute the granting of authority of St. Louis County to remove or cause the display houses or units to be removed, the cost of which shall be borne by the owner and shall become a lien against the property.
4. The display plat shall be executed by the owner and lienors. (O. No. 12035 - Adopted 4/25/85)

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