

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF
OLIVETTE, BEING CHAPTER 400 ZONING REGULATIONS, AND CHAPTER 425
COMMUNITY DESIGN, BOTH CHAPTERS BEING PART OF TITLE IV LAND USE OF
THE OLIVETTE MUNICIPAL CODE, FOR PROPOSED STANDARDS GOVERNING
RESIDENTIAL ROOFTOP SOLAR PANELS**

WHEREAS, the installation of residential rooftop solar panels requires the review and approval of the Planning and Community Design Commission ("Commission"); and

WHEREAS, the City Council ("Council") has requested the Commission develop regulations to streamline the review and approval of residential rooftop solar panels; and

WHEREAS, on January 15, 2026, the Commission reviewed and discussed the following text amendments proposed by staff to authorize administrative approval of certain residential rooftop solar panel installations:

1. Amend Chapter 425 Community Design-General ("Chapter 425") to permit tempered glass associated with rooftop solar panels.
2. Amend Chapter 400 Zoning Regulations ("Chapter 400"), specifically Article XVI Accessory Structures Section 400.1592 Permitted Accessory Structures in Residentially Zoned District, to add a twelfth item subparagraph "B. *Residential....*" As follows:
to add a twelfth item in the list of rooftop solar panels.
3. Under rooftop solar panels, add the following conditions:
 12. Rooftop Solar Panels.
 - a. Subject to the following:
 - installed parallel to the existing roof plane.
 - roof plane not exceeding an angle/slope of 45° (forty-five degrees).
 - permissible colors include those within the range of black and dark blue; provided however that other colors are permissible subject to approval by city staff or Planning and Community Design Commission if staff deems approval of PCDC is prudent.
 - limits the potential of any direct glare to an adjacent property.
 - panels shall be grouped on the roof plane and located to maximize efficiency as determined by the owner or provider as long as a sufficient perimeter is maintained in accordance with building and safety codes.

WHEREAS, on January 15, 2026, the Commission acted on the draft text amendment and approved a motion to recommend to the Council adoption as presented in the Memorandum from the Department of Planning and Community Development dated January 15, 2026;

WHEREAS, in accordance with the procedures outlined under Article XX *Changes and Amendments*, being part of Chapter 400 of Title IV Land Use of the Olivette Municipal Code, due and lawful notice of a public hearing on the proposed amendment, to be held by the Council on March 10, 2026, at 7:00 PM in the City Council Chambers at the Olivette City Center, 1140 Dielman Road, Olivette, Missouri, was published in the St. Louis Countian, a newspaper of general circulation in the City of Olivette, on Monday, February 23, 2026; and

WHEREAS, a public hearing was duly and properly held by the Council at the time and place provided for in the notice and all comments, statements, objections, and suggestions concerning the text amendments to Chapter 425 and Chapter 400 were duly heard and considered by the Council; and

WHEREAS, the Council, after careful and due deliberation, has determined that the proposed text amendment is in the interest of the public health, safety, welfare, and morals of the City of Olivette.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OLIVETTE, ST. LOUIS COUNTY,
MISSOURI, AS FOLLOWS**

Bill #3059
Ordinance
#2831

Section One.

The term "Acceptable Material Finish", being part of Section 425.010 Definition of Chapter 425 Community Design-General of Title IV Land Use of the Olivette Municipal Code, is hereby amended to read as follows:

ACCEPTABLE MATERIAL FINISH

An exterior finish for a single-family home that the Olivette City Council has determined may be approved through administrative procedures. Acceptable material finishes include: standard brick or stone veneer, hardboard siding, fiber cement, stucco, drivit or EIFS, horizontal aluminum siding, vertical and horizontal vinyl siding, any hardwood based siding, excluding plywood and soft woods such as cedar, **and tempered glass associated with rooftop solar panels.**

Section Two.

Under subparagraph "B. Residential..." of Section 400.1592 Permitted Accessory Structures in Residentially Zoned Districts, being part of Chapter 400 Zoning Regulations of Title IV Land Use of the Olivette Municipal Code, is hereby amended to include the following:

12. Rooftop Solar Panels.

a. Subject to the following:

- **installed parallel to the existing roof plane.**
- **roof plane not exceeding an angle/slope of 45° (forty-five degrees).**
- **permissible colors include those within the range of black and dark blue; provided however that other colors are permissible subject to approval by city staff or Planning and Community Design Commission if staff deems approval of PCDC is prudent.**
- **limits the potential of any direct glare to an adjacent property.**
- **panels shall be grouped on the roof plane and located to maximize efficiency as determined by the owner or provider as long as a sufficient perimeter is maintained in accordance with building and safety codes.**

Section Three.

It is hereby declared to be the intention of the Council that each and every part, section and subsection of this Ordinance shall be separated and severable from each and every other part, section and subsection hereof and that the Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

Section Four.

This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed and approved this 14th day of April, 2026.



MAYOR SIDNEY CLARK

ATTEST:



JENNIFER CONRAD
DEPUTY CITY CLERK