

Credit Category

** Points are earned by incorporating sustainable features into the project. Examples include:

Site Development

- Organic Soil Amendments
- Native Landscape
- Permeable Paving

Waste Management

- New Construction Waste Recycling
- Install Build-In Recycling Center
- Use Recycled Materials

Energy Efficiency

- Weatherization/Insulation
- Energy Star Advanced Lighting
- Solar Components

High Efficiency Water Fixtures

Material Efficient Framing/Structure

- Energy Efficient Roof Trusses
- Structural Alternatives to Woods

Sustainable Products

Indoor Air Quality

Building Owner Information

Design Process and Innovation

**Please see the Green Point Rating System Guide (GPRSG) for a complete list of categories, possible points and requirements

This brochure was created by the
City of St. Charles
Department of Economic Development

For more information about the
Green Point Rating System
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Green Point Rating System



Discover Opportunity...

Adopted December 8, 2009

Green Point Rating System Overview (GPRS)

The **Green Point Rating System (GPRS)** awards incentives for building innovation and sustainable practices. The tiered system allows the accumulation of Green Points for specific elements of a project which contribute to the overall sustainability of a development.

- Tier 1: 50 to 74 points
- Tier 2: 75 to 100 points
- Tier 3: more than 100 points

Incentives for Participation

The GPRS is applicable to projects in designated zoning districts and the incentives vary according to the zoning district and number of points earned (Tier). The GPRS is applicable in projects in the following zones: (O-I, C-1, C-2, C-3, I-1, I-2, PD-C, PD-I, PD-MU and PD-RF)

The **incentives** for participation in GPRS may include:

- **Reductions in Setbacks**
- **Increased Building Heights**
- **Enhanced Site Efficiency**
- **Special Considerations in Parking Restrictions**
- **Expedited Permit Process**
- **Building Permit Fee reduction for the GPRS Bonus for the applicable Tier as follows:**
 - * **Tier 1: 15%**
 - * **Tier 2: 50%**
 - * **Tier 3: 85%**

Please see the GPRS Guide for details on Incentives.

Step 1: Pre-Application Process

Pre-Application Meeting. Utilizing the GPRS incentives is a process that begins with a preliminary review and follows through all the way to permitting. The Community Development staff is available to guide you. Prior to submitting an application to participate, a pre-application meeting should be scheduled with the Director of Community Development or his designee to allow for an exchange of ideas and assistance in the preparation of a **Development/Site Plan**. The applicant should provide general information on the proposed development including:

Site location

Existing site conditions

Sketch Plan that includes:

- Conceptual building footprints
- Circulation plan, including circulation drives and parking areas
- Conceptual landscaping plan, open space, common areas and buffer areas

The Director of Community Development will evaluate the sketch plan and enhancements list with respect to compliance with GPRS.

Step 2: Development/Site Plan

After the pre-application review meeting, the applicant will submit the Development/Site Plan and other required information. Please see the GPRSG for a list of submittal requirements and **application/checklist** to ensure all required information is submitted and the *application is complete*.

If changes are made to the Development/Site plan, further approvals may be necessary.

The completed **Development Plan** and **Application/Checklist** will then be submitted to the Planning & Zoning Commission for review and approval.

Step 2: Development/Site Plan, continued

Effects of Approval of Development/Site Plan

- GPRS development shall run with the land
- No building permits shall be issued until a Development/Site Plan is approved
- The Development/Site Plans are valid for 18 months unless a building permit is obtained and construction is commenced; an extension may be requested

Step 3: Building Permits

Once a Development/Site plan has been approved, the next step is to obtain **Building Permits**

- Submit copy of approved final plans with building permit submittal
- Submit final copy of GPRS Checklist with additional information on each applicable checklist item
- Staff reviews building permit submittal based on consistency with Development/Site Plan approval

This pamphlet is an overview of the Green Point Rating System Guide (GPRSG). Please contact the Department of Community Development or look on our website for the 18 page Guide and Application/Checklist and to schedule a pre-application meeting. 636-949-3222.