

ARTICLE V
District Regulations

Section 405.110. "A-1" Agricultural District. [R.O. 2007 § 405.110; Ord. No. 1523 §§ 5.0100 — 5.0107, 5-11-1989; Ord. No. 3425 § 1, 4-12-2001; Ord. No. 4398 § 1, 12-15-2005; Ord. No. 5132 § 2, 1-8-2009; Ord. No. 5756 § 3, 5-24-2012]

- A. Purpose Of The District. The purpose of this district is to provide a location for land situated on the fringe of the urban area within the jurisdictional limits of the City that is used for agricultural purposes, but will be undergoing urbanization in the foreseeable future. Therefore, the agricultural uses and activities should not be detrimental to urban land uses. It is not intended that this district provide a location for a lower standard of residential, commercial, or industrial development than is authorized in other districts. The types of uses, area and intensity of land use which is authorized in this district, is designed to encourage and protect any agricultural use until urbanization is warranted and the appropriate changes in the district classification are made.
- B. Uses Permitted. Only the following buildings, structures and uses of parcels and lots are permitted; all others are expressly prohibited: **[Ord. No. 7192, 8-22-2019]**
1. Single-family dwellings.
 2. Agricultural uses and their accessory buildings, as defined in Section 405.100.
 3. Public and private parks and open spaces.
 4. Public and private golf courses.
 5. Churches or similar places of worship with accessory structures.
 6. Public schools and institutions of higher learning.
 7. Greenhouses and plant nurseries.
- C. Special Use Permit Required. **[Ord. No. 6598 § 2, 8-25-2016; Ord. No. 7192, 8-22-2019]**
1. Rodeo or fairgrounds.
 2. Kennel.
 3. Wind turbine — accessory.
 4. Wind turbine — primary.
 5. Hunting of wildlife.
- D. Building Height Requirements. Not applicable.
- E. Lot Area Requirements. Not applicable.
- F. Percentage Of Lot Coverage. Not applicable.

G. Yard Requirements. Not applicable.

Section 405.120. "P-1" Public Park Ground District. [R.O. 2007 § 405.120; Ord. No. 1523 §§ 5.0108 — 5.0115, 5-11-1989; Ord. No. 2312 § 1, 6-8-1995; Ord. No. 3425 § 1, 4-12-2001; Ord. No. 5756 § 4, 5-24-2012]

- A. Purpose Of The District. The purpose of this district is to provide for public and private park ground and open space to enhance and preserve the City's recreational, scenic, and cultural areas in a natural state for use by the community.
- B. Permitted Uses. Only the following buildings, structures, and uses of parcels and lots are permitted; all others are expressly prohibited except as permitted upon review and approval:
1. Park ground and open space.
 2. Recreational facilities (playground equipment, ball fields, swimming, picnicking, boating, fishing).
 3. Pedestrian walkways and bikepaths.
 4. Wildlife habitats.
 5. Historic sites and buildings.
 6. Golf courses.
 7. Buildings, pavilions, and storage sheds associated with typical park and recreational facility uses.
- C. Building Height Requirements. No building shall be erected or enlarged which exceeds two and one-half (2 1/2) stories in height or thirty-five (35) feet in height, unless approved by the Planning and Zoning Commission.
- D. Lot Area Requirements. Not applicable.
- E. Percentage Of Lot Coverage. Not applicable.
- F. Yard Requirements. The principal building shall be set back a minimum of ten (10) feet from a property line.
- G. Architectural Requirements. There are no specific architectural requirements, however, the architecture of the structures should complement the park setting in which they are located.
- H. Special Use.
1. Wind turbine — accessory.
 2. Wind turbine — primary.

Section 405.130. "R-1" Single-Family Residential District.¹ [R.O. 2007 § 405.130;

Ord. No. 1523 §§ 5.0200 — 5.0209, 5-11-1989; Ord. No. 1720 § 1, 2-14-1991; Ord. No. 1752 § 1, 5-9-1991; Ord. No. 1988 § 1, 3-25-1993; Ord. No. 2516 § 1, 8-8-1996; Ord. No. 2770 § 1, 11-13-1997; Ord. No. 2878 § 1, 7-9-1998; Ord. No. 2930 § 1, 10-8-1998; Ord. No. 3171 § 1, 1-13-2000; Ord. No. 3216 § 1, 3-23-2000; Ord. No. 3280 § 1, 8-10-2000; Ord. No. 3318 § 1, 10-12-2000; Ord. No. 3370 § 1, 1-11-2001; Ord. No. 3451 § 1, 5-24-2001; Ord. No. 3474 § 1, 7-12-2001; Ord. No. 3558 § 1, 11-15-2001; Ord. No. 3648 § 1, 5-9-2002; Ord. No. 4300 § 1, 6-23-2005; Ord. No. 4398 § 1, 12-15-2005; Ord. No. 4723 § 1, 1-26-2007; Ord. No. 5132 § 3, 1-8-2009; Ord. No. 5177 § 1, 4-23-2009; Ord. No. 5339 § 2, 2-25-2010; Ord. No. 5466 § 2, 8-26-2010; Ord. No. 5563 § 2, 3-24-2011; Ord. No. 5638 § 1, 8-25-2011; Ord. No. 5742 § 2, 4-30-2012; Ord. No. 5756 § 5, 5-24-2012; Ord. No. 5956 § 3, 7-25-2013]

- A. Purpose Of The District. The purpose of this district is to provide for low density single-family development on lots where water and sewer service is available or planned for in the near future and other accessory uses compatible with the residential environment. Also, this district provides for specific uses which may be permitted upon review and approval by the Commission.
- B. Permitted Uses. Only the following buildings, structures and uses of parcels and lots are permitted:
 1. Single-family dwellings but not including mobile or modular homes (See "R-M" Mobile/Modular Home Residential District).
 2. A "PUD" Planned Urban Development in accordance with procedures and regulations specified in this Section.
 3. (Reserved)
 4. Temporary buildings for uses incidental to construction work. Such buildings shall be immediately adjacent to said construction work and shall be removed upon completion or abandonment of the construction work.
 5. Other customary accessory uses and structures, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any accessory structure shall be located on the same lot with the principal structure.
 6. Home occupations except those specifically prohibited in Section 405.380(D) as approved by the Planning and Zoning Commission.
 7. Public and private schools and institutions of higher education.
 8. Public and quasi-public buildings including libraries and similar uses.
 9. Churches and related buildings to include dwelling(s) for those employed by the church.
 10. Private recreational uses and related open spaces as may be affiliated with

1. Cross Reference — As to supplementary regulations regarding accessory buildings or structures, § 405.270.

permitted residential developments.

11. Public park, playgrounds and similar activity areas including public recreation and service buildings.

C. (Reserved)

D. Special Use Permit Required In "R-1" Single-Family Residential District.

1. Mortuaries.
2. Single-user office in residential structure located on an arterial road or major collector road.
 - a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.
3. Local public utility facilities.
4. Wireless facilities, wireless support structures, or camouflaged wireless support structures. A wireless facility, wireless support structure, or camouflaged wireless support structure must be on a property that is developed with a non-residential use. **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]**
5. (Reserved)²
6. Wind turbine — accessory on property that is developed with a non-residential use.

E. Building Height Requirements. No building shall be erected or enlarged to exceed two and one-half (2 1/2) stories, excluding the basement, or thirty-five (35) feet in height.

F. Lot Area Requirements. Every single-family lot shall have a width of not less than sixty-five (65) feet measured at the building line and an area of not less than the following:

1. Minimum lot size shall be seven thousand (7,000) square feet, except as noted below. However, the number of permitted units shall not exceed one (1) dwelling unit per seventy-five hundred (7,500) square feet of net developable area. Lots on plats for which the preliminary plat was approved by the City of St. Peters after January 1, 2001 shall have a minimum lot size of twelve thousand (12,000) square feet.
2. No lot of less than seven thousand five hundred (7,500) square feet may abut another lot of less than seven thousand five hundred (7,500) square feet.
3. Single-family dwellings not served by a sanitary sewer system shall meet requirements of State of Missouri Department of Natural Resources.

2. Editor's Note: Former Subsection (D)(5), regarding firearm sales and service, was repealed 8-22-2019 by Ord. No. 7192.

4. All Other Uses. Lot areas shall be approved by the Planning and Zoning Commission, except mortuaries shall have a minimum lot size of three (3) acres with minimum frontage of two hundred (200) feet and no access to subdivision streets.
- G. Percentage Of Lot Coverage. All buildings including accessory buildings and paved areas (driveways, patios, but excluding swimming pools) shall not cover more than fifty percent (50%) of the area of the lot.
- H. Yard Requirements.
 1. The minimum yard requirements shall apply to each lot.
 - a. The minimum front yard depth shall be twenty (20) feet unless otherwise platted. Roof, canopy, and covered entranceways, including support posts, shall extend no more than four (4) feet over the front building line. **[Ord. No. 6865, 11-9-2017]**
 - b. Each side yard width shall be a minimum of ten percent (10%) of lot width as measured at the front building line except lots which are on a cul-de-sac and lots for which the preliminary plat was approved by the City of St. Peters before January 1, 2001 need not have a side yard which is more than six (6) feet wide.
 - c. Rear yard depth shall be a minimum of twenty-five (25) feet, except the rear yard depth on a corner lot may be fifteen (15) feet. Swimming pools, decks and open-air porches shall be excluded from the twenty-five (25) feet and fifteen (15) feet depth requirements, however, these structures shall not be closer than six (6) feet to the rear yard line. On irregularly shaped lots, in doubt, the Administrative Officer shall make a determination as to what constitutes the rear yard setback line. However, in no case shall the rear yard depth be less than fifteen (15) feet, nor shall the City require a rear yard depth of greater than twenty-five (25) feet.
 - d. Detached accessory buildings may not be used as dwelling units and shall be located in a rear yard. Detached accessory buildings shall be set back at least six (6) feet from the side and rear lot lines and shall not be located within a public easement. It shall also not be located nearer the front lot line than the main building. An accessory building attached in any structural manner to the principal structure must conform to the side and rear requirements for principal structures.
 - e. All detached, residential accessory buildings shall not exceed one (1) story or fourteen (14) feet in height. Such residential accessory buildings shall occupy no more than thirty percent (30%) of the rear yard and shall not exceed five hundred (500) square feet in area.
 - f. Accessory structures, including garages and sheds, shall be architecturally compatible with the general residential area and the primary building. Accessory structures which are greater than one

hundred twenty (120) square feet shall not be constructed of metal except aluminum siding.

- g. Antennas shall be considered accessory structures and shall not exceed fifteen (15) feet in height when attached to a roof and thirty-five (35) feet above ground when installed in the ground. A maximum of one (1) antenna per lot shall be permitted.
 - h. All churches and church-related buildings, except accessory storage buildings, and schools, shall be a minimum of fifty (50) feet from any side or rear property line that abuts residentially zoned or developed properties. The front yard setback for all churches or church-related buildings, including accessory storage buildings, shall be a minimum of thirty (30) feet. **[Ord. No. 7458, 6-24-2021]**
 - i. A camouflaged wireless support structure or wireless support structure shall be located a distance of no less than one hundred (100) feet from any dwelling and no less than one hundred percent (100%) of the camouflaged wireless support structure's height or wireless support structure's height from the property boundaries. Additional setbacks from dwellings in excess of one hundred (100) feet may be stipulated in the special use permit in accordance with the provisions of Section 405.526(D). Setbacks from any other structures shall be set forth in the special use permit in accordance with the provisions of Section 405.526(D). **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]**
 - j. Playground equipment, including swings hanging from trees, shall not be permitted within the front yard area as defined by these regulations. However, swings hanging from trees shall be allowed in front yard areas which are not parallel to the front of the residence on the same lot.
2. In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of the street and in both directions from a lot, for a distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building located closer than fifteen (15) feet be required. This Section shall not apply to subdivisions creating new streets or extending existing streets where no dwelling structures exist along such streets within the plat.
- I. Floor Area. Every single-family detached dwelling hereafter erected shall contain a floor area exclusive of garage space and area over open porches as follows:
- 1. For all lots contained on plats recorded after May 9, 1991 but before January 1, 2001, all houses shall contain a minimum of eleven hundred (1,100) square feet of livable floor space completely above grade. All houses constructed on lots created by plats for which the preliminary plat was approved by the City

of St. Peters after January 1, 2001, except as stated in Subsection (1)(a) below, shall contain a minimum of fourteen hundred (1,400) square feet completely above grade.

- a. For lots created by plats for which the preliminary plat was approved by the City of St. Peters after January 1, 2001, a maximum of ten percent (10%) of the lots on each plat may contain houses which are less than fourteen hundred (1,400) square feet in area above grade but must be greater than eleven hundred (1,100) square feet in area above grade.
2. For all subdivisions approved for development prior to May 9, 1991, all houses shall contain a minimum of nine hundred fifty (950) square feet of livable floor space completely above grade.

J. Miscellaneous Requirements.

1. Garages. Within all single-family residential developments, all homes shall be constructed to originally include a two (2) car garage and said garage cannot be removed and must be continued to be used as a garage and cannot be converted to living quarters. On lots platted after July 1, 2000, the garage shall be a minimum width of twenty-one (21) feet. In lieu of this minimum width, garages may be twenty (20) feet wide if additional depth is provided in the garage for storage. All garages shall include doors capable of closing.
2. Special Use Permit Landscape Provisions. Where a special use is adjacent to any residential property or residentially zoned property, a continuous visual screen with a minimum height of six (6) feet shall be provided on the rear and/or sides of the subject property lines within a ten (10) foot landscape buffer. Such screening shall consist of a solid fence or masonry wall of not less than six (6) feet; a compact evergreen hedge or foliage screening may be approved as an alternative by the Administrative Officer.
3. Landscaping And Construction Materials. All landscape materials, including, but not limited to, trees and shrubs, shall be maintained in a healthy fashion or shall be removed. All landscape materials, including, but not limited to, soil, rock, timbers, mulch, decorative stones, and all building materials, shall be stored within a residence, accessory building, carport, as long as they are concealed from public view, or garage except during active project activity or during new home construction. Also, during active projects, materials shall not be stored so as to be hazardous or so as to cause a sight distance problem. Dumpsters shall be permitted on a residential property during active project activity. Active project activity shall not include new home construction. Active project activity is limited to forty-five (45) days after project initiation whether a permit is issued or not.
4. Entrances shall conform to the standards contained in the City of St. Peters Design Criteria and Standard Specifications for Street Construction.
5. No appliances designed for indoor operation and use may be permanently

stored outside a residence or accessory structure, including within a carport where they may be visible.

6. Farm Equipment Parking. Farm equipment shall not be parked on residentially developed properties in the "R-1" District unless used on a regular basis and located on a property which is a minimum of two (2) acres. **[Ord. No. 6249 § 2, 10-23-2014]**
7. Outside Storage. Barbecue equipment and grills shall not be stored in the front yard on residentially developed properties in the "R-1" District. Temporary restrooms, except during new construction, deer stands, and animal processing shall be located in the rear yard of properties in the "R-1" District. Lawn mowers shall be stored indoors or in the rear yard if in working condition. Commercial outdoor equipment or heavy equipment shall be stored indoors. **[Ord. No. 6865, 11-9-2017]**

Section 405.140. "R-1(A)" Single-Family Residential District.³ [R.O. 2007 § 405.140; Ord. No. 1523 §§ 5.0200(A) — 5.0219, 5-11-1989; Ord. No. 1748 § 1, 4-25-1991; Ord. No. 1988 § 1, 3-25-1993; Ord. No. 2120 § 1, 3-10-1994; Ord. No. 2516 § 1, 8-8-1996; Ord. No. 2770 § 1, 11-13-1997; Ord. No. 2878 § 1, 7-9-1998; Ord. No. 2930 § 1, 10-8-1998; Ord. No. 3171 § 1, 1-13-2000; Ord. No. 3216 § 1, 3-23-2000; Ord. No. 3280 § 1, 8-10-2000; Ord. No. 3318 § 1, 10-12-2000; Ord. No. 3370 § 1, 1-11-2001; Ord. No. 3451 § 1, 5-24-2001; Ord. No. 3474 § 1, 7-12-2001; Ord. No. 3558 § 1, 11-15-2001; Ord. No. 3648 § 1, 5-9-2002; Ord. No. 4300 § 1, 6-23-2005; Ord. No. 4398 § 1, 12-15-2005; Ord. No. 4723 § 1, 1-26-2007; Ord. No. 5132 § 4, 1-8-2009; Ord. No. 5177 § 2, 4-23-2009; Ord. No. 5339 § 3, 2-25-2010; Ord. No. 5466 § 3, 8-26-2010; Ord. No. 5563 § 3, 3-24-2011; Ord. No. 5638 § 1, 8-25-2011; Ord. No. 5742 § 3, 4-30-2012; Ord. No. 5756 § 6, 5-24-2012; Ord. No. 5956 § 4, 7-25-2013]

- A. Purpose Of The District. The purpose of this district is to provide for low density single-family development on lots where water and sewer service is available or planned for in the near future and other accessory uses compatible with the residential environment. Also, this district provides for specific uses which may be permitted upon review and approval by the Commission.
- B. Permitted Uses. Only the following buildings, structures and uses of parcels and lots are permitted:
 1. Single-family dwellings but not including mobile or modular homes (see "R-M" Mobile/Modular Home Residential District).
 2. A "PUD" Planned Urban Development in accordance with procedures and regulations specified in this Section.
 3. (Reserved)

3. Cross Reference — As to supplementary regulations regarding accessory buildings or structures, § 405.270.

4. Temporary buildings for uses incidental to construction work. Such buildings shall be immediately adjacent to said construction work and shall be removed upon completion or abandonment of the construction work.
5. Other customary accessory uses and structures, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any accessory structure shall be located on the same lot with the principal structure.
6. Home occupations except those specifically prohibited in Section 405.380(D) as approved by the Planning and Zoning Commission.
7. Public and private schools and institutions of higher education.
8. Public and quasi-public buildings including libraries and similar uses.
9. Churches and related buildings to include dwelling(s) for those employed by the church.
10. Private recreational uses and related open spaces as may be affiliated with permitted residential developments.
11. Public park, playgrounds and similar activity areas including public recreation and service buildings.

C. (Reserved)

D. Special Use Permit Required In "R-1A" Single-Family Residential District.

1. (Reserved)⁴
2. Single user office in residential structure located on an arterial road or major collector road.
 - a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.
3. Local public utility facilities.
4. Wireless facilities, wireless support structures or camouflaged wireless support structures. A wireless facility, wireless support structure, or camouflaged wireless support structure must be on a property that is developed with a non-residential use. **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]**
5. (Reserved)⁵
6. Wind turbine — accessory on property that is developed with a non-residential use.

4. Editor's Note: Former Subsection (D)(1), regarding mortuaries, was repealed 8-22-2019 by Ord. No. 7192.

5. Editor's Note: Former Subsection (D)(5), regarding firearm sales and service, was repealed 8-22-2019 by Ord. No. 7192.

- E. **Building Height Requirements.** No building shall be erected or enlarged to exceed two and one-half (2 1/2) stories, excluding the basement, or thirty-five (35) feet in height.
- F. **Lot Area Requirements.** Every single-family lot shall have a width of not less than ninety (90) feet measured at the building line and an area of not less than the following:
1. Minimum lot size shall be ten thousand (10,000) square feet. However, the number of permitted units shall not exceed one (1) dwelling unit per twelve thousand (12,000) square feet of net lot area.
 2. Ten thousand (10,000) square foot lot shall abut another lot of at least twelve thousand (12,000) square feet.
 3. Single-family dwellings not served by a sanitary sewer system shall meet requirements of State of Missouri Department of Natural Resources.
 4. **All Other Uses.** Lot areas shall be approved by the Planning and Zoning Commission, except mortuaries shall have a minimum lot size of three (3) acres with minimum frontage of two hundred (200) feet and no access to subdivision streets.
- G. **Percentage Of Lot Coverage.** All buildings including accessory buildings and paved areas (driveways, patios, but excluding swimming pools) shall not cover more than fifty percent (50%) of the area of the lot.
- H. **Yard Requirements.**
1. The minimum yard requirements shall apply to each lot.
 - a. The minimum front yard depth shall be thirty (30) feet unless otherwise platted. Roof, canopy, and covered entranceways, including support posts, shall extend no more than four (4) feet over the front building line.
[Ord. No. 6865, 11-9-2017]
 - b. Each side yard width to be a minimum of ten percent (10%) of lot width.
 - c. Rear yard depth shall be a minimum of thirty (30) feet, except the rear yard depth on a corner lot may be twenty (20) feet. Swimming pools, decks and open-air porches shall be excluded from the thirty (30) feet and twenty (20) feet depth requirements, however, these structures shall not be closer than six (6) feet to the rear yard line. On irregularly shaped lots, when in doubt, the Administrative Officer shall make a determination as to what constitutes the rear yard setback line. However, in no case shall the rear yard depth be less than twenty (20) feet, nor shall the City require a rear yard depth of greater than thirty (30) feet.
 - d. Detached accessory buildings may not be used as dwelling units and shall be located in a rear yard. Detached accessory buildings shall be set back at least six (6) feet from the side and rear lot lines and shall not be located

within a public easement. It shall also not be located nearer the front lot line than the main building. An accessory building attached in any structural manner to the principal structure must conform to the side and rear requirements for principal structures.

- e. All detached, residential accessory buildings shall not exceed one (1) story or fourteen (14) feet in height. Such residential accessory buildings shall occupy no more than thirty percent (30%) of the rear yard and shall not exceed five hundred (500) square feet in area.
 - f. Accessory structures, including garages and sheds, shall be architecturally compatible with the general residential area and the primary structure. Accessory structures that are greater than one hundred twenty (120) square feet shall not be constructed of metal except aluminum siding.
 - g. Antennas shall be considered accessory structures and shall not exceed fifteen (15) feet in height when attached to a roof and thirty-five (35) feet above ground when installed in the ground. A maximum of one (1) antenna per lot shall be permitted.
 - h. All churches and church-related buildings, except accessory storage buildings, and schools, shall be a minimum of fifty (50) feet from any side or rear property line that abuts residentially zoned or developed properties. The front yard setback for all churches or church-related buildings, including accessory storage buildings, shall be a minimum of thirty (30) feet. **[Ord. No. 7458, 6-24-2021]**
 - i. A camouflaged wireless support structure or wireless support structure shall be located a distance of no less than one hundred (100) feet from any dwelling and no less than one hundred percent (100%) of the camouflaged wireless support structure's height or wireless support structure's height from the property boundaries. Additional setbacks from dwellings in excess of one hundred (100) feet may be stipulated in the special use permit in accordance with the provisions of Section 405.526(D). Setbacks from any other structures shall be set forth in the special use permit in accordance with the provisions of Section 405.526(D). **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]**
 - j. Playground equipment, including swings hanging from trees, shall not be permitted within the front yard area as defined by these regulations. However, swings hanging from trees shall be allowed in front yard areas which are not parallel to the front of the residence on the same lot.
2. In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of the street and in both directions from a lot, for a distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more

than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than twenty (20) feet from any roadway right-of-way line, nor shall a setback of greater than fifty (50) feet be required. This Section shall not apply to subdivisions creating new streets or extending existing streets where no dwelling structures exist along such streets within the plat.

I. Floor Area.

1. All one-story residences shall contain a minimum of two thousand (2,000) square feet of livable floor space above grade except as noted in Subsection (I)(3).
2. All two-story residences shall contain a minimum of twenty-five hundred (2,500) square feet of livable floor space above grade except as noted in Subsection (I)(4).
3. A maximum of twenty percent (20%) of all lots shown on a record plat are permitted to have a reduction in house size to permit a house containing a minimum of eighteen hundred (1,800) square feet of livable floor space above grade for a one-story house.
4. A maximum of twenty percent (20%) of all lots shown on a record plat are permitted to have a reduction in house size to permit a house containing a minimum of twenty-three hundred (2,300) square feet of livable floor space above grade for a two-story house.
5. No more than two (2) reduced size houses are to be located adjacently along a street frontage.

J. Miscellaneous Requirements.

1. Garages. Within all single-family residential developments, all homes shall be constructed to originally include a two (2) car garage and said garage cannot be removed and must be continued to be used as a garage and cannot be converted to living quarters. On lots platted after July 1, 2000, the garage shall be a minimum width of twenty-one (21) feet. In lieu of this minimum width, garages may be twenty (20) feet wide if additional depth is provided in the garage for storage. All garages shall include doors capable of closing.
2. Special Use Permit Landscape Provisions. Where a special use is adjacent to any residential property or residentially zoned property, a continuous visual screen with a minimum height of six (6) feet shall be provided on the rear and/or sides of the subject property lines within a ten (10) foot landscape buffer. Such screening shall consist of a solid fence or masonry wall of not less than six (6) feet; a compact evergreen hedge or foliage screening may be approved as an alternative by the Administrative Officer.
3. Landscaping And Construction Materials. All landscape materials, including, but not limited to, trees and shrubs, shall be maintained in a healthy fashion or

shall be removed. All landscape materials, including, but not limited to, soil, rock, timbers, mulch, decorative stones, and all building materials, shall be stored within a residence, accessory building, carport, as long as they are concealed from public view, or garage except during active project activity or during new home construction. Also, during active projects, materials shall not be stored so as to be hazardous or so as to cause a sight distance problem. Dumpsters shall be permitted on a residential property during active project activity. Active project activity shall not include new home construction. Active project activity is limited to forty-five (45) days after project initiation whether a permit is issued or not.

4. Entrances shall conform to the standards contained in the City of St. Peters Design Criteria and Standard Specifications for Street Construction.
5. No appliances designed for indoor operation and use may be permanently stored outside a residence or accessory structure, including within a carport where they may be visible.
6. Farm Equipment Parking. Farm equipment shall not be parked on residentially developed properties in the "R-1(A)" District unless used on a regular basis and located on a property which is a minimum of two (2) acres. **[Ord. No. 6249 § 3, 10-23-2014]**
7. Outside Storage. Barbecue equipment and grills shall not be stored in the front yard on residentially developed properties in the "R-1A" District. Temporary restrooms, except during new construction, deer stands, and animal processing shall be located in the rear yard of properties in the "R-1A" District. Lawn mowers shall be stored indoors or in the rear yard if in working condition. Commercial outdoor equipment or heavy equipment shall be stored indoors. **[Ord. No. 6865, 11-9-2017]**

Section 405.150. "R-2" Two-Family Residential District.⁶ [R.O. 2007 § 405.150; Ord. No. 1523 §§ 5.0300 — 5.0309, 5-11-1989; Ord. No. 1617 § 1, 4-12-1990; Ord. No. 2516 § 1, 8-8-1996; Ord. No. 2770 § 1, 11-13-1997; Ord. No. 2920 § 1, 9-10-1998; Ord. No. 3159 § 1, 12-16-1999; Ord. No. 3171 § 1, 1-13-2000; Ord. No. 3216 § 1, 3-23-2000; Ord. No. 3280 § 1, 8-10-2000; Ord. No. 3318 § 1, 10-12-2000; Ord. No. 3370 § 1, 1-11-2001; Ord. No. 3451 § 1, 5-24-2001; Ord. No. 3474 § 1, 7-12-2001; Ord. No. 3530 § 1, 9-27-2001; Ord. No. 3558 § 1, 11-15-2001; Ord. No. 3648 § 1, 5-9-2002; Ord. No. 4300 § 1, 6-23-2005; Ord. No. 4398 § 1, 12-15-2005; Ord. No. 4723 § 1, 1-26-2007; Ord. No. 5132 § 5, 1-8-2009; Ord. No. 5177 § 3, 4-23-2009; Ord. No. 5339 § 4, 2-25-2010; Ord. No. 5466 § 4, 8-26-2010; Ord. No. 5563 § 4, 3-24-2011; Ord. No. 5638 § 1, 8-25-2011; Ord. No. 5742 § 4, 4-30-2012; Ord. No. 5756 § 7, 5-24-2012; Ord. No. 5956 § 5, 7-25-2013]

- A. Purpose Of The District. The purpose of this district is to delineate areas in the City for two-family dwellings or semi-detached dwellings. Within this district, said

6. Cross Reference — As to supplementary regulations regarding accessory buildings or structures, § 405.270.

regulations shall apply to the use of land with the exclusive exception of ownership, specifically the requirement of a common lot for ownership purposes. This district is intended to preserve areas for low to moderate density including single-family dwellings.

B. Permitted Uses.

1. Two-family dwellings but not including mobile or modular homes (see "R-M" Mobile/Modular Home Residential District).
2. (Reserved)
3. A "PUD" Planned Urban Development in accordance with procedures and regulations specified in this Section.
4. Temporary buildings for uses incidental to construction work. Such buildings shall be immediately adjacent to said construction work and shall be removed upon completion or abandonment of the construction work.
5. Other customary accessory uses and structures, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any accessory structure shall be located on the same lot with the principal structure.
6. Home occupations except those specifically prohibited in Section 405.380(D) as approved by the Planning and Zoning Commission.
7. Public and private schools and institutions of higher education.
8. Public and quasi-public buildings including libraries and similar uses.
9. Churches and related buildings to include dwelling(s) for those employed by the church.
10. Private recreational uses and related open spaces as may be affiliated with permitted residential developments.
11. Public park, playgrounds and similar activity areas including public recreation and service buildings.

C. (Reserved)

D. Special Use Permit Required.

1. (Reserved)⁷
2. All uses allowed in the "R-1" Single-Family Residential District unless otherwise noted above.
3. Wireless facilities, wireless support structures or camouflaged wireless support structures. A wireless facility, wireless support structure, or

7. Editor's Note: Former Subsection (D)(1), regarding mortuaries, was repealed 8-22-2019 by Ord. No. 7192.

camouflaged wireless support structure must be on a property that is developed with a non-residential use. **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]**

4. (Reserved)⁸
 5. Wind turbine — accessory on property that is developed with a non-residential use.
- E. Building Height Requirements. No building shall be erected or enlarged to exceed two and one-half (2 1/2) stories, excluding the basement, or thirty-five (35) feet in height.
- F. Lot Area Requirements.
1. Each two-family dwelling shall be located on a common lot having an area of at least nine thousand (9,000) square feet and a width of eighty (80) feet measured at the building line. However, each two-family dwelling on a lot for which the preliminary plat was approved by the City of St. Peters after January 1, 2001 shall be a minimum of ten-thousand (10,000) square feet.
 2. All Other Uses. Lot areas shall be approved by the Planning and Zoning Commission, except mortuaries shall have a minimum lot size of three (3) acres with minimum frontage of two hundred (200) feet and no access to subdivision streets.
 3. Unit Area. All units on plats for which the preliminary plat was approved by the City of St. Peters after January 1, 2001, except as stated in Subsection (3)(a) below, shall be a minimum of one thousand (1,000) square feet in area.
 - a. A maximum of ten percent (10%) of the units may be a minimum of eight hundred (800) square feet in area.
- G. Percentage Of Lot Coverage. All buildings including accessory buildings and paved areas (driveways, patios, but excluding swimming pools) shall not cover more than fifty percent (50%) of the area of the lot.
- H. Yard Requirements.
1. The minimum front yard depth (main entry) shall be twenty (20) feet.
 - a. Roof, canopy, and covered entranceways, including support posts, shall extend no more than four (4) feet over the front building line. **[Ord. No. 6865, 11-9-2017; Ord. No. 7458, 6-24-2021]**
 2. Each perimeter side yard width to be a minimum of ten percent (10%) of lot width but need not be more than six (6) feet wide. The common interior lot line over which a building structure may be erected may have a zero (0) feet setback.

8. Editor's Note: Former Subsection (D)(4), regarding firearm sales and service, was repealed 8-22-2019 by Ord. No. 7192.

3. Rear yard depth shall be a minimum of twenty-five (25) feet, except the rear yard depth on a corner lot may be fifteen (15) feet.
4. Detached accessory buildings shall not be used as dwelling units and shall be located in a rear yard. Detached accessory buildings shall be set back at least six (6) feet from the side and rear lot lines and shall not be located within a public easement. Detached accessory buildings shall also not be located nearer the front lot line than the main building.
5. (Reserved)⁹
6. All detached, residential accessory buildings shall not exceed one (1) story or fourteen (14) feet in height. Such residential accessory buildings shall occupy no more than thirty percent (30%) of the rear yard and shall not exceed five hundred (500) square feet in area.
7. In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of the street and in both directions from a lot, for a distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen (15) feet from any roadway right-of-way line, nor shall a setback of greater than fifty (50) feet be required. This Section shall not apply to subdivisions creating new streets or extending streets where no dwelling structures exist along such streets within the plat.
8. All units shall include a two (2) car garage and said garage cannot be removed and shall not be converted to living quarters. Garages shall be a minimum width of twenty-one (21) feet. In lieu of this minimum width, garages may be twenty (20) feet wide if additional depth is provided in the garage for storage. All garages shall include doors capable of closing.
9. Accessory structures, including garages and sheds, shall be architecturally compatible with the general residential area and the primary structure. Accessory structures that are greater than one hundred twenty (120) square feet shall not be constructed of metal except aluminum siding.
10. Antennas shall be considered accessory structures and shall not exceed fifteen (15) feet in height when attached to a roof and thirty-five (35) feet above ground when installed in the ground. A maximum of one (1) antenna per lot shall be permitted.
11. Landscaping And Construction Materials. All landscape materials, including, but not limited to, trees and shrubs, shall be maintained in a healthy fashion or shall be removed. All landscape materials, including, but not limited to, soil, rock, timbers, mulch, decorative stones, and all building materials, shall be

9. Editor's Note: Former Subsection (H)(5), regarding detached accessory building separation from structures, was repealed 8-22-2019 by Ord. No. 7192.

stored within a residence, accessory building, carport, as long as they are concealed from public view, or garage except during active project activity or during new home construction. Also, during active projects, materials shall not be stored so as to be hazardous or so as to cause a sight distance problem. Dumpsters shall be permitted on a residential property during active project activity. Active project activity shall not include new home construction. Active project activity is limited to forty-five (45) days after project initiation whether a permit is issued or not.

12. All churches and church-related buildings, except accessory storage buildings, shall be a minimum of fifty (50) feet from any side or rear property line that abuts residentially zoned or developed properties. The front yard setback for all churches or church-related buildings, including accessory storage buildings, shall be a minimum of thirty (30) feet.
 13. A camouflaged wireless support structure or wireless support structure shall be located a distance of no less than one hundred (100) feet from any dwelling and no less than one hundred percent (100%) of the camouflaged wireless support structure's height or wireless support structure's height from the property boundaries. Additional setbacks from dwellings in excess of one hundred (100) feet may be stipulated in the special use permit in accordance with the provisions of Section 405.526(D). Setbacks from any other structures shall be set forth in the special use permit in accordance with the provisions of Section 405.526(D). **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]**
 14. Playground equipment, including swings hanging from trees, shall not be permitted within the front yard area as defined by these regulations. However, swings hanging from trees shall be allowed in front yard areas which are not parallel to the front of the residence on the same lot.
 15. No appliances designed for indoor operation and use may be permanently stored outside a residence or accessory structure, including within a carport where they may be visible.
- I. Party Wall Agreement. For any duplex structure having separate ownership of each side of the unit, a party wall agreement between the owners shall be filed with the St. Charles County Recorder of Deeds office. Said agreement is to provide for maintenance responsibilities and aesthetic considerations of the structure.
 - J. Entrances shall conform to the standards contained in the City of St. Peters Design Criteria and Standard Specifications for Street Construction.
 - K. Where a special use is adjacent to any residential property or residentially zoned property, a continuous visual screen with a minimum height of six (6) feet shall be provided on the rear and/or sides of the subject property lines within a ten (10) foot landscape buffer. Such screening shall consist of a solid fence or masonry wall of not less than six (6) feet; a compact evergreen hedge or foliage screening may be approved as an alternative by the Administrative Officer.

- L. Farm Equipment Parking. Farm equipment shall not be parked on residentially developed properties in the "R-2" District unless used on a regular basis and located on a property which is a minimum of two (2) acres. **[Ord. No. 6249 § 4, 10-23-2014]**
- M. Outside Storage. Barbecue equipment and grills shall not be stored in the front yard on residentially developed properties in the "R-2" District. Temporary restrooms, except during new construction, deer stands, and animal processing shall be located in the rear yard of properties in the "R-2" District. Lawn mowers shall be stored indoors or in the rear yard if in working condition. Commercial outdoor equipment or heavy equipment shall be stored indoors. **[Ord. No. 6865, 11-9-2017]**

Section 405.160. "R-3(A)" And "R-3(B)" Multiple-Family Residential District.¹⁰
[R.O. 2007 § 405.160; Ord. No. 1523 §§ 5.0400 — 5.0411, 5-11-1989; Ord. No. 2312 § 1, 6-8-1995; Ord. No. 2516 § 1, 8-8-1996; Ord. No. 2770 § 1, 11-13-1997; Ord. No. 2778 § 1, 12-11-1997; Ord. No. 2920 § 1, 9-10-1998; Ord. No. 3159 §§ 1 — 2, 12-16-1999; Ord. No. 3171 § 1, 1-13-2000; Ord. No. 3216 § 1, 3-23-2000; Ord. No. 3318 § 1, 10-12-2000; Ord. No. 3370 § 1, 1-11-2001; Ord. No. 3451 § 1, 5-24-2001; Ord. No. 3530 § 1, 9-27-2001; Ord. No. 3580 § 1, 1-10-2002; Ord. No. 3648 § 1, 5-9-2002; Ord. No. 3961 § 1, 1-20-2004; Ord. No. 4300 § 1, 6-23-2005; Ord. No. 4582 § 1, 7-27-2006; Ord. No. 4723 § 1, 1-26-2007; Ord. No. 5132 § 6, 1-8-2009; Ord. No. 5177 § 4, 4-23-2009; Ord. No. 5339 § 5, 2-25-2010; Ord. No. 5466 § 5, 8-26-2010; Ord. No. 5563 § 5, 3-24-2011; Ord. No. 5638 § 1, 8-25-2011; Ord. No. 5742 § 5, 4-30-2012; Ord. No. 5756 § 8, 5-24-2012; Ord. No. 5956 § 6, 7-25-2013]

- A. Purpose Of The District. These districts are intended to establish zones within the City for multiple-family dwellings at a moderate to high density. The regulations of this district are designed to accommodate a higher intensity of land use in those areas appropriately served by central water/sewer systems, and roads which abut or are adjacent to such other uses or structures which support or complement such an intensity of use. Within this district, said regulations shall apply, irrespective of ownership, to the use of land specifically, but not limited to townhouses and apartments.
 - 1. For the purposes of this Section, the multiple-family districts are as follows:
 - a. "R-3(A)". Fourteen (14) units or less per acre.
 - b. "R-3(B)". Ten (10) units or less per acre.
 - 2. Multiple-family districts existing prior to the effective date of this Chapter shall be automatically classified "R-3(A)".
- B. Permitted Uses.
 - 1. Multiple-family dwellings but not including mobile or modular homes (see "R-M" Mobile/Modular Home Residential District).

10. Cross Reference — As to supplementary regulations regarding accessory buildings or structures, § 405.270.

2. (Reserved)
- C. (Reserved)
- D. Special Use Permit Required.
 1. (Reserved)¹¹
 2. Buildings that exceed twenty-eight (28) feet in height or two (2) stories.
 3. All uses allowed in "R-1" Single-Family Residential Districts and "R-2" Two-Family Residential Districts.
 4. Wireless facilities, wireless support structures or camouflaged wireless support structures. A wireless facility, wireless support structure, or camouflaged wireless support structure must be on a property that is developed with a non-residential use. **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]**
 5. (Reserved)¹²
 6. Wind turbine — accessory on property that is developed with a non-residential use.
- E. Building Height Requirements. No building shall be erected or enlarged to exceed two (2) stories or twenty-eight (28) feet in height.
- F. Lot Width Requirements.
 1. For each multiple-family parcel, the minimum lot width shall be one hundred (100) feet as measured at the building line.
 2. All Other Uses. Lot areas shall be approved by the Planning and Zoning Commission, except mortuaries shall have a minimum lot size of three (3) acres with a minimum frontage of two hundred (200) feet and no access to subdivision streets.
- G. Density Of Development And Related Lot Area Requirements.
 1. At the time of establishing multi-family zoning on a parcel, the Commission shall recommend an appropriate classification with acceptable density range to the Board of Aldermen. The Board shall establish zoning for all multi-family parcels.
 2. A minimum of one (1) acre is required to develop a multiple-family project in this zoning district.
 3. For each development there shall not be more than eight (8) attached dwelling units in a row.

11. Editor's Note: Former Subsection (D)(1), regarding mortuaries, was repealed 8-22-2019 by Ord. No. 7192.

12. Editor's Note: Former Subsection (D)(5), regarding firearm sales and service, was repealed 8-22-2019 by Ord. No. 7192.

4. Unit Area. All units on plans approved by the Planning and Zoning Commission after January 1, 2001, except as stated in Subsection (4)(a) below, shall be a minimum of eight hundred fifty (850) square feet in area.
 - a. A maximum of ten percent (10%) of the units may be a minimum of six hundred fifty (650) square feet in area.
5. More than two (2) unrelated persons may reside within a multiple family dwelling. **[Ord. No. 6865, 11-9-2017]**

H. Yard Requirements.

1. The following minimum yard depths shall be provided for individual lots:
 - a. The minimum front yard depth shall be twenty (20) feet unless otherwise platted. On a corner lot a fifteen (15) foot side building line may be permitted. **[Ord. No. 6865, 11-9-2017]**
 - b. The minimum side yard width shall be no less than fifteen (15) feet.
 - c. Rear yard depth shall be a minimum of twenty (20) feet. However, in conjunction with attached single-family units, swimming pools, decks and open-air porches shall be exempt from the rear yard setback; these structures shall not be closer than six (6) feet to the rear yard line.
 - d. All churches and church related buildings, except accessory storage buildings, shall be a minimum of fifty (50) feet from any side or rear property line that abuts residentially zoned or developed properties. The front yard setback for all churches or church related buildings, including accessory storage buildings, shall be a minimum of thirty (30) feet.
 - e. A camouflaged wireless support structure or wireless support structure shall be located a distance of no less than one hundred (100) feet from any dwelling and no less than one hundred percent (100%) of the camouflaged wireless support structure's height or wireless support structure's height from the property boundaries. Additional setbacks from dwellings in excess of one hundred (100) feet may be stipulated in the special use permit in accordance with the provisions of Section 405.526(D). Setbacks from any other structures shall be set forth in the special use permit in accordance with the provisions of Section 405.526(D). **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]**
 - f. The placement of playground equipment shall be as approved on the site development plan.
2. The following minimum distances shall be provided between principal buildings located on the same plot:
 - a. The side of a principal building shall not be located any closer than twenty (20) feet to the side of another principal building.

- b. There shall be a minimum of forty (40) feet from the front or rear of a principal building to any other principal building.
- 3. In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of the street and in both directions from a lot, for a distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen (15) feet from any roadway right-of-way line, nor shall a setback of greater than fifty (50) feet be required. This Section shall not apply to subdivisions creating new streets or extending existing streets where no dwelling structures exist along such streets within the plat.
- 4. All units, except multi-unit buildings without individual unit entrances, shall include a two (2) car garage that shall be a minimum of twenty-one (21) feet in width.

I. Miscellaneous Requirements.

- 1. Exterior lighting shall be provided throughout the development to promote the security and safety of the residents including parking, pedestrian, recreation, and open space area. Such lighting shall be designed to prevent glare onto adjacent properties or into the dwelling units.
- 2. Where an "R-3(A)" or "R-3(B)" Multiple-Family District is adjacent to an "R-1" Single-Family or "R-2" Two-Family Zoning District, a landscape green belt at least ten (10) feet in width shall be provided continuously on the back and/or sides of the multiple-family property lines and shall consist of the following:
 - a. A six (6) foot high vinyl fence along the property line of the "R-3(A)" or "R-3(B)" Multiple-Family District.
 - b. All landscaping shall be maintained in a healthy growing condition by the property owner and the green belt shall not be used for off-street parking facilities or for loading spaces.
- 3. Landscaping And Construction Materials. All landscape materials, including, but not limited to, trees and shrubs, shall be maintained in a healthy fashion or shall be removed. All landscape materials, including, but not limited to, soil, rock, timbers, mulch, decorative stones, and all building materials, shall be stored within a residence, accessory building, carport, as long as they are concealed from public view, or garage except during active project activity or during new home construction. Also, during active projects, materials shall not be stored so as to be hazardous or so as to cause a sight distance problem. Dumpsters shall be permitted on a residential property during active project activity. Active project activity shall not include new home construction. Active project activity is limited to forty-five (45) days after project initiation

whether a permit is issued or not.

4. Entrances shall conform to the standards contained in the City of St. Peters Design Criteria and Standard Specifications for Street Construction.
 5. All exterior solid waste containers shall be screened from public view. All screening shall be six (6) feet in height and of masonry or vinyl fencing construction that matches or complements the primary building on site.
 6. No appliances designed for indoor operation and use may be permanently stored outside a residence or accessory structure, including within a garage or carport where they may be visible.
 7. Farm Equipment Parking. Farm equipment shall not be parked on residentially developed properties in the "R-3(A)" or "R-3(B)" District unless used on a regular basis and located on a property which is a minimum of two (2) acres. **[Ord. No. 6249 § 5, 10-23-2014]**
 8. Outside Storage. Barbecue equipment and grills shall not be stored in the front yard on residentially developed properties in the "R-3" District. Temporary restrooms, except during new construction, deer stands, and animal processing shall be located in the rear yard of properties in the "R-3" District. Lawn mowers shall be stored indoors or in the rear yard if in working condition. Commercial outdoor equipment or heavy landscape equipment shall be stored indoors. **[Ord. No. 6865, 11-9-2017]**
- J. Screening And Landscaping. See Article VI, Section 405.390 and Section 405.535.
- K. Density Allowance. In order to achieve the density equal to that prior to any dedication of land, the developer may request and the Planning and Zoning Commission may grant a reduction in the required side and rear yard requirements to compensate for such a dedication.
- L. Where a special use is adjacent to any residential property or residentially zoned property, a continuous visual screen with a minimum height of six (6) feet shall be provided on the rear and/or sides of the subject property lines within a ten (10) foot landscape buffer. Such screening shall consist of a solid fence or masonry wall of not less than six (6) feet; a compact evergreen hedge or foliage screening may be approved as an alternative by the Administrative Officer.

Section 405.170. "R-M" Mobile/Modular Home Residential District.¹³ [R.O. 2007 § 405.170; Ord. No. 1523 §§ 5.0500 — 5.0510, 5-11-1989; Ord. No. 3530 § 1, 9-27-2001]

- A. Purpose Of The District. The purpose of this district is to provide a well designed mobile/modular park or subdivision where public utilities are available and to establish basic standards which will determine the character of the land use and its effect upon the surrounding properties.

13. Cross Reference — As to supplementary regulations regarding accessory buildings or structures, § 405.270.

B. Uses Permitted.

1. Mobile/modular homes.
2. Mobile/modular home park or subdivision.
3. Accessory buildings customarily incidental and subordinate to the use of mobile/modular homes.

C. Building Height Requirements. No building shall be erected or enlarged to exceed two and one-half (2 1/2) stories, excluding the basement, or thirty-five (35) feet in height.

D. Lot Area Requirements.

1. Minimum lot areas for mobile/modular homes shall conform to the following standards:

Minimum Dwelling Unit Size	Minimum Lot Area Required
560 square feet	3750 square feet
700 square feet	4150 square feet
840 square feet	4550 square feet
980 square feet	4650 square feet
1190 square feet	4800 square feet
1400 square feet	5150 square feet
1680 square feet	5650 square feet
1960 square feet	5900 square feet

2. Each mobile/modular home lot shall have a minimum width of forty (40) feet for dwelling units containing nine hundred eighty (980) square feet or less and sixty (60) feet for dwelling units over nine hundred eighty (980) square feet.
3. No more than one (1) mobile/modular home shall be parked on any one (1) lot.

E. Percentage Of Lot Coverage. Refer to "Lot Area Requirements" in Subsection (D) hereof.

F. Yard Requirements.

1. No mobile/modular home or other structure within a mobile/modular home park shall be closer to another than twenty-six (26) feet except that storage structures for the exclusive use of the mobile/modular home may be no closer to another mobile/modular home than twenty (20) feet.
2. No mobile/modular home shall be located closer than thirty (30) feet to the exterior boundary of the park or a boundary street right-of-way. Buildings

used for laundry or recreational purposes shall be located no closer than forty (40) feet to the exterior boundary or the right-of-way of a boundary street.

3. The minimum front yard depth (main entry) shall be twenty (20) feet. On a corner lot a fifteen (15) foot side building line may be permitted.
4. The minimum side yard width shall be not less than thirteen (13) feet.
5. Rear yard depth shall be a minimum of twenty (20) feet.

G. Parking Requirements.

1. Two (2) off-street parking spaces paved over a well compacted sub-base shall be provided for each mobile/modular home.
2. See Article VI, "Supplementary Regulations".

H. Design Standards Of District.

1. A Mobile/Modular Home Park shall be no less than ten (10) acres in total area.
2. Density Standard. The maximum density shall not exceed eight (8) units per gross acre, exclusive of recreational areas.
3. Each mobile/modular home space shall abut a local street within the park. Streets shall be paved in accordance with the street standards of the City of St. Peters.
4. At least one thousand five hundred (1,500) square feet of recreational space for each mobile/modular home space shall be reserved within each mobile/modular home park as common recreational space for the residents of the park. Such areas shall, along with driveways and walkways, be adequately lighted for safety and developed in a manner suitable for recreational activity.
5. The Mobile/Modular Home Park and all occupied units located in it must be connected to public water and sewerage systems approved by the City and/or Missouri Department of Natural Resources.
6. Plans clearly for a Mobile/Modular Home Park shall be submitted to and approved by the Planning and Zoning Commission. Such plans must be drawn to a scale of not less than one (1) inch equals fifty (50) feet (1" = 50') by a registered engineer, professional land use planner, or registered land surveyor. Such plans must show the area to be used for the proposed Mobile/Modular Home Park; the ownership and use of neighboring properties; all proposed entrances, exits, driveways, walkways, and off-street parking spaces, recreational areas and service buildings; the location of sanitary conveniences and refuse receptacles; the proposed plan of water supply, sewage disposal and electric lighting. The Planning and Zoning Commission shall have the authority to impose such reasonable conditions and safeguards on the proposed development as it deems necessary for the protection of adjoining properties and the public interest.

7. A densely planted buffer strip, consisting of trees, shrubs, and other plantings at least six (6) feet in height, shall be provided along all rear and side property lines of the park.
8. All mobile/modular homes shall comply with Federal standards (HUD regulations at the time of manufacturing). All corners of each mobile/modular home shall be securely tied down to anchors which extend at least thirty (30) inches below the surface of the ground and which meet the specifications of the City Building Code. All mobile/modular homes shall also be anchored at the center point of each side.
9. Any expansion of mobile/modular home parks in existence on the effective date of this Chapter shall comply with the provisions of this Section.
10. Farm Equipment Parking. Farm equipment shall not be parked on residentially developed properties in the "R-M" District unless used on a regular basis and located on a property which is a minimum of two (2) acres. **[Ord. No. 6249 § 6, 10-23-2014]**

Section 405.180. "S-D" Special Old Town Overlay District. [R.O. 2007 § 405.180; Ord. No. 1523 §§ 5.0600 — 5.0608, 5-11-1989; Ord. No. 1988 § 1, 3-25-1993; Ord. No. 2770 § 1, 11-13-1997; Ord. No. 3143 § 1, 11-18-1999; Ord. No. 3280 § 1, 8-10-2000; Ord. No. 4398 § 1, 12-15-2005; Ord. No. 5563 § 6, 3-24-2011]

- A. Purpose Of The District. The purpose of this district is to preserve the integrity of Old Town as identified on the Official Zoning District Map and to provide for development consistent with preserving the Old Town image and environment. The regulations of this special district are intended to allow greater design flexibility in development than is permitted by the other district regulations with the exception of the Planned Urban Development District.
- B. Uses Permitted. A building or lot shall be used only for the following purposes: **[Ord. No. 7192, 8-22-2019]**
 1. All uses permitted in "R-1," "R-2," "C-1" and "C-2" Districts.
 2. Outdoor flea markets.
 3. Single-family and two-family dwellings above the first floor of a building.
 4. Retail sales of any used goods, wares or merchandise, but excluding used motor vehicles.
 5. Bed and breakfast establishments.
- C. Special Use Permit Required. **[Ord. No. 6865, 11-9-2017; Ord. No. 7192, 8-22-2019]**
 1. Hotels/motels, boarding houses and similar uses.
 2. All special uses in the "R-1," "R-2," "C-1" and "C-2" Districts.

3. Multiple family uses.
- D. Building/Structure Height. No building or structure shall be erected or enlarged to exceed thirty-five (35) feet or two and one-half (2 1/2) stories in height except upon review and approval by the Planning and Zoning Commission. **[Ord. No. 6865, 11-9-2017]**
- E. Lot Area Requirements. There are no minimum lot area requirements in this District.
- F. Yard Requirements. Since there were no planning and zoning regulations when Old Town was originally established, yard requirements shall be consistent with existing layouts and will require approval by the Planning and Zoning Commission on an individual basis.
- G. Parking Requirements. The parking requirements for each development shall be as approved by the Planning and Zoning Commission in conjunction with site plan review and approval. Parking requirements shall be consistent with ordinance requirements when possible, but shall be evaluated on an individual basis after evaluating existing conditions and space available.
- H. Architectural Requirements And Signage.
 1. The architecture of the late nineteenth and early twentieth century shall be modeled wherever it is possible and as approved by the Administrative Officer.
 2. Signs shall be permitted as allowed in the "C-2" Commercial District. Signs shall have a historic design where it is feasible.
 3. Informational signage shall be permitted within the public right-of-way to provide direction for businesses on one-way streets. The location and design of such signs shall be as approved by the City Engineer.

Section 405.190. "C-1" Neighborhood Commercial District. [R.O. 2007 § 405.190; Ord. No. 1523 §§ 5.0700 — 5.0708, 5-11-1989; Ord. No. 2770 § 1, 11-13-1997; Ord. No. 3143 § 1, 11-18-1999; Ord. No. 3318 § 1, 10-12-2000; Ord. No. 3622 § 1, 3-14-2002; Ord. No. 3648 § 1, 5-9-2002; Ord. No. 3775 § 1, 1-27-2003; Ord. No. 4297 § 1, 6-9-2005; Ord. No. 4345 § 1, 9-22-2005; Ord. No. 4398 § 1, 12-15-2005; Ord. No. 4723 § 1, 1-26-2007; Ord. No. 5339 § 6, 2-25-2010; Ord. No. 5386 § 1, 4-22-2010; Ord. No. 5638 § 1, 8-25-2011; Ord. No. 5742 § 6, 4-30-2012; Ord. No. 5756 § 9, 5-24-2012]

- A. Purpose Of The District. The purpose of this district is to provide for attractive and convenient retail shopping facilities and services in close proximity to residential neighborhoods. These retail establishments will be located and designed for compatibility within the neighborhood setting.
- B. Uses Permitted. Only the following buildings, structures and uses of parcels and lots are permitted; all others are expressly prohibited: **[Ord. No. 6865, 11-9-2017;**

Ord. No. 7192, 8-22-2019]

1. Low density business and professional offices (including law, insurance, accounting, data processing, photography, architects' and engineers' offices).
 2. Low density retail businesses serving neighborhood needs; service type uses, including, but not limited to, barber and beauty shops, nail salons, laundromats, and "quick print" type printing services. Permanent cosmetics shall be permitted as an accessory use to beauty shops, nail salons, spas and similar facilities.
 3. Public, educational, governmental offices and libraries.
 4. Medical/dental/optician offices.
 5. Animal grooming not including overnight boarding or care.
 6. Day care centers.
 7. Veterinary office, not including animal kennels.
 8. Public and private schools and churches and related structures.
- C. Special Use Permit Required. **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014; Ord. No. 6249 § 7, 10-23-2014; Ord. No. 7192, 8-22-2019]**
1. Dry cleaners.
 2. Medical/dental/optician clinics.
 3. (Reserved)
 4. (Reserved)
 5. Wireless facilities, wireless support structures or camouflaged wireless support structures. A wireless facility, wireless support structure, or camouflaged wireless support structure must be on a property that is developed with a non-residential use.
 6. Nursing homes.
 7. Residential uses including single-family, attached single-family or multiple-family units.
 8. Wind turbine — accessory.
- D. Building/Structure Height. No building or structure shall be erected or enlarged to exceed twenty (20) feet or one (1) story in height, except upon review and approval by the Planning and Zoning Commission. **[Ord. No. 6865, 11-9-2017]**
- E. Lot Area Requirements. There are no minimum lot area requirements in this district.

F. Yard Requirements.

1. Front Yard. All buildings shall be set back from the street right-of-way line to provide a front yard having not less than thirty (30) feet in depth.
2. Side Yard. Side yard width shall be ten (10) feet except when adjacent to a residential district, then twenty (20) feet is required.
3. Rear Yard. Rear yard depth shall be fifteen (15) feet except when adjacent to a residential district, then twenty (20) feet is required.
4. A camouflaged wireless support structure or wireless support structure shall be located a distance of no less than one hundred (100) feet from any dwelling and no less than one hundred percent (100%) of the camouflaged wireless support structure's height or wireless support structure's height from the property boundaries. Additional setbacks from dwellings in excess of one hundred (100) feet may be stipulated in the special use permit in accordance with the provisions of Section 405.526(D). Setbacks from any other structures shall be set forth in the special use permit in accordance with the provisions of Section 405.526(D). **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]**

G. Screening And Landscaping. See Section 405.390 "Landscaping and Screening".

H. Miscellaneous Requirements.

1. All exterior solid waste containers and container racks or stands shall be screened from public view. All screening shall be six (6) feet in height and of masonry construction that matches or complements the primary building on the site. All outside storage of materials, equipment or stock, including items for sale or items used in the operation of the business, shall be screened from public view unless waived by the Administrative Officer. Outside display of items for sale and outside storage of materials, equipment or stock shall be stored in an orderly fashion and shall be located as approved by the Planning Department.
2. All yards unoccupied with buildings or used as traffic ways shall be landscaped with grass and shrubs and maintained in good condition the year round.
3. All of the lot used for parking of vehicles and storage and display, and all driveways used for vehicle ingress and egress shall be paved and maintained in accordance with Section 405.550(G) Off-Street Parking, Construction Standards (Drive Aisles and Parking).
4. Where a "C-1" Neighborhood Commercial District is adjacent to any residential zoning district, a landscaped green belt at least ten (10) feet in width shall be provided continuously on the back and/or sides of the commercial property lines and shall consist of a compact evergreen hedge, foliage screening, solid masonry wall, solid wood fence, or other type of screening

with a minimum height of six (6) feet above grade, so long as the degree of screening is not less than the screening afforded by the fence, and shall be maintained along the appropriate property line by the users of the "C-1" Neighborhood Commercial property. All landscaping shall be maintained in a healthy growing condition by the property owner and the green belt shall not be used for off-street parking facilities or for loading space.

5. No permanent outdoor storage shall be allowed in any "C-1" Neighborhood Commercial District.
6. Vehicles used in conjunction with the operation of a business shall be parked behind or next to the building housing the business when feasible. When a rear or side parking space is not feasible, the vehicle shall be parked so as to not obstruct visibility of the shopping center entrances. Parking of commercial vehicles unrelated to the businesses on the lot shall not be permitted unless otherwise authorized.
7. Entrances shall conform to the standards contained in the City of St. Peters Design Criteria and Standard Specifications for Street Construction.
8. Businesses adjacent to, or integrated in, a shopping center or cluster of commercial facilities shall use the common access with other business establishments in that center.

Section 405.200. "C-2" Community Commercial District. [R.O. 2007 § 405.200; Ord. No. 1523 §§ 5.0800 — 5.0808, 5-11-1989; Ord. No. 2120 § 1, 3-10-1994; Ord. No. 2516 § 1, 8-8-1996; Ord. No. 2770 § 1, 11-13-1997; Ord. No. 3082 § 1, 8-12-1999; Ord. No. 3143 § 1, 11-18-1999; Ord. No. 3318 § 1, 10-12-2000; Ord. No. 3451 § 1, 5-24-2001; Ord. No. 3530 § 1, 9-27-2001; Ord. No. 3580 § 1, 1-10-2002; Ord. No. 3622 § 1, 3-14-2002; Ord. No. 3648 § 1, 5-9-2002; Ord. No. 4297 § 1, 6-9-2005; Ord. No. 4554 § 1, 6-22-2006; Ord. No. 4723 § 1, 1-26-2007; Ord. No. 5132 § 7, 1-8-2009; Ord. No. 5339 § 7, 2-25-2010; Ord. No. 5486 § 2, 10-14-2010; Ord. No. 5563 § 7, 3-24-2011; Ord. No. 5638 § 1, 8-25-2011; Ord. No. 5742 § 7, 4-30-2012; Ord. No. 5756 § 10, 5-24-2012]

- A. Purpose Of The District. The purpose of this district is to provide sufficient space in appropriate locations for the sale of convenience goods and personal services. Due to the increased space requirements and traffic associated with these retail users, such uses will be limited to the intersection of collector and arterial streets.
- B. Uses Permitted. Only the following buildings, structures and uses of parcels and lots are permitted; all others are expressly prohibited: **[Ord. No. 6722 § 2, 3-23-2017; Ord. No. 6865, 11-9-2017; Ord. No. 7192, 8-22-2019]**
 1. All uses permitted by the Planning and Zoning Commission in the "C-1" Neighborhood Commercial District except as otherwise noted. Permanent cosmetics shall be permitted as an accessory use to beauty shops, nail salons, spas and similar facilities.

2. A building which is planned to hold more than five (5) businesses.
 3. General retail uses (including variety stores, decorating centers, craft supplies, book and stationery shops) and specialty item uses (including imported arts and crafts, novelties and home furnishings). Pawnshops shall be excluded.
 4. Financial and banking institutions (including drive-up facilities), real estate agencies and service, and mortician/mortuaries.
 5. Restaurants and food establishments within multiple tenant retail buildings, including restaurants with drive-through facilities.
 6. Food stores and supermarkets.
 7. Light automotive parts, service and repair facilities.
 8. Veterinary office/animal hospital including animal grooming.
 9. Public and private schools and churches and related structures.
 10. New and used computer equipment sales and computer software sales, fabrication and minor repairs.
 11. Commercial vehicle storage when the vehicles are not related to the businesses on the subject lot (subject to Planning Commission approval of the location).
 12. Temporary businesses (subject to Planning Commission approval of the location).
 13. Day care centers.
 14. Medical/dental/optician clinics.
 15. Group homes.
 16. Dance/yoga studios, fitness/aerobics salons, martial arts studios and similar activities which are within a multi-tenant center and are less than three thousand (3,000) square feet in area.
 17. Motor vehicle rental, excluding truck rental.
 18. Therapeutic massage establishments.
 19. Banquet centers/conference centers, community centers and similar meeting facilities.
- C. Uses Permitted Upon Review And Approval By The Planning And Zoning Commission.
- D. Special Use Permit Required. **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014; Ord. No. 6249 § 8, 10-23-2014; Ord. No. 6722 § 2, 3-23-2017; Ord. No. 6865, 11-9-2017; Ord. No. 7192, 8-22-2019]**

1. Convenience/food store with gasoline or petroleum products and services.
 2. Freestanding restaurants and food establishments, including drive-in food establishments; all taverns and bars.
 3. Car washes.
 4. Truck rental.
 5. Kennels, including interior and exterior areas, as defined by this Chapter.
 6. Dance/yoga studios, fitness/aerobics salons, martial arts studios and laser tag, paint ball and other indoor entertainment activities, except as referenced in Section 405.200(B).
 7. Wireless facilities, wireless support structures or camouflaged wireless support structures. A wireless facility, wireless support structure, or camouflaged wireless support structure must be on a property that is developed with a non-residential use.
 8. (Reserved)
 9. The sale and brokerage of firearms, including the transfer of firearms; firearm repair; ammunition sales.
 10. Nursing homes.
 11. Residential uses including single-family, attached single-family or multiple-family units.
 12. Residential uses and commercial uses, including office uses, retail uses, and service uses, within the same structure.
 13. Distribution centers and accessory fabrication.
 14. Wind turbine — accessory.
- E. Building/Structure Height. No building or structure shall be erected or enlarged to exceed thirty-five (35) feet or two and one-half (2 1/2) stories in height except upon review and approval by the Planning and Zoning Commission. **[Ord. No. 6865, 11-9-2017]**
- F. Lot Area Requirements. There are no minimum lot area requirements.
- G. Yard Requirements.
1. Front Yard. All buildings shall be set back from the street right-of-way line to provide a front yard having not less than thirty (30) feet in depth.
 2. Side Yard. Side yard width shall be ten (10) feet except when adjacent to a residential district, then twenty (20) feet is required.
 3. Rear Yard. Rear yard depth shall be fifteen (15) feet except when adjacent to

a residential district, then twenty-five (25) feet is required.

4. A camouflaged wireless support structure or wireless support structure shall be located a distance of no less than one hundred (100) feet from any dwelling and no less than one hundred percent (100%) of the camouflaged wireless support structure's height or wireless support structure's height from the property boundaries. Additional setbacks from dwellings in excess of one hundred (100) feet may be stipulated in the special use permit in accordance with the provisions of Section 405.526(D). Setbacks from any other structures shall be set forth in the special use permit in accordance with the provisions of Section 405.526(D). **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]**

H. Screening And Landscaping. See Section 405.390 "Landscaping and Screening".

I. Miscellaneous Requirements.

1. All exterior solid waste containers and container racks or stands shall be screened from public view. All screening shall be six (6) feet in height and of masonry construction that matches or complements the primary building on the site. All outside storage of materials, equipment or stock, including items for sale or items used in the operation of the business, shall be screened from public view unless waived by the Administrative Officer. Outside display of items for sale and outside storage of materials, equipment or stock shall be stored in an orderly fashion and shall be located as approved by the Planning Department.
2. Where a "C-2" Community Commercial District is adjacent to any residential zoning district, a landscaped green belt at least ten (10) feet in width shall be provided continuously on the back and/or sides of the commercial property lines and shall consist of a compact evergreen hedge, foliage screening, solid masonry wall, solid wood fence, or other type of screening with a minimum height of six (6) feet above grade, so long as the degree of screening is not less than the screening afforded by the fence, and shall be maintained along the appropriate property line by the users of the "C-2" Community Commercial property. All landscaping shall be maintained in a healthy growing condition by the property owner and the green belt shall not be used for off-street parking facilities or for loading space.
3. All yards unoccupied with buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in good condition the year round.
4. All of the lot used for parking of vehicles and storage and display, and all driveways used for vehicle ingress and egress shall be paved and maintained in accordance with Section 405.550(G) Off-Street Parking, Construction Standards (Drive Aisles and Parking).
5. All repair of vehicles and assembly of equipment carried on as an incidental

part of the sales operation shall be conducted within a completely enclosed building.

6. Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent streets, and shall not be of a flashing or intermittent type.
7. Vehicles used in conjunction with the operation of a business shall be parked behind or next to the building housing the business when feasible. When a rear or side parking space is not feasible, the vehicle shall be parked so as to not obstruct visibility of the shopping center entrances. Parking of commercial vehicles unrelated to the businesses on the lot shall not be permitted unless otherwise authorized.
8. Temporary businesses, including plant sales and the sales of Christmas trees and holiday items, shall be located as approved by the Planning Department. All temporary businesses shall meet building setbacks of the underlying district.
9. Entrances shall conform to the standards contained in the City of St. Peters Design Criteria and Standard Specifications for Street Construction.
10. Businesses adjacent to, or integrated in, a shopping center or cluster of commercial facilities shall use the common access with other business establishments in that center.

Section 405.210. "C-3" General Commercial District. [R.O. 2007 § 405.210; Ord. No. 1523 §§ 5.0900 — 5.0909, 5-11-1989; Ord. No. 2120 § 1, 3-10-1994; Ord. No. 2516 § 1, 8-8-1996; Ord. No. 2770 § 1, 11-13-1997; Ord. No. 3143 § 1, 11-18-1999; Ord. No. 3318 § 1, 10-12-2000; Ord. No. 3451 § 1, 5-24-2001; Ord. No. 3580 § 1, 1-10-2002; Ord. No. 3622 § 1, 3-14-2002; Ord. No. 3648 § 1, 5-9-2002; Ord. No. 4297 § 1, 6-9-2005; Ord. No. 4723 § 1, 1-26-2007; Ord. No. 5339 § 8, 2-25-2010; Ord. No. 5466 § 6, 8-26-2010; Ord. No. 5486 § 3, 10-14-2010; Ord. No. 5563 § 8, 3-24-2011; Ord. No. 5638 § 1, 8-25-2011; Ord. No. 5742 § 8, 4-30-2012; Ord. No. 5756 § 11, 5-24-2012]

- A. Purpose Of The District. The purpose of this district is to establish areas along/and in close proximity to major arterials for commercial uses which generate high volumes of traffic during any given twenty-four (24) hour period. These regulations are intended to eliminate excessive traffic noise and congestion from residential areas within the City.
- B. Uses Permitted. Only the following buildings, structures and uses of parcels and lots are permitted; all others are expressly prohibited: **[Ord. No. 6249 § 9, 10-23-2014; Ord. No. 6865, 11-9-2017; Ord. No. 7192, 8-22-2019]**
 1. All uses permitted by the Planning and Zoning Commission in the "C-2" Community Commercial District. Permanent cosmetics shall be permitted as an accessory use to beauty shops, nail salons, spas and similar facilities.

2. A building which will consist of more than ten (10) separate businesses/offices which would be allowed separately in the "C-2" Community Commercial District.
3. All restaurants and food establishments, including drive-in food establishments; all taverns and bars.
4. Retail sales of any used goods, wares or merchandise, but excluding used motor vehicles.
5. Retail nurseries for growing trees and shrubs and landscaping, garden shops, lumber hardware/home repair uses.
6. Radio/TV stations.
7. Country club or golf club.
8. Specialty entertainment and sports uses (including movie theater, bowling lanes, fitness/yoga salons, amusement palaces, skating palaces and swimming pools).
9. Greenhouses.
10. Food pantries.
11. Hospitals.
12. Microbreweries, including the manufacturing of beverages, food sales and service, and beverage sales.
13. Commercial vehicle storage when the vehicles are not related to the businesses on the subject lot (subject to Planning Commission approval of the location).
14. Drug rehabilitation programs.
15. Temporary businesses (subject to Planning Commission approval of the location).
16. Public and private schools and churches and related structures.
17. Day-care centers for children and/or adults.
18. Medical/dental/optician clinics.
19. Group homes.
20. Therapeutic massage establishments.
21. Heavy automobile repair (body and fender repair and/or painting).
22. Motor vehicle rental company.
23. Residential uses and commercial uses, including office uses, retail uses, and service uses, within the same structure.

24. Convenience/food store with gasoline or petroleum products and services.
 25. Body art establishments, body piercing, and branding. **[Ord. No. 7405, 12-17-2020]**
 26. Banquet centers/conference centers, community centers and similar meeting facilities.
 27. Car washes not adjacent to or directly across a public or private road or drive residentially zoned or residentially developed properties.
- C. Uses Permitted Upon Review And Approval By The Planning And Zoning Commission.
- D. Special Use Permit Required. **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014; Ord. No. 6249¹⁴ § 9, 10-23-2014; Ord. No. 6865, 11-9-2017; Ord. No. 7192, 8-22-2019]**
1. Residential uses including single-family, attached single-family, or multiple-family units. **[Ord. No. 7458, 6-24-2021]**
 2. (Reserved)
 3. The sale and brokerage of firearms, including the transfer of firearms; firearm repair; ammunition sales.
 4. Nursing homes.
 5. Kennels, including interior and exterior kennels.
 6. (Reserved)
 7. Modular/mobile home sales.
 8. (Reserved)
 9. Hotels and motels, and related conference centers.
 10. Car washes adjacent to or directly across a public or private road or drive from residentially zoned or residentially developed properties.
 11. Wireless facilities, wireless support structures or camouflaged wireless support structures. A wireless facility, wireless support structure, or camouflaged wireless support structure must be on a property that is developed with a non-residential use.
 12. House trailer and recreational vehicle sales/storage; bus, taxi and other public transportation terminal.
 13. (Reserved)

14. Editor's Note: This ordinance also repealed former Subsection (D)(5), which set forth adult day-care facilities as a special permit use.

14. (Reserved)
 15. A new motor vehicle franchise dealer operating a parts and service department in conjunction therewith.
 16. (Reserved)
 17. The sale, barter, exchange or rental of all-terrain vehicles.
 18. Pawnshops.
 19. (Reserved)
 20. (Reserved)
 21. Distribution centers and accessory fabrication.
 22. Wind turbine — accessory.
- E. Building/Structure Height. No building or structure shall be erected or enlarged to exceed six (6) stories in height except upon review and approval by the Planning and Zoning Commission. **[Ord. No. 6865, 11-9-2017]**
- F. Lot Area Requirements. There are no minimum lot area requirements.
- G. Yard Requirements. See Section 405.390 "Landscaping and Screening".
1. All buildings shall be set back from all street right-of-way lines not less than thirty (30) feet.
 2. Side yard width shall be fifteen (15) feet except when adjacent to a residential district, then twenty (20) feet is required.
 3. There shall be a twenty-five (25) foot rear yard except when adjacent to a residential district, then thirty (30) feet is required.
 4. A camouflaged wireless support structure or wireless support structure shall be located a distance of no less than one hundred (100) feet from any dwelling and no less than one hundred percent (100%) of the camouflaged wireless support structure's height or wireless support structure's height from the property boundaries. Additional setbacks from dwellings in excess of one hundred (100) feet may be stipulated in the special use permit in accordance with the provisions of Section 405.526(D). Setbacks from any other structures shall be set forth in the special use permit in accordance with the provisions of Section 405.526(D). **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]**
- H. Screening And Landscaping. See Section 405.390 "Landscaping and Screening".
- I. Miscellaneous Requirements.
1. All exterior solid waste containers and container racks or stands shall be screened from public view. All screening shall be six (6) feet in height and of

masonry construction that matches or complements the primary building on the site. All outside storage of materials, equipment or stock, including items for sale or items used in the operation of the business, shall be screened from public view unless waived by the Administrative Officer. Outside display of items for sale and outside storage of materials, equipment or stock shall be stored in an orderly fashion and shall be located as approved by the Planning Department.

2. Where a "C-3" General Commercial District is adjacent to any residential zoning district, a landscaped green belt at least ten (10) feet in width shall be provided continuously on the back and/or sides of the commercial property lines and shall consist of a compact evergreen hedge, foliage screening, solid masonry wall, solid wood fence, or other type of screening with a minimum height of six (6) feet above grade, so long as the degree of screening is not less than the screening afforded by the fence, and shall be maintained along the appropriate property line by the users of the "C-3" General Commercial property. All landscaping shall be maintained in a healthy growing condition by the property owner and the green belt shall not be used for off-street parking facilities or for loading space.
3. All yards unoccupied with buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in good condition the year round.
4. All of the lot used for parking of vehicles and storage and display, and all driveways used for vehicle ingress and egress shall be paved and maintained in accordance with Section 405.550(G) Off-Street Parking, Construction Standards (Drive Aisles and Parking).
5. All repair of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
6. Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent streets, and shall not be of a flashing or intermittent type.
7. Temporary businesses, including plant sales and the sales of Christmas trees and holiday items, shall be located as approved by the Planning Department. All temporary businesses shall meet building setbacks of the underlying district.
8. Vehicles used in conjunction with the operation of a business shall be parked behind or next to the building housing the business when feasible. When a rear or side parking space is not feasible, the vehicle shall be parked so as to not obstruct visibility of the shopping center entrances. Parking of commercial vehicles unrelated to the businesses on the lot shall not be permitted unless otherwise authorized.

9. Entrances shall conform to the standards contained in the City of St. Peters Design Criteria and Standard Specifications for Street Construction.
10. Businesses adjacent to, or integrated in, a shopping center or cluster of commercial facilities shall use the common access with other business establishments in that center.

Section 405.220. "C-4" Regional Shopping Center District. [R.O. 2007 § 405.220; Ord. No. 1523 §§ 5.1000 — 5.1008, 5-11-1989; Ord. No. 2770 § 1, 11-13-1997; Ord. No. 3580 § 1, 1-10-2002; Ord. No. 3622 § 1, 3-14-2002; Ord. No. 3648 § 1, 5-9-2002; Ord. No. 4582 § 1, 7-27-2006; Ord. No. 5339 § 9, 2-25-2010]

A. Purpose Of The District. The purpose of this district is to establish space in the City for large clusters of complementary stores and facilities which will provide consumer goods and services not only for the residents of St. Peters but for the surrounding region as well. Due to size and scale of such commercial developments, the developer will be expected to closely coordinate his/her overall plans with the City's Comprehensive Plan to insure a well designed, attractive and integrated development.

B. Uses Permitted. **[Ord. No. 6865, 11-9-2017; Ord. No. 7192, 8-22-2019]**

1. Property and buildings in a "C-4" Regional Shopping Center District shall be used for any combination of permitted retail uses, provided, however, that these uses shall be located in a well-designed and integrated center.

Only the following buildings, structures and uses of parcels and lots are permitted; all others are expressly prohibited except as permitted upon review and approval or by special use permit:

- a. All uses permitted in the "C-1" Neighborhood Commercial, "C-2" Community Commercial and "C-3" General Commercial Districts.
- b. Office uses.
- c. Accessory buildings and uses customarily incidental to the above uses.
- d. Temporary businesses (subject to Planning Commission approval of the location). **[Ord. No. 7458, 6-24-2021]**
- e. Retail sales of any used goods, wares or merchandise excluding pawnshops.
- f. Therapeutic massage establishments.
- g. Convenience/food store with gasoline or petroleum products and services.
- h. Microbreweries, including the manufacturing of beverages, food sales and service and beverage sales.

- i. Public and private schools and churches and related structures.
2. Uses Permitted Upon Review And Approval By The Planning And Zoning Commission.
3. Special Use Permit Required.
 - a. (Reserved)
 - b. (Reserved)
 - c. (Reserved)
 - d. The sale and brokerage of firearms, including the transfer of firearms; firearm repair; ammunition sales.
 - e. Hotels and motels.
 - f. (Reserved)
 - g. Bus, taxi and other public transportation terminal.
- C. Building/Structure Height. No building or structure shall be erected or enlarged to exceed six (6) stories in height except upon review and approval by the Planning and Zoning Commission. **[Ord. No. 6865, 11-9-2017]**
- D. Lot Area Requirements. The parcel of land on which a regional shopping center is located shall not be less than sixty (60) acres in area.
- E. Yard Requirements.
 1. All buildings shall be set back from all street right-of-way lines not less than forty-five (45) feet.
 2. On the side lot adjoining a residential district, there shall be a minimum side yard of fifty (50) feet as measured horizontally from the nearest point of building to said property line.
 3. There shall be a rear yard, alley, service court, or combination thereof, to constitute a minimum distance of fifty (50) feet as measured horizontally from the nearest point of building to said property line.
- F. Screening And Landscaping. See Section 405.390 "Landscaping and Screening".
- G. Miscellaneous Requirements.
 1. All exterior solid waste containers and container racks or stands shall be screened from public view. All screening shall be six (6) feet in height and of masonry construction that matches or complements the primary building on the site. All outside storage of materials, equipment or stock, including items for sale or items used in the operation of the business, shall be screened from public view unless waived by the Administrative Officer. Outside display of items for sale and outside storage of materials, equipment or stock shall be

stored in an orderly fashion and shall be located as approved by the Planning Department.

2. Where a Regional Shopping Center District is adjacent to a residential zoning district, a landscaped green belt minimum of forty (40) feet shall be provided continuously on the back and/or sides of the commercial property lines and shall consist of a combination of a compact evergreen hedge, foliage screening, earth berming, solid masonry wall or solid wood fence, or other type of screening designed to visually obscure the "C-4" Regional Shopping Center development and property from a six (6) foot periphery along said property lines(s), and shall be maintained along the appropriate property line by the users of the "C-4" Regional Shopping Center property. All landscaping shall be maintained in a healthy growing condition by the property owner and the green belt shall not be used for off-street parking facilities or for loading space, provided that this Subsection shall not apply where a regional shopping center facility exists at the time of passage of this Chapter. Therefore, the Planning and Zoning Commission may approve a parking reduction in conjunction with the review and approval of a site development plan.
3. In a regional shopping center development, there is a mixture of land uses with a variety of parking demands. Both the amount of parking space required and the peak demand throughout the day/week/season vary according to the type of business operation. Therefore, the parking spaces required for such a combination of land uses may be reduced upon approval by the Board of Aldermen.
4. Entrances shall conform to the standards contained in the City of St. Peters Design Criteria and Standard Specifications for Street Construction.
5. Businesses adjacent to, or integrated in, a shopping center or cluster of commercial facilities shall use the common access with other business establishments in that center.
6. All of the lot used for parking of vehicles and storage and display and all driveways used for vehicle ingress and egress shall be paved and maintained in accordance with Section 405.550(G) Off-Street Parking, Construction Standards (Drive Aisles and Parking).

H. Administration Procedures For Regional Center Development.

1. The developer shall first make an application to the City for development of a shopping center under this zoning. The application shall include the following in addition to the administrative requirement set forth in this Chapter.
 - a. Prior to the development, the developer shall submit a Master Plan depicting the various phases of development and a development schedule for each phase subject to approval by the Planning and Zoning Commission. A public hearing shall be required for Master Plan approval whereby the Planning and Zoning Commission shall review and grant

approval or denial of the plan.

- b. The Master Plan shall show the large-scale facility and the peripheral public improvements required to service the site. The developer shall submit site plan(s) of the proposed development which shall be drawn to a scale of not less than one (1) inch equals fifty (50) feet; and which shall show the arrangement of the buildings, design and circulation pattern of the off-street parking area, street system, landscaped yards, ornamental screening, service courts, and facilities, and the relationship of the shopping which it may affect.
 - c. The developer shall show evidence that indicates to the satisfaction of the Planning and Zoning Commission the ability and intent to carry out the development of the shopping center in accordance with the plans submitted in accordance with the above Subsections.
 - d. Development Procedure. The developer shall obtain plan approval for the shopping center in accordance with the requirements of this Chapter, and shall be required to develop the roadways, utilities and stormwater facilities for the area designated as "C-4" Regional Shopping Center at the initial phase of the development in accordance with the approved Master Plan. If the terms of the approved development schedule are violated by the developer, then the Planning and Zoning Commission of the City shall review and recommend rezoning to an appropriate zoning classification, or grant an amendment to the approved development schedule. The developer shall begin construction of the shopping center within two (2) years after the effective date of approval of the rezoning petition for the Regional Shopping Center site, and shall make reasonable and continuous progress towards completion. If the shopping center is not under initial construction or is not substantially completed within two (2) years after the effective date of the shopping center rezoning, and if it should be found that the developer cannot proceed immediately with the development, in conformity with the requirements of this Section, this fact, and the reasons thereof, shall be reported to the Planning and Zoning Commission of the City. The Planning and Zoning Commission shall review and recommend rezoning, or grant an extension of the two (2) year period.
2. Review Of Plan Change. Any substantial deviation from the plat of building plans approved by the Commission shall constitute a violation of the building permit authorizing construction of the shopping center.

Section 405.225. "CPD" Commercial Planned District. [R.O. 2007 § 405.225; Ord. No. 3580 § 1, 1-10-2002]

- A. Purpose Of The District. The "CPD" Commercial Planned District encompasses areas where developments and uses permitted in any of the other commercial districts may be located. It is the purpose of these regulations to facilitate the

establishment of combinations of developments and uses for which no provision is made in any other commercial district, or the establishment of developments and uses in locations appropriate under approved site plans and conditions. Such approved plans and conditions shall be consistent with good planning practice and compatible with permitted developments and uses in adjoining districts, so as to protect the general welfare.

- B. Permitted Uses. Permitted land uses and developments shall be established in the conditions of the ordinance governing the particular Commercial Planned District; specific uses may include those uses designated as permitted or special uses in any of the commercial or industrial districts. **[Ord. No. 7192, 8-22-2019]**
- C. Height Requirements. The total height of any structure or buildings shall be limited by the conditions of the ordinance governing the particular Commercial Planned District.
- D. Lot Area Requirements. There are no minimum lot area requirements.
- E. Yard Requirements. Setbacks for parking areas, driveways and structures shall be established in the conditions of the ordinance governing the particular Commercial Planned District.
 - 1. Where a "CPD" Commercial Planned District is adjacent to any residential zoning district, a landscaped green belt at least ten (10) feet in width shall be provided continuously on the back and/or sides of the commercial property lines and shall consist of a compact evergreen hedge, foliage screening, solid masonry wall, solid wood fence or other type of screening with a minimum height of six (6) feet above grade, so long as the degree of screening is not less than the screening afforded by the fence, and shall be maintained along the appropriate property line by the users of the "CPD" Commercial Planned District property. All landscaping shall be maintained in a healthy growing condition by the property owner and the green belt shall not be used for off-street parking facilities or for a loading space.
- F. Miscellaneous Requirements.
 - 1. All exterior solid waste containers and container racks or stands shall be screened from public view. All outside storage of materials, equipment or stock, including items for sale or items used in the operation of the business, shall be screened from public view unless waived by the Administrative Officer. Outside display of items for sale and outside storage of materials, equipment or stock shall be located as approved by the Planning Department or as indicated in the ordinance governing the particular Commercial Planned District.
 - 2. All yards unoccupied with buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in good condition the year round.
 - 3. All of the lot used for parking of vehicles, for the storage and display of

merchandise and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.

4. All repair of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
 5. Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent streets and shall not be of a flashing or intermittent type.
 6. Vehicles used in conjunction with the operation of a business shall be parked behind or next to the building housing the business when feasible. When a rear or side parking space is not feasible, the vehicle shall be parked so as to not obstruct visibility of the shopping center entrances. Parking of commercial vehicles unrelated to the businesses on the lot shall not be permitted unless otherwise authorized.
- G. Procedure For Review And Disposition Of Commercial Planned Districts. To obtain a Commercial Planned District on any tract of land currently zoned within the City's corporate limits, the developer/petitioner must, in general, follow the legislative procedures of rezoning. With respect to newly annexed territories, the Board of Aldermen may, from time to time, establish or set a Commercial Planned District on a given tract of land. In any case, certain minimum documentation shall be provided as described in the following process including public hearings.
1. Pre-Application Conference. Before submitting an application for a Commercial Planned District, the applicant shall confer with the Administrative Officer to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys, and other data.
 2. Submission Of CPD Application And Preliminary Development Plans. An applicant shall make application for a Commercial Planned District to the City of St. Peters. The application shall be submitted in compliance with the procedure outlined in Section 405.775 "Amendments and Changes".
 3. Preliminary Development Plan Content. The following information shall appear on the preliminary development plan:
 - a. In conjunction with the submittal of an application for a Commercial Planned District, a site development plan shall be submitted for review and approval. The plan shall comply with the requirements of Section 405.460(D). Additional information pertinent to the specific development may also be required on the plan.
 - b. A public hearing shall be held and legal notice of the proposed Commercial Planned District shall be provided for in compliance with Section 405.775.

- c. **Guarantee Of Completion.** The ordinance shall specify a period of time guaranteeing completion of the project that shall not exceed five (5) years unless extended by recommendation of the Commission for due cause shown and approved by the Board of Aldermen. The ordinance shall require a performance bond or escrow agreement covering one hundred percent (100%) of the estimated cost of all improvements.
- d. **Amendment Of A Commercial Planned District.** All amendments to an existing Commercial Planned District agreement or plan shall be proposed in writing to the Planning Department. Support documentation and site plans shall be provided as necessary. The Planning Department shall review the proposed amendments and refer said all amendments to the Planning Commission as necessary. Minor amendments shall be reviewed and acted on by the Planning Commission. Major amendments shall be forwarded from the Planning Commission to the Board of Aldermen and may include a public hearing at the Planning Commission. All required submittals to the Planning Commission shall be subject to regular submittal fees and processes. **[Ord. No. 7458, 6-24-2021]**
- e. **Review Of Abandoned Projects.** In the event that a development plan, or section thereof, is given final approval and, thereafter, the applicant or his/her successors fails to commence the Commercial Planned District development within two (2) years after final approval has been granted, then such final approval shall terminate and be deemed null and void unless such time period is extended by the Board of Aldermen after report by the Planning and Zoning Commission upon written application by the applicant or his/her successors. Upon termination of an approval, the Planning and Zoning Commission shall review any changes in the Zoning District Map brought by the proposed development. If the Commission finds said changes to be inappropriate, the Commission shall recommend to the Board of Aldermen that the map be revised in accordance with the procedures for changes and amendments.

Section 405.230. "I-1" Light Industrial District. [R.O. 2007 § 405.230; Ord. No. 1523 §§ 5.1100 — 5.1109, 5-11-1989; Ord. No. 1703 § 1, 12-13-1990; Ord. No. 1720 § 1, 2-14-1991; Ord. No. 2516 § 1, 8-8-1996; Ord. No. 2692 § 1, 6-12-1997; Ord. No. 2770 § 1, 11-13-1997; Ord. No. 3039 § 1, 5-13-1999; Ord. No. 3143 § 1, 11-18-1999; Ord. No. 3474 § 1, 7-12-2001; Ord. No. 3648 § 1, 5-9-2002; Ord. No. 3961 § 1, 1-20-2004; Ord. No. 4398 § 1, 12-15-2005; Ord. No. 4723 § 1, 1-26-2007; Ord. No. 5339 § 10, 2-25-2010; Ord. No. 5466 § 7, 8-26-2010; Ord. No. 5638 § 1, 8-25-2011; Ord. No. 5742 § 9, 4-30-2012; Ord. No. 5756 § 12, 5-24-2012]

- A. **Purpose Of The District.** This industrial district is intended primarily for the conduct of light manufacturing, assembling, and fabrication, and for warehousing, wholesale and retail service uses. These uses may require direct access to rail, air or street transportation routes; however, the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of the Heavy Industrial District.

B. Uses Permitted. Only the following buildings, structures and uses of parcels and lots are permitted; all others are expressly prohibited: **[Ord. No. 6249 § 10, 10-23-2014; Ord. No. 7192, 8-22-2019]**

1. Developments commonly known as business/industrial parks.
2. Sports facilities including gymnasiums and indoor and outdoor courts.
3. Manufacturing or fabrication of any commodity from semi-finished materials except explosives or flammable gases or liquids (including small electrical appliances or electronic apparatus, medical instruments and supplies, sheet metal products including heating and ventilation ducts and equipment) and self-storage warehousing services (retail and wholesale uses).
4. Laboratories and office/research and testing, and public utility facilities.
5. Light industrial/commercial uses which will not have negative impact related to dust, smoke, vibration, noise, odor, effluents or traffic generation.
6. Professional offices including contractors' and engineers' offices.
7. Indoor cultivation. **[Ord. No. 7458, 6-24-2021]**
8. (Reserved)
9. Specialty supply/center services (wholesale/retail).
10. Data programming services.
11. Sporting goods/outdoor equipment supplies.
12. Motor vehicle rental company.
13. Light and heavy vehicle repair.
14. Residential or out-patient facilities for the treatment of alcohol and other drug abuse.
15. Body art establishments, body piercing, and branding. **[Ord. No. 7405, 12-17-2020]**
16. Cemeteries and related accessory buildings including crematoriums.
17. Indoor crop cultivation and processing/manufacturing.

C. (Reserved)

D. Special Use Permit Required. **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014; Ord. No. 6598 § 3, 8-25-2016; Ord. No. 6865, 11-9-2017; Ord. No. 7192, 8-22-2019]**

1. Metal salvage and/or recycling operation.
2. Vehicle storage (any type vehicle) or impound yard, other than the sale of

- operable motor vehicles from or on the premises; equipment storage yard.
 - 3. Wireless facilities or wireless support structures.
 - 4. Correctional institutions.
 - 5. (Reserved)
 - 6. (Reserved)
 - 7. Wholesale lumber operations including milling, light assembly, batch plant (materials assembly and mixing) and similar uses.
 - 8. The sale and brokerage of firearms, including the transfer of firearms; firearm repair; ammunition sales.
 - 9. (Reserved)
 - 10. Title loan businesses, check cashing businesses, payday loans or similar businesses.
 - 11. Commercial vehicle storage when the vehicles are not related to the business on the subject lot.
 - 12. Kennels, including interior and exterior kennels as defined by this Chapter.
 - 13. Indoor shooting ranges.
 - 14. (Reserved)
 - 16. Wind turbine — accessory.
 - 17. Wind turbine — primary.
 - 18. Solar panel — primary.
 - 19. Hunting of wildlife.
 - 20. Sale, barter, exchange or rental of new or used motor vehicles, tractors, semitrailers, trailers, snowmobiles or all-terrain vehicles, including trailer dealers.
- E. Building/Structure Height. No building or structure shall be erected or enlarged to exceed forty-five (45) feet in height except upon review and approval by the Planning and Zoning Commission. **[Ord. No. 6865, 11-9-2017]**
- F. Lot Area, Storage And Yard Requirements.
- 1. There shall be no minimum lot area requirements in this district.
 - 2. Not more than forty percent (40%) of the lot containing any use permitted in this district may be used for open storage of raw materials, finished goods, or any other material.

3. All buildings shall be set back from the street right-of-way line to provide a front yard having not less than thirty (30) feet in depth. No building shall be located closer than ten (10) feet to a side lot line and fifteen (15) feet to a rear lot line, except when adjacent to a residential district where a forty (40) foot wide or rear yard is required.
 4. A wireless support structure shall be located a distance of no less than one hundred (100) feet from any dwelling and no less than one hundred percent (100%) of the wireless support structure's height from the property boundaries. Additional setbacks from dwellings in excess of one hundred (100) feet may be stipulated in the special use permit in accordance with the provisions of Section 405.526(D). Setbacks from any other structures shall be set forth in the special use permit in accordance with the provisions of Section 405.526(D). **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]**
- G. Parking Requirements. See Article VII, "Off-Street Parking and Loading Regulations".
- H. Screening And Landscaping. See Section 405.390 "Landscaping and Screening".
- I. Miscellaneous Requirements.
1. All exterior solid waste containers and container racks or stands shall be screened from public view. All outside storage of materials, equipment or stock, including items for sale or items used in the operation of the business, shall be screened from public view unless waived by the Administrative Officer. Outside display of items for sale and outside storage of materials, equipment, or stock shall be located as approved by the Planning Department.
 2. Where an "I-1" Light Industrial District is adjacent to any residential zoning district, a landscaped green belt at least twenty (20) feet in width shall be provided continuously on the back and/or sides of the industrial property lines and shall consist of a compact evergreen hedge, foliage screening, solid masonry wall, solid wood fence, or other type of screening with a minimum height of six (6) feet above grade, so long as the degree of screening is not less than the screening afforded by the fence, and shall be maintained along appropriate property line by the users of the "I-1" Light Industrial property. All landscaping shall be maintained in a healthy growing condition by the property owner and the green belt shall not be used for off-street parking facilities or for loading space.
 3. Any structure in an "I-1" Light Industrial District, other than wireless support structures, exceeding forty-five (45) feet in height which adjoins property in a Residential District shall be set back from such property line, in addition to the minimum required setback, a distance of one (1) foot for every two (2) feet in height above forty-five (45) feet; a lesser setback may be allowed if the six-foot screening buffer is increased in height according to the aforementioned proportions. **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]**

4. Temporary businesses, including plant sales and the sales of Christmas trees and holiday items, shall be located as approved by the Planning Department. All temporary businesses shall meet building setbacks of the underlying district.
5. Vehicles used in conjunction with the operation of a business shall be parked behind or next to the building housing the business when feasible. When a rear or side parking space is not feasible, the vehicle shall be parked so as to not obstruct visibility of the shopping center entrances. Parking of commercial vehicles unrelated to the businesses on the lot shall not be permitted unless otherwise authorized.
6. Entrances shall conform to the standards contained in the City of St. Peters Design Criteria and Standard Specifications for Street Construction.
7. Businesses adjacent to, or integrated in, a shopping center or cluster of commercial facilities shall use the common access with other business establishments in that center.
8. All of the lot used for parking of vehicles and storage and display, and all driveways used for vehicle ingress and egress shall be paved and maintained in accordance with Section 405.550(G) Off-Street Parking, Construction Standards (Drive Aisles and Parking).

Section 405.240. "I-2" Heavy Industrial District. [R.O. 2007 § 405.240; Ord. No. 1523 §§ 5.1200 — 5.1208, 5-11-1989; Ord. No. 1617 § 1, 4-12-1990; Ord. No. 1703 § 1, 12-13-1990; Ord. No. 1720 § 1, 2-14-1991; Ord. No. 2516 § 1, 8-8-1996; Ord. No. 2770 § 1, 11-13-1997; Ord. No. 3039 § 1, 5-13-1999; Ord. No. 3143 § 1, 11-18-1999; Ord. No. 3474 § 1, 7-12-2001; Ord. No. 3648 § 1, 5-9-2002; Ord. No. 4398 § 1, 12-15-2005; Ord. No. 4723 § 1, 1-26-2007; Ord. No. 5132 § 8, 1-8-2009; Ord. No. 5466 § 8, 8-26-2010; Ord. No. 5502 § 1, 11-18-2010; Ord. No. 5638 § 1, 8-25-2011; Ord. No. 5742 § 10, 4-30-2012; Ord. No. 5756 § 13, 5-24-2012]

- A. Purpose Of The District. This district is intended to provide for heavy industrial uses not otherwise provided for in the districts established by this Chapter. The intensity of uses permitted in this district make it desirable that they be buffered from residential areas whenever possible.
- B. Uses Permitted. Only the following buildings, structures and uses of parcels and lots are permitted; all others are expressly prohibited except as permitted upon review and approval: **[Ord. No. 6249 § 11, 10-23-2014; Ord. No. 7192, 8-22-2019]**
 1. All uses permitted and those allowed upon review and approval by the Planning and Zoning Commission in the "I-1" Light Industrial District except as otherwise noted.
 2. All industrial/warehousing permitted in the Light Industrial District and manufacturing, assembling, handling or fabrication of raw materials, or

warehousing, either freestanding or in campus grouping, including, but not limited to, foundry casting, forgings, pressings, machining and so forth; laundry, cleaning and dyeing works and carpet and rug cleaning; building materials (cement, lime in bags or containers, sand, stone, pipe or the like), storage or sales.

3. Structures and uses clearly accessory to the normal operation of the above uses.
4. Heavy equipment sales and/or rentals.
5. Motor vehicle rental company.
6. Light and heavy vehicle repair.
7. Residential or out-patient facilities for the treatment of alcohol and other drug abuse.
8. Tattoo establishments, body piercing, and branding. **[Ord. No. 7405, 12-17-2020]**
9. Cemeteries and related accessory buildings including crematoriums.
10. Indoor cultivation. **[Ord. No. 7458, 6-24-2021]**

C. (Reserved)

D. Special Use Permit Required. Industrial uses similar to those below but not limited to the following which because of their intensity and nature may have a detrimental impact to neighboring uses by reason of dust, smoke, vibration, noise, odor or effluents. **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014; Ord. No. 6598 § 4, 8-25-2016; Ord. No. 6599 § 5, 8-25-2016; Ord. No. 6865, 11-9-2017; Ord. No. 7192, 8-22-2019]**

1. Asphalt manufacturing, refining or preparation.
2. Meat packing and processing (including slaughtering).
3. Rendering.
4. Fertilizer manufacturing from organic materials or its compounding.
5. Storage of fuels or chemicals (whether in tanks or other containers).
6. Metal salvage and/or recycling operation.
7. Petroleum refining or storage facility.
8. Vehicle storage (any type vehicle) or impound yard other than the sale of operable motor vehicles from or on the premises.
9. Any industry involved in the use of, processing of, or disposal of, and temporary storage of radioactive materials and other materials deemed as

- hazardous waste.
- 10. The treatment of hides or raw leather.
- 11. Any industry involved in the production, manufacture and/or storage of explosives or ammunitions.
- 12. Concrete manufacturing, refining or preparation.
- 13. Any industry involved in the use of, processing of, or disposal of, and temporary storage of solid wastes.
- 14. Correctional institutions, sanitariums and/or institutions for the insane.
- 15. (Reserved)
- 16. Adult-oriented business, bookstore, video store or peep show.
- 17. Wholesale lumber operations including milling, light assembly, batch plant (materials assembly and mixing) and similar uses.
- 18. The sale and brokerage of firearms, including the transfer of firearms; firearm repair; ammunition sales.
- 19. (Reserved)
- 20. Title loan businesses, check cashing businesses, payday loans or similar businesses.
- 21. Wireless facilities or wireless support structures.
- 22. Kennels, including interior and exterior kennels as defined by this Chapter.
- 23. (Reserved)
- 24. Sale, barter, exchange or rental of new or used motor vehicles, tractors, semitrailers, trailers, snowmobiles or all-terrain vehicles, including trailer dealers.
- 25. Wind turbine — accessory.
- 26. Wind turbine — primary.
- 27. Solar panel — primary.
- 28. Hunting of wildlife.
- E. Building/Structure Height. No building or structure shall be erected or enlarged to exceed forty-five (45) feet in height except upon review and approval by the Planning and Zoning Commission. **[Ord. No. 6865, 11-9-2017]**
- F. Lot Area, Storage And Yard Requirements.
 - 1. Not more than sixty percent (60%) of the lot containing any use permitted in

this district may be used for open storage of raw materials, finished goods, or any other material.

2. All buildings shall be set back from the street right-of-way line to provide a front yard having not less than thirty (30) feet in depth. No building shall be located closer than ten (10) feet to a side lot line and fifteen (15) feet to a rear lot line, except when adjacent to a residential district where a seventy (70) foot wide or rear yard is required.
3. A wireless support structure shall be located a distance of no less than one hundred (100) feet from any dwelling and no less than one hundred percent (100%) of the wireless support structure's height from the property boundaries. Additional setbacks from dwellings in excess of one hundred (100) feet may be stipulated in the special use permit in accordance with the provisions of Section 405.526(D). Setbacks from any other structures shall be set forth in the special use permit in accordance with the provisions of Section 405.526(D). **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]**

G. Parking Requirements. See Article VII, "Off-Street Parking and Loading Regulations".

H. Screening And Landscaping. Section 405.390 "Landscaping and Screening".

I. Miscellaneous Requirements.

1. All exterior solid waste containers and container racks or stands shall be screened from public view. All outside storage of materials, equipment or stock, including items for sale or items used in the operation of the business, shall be screened from public view unless waived by the Administrative Officer. Outside display of items for sale and outside storage of materials, equipment, or stock shall be located as approved by the Planning Department.
2. Where an "I-2" Heavy Industrial District is adjacent to any residential zoning district, a landscaped green belt at least twenty-five (25) feet in width shall be provided continuously on the back and/or sides of the industrial property lines and shall consist of a compact evergreen hedge, foliage screening, solid masonry wall, solid wood fence, or other type of screening with a minimum height of six (6) feet above grade, so long as the degree of screening is not less than the screening afforded by the fence, and shall be maintained along the appropriate property line by the users of the "I-2" Heavy Industrial property. All landscaping shall be maintained in a healthy growing condition by the property owner and the green belt shall not be used for off-street parking facilities or for loading space.
3. Any structure in an "I-2" Heavy Industrial District, other than wireless support structures, exceeding forty-five (45) feet in height which adjoins property in a Residential District shall be set back from such property line, in addition to the minimum required setback, a distance of one (1) foot for every two (2) feet in height above forty-five (45) feet; a lesser setback may be allowed if the six-

foot screening buffer is increased in height according to the aforementioned proportions. [Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]

4. Temporary businesses, including plant sales and the sales of Christmas trees and holiday items, shall be located as approved by the Planning Department.
5. Vehicles used in conjunction with the operation of a business shall be parked behind or next to the building housing the business when feasible. When a rear or side parking space is not feasible, the vehicle shall be parked so as to not obstruct visibility of the shopping center entrances. Parking of commercial vehicles unrelated to the businesses on the lot shall not be permitted unless otherwise authorized.
6. Entrances shall conform to the standards contained in the City of St. Peters Design Criteria and Standard Specifications for Street Construction.
7. Businesses adjacent to, or integrated in, a shopping center or cluster of commercial facilities shall use the common access with other business establishments in that center.
8. All of the lot used for parking of vehicles and storage and display, and all driveways used for vehicle ingress and egress shall be paved and maintained in accordance with Section 405.550(G) Off-Street Parking, Construction Standards (Drive Aisles and Parking).

Section 405.250. "PUD" Planned Urban Development. [R.O. 2007 § 405.250; Ord. No. 1523 §§ 5.1300 — 5.1307, 5-11-1989; Ord. No. 2770 § 1, 11-13-1997; Ord. No. 3143 § 1, 11-18-1999; Ord. No. 3280 § 1, 8-10-2000; Ord. No. 3580 § 1, 1-10-2002; Ord. No. 4300 § 1, 6-23-2005; Ord. No. 4398 § 1, 12-15-2005; Ord. No. 5339 § 11, 2-25-2010]

- A. Introduction. The granting of a Planned Urban Development "PUD" shall be in accordance with the procedure set forth below and in no way should be construed as an automatic right by the applicant. The granting of a "PUD" is the legal responsibility of the St. Peters Board of Aldermen upon recommendation of the Planning and Zoning Commission.
- B. Purpose Of The District. A planned urban development is intended to permit developments which will provide a desirable and stable environment in harmony with that of the surrounding area; to permit flexibility that will encourage a more creative approach in the development of land, will result in a more efficient, aesthetic and desirable use of area; to permit flexibility in design, placement of buildings, use of open spaces, circulation facilities, and off-street parking areas; and to utilize best the potentials of sites characterized by special features of geography, topography, size, or shape.
- C. Design Standards.
 1. Minimum Project Area.

- a. The area required to establish a "PUD" shall be a minimum of one (1) acre in all zoning districts.
 - b. In calculating the minimum area for a "PUD", the measurements shall not include the area of any existing dedicated streets or alleys.
- D. Uses Limited To A Planned Urban Development. All permitted uses, accessory uses, or special uses are permitted in accordance with their respective district requirements. The zoning classification shall determine the general range of uses permitted in any "PUD" as described below: **[Ord. No. 7192, 8-22-2019]**

"PUD" DESIGNATED	USES LIMITED TO THE FOLLOWING DISTRICTS:
"A"	"R-1", "R-2", "R-3", "C-1", "C-2", "C-3", "I-1", "I-2"
"R-1"	"R-1", "R-2", "R-3", "C-1"
"R-2"	"R-1", "R-2", "R-3", "C-1", "C-2"
"R-3"	"R-1", "R-2", "R-3", "C-1", "C-2", "C-3"
"R-M"	"R-1", "R-2", "R-3", "C-1", "C-2"
"C-1"	"R-1", "R-2", "R-3", "C-1"
"C-2"	"R-1", "R-2", "R-3", "C-1", "C-2"
"C-3"	"R-1", "R-2", "R-3", "C-1", "C-2", "C-3"
"C-4"	"R-1", "R-2", "R-3", "C-1", "C-2", "C-3", "C-4"
"I-1"	"R-3", "C-2", "C-3", "I-1"
"I-2"	"C-2", "C-3", "I-1", "I-2"

E. Project Area Densities.

1. Density Bonuses. In order to attract developers to utilize the "PUD", the applicant may be eligible for a maximum increase of thirty percent (30%) in the total number of dwelling units upon application for "PUD" change. Such density increases may be granted only by the Board of Aldermen according to the following:

Maximum Percentage Increase	Design Element
10%	For each five percent (5%) net development area (up to thirty percent (30%) devoted to improved usable open space).
5%	Provision of pedestrian ways (pedestrian, bicycle paths).

Maximum Percentage Increase	Design Element
5%	Provision of tree and shrub planting, including peripheral and interior screen planting and fencing, landscaping and parking lots, and the use of existing trees in the plan. This provision is in addition to the required screening requirements.
5%	Creative building site designs, and groupings which take advantage of natural terrain and minimize future water runoff and erosion problems; use of LEED practices as recognized by Green Building Certification Institute (GBCI); use of Low Impact Design (LID) techniques into the overall design. Variations in building design are permissible.
5%	Recreational facilities, not to exceed three percent (3%) for each; swimming, tennis court, and community center or club building.

2. Calculations Of Project Density. The Board of Aldermen shall approve the maximum density allowed in any "PUD". In calculating the density for a tract of land, the developer and/or applicant is encouraged to consult the City's Comprehensive Plan (see Future Land Use Map) to assure compatibility and harmony with surrounding densities. If density bonuses (increases) are requested under this Section, the developer is expected to document all site amenities or improvements for the City's review and consideration.
- F. Management And Use Of Open Space In A Planned Urban Development. Note: This Section shall be read in conjunction with Subdivision Regulations of the City of St. Peters.
1. In a planned urban development, all land not subdivided into lots or used as the building site for multiple-family dwellings, for public roads, alleys, privately maintained off-street parking facilities, drainage easements, utility easements, potential or existing school sites, drainage canals or detention basins shall be deemed "open space" and be disposed of in the following manner:
 - a. Dedication To The City.
 - (1) The geographic configuration area and location of land to be dedicated for open space shall be approved by the Board of Aldermen. The Planning and Zoning Commission and Board shall review the written recommendations of the Park Department during the time an application or approval to establish a planned urban development is under consideration.

- (2) A notation shall be placed on the recorded plat identifying all property deeded to the Governing Body and the stated purpose for which it was deeded to the City.
 - b. Ownership Of A Non-Profit Homeowners Association. The association shall maintain the common land and any buildings, recreation facilities, sidewalks, private utilities, sewers, or private streets upon it. The association shall levy among all owners of lots and all owners of condominium units for the purpose of raising funds to:
 - (1) Maintain the common land.
 - (2) Pay real estate taxes assessed on the common land.
 - (3) Pay any insurance premiums on the common land.
 - (4) Pay for any improvements which the homeowners association deems necessary for the common land.
2. General Consideration Relating To Open Space In A Planned Urban Development.
 - a. Every parcel of open space deeded to the City shall have frontage along a public road.
3. Review Guidelines (site Development Plan).
 - a. In conjunction with the submittal of an application for a planned urban development, a site development plan shall be submitted for review and approval. The plan shall comply with the requirements of Section 405.460(D). Additional information pertinent to the specific development may also be required on the plan.
 - b. A public hearing shall be held and legal notice of the proposed planned urban development shall be provided for in compliance with Section 405.775.
4. Compliance with the requirements of this Section in regards to land uses and density, including specific reasons and documentation for recommending increased density if such recommendation is made.
5. General conformance and compatibility with the Comprehensive Plan (see Future Land Use Plan).
6. The internal relationship of land uses within the proposed project area to existing and planned uses in the surrounding area.
7. The general layout of the internal transportation system, including parking and pedestrian circulation and the relationship of that system to exterior transportation facilities and the major streets plan.
8. The adequacy of proposed public facilities including water supply and

distribution, sanitary sewers, storm drainage, school site and recreational areas.

9. The adequacy of proposed easements or provisions for dedication of any land or facilities to the City or for operation and maintenance of any land or facilities reserved for the common use of occupants of the project.
 10. Any other recommendations deemed essential by the Planning and Zoning Commission for review and consideration of the PUD project.
- G. Procedure For Review And Disposition Of Planned Urban Development. To obtain a "PUD" on any tract of land currently zoned within the City's corporate limits, the developer/petitioner must, in general, follow the legislative procedures of rezoning. With respect to newly annexed territories, the Board of Aldermen may, from time to time, establish or set a "PUD" on a given tract of land. In any case, certain minimum documentation shall be provided as described in the following process including public hearings.
1. Pre-Application Conference. Before submitting an application for a planned urban development, the applicant shall confer with the Administrative Officer to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys, and other data.
 2. Submission Of PUD Application And Preliminary Development Plans. An applicant shall make application for a planned urban development to the City of St. Peters. Accompanying the application shall be a processing fee as stated in Appendix A of Title IV, or as otherwise required (refer to Article X, Section 405.775, "Amendments and Changes") payable to the City of St. Peters, none of which shall be refundable. Said fee shall apply only when there is a rezoning.
 3. Preliminary Development Plan Content. The following information shall appear on the preliminary development plan:
 - a. In conjunction with the submittal of an application for a planned urban development, a site development plan shall be submitted for review and approval. The plan shall comply with the requirements of Section 405.460(D). Additional information pertinent to the specific development may also be required on the plan.
 - b. A public hearing shall be held and legal notice of the proposed planned development unit shall be provided for in compliance with Section 405.775.
 - c. The procedures, policies and requirements that must be followed for final plat approval shall conform to the standard subdivision plat review process. (See Subdivision Regulations for preliminary and final plat process and requirements.) No building permit shall be issued until a final plat of the proposed development, or part thereof, is approved by the

Board of Aldermen.

4. **Guarantee Of Completion.** Before approval of a final plan, the Board of Aldermen shall require a contract with safeguards approved by the City Attorney securing construction of public improvements and guaranteeing completion of the development plan, or designation section thereof, in a period to be specified by the Commission, but which period shall not exceed five (5) years unless extended by recommendations of the Commission for due cause shown and approved by the Board of Aldermen. The contract shall provide a performance bond or escrow agreement covering one hundred percent (100%) of the estimated cost of all improvements.
5. **Amendment Of A Planned Urban Development.** All amendments to an existing PUD agreement shall be proposed in writing to the Planning Department. Support documentation and site plans shall be provided as necessary. The Planning Department shall review the proposed amendments and refer said amendments to the Planning Commission as necessary. Minor amendments shall be reviewed and acted on by the Planning Commission. Major amendments shall be forwarded from the Planning Commission to the Board of Aldermen and may include a public hearing at the Planning Commission. All required submittals to the Planning Commission shall be subject to regular submittal fees and processes. **[Ord. No. 6249 § 12, 10-23-2014]**
6. **Review Of Abandoned Projects.** In the event that a development plan, or section thereof, is given final approval, and thereafter, the applicant or his/her successors fails to commence the planned urban development within two (2) years after final approval has been granted, then such final approval shall terminate and be deemed null and void unless such time period is extended by the Board of Aldermen after report by the Planning and Zoning Commission upon written application by the applicant or his/her successors. Upon termination of an approval, the Planning and Zoning Commission shall review any changes in the Zoning District Map brought by the proposed development. If the Commission finds said changes to be inappropriate, the Commission shall recommend to the Board of Aldermen that the map be revised in accordance with the procedures for changes and amendments.
7. **Termination Of Projects.** All documents stating all terms of all "PUD" agreements must be signed and filed with the City Administrator's office within forty-five (45) days after the Board of Aldermen approves the ordinance authorizing the City Administrator to enter into a "PUD" agreement. If the final agreement is not filed with the City Administrator's office within this forty-five (45) day time period, the "PUD" zoning shall be rescinded and revoked.

Section 405.260. St. Peters Centre Special District. [R.O. 2007 § 405.260; Ord. No. 1523 §§ 5.1400 — 5.1412, 5-11-1989; Ord. No. 1720 § 1, 2-14-1991; Ord. No. 1988 § 1, 3-25-1993; Ord. No. 2120 § 1, 3-10-1994; Ord. No. 2312 § 1, 6-8-1995; Ord. No.

2516 § 1, 8-8-1996; Ord. No. 2770 § 1, 11-13-1997; Ord. No. 2930 § 1, 10-8-1998; Ord. No. 3039 § 1, 5-13-1999; Ord. No. 3082 § 1, 8-12-1999; Ord. No. 3143 § 1, 11-18-1999; Ord. No. 3318 § 1, 10-12-2000; Ord. No. 3370 § 1, 1-11-2001; Ord. No. 3648 § 1, 5-9-2002; Ord. No. 3701 § 1, 9-12-2002; Ord. No. 3961 § 1, 1-20-2004; Ord. No. 3975 § 1, 1-20-2004; Ord. No. 4178 § 1, 12-9-2004; Ord. No. 4236 § 1, 3-10-2005; Ord. No. 4398 § 1, 12-15-2005; Ord. No. 4554 § 1, 6-22-2006; Ord. No. 4723 § 1, 1-26-2007; Ord. No. 5132 § 9, 1-8-2009; Ord. No. 5409 § 1, 5-27-2010; Ord. No. 5563 § 9, 3-24-2011; Ord. No. 5742 § 11, 4-30-2012]

A. Purpose Of The District. The purpose of this district is to ensure high quality and aesthetically pleasing development within selected areas of the City. The regulations for this District will allow for appropriate controls over the development thereof which will create and enhance land values and act as an incentive to obtaining the highest quality development.

B. Subdistricts. Within the St. Peters Centre District there shall be five (5) Subdistricts, as follows:

1. "SD-I" Special District Institutional.
2. "SD-OC" Special District General Office/Commercial.
3. "SD-RC" Special District General Retail/Service Commercial.
4. "SD-LI" Special District Light Industrial.
5. "SD-T" Special District Technical

The boundaries of the District and Subdistricts shall be delineated on the Official Zoning District Map of the City as provided for in Article II of this Chapter. Said Zoning District Map as defined and provided for therein is hereby made a part of this Chapter.

C. Authorized Uses.

1. Use of land shall be governed by Subsection (N) Table 1 herein.
2. Uses Permitted By Special Use Permit.
 - a. The uses conditionally permitted within each Subdistrict are listed in Subsection (N) Table 1, and require a special use permit.
 - b. Within the "SD-OC" Subdistrict, the retail sale of goods or services conditionally permitted as listed in Subsection (N) Table 1 shall be restricted to a maximum of thirty percent (30%) of the total floor area within a single planned development area.
3. General. Uses which are not specifically listed in Subsection (N) Table 1 as permitted or conditionally permitted are prohibited, provided that activities or uses which are determined by the Administrative Officer to be necessary to, supportive of and compatible with, a primary authorized use shall be

permitted.

- D. Lot Area, Setbacks And Bulk Regulations. The following dimensional restrictions shall apply per each Subdistrict as indicated below:

	"SD-I"	"SD-LI"	"SD-OC"	"SC-RC"	"SD-T"
Minimum Planned Development Area	10 Acres	10 Acres	10 Acres	5 Acres	5 Acres
Minimum Lot Area	4 Acres	2 Acres	2 Acres	1 Acre	2 Acres
Minimum Lot Width	150 Ft.	150 Ft.	150 Ft.	150 Ft.	150 Ft.
Maximum Lot Coverage	80%	varies	varies	varies	varies
Maximum Heights*	45 Ft.	35 Ft.	75 Ft.	35 Ft.	35 Ft.

* The Planning and Zoning Commission may upon review approve such additional heights as may be deemed appropriate while considering the relationship of building height to bulk and density of adjacent properties and providing for the safety of the structure and its intended users.

- E. Minimum Building Setbacks. [Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 3, 8-14-2014]

	"SD-I"	"SD-LI"	"SD-OC"	"SD-RC"	"SD-T"
Front yard (ft):					
a) Arterial	50	40	40	35	40
b) Collector	45	35	40	35	35
c) Local	35	35	35	35	35
Side yard (ft)*	20	20	15	15	20
Rear yard (ft)*	40	40	30	25	40
Wireless support structures	100% of the wireless support structure's height	100% of the wireless support structure's height	100% of the wireless support structure's height	100% of the wireless support structure's height	100% of the wireless support structure's height

* Except where abutting residential as provided for under site design requirements.

- F. Minimum Parking Setbacks. No parking space, loading space or internal drive, except point of ingress or egress, shall be located in the following setbacks:

	"SD-I"	"SD-LI"	"SD-OC"	"SD-RC"	"SD-T"
Front Yard	15	15	20	15	15
Side Yard*	15	15	15	15	15
Rear Yard*	10	10	10	10	10

* Except where abutting residential as provided for under site design requirements.

G. Ingress And Egress.

1. Entrances shall conform to the standards contained in the City of St. Peters Design Criteria and Standard Specifications for Street Construction.
2. Businesses adjacent to, or integrated in, a shopping center or cluster of commercial facilities shall use the common access with other business establishments in that center.
 - a. Along shared entrance drives, parking spaces shall be permitted within the required parking setback area.

H. Off-Street Parking And Loading.

1. Off-street parking and loading spaces may be located in required front, side or rear yards, except no parking may be located within twenty (20) feet of adjacent residential districts, and all parking or loading spaces adjacent to residential districts or in a front yard shall be screened and/or bermed.
2. No off-street loading spaces may be located in a required front yard.
3. The number, type and dimensions of parking spaces required shall be in accordance with the provisions of Article VII, Sections 405.540 et seq. of this Chapter.
4. All parking lots, driveways and private streets shall be required to have a minimum six (6) inch vertical concrete curb.
5. Vehicles used in conjunction with operation of a business shall be parked behind or next to the building housing the business when feasible. When a rear or side parking space is not feasible, the vehicle shall be parked so as to not obstruct visibility of the shopping center entrances. Parking of commercial vehicles unrelated to the businesses on the lot shall not be permitted unless otherwise authorized.

I. Site Design Requirements.

1. Landscaping And Open Space. Prior to the approval of a final site plan, the developer shall submit a landscaping plan which shall conform to the following:
 - a. All yards and open spaces along exterior or interior streets shall be landscaped with trees and shrubs graded to provide typical topographic

relief (mounds and berms) and sodded.

- b. Any part of a lot not used for buildings or other structures or for parking, loading or access ways shall be landscaped with grass, ground cover, trees, shrubs and pedestrian walks.
- c. For all lots, the size of all landscape materials shall comply with the Tree and Landscape Article. See Chapter 535.
- d. For all buildings, there shall be one (1) two and one-half (2 1/2) inch caliper tree existing or planted for every four (4) parking spaces. Seventy-five percent (75%) shall be located within the paved area.
- e. Trees shall be spaced no greater than fifty (50) feet on center across all front yards.
- f. Foundation planting shall be planted and maintained along all exterior walls of all buildings at the ratio of one (1) plant material for every five (5) lineal feet of exterior wall. Said plant material may be clustered or otherwise arranged for optimum visual effect rather than being spaced evenly along the building perimeter.
- g. A twenty (20) foot landscaped buffer (transition yard) and sight proof fence or landscaped berms shall be provided and maintained along all rear and side property lines which abut a residential district or development.
 - (1) The buffer area shall contain evergreen plant material with a minimum height of six (6) feet, planted on ten (10) foot centers.
 - (2) All fences, except those associated with institutional uses, shall be vinyl or masonry material limited to a maximum height of six (6) feet, and shall not extend beyond the front building line of the subject property. The fence may be located on the side and rear property lines, but if the fence is located on an utility easement and maintenance of utility lines are required in that area, then the property owner is responsible for replacement of the fence if removed.
- h. The minimum area to be devoted to green open space and landscaping shall be equal to a percentage of the gross area of the site as follows:

Gross Area	Green Space and Landscaping
1 to 1.999 acres	30%
2 to 3.999 acres	25%
4 acres and larger	20%
- i. Each site, upon development, shall have installed an automatic, permanent irrigation system designed to cover all landscaped areas, if significant in size.

2. Screening And Berming.

- a. All HVAC units, electric, telephone and gas meters, satellite dishes and rooftop mechanical apparatus shall be thoroughly screened with appropriate materials or landscaping to conceal the visibility of the object.
 - b. Outside trash enclosures shall be screened with a masonry material to match or complement the primary building. The masonry screening shall be a maximum of six (6) feet in height unless otherwise approved by the Planning Commission.
 - c. All outside storage of materials, equipment or stock, including items for sale or items used in the operation of the business, shall be screened from public view unless waived by the Administrative Officer. Outside display of items for sale and outside storage of materials, equipment or stock shall be located as approved by the Planning Department.
- ## 3. Sidewalks And Bikeways.
- Sidewalks and bikeways shall be provided along all collector and arterial street frontages in conformance with the requirements set forth in this Chapter.
- ## 4. Underground Utility Systems.
- All utility lines, including power and telephone lines, shall be located underground except designated overhead utility corridors as approved by the Planning and Zoning Commission.
- ## 5. Lighting.
- a. All exterior lighting, building and parking lot lights and landscape lighting, shall be directed away from adjacent highways, streets and properties so that no light is cast on adjoining properties or public roadways.
 - b. No light standard utilized for the illumination of parking areas shall exceed thirty (30) feet in height. No other light standard shall exceed eighteen (18) feet in height.
 - c. All lighting shall be served with underground cable.
 - d. All parking areas and walkways shall be illuminated so as to produce a uniform illumination of two (2) foot-candles within said areas.

J. Architectural Criteria.

1. All sides of structures shall receive equal architectural treatment or be compatible with each other as determined by the Planning and Zoning Commission.
2. The use of decorative masonry, glass and decorative metal panels is required for exterior facing materials. A minimum of ninety percent (90%) of the building facades on new buildings approved after January 1, 2007 shall be

treated with masonry products. Non-decorative prefabricated metal and non-decorative cinder block building exterior is prohibited. Buildings shall also comply with the criteria outlined in Section 405.460(E)(4).

3. Building elevations for each development shall be submitted to the Planning and Zoning Commission for review and approval. These elevations shall comply with the requirements of Section 405.460(E)(3) submission guidelines/requirements.

K. Sign Regulations.

1. Developments with less than seven hundred fifty (750) feet of frontage on Interstate 70 shall be permitted one (1) freestanding business sign. Developments with frontage of seven hundred fifty (750) feet or more on Interstate 70 shall be permitted two (2) freestanding business signs, provided that there is a minimum distance of four hundred (400) feet between the two (2) signs.
 - a. The maximum height of said sign(s) shall be thirty-five (35) feet from adjacent ground elevation or the average elevation of Interstate 70 fronting on the site, whichever is greater.
 - b. The maximum size of said signs shall be limited to one hundred (100) square feet per facing and a total aggregate area of two hundred (200) square feet.
2. All other developments shall be limited to one (1) freestanding, monument-type business sign per street frontage which shall be limited to a maximum height of six (6) feet and a maximum size of twenty-four (24) square feet per facing and a total aggregate area of forty-eight (48) square feet.
3. A changeable copy sign of a maximum of twenty-four (24) square feet shall be permitted in conjunction with each business sign. The changeable copy sign shall comply with the general regulations of Section 405.745(D)(5) of this Chapter except digital changeable copy signs shall only be permitted at businesses fronting on Spencer Road, Veterans Memorial Parkway and Mexico Road.
 - a. In lieu of a business sign and changeable copy sign, one (1) freestanding, monument-type business sign limited to a maximum of six (6) feet in height and a maximum size of forty-eight (48) square feet per face shall be permitted. However, these combined signs shall not be digital.
4. No off-premise (billboard-type) advertising signs shall be permitted within the district, including those properties fronting on Interstate 70.
5. Attached wall signs shall be permitted in accordance with the sign provisions of Article IX of this Chapter. However, a maximum of one (1) wall sign per building above the ground floor shall be permitted

6. Temporary signs shall be governed by Section 405.750 of this Chapter, as amended.
 7. No temporary or permanent window sign shall be permitted within the Special District.
- L. Motor Vehicle Oriented Businesses (MVOB). All motor vehicle oriented businesses, except those in a planned development area where the means of ingress and egress to the MVOB is via the internal circulation system, shall be a minimum of three hundred (300) feet from all other motor vehicle oriented businesses, which distances shall be computed as follows:
1. For such businesses on the same side of the street, a minimum of three hundred (300) feet between the two (2) closest property lines shall be determined as the minimum distance.
 2. For such businesses on opposite sides of the street, no such business shall be allowed on a lot where a line, drawn from both or either front corner of said proposed lot, across the street and perpendicular to the street right-of-way on the opposite side of the street at a point less than three hundred (300) feet from the closest property corner of an already existing or approved motor vehicle oriented business lot on said opposite side of the street.
 3. For four (4) corner intersections, two (2) motor vehicle oriented businesses may be allowed at such an intersection but only on diagonally opposite corners, regardless of their distance from one another; however, no other motor vehicle oriented businesses shall be allowed within three hundred (300) feet of those intersection corners that are unoccupied nor within three hundred (300) feet of the property lines of these motor vehicle oriented businesses so situated on corner lots.
- M. Planned Development Area.
1. The total development area within all planned developments within the special district shall comply with the minimum lot area as designated in Subsection (D).
 2. All uses within each planned development shall be uses permitted in the special district and multiple family uses.
 3. Each application for a planned development shall comply with the application requirements outlined in Section 405.775.
 4. Each application for a planned development shall include a site plan that complies with the requirements outlined in Section 405.460.
 5. All planned developments shall meet the minimum requirements of the special district related to building architecture. Landscaping, signs, lighting and other site design features shall be as approved by the Board of Aldermen in the Planned Development Area Agreement.

N. Table 1 — Land Use Category. [Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 4, 8-14-2014; Ord. No. 6249 § 13, 10-23-2014; Ord. No. 6980, 6-28-2018; Ord. No. 7192, 8-22-2019]

Land Use	"SD-I"	"SD-OC"	"SD-RC"	"SD-LI"	"SD-T"
Category	(Institutional)	(Office/Com)	(Retail/Com)	(Light Ind)	(Technical)
Banking facilities	A	A	A	A	A
Car Washes	P	P	S*	P	P
Churches, synagogues, and temple	A	A	A	A	A
Civic, social, and fraternal associations/organizations	A	A	A	A	A
Convenience stores (without gasoline)	S	A	A	A	A
Convents, monasteries, or other religious campuses	A	S	S	S	S
Day care facilities:					
Child day care	A	A	A	P	A
Adult day care	A	A	A	P	A
Gasoline service stations	P	S	S	S	S
Hotels and motels	P	A	A	P	S
Laboratory (research)	A	A	A	A	A
Manufacturing (Light)	P	P	P	S	S
Manufacturing (Heavy)	P	P	P	S	P
Medical services:					
Physician, dental, optometry office	S	A	A	P	A
Medical out-patient clinic	S	A	A	P	A
Medical out-patient physical therapy personal training and fitness instruction	S	A	A	P	A
Medical out-patient surgery	S	A	A	P	S
Medical in-patient physical therapy	A	A	A	P	S
Therapeutic massage establishments	A	A	A	A	A
Hospitals	A	S	S	P	S
Mortuaries/funeral homes	P	A	A	P	S
Nursing/convalescent homes or centers	S	S	S	S	S
Parks:					
Public	A	A	A	A	A

Land Use	"SD-I"	"SD-OC"	"SD-RC"	"SD-LI"	"SD-T"
Category	(Institutional)	(Office/Com)	(Retail/Com)	(Light Ind)	(Technical)
Private	A	A	A	A	A
Petroleum storage facility (above ground) and related structures	P	P	P	S	P
Physician, dental, optometry office	A	A	A	A	A
Professional offices:					
General offices	P	A	A	A	A
Law, accounting, insurance	P	A	A	A	A
Architecture, engineering, planning	P	A	A	A	A
Real estate services, data processing	P	A	A	A	A
Professional offices (other): Offices in conjunction with low intensity, light assembly components accomplished in a clean, office type setting	P	S	S	A	A
Residential uses:					
Single-family, attached single-family, or multiple-family uses	P	S	S	S	P
Retail sales (general):					
Books, magazines, periodicals	P	A	A	P	S
Clothing	P	A	A	P	S
Confectionery stores	P	A	A	P	S
Crafts/gifts/stationery	P	A	A	P	S
Electronics	P	S	A	P	S
Firearm sales and repair, including the sales of related equipment	P	S	S	S	P
Home furnishings	P	A	A	P	S
Jewelry	P	A	A	P	S
Office supplies	P	A	A	P	S
Pharmacies/ dispensaries	P	A	A	P	S
Photography	P	A	A	P	S
Printing (quick-photocopy centers)	P	A	A	P	S
Used merchandise	P	A	A	P	P

Land Use	"SD-I"	"SD-OC"	"SD-RC"	"SD-LI"	"SD-T"
Category	(Institutional)	(Office/Com)	(Retail/Com)	(Light Ind)	(Technical)
Retail sales not listed	S	S	S	S	S
Restaurants/bar:					
General sit down	P	A	A	P	S
Fast-food	P	S	S	P	S
Bakeries, coffee shops/houses, bagel shops, ice cream shop	P	A	A	P	S
Specialty theme/microbreweries	P	A	A	P	P
Tavern/bar	P	A	A	P	P
Schools, public and private	A	S	A	S	S
Services:					
Barber/beauty salons	P	A	A	P	S
Dry cleaning	P	A	A	P	S
Florist	P	A	A	P	S
Laundry (drop-off)	P	A	A	P	S
Tailor/shoe repair	P	A	A	P	S
Theaters/galleries:					
Performing arts	A	A	A	P	S
Movie	A	A	A	P	S
Art gallery	A	A	A	P	S
Utilities:					
Electric substations	S	S	S	S	S
Gas, cable television, water, sanitary sewer	S	S	S	S	S
Wireless support structures and wireless facilities	S	S	S	S	S
Veterinarian offices	P	A	A	P	S
Warehousing:					
Non-hazardous	P	P	P	A	S
Hazardous	P	P	P	S	S

A — Allowed

U — Use Upon Review

S — Special Use

P — Prohibited

* Fronting on Mexico Road only

Section 405.265. St. Peters Lakeside 370 Special District. [R.O. 2007 § 405.265; Ord. No. 4406 § 1, 1-12-2006; Ord. No. 4463 § 1, 3-9-2006; Ord. No. 5132 § 10, 1-8-2009; Ord. No. 5756 § 14, 5-24-2012]

- A. Purpose Of The District. The purpose of this district is to ensure high quality and aesthetically pleasing development within the Lakeside 370 area of the City. The regulations for this District will allow for appropriate controls over the development thereof which will create and enhance land values and act as an incentive to obtaining the highest quality development.

The boundaries of the district shall be delineated on the Official Zoning District Map of the City as provided for in Article II of this Chapter. Said Zoning District Map as defined and provided for therein is hereby made a part of this Chapter.

B. Authorized Uses.

1. Use of land shall generally be as follows; specific uses of the land shall be governed by Subsection (L) Table 1 herein.
 - a. Industrial uses: **[Ord. No. 6516 § 1, 4-28-2016]**
 - (1) Distribution facilities.
 - (2) Office/warehouse facilities.
 - (3) Manufacturing facilities.
 - (4) Offices, including back offices and professional offices.
 - (5) Medical and agricultural products, processing and research.
 - b. Commercial uses:
 - (1) Hotels/conference centers.
 - (2) Retail uses.
 - (3) Dining/entertainment uses.
 - c. Public uses:
 - (1) Cultural uses.
 - (2) Recreational uses.
2. Uses Permitted By Special Use Permit. The uses conditionally permitted are listed in Subsection (L) Table 1 and require a special use permit.
3. General. Uses which are not specifically listed in Subsection (L) Table 1 as permitted or conditionally permitted are prohibited, provided that activities or uses which are determined by the Administrative Officer to be necessary to, supportive of and compatible with a primary authorized use shall be permitted.

- C. Lot Area, Setbacks And Bulk Regulations. The following dimensional restrictions shall apply as indicated below:

Minimum planned development area	10 acres
Minimum lot area	1 acre
Minimum lot width	100 feet
Maximum lot coverage (building area)	75%
Maximum heights*	75 feet

* The Planning and Zoning Commission may upon review approve such additional heights as may be deemed appropriate while considering the relationship of building height to bulk and density of adjacent properties and providing for the safety of the structure and its intended users.

- D. Minimum Building Setbacks. **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 5, 8-14-2014]**

Front yard (feet)	
Arterial	30
Collector	30
Local	30
Side yard (feet)	15
Rear yard (feet)	30
Wireless support structures	100% of the wireless support structure's height

- E. Minimum Parking Setbacks. No parking space, loading space or internal drive, except point of ingress or egress, shall be located in the following setbacks:

Front yard	15
Side yard	15
Rear yard	10

- F. Ingress And Egress.

- Entrances shall conform to the standards contained in the City of St. Peters Design Criteria and Standard Specifications for Street Construction.
- Businesses adjacent to, or integrated in, a shopping center or cluster of commercial facilities shall use the common access with other business establishments in that center unless otherwise approved by the City Engineer.

Along shared entrance drives, parking spaces shall be permitted within the required parking setback area.

- G. Off-Street Parking And Loading.

1. Off-street parking may be located in required front, side or rear yards, and all parking or loading spaces in a front yard shall be screened and/or bermed if deemed necessary and approved on the site development plan.
2. Off-street loading spaces shall be located as approved on the site development plan. **[Ord. No. 6516 § 1, 4-28-2016]**
3. The number, type and dimensions of parking spaces required shall be in accordance with the provisions of Article VII, Sections 405.540 et seq. of this Chapter.
4. All parking lots, driveways, and private streets shall comply with Article VII, Section 405.550 of this Chapter although the City Administrator, upon recommendation by the City Engineer, may waive the requirement for parking lot and driveway curbs where water quality and drainage issues warrant the omission of curbing.
5. Vehicles used in conjunction with operation of a business shall be parked behind or next to the building housing the business when feasible. When a rear or side parking space is not feasible, the vehicle shall be parked so as to not obstruct visibility of the development entrances. Parking of commercial vehicles unrelated to the businesses on the lot shall not be permitted unless otherwise authorized.

H. Site Design Requirements.

1. Landscaping And Open Space. Prior to the approval of a final site plan, the developer shall submit a landscaping plan which shall conform to the following:
 - a. All yards and open spaces along exterior or interior streets shall be landscaped with trees and shrubs.
 - b. Any part of a lot not used for buildings or other structures or for parking, loading areas or approved storage areas shall be landscaped with grass, ground cover, trees, shrubs and pedestrian walks.
 - c. All developments within this district shall comply with the Tree and Landscape Article. See Chapter 535.
 - d. All fences, except those associated with industrial and recreational uses, shall be solid wood, masonry or vinyl material limited to a maximum height of six (6) feet and shall not extend beyond the front building line of the subject property. Fences for industrial and recreational uses shall conform to fence regulations for commercial and industrial districts as stipulated in Section 405.360(E). Any chain link fences shall be vinyl coated. **[Ord. No. 6516 § 1, 4-28-2016]**
 - e. Each site, upon development, shall have installed an automatic, permanent irrigation system designed to cover all primary entranceway

landscape areas that front public rights-of-way.

2. Screening And Berming.

- a. All ground level HVAC units, electric, telephone and gas meters, satellite dishes and other mechanical apparatus shall be screened with appropriate materials or landscaping to conceal the visibility of the object. All rooftop HVAC units, electric, telephone and gas meters, satellite dishes and other mechanical apparatus shall be screened from public view unless set back a minimum of forty (40) feet from the edge of building.
- b. Outside trash enclosures within commercial office and retail areas shall be screened with a masonry material to match or complement the primary building. The masonry screening shall be a maximum of six (6) feet in height unless otherwise approved by the Planning Commission.
- c. All outside storage of materials, equipment or stock, including items for sale or items used in the operation of the business, shall be screened from public view unless waived by the Administrative Officer. Outside display of items for sale and outside storage of materials, equipment or stock shall be located as approved by the Planning Department.

3. Sidewalks And Bikeways. Sidewalks and bikeways shall be provided as approved on the site plans for collector and arterial street frontages in conformance with the requirements set forth in this Chapter unless otherwise approved by the City Engineer.

4. Underground Utility Systems. All utility lines, including power and telephone lines, shall be located underground except designated overhead utility corridors as approved by the City Engineer.

5. Lighting.

- a. All exterior lighting, building and parking lot lights and landscape lighting shall be directed away from adjacent highways, streets and properties so that no light is cast on adjoining properties or public roadways.
- b. No light standard utilized for the illumination of off-street parking areas shall exceed forty (40) feet in height unless otherwise approved by the Planning and Zoning Commission on the site development plan. No other light standard shall exceed eighteen (18) feet in height unless otherwise approved by the Planning and Zoning Commission on the site development plan. **[Ord. No. 6516 § 1, 4-28-2016]**
- c. All lighting shall be served with underground cable and shall be metal halide type lighting.
- d. All parking areas and walkways within commercial office and retail areas shall be illuminated so as to produce a uniform illumination of two (2)

foot-candles within said areas. All parking and loading areas within industrial development areas shall be illuminated so as to produce a uniform illumination of one-half (1/2) foot-candles within said areas.

I. Building Permits And Architectural Criteria. [Ord. No. 6516 § 1, 4-28-2016]

1. Building elevations for each development shall be submitted to the Planning and Zoning Commission for review and approval. These elevations shall show the materials and the respective colors to be used. Elevation submittals shall comply with Section 405.460 of this Chapter. This development shall not be subject to more stringent requirements than standard design and building requirements of the City at the time of construction.
2. Temporary structures, including membrane structures and greenhouses, may be approved on a site development plan in conjunction with an approved use/development.

J. Sign Regulations.

1. Developments with less than three hundred (300) feet of frontage on Route 370 shall be permitted one (1) freestanding business sign. Developments with frontage of three hundred (300) feet or more on Route 370 shall be permitted two (2) freestanding business signs, provided that there is a minimum distance of two hundred (200) feet between the two (2) signs.
 - a. The maximum height of said sign shall be thirty-five (35) feet from adjacent ground elevation or the average elevation of Route 370 fronting on the site, whichever is greater.
 - b. The maximum size of said signs shall be limited to one hundred (100) square feet per facing and a total aggregate area of two hundred (200) square feet.
2. All other developments shall be limited to one (1) freestanding, monument-type business sign per street frontage that shall be limited to a maximum height of twelve (12) feet and a maximum size of fifty (50) square feet per face. A changeable copy sign of a maximum of twenty-four (24) square feet shall be permitted in conjunction with each business sign. The changeable copy sign shall comply with the general regulations of Section 405.745(D)(5) of this Chapter.
3. No off-premise (billboard-type) advertising signs shall be permitted within the district, including those properties fronting on Route 370.
4. Attached wall signs shall be permitted in accordance with the sign provisions of Article IX of this Chapter.
5. Temporary signs shall be governed by Section 405.750 of this Chapter, as amended.

K. Planned Development Area.

1. The total development area within all planned developments within the special district shall comply with the minimum lot area as designated in Subsection (D).
 2. All uses within each planned development shall be uses permitted in the lakeside district.
 3. Each application for a planned development shall comply with the application requirements outlined in Section 405.775.
 4. Each application for a planned development shall include a site plan that complies with the requirements outlined in Section 405.460.
 5. All planned developments shall meet the minimum requirements of the lakeside district related to building architecture. Landscaping, signs, lighting and other site design features shall be as approved by the Board of Aldermen in the planned development area agreement.
- L. Table 1 — Land Use Category. [Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 6, 8-14-2014; Ord. No. 6516 § 1, 4-28-2016; Ord. No. 6865, 11-9-2017; Ord. No. 7115, 3-28-2019; Ord. No. 7192, 8-22-2019]

Distribution Facilities	
Warehouse distribution facilities	A
Warehouse facilities with more than four (4) loading docks	A
Warehouse facilities with railway service connection	A
Trucking facilities	A
Office/Warehouse Facilities; Processing and Research	
Office/warehouse facilities	A
Warehousing, including mini-warehousing	A
Manufacturing facilities	
Laboratory (research)	A
Manufacturing (light)	A
Manufacturing (heavy)	S
Medical product and agricultural product processing/distribution facilities, including accessory sales facilities, and indoor cultivation.	A
Rooftop cultivation shall be as approved by the Planning and Zoning Commission on the architectural elevations.	

Offices, Including Back Offices and Professional Offices	
Medical offices	A
Medical out patient clinics and surgery centers	A
Offices: professional, corporate headquarters	A
Hotel/Conference Centers	
Convention/meeting facilities	A
Hotels and motels	A
Retail and Dining/Entertainment Facilities	
Banking facilities	A
Car and truck washes	S
Indoor entertainment facilities, including theatres, movie theatres, art galleries, indoor amusement parks and arcades and similar facilities	A
Outdoor entertainment facilities, including amusement parks, racetrack and accessory buildings, and similar facilities	S
Restaurants: sit down, microbreweries, sandwich shops, bagel, shops and ice cream shops	A
Restaurants: fast food, including those with drive-through facilities	A
Retail shopping centers	A
Retail uses not listed herein	S
Service uses, including, but not limited to, beauty and nail salons, dry cleaners, printing shops and mail centers	A
Service stations, including those with convenience stores	A
Tavern/bar	A
Cultural Uses and Other Public Purposes	
Churches, synagogues, temples; religious facilities/retreat centers	A
Solar panel, primary	S
Wireless support structures and wireless facilities	S
Utility substations and facilities related to gas, cable television, water and sanitary sewer	S
Wind turbine, accessory	S
Wind turbine, primary	S

Recreation Purposes	
Parks, public and private; uses permitted include, but are not limited to, trails, beaches, picnic areas, shelters, bow hunting and similar uses	A
Sports facilities, indoor	A
Sports facilities, outdoor	S
Miscellaneous Purposes	
Temporary activities (subject to Planning Commission approval of location), including, but not limited to, entertainment events, concerts, carnivals, and sales activities	A

A=Allowed

S=Special use