



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

The Honorable Mayor
and Board of Aldermen
City of Sunset Hills
Sunset Hills, Missouri

We have audited the general purpose financial statements of the City of Sunset Hills, Missouri, as of and for the year ended December 31, 1994, and have issued our report thereon dated June 2, 1995.

We conducted our audit in accordance with generally accepted auditing standards and Government Auditing Standards, issued by the Comptroller General of the United States. These standards require that we plan and perform the audit to obtain reasonable assurance about whether the general purpose financial statements are free of material misstatement.

Compliance with laws, regulations, contracts, and grants applicable to the City of Sunset Hills is the responsibility of the City of Sunset Hills' management. As part of obtaining reasonable assurance about whether the general purpose financial statements are free of material misstatement, we performed tests of the City of Sunset Hills' compliance with certain provisions of laws, regulations, contracts and grants agreements. However, the objective of our audit of the general purpose financial statements was not to provide an opinion on overall compliance with such provisions. Accordingly, we do not express such an opinion.

The results of our tests disclosed no instances of noncompliance that are required to be reported under Government Auditing Standards.

This report is intended for the information of the Mayor, Board of Aldermen, and the Missouri Department of Transportation. However, this report is a matter of public record and its distribution is not limited.

Conner Ash P.C.

St. Louis, Missouri
June 2, 1995



**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL
STRUCTURE IN ACCORDANCE WITH OMB CIRCULAR A-128**

The Honorable Mayor
and Board of Aldermen
City of Sunset Hills
Sunset Hills, Missouri

We have audited the general purpose financial statements of the City of Sunset Hills, Missouri, as of and for the year ended December 31, 1994, and have issued our report thereon dated June 2, 1995.

We conducted our audit in accordance with generally accepted auditing standards; Government Auditing Standards, issued by the Comptroller General of the United States; and the Office of Management and Budget (OMB) Circular A-128, Audits of State and Local Governments. Those standards and OMB Circular A-128 require that we plan and perform the audit to obtain reasonable assurance about whether the general purpose financial statements are free of material misstatement.

In planning and performing our audit for the year ended December 31, 1994, we considered the internal control structure of the City of Sunset Hills in order to determine our auditing procedures for the purpose of expressing our opinion on the general purpose financial statements of the City of Sunset Hills and to report on the internal control structure in accordance with OMB Circular A-128. This report addresses our consideration of internal control structure policies and procedures relevant to compliance with requirements applicable to federal financial assistance programs. We have addressed policies and procedures relevant to our audit of the general purpose financial statements in a separate report dated June 2, 1995.

The management of the City of Sunset Hills, Missouri, is responsible for establishing and maintaining an internal control structure. In fulfilling this responsibility, estimates and judgments by management are required to assess the expected benefits and related costs of internal control policies and procedures. The objectives of an internal control structure are to provide management with reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition, that transactions are executed in accordance with management's authorization and recorded properly to permit the preparation of the general purpose financial statements in accordance with generally accepted accounting principles, and that federal financial assistance programs are managed in compliance with applicable laws and regulations. Because of inherent limitations in any internal control structure, errors, irregularities, or instances of noncompliance may nevertheless occur and not be detected. Also, projection of any evaluation of the structure to future periods is subject to the risk that procedures may become inadequate because of changes in conditions or that the effectiveness of the design and operation of policies and procedures may deteriorate.

For the purpose of this report, we have classified the significant internal control structure policies and procedures used in administering federal financial assistance programs in the following categories:

Cash and cash equivalents
 Receivables and revenues
 Property and equipment
 Payables, accrued liabilities and expenses
 Fund balances

General Requirements

Political activity
 Civil rights
 Davis-Bacon Act
 Cash management
 Federal financial reports
 Allowable costs/cost principles
 Drug-free Workplace Act
 Administrative requirements

Specific Requirements

Types of services allowed or unallowed
 Reporting
 Cost allocation
 Special requirements

Claims for advances and reimbursements

Amounts claimed or used for Matching

For all of the internal control structure categories listed above, we obtained an understanding of the design of relevant policies and procedures and whether they have been placed in operation, and we assessed control risk.

During the year ended December 31, 1994, the City of Sunset Hills had no major federal financial assistance programs and expended 100% of its total federal awards under the following nonmajor program:

Off System Bridge Replacement and Rehabilitation Program

We performed tests of controls, as required by OMB Circular A-128, to evaluate the effectiveness of the design and operation of internal control structure policies and procedures that we considered relevant to preventing or detecting material noncompliance with specific requirements, general requirements, and requirements governing claims for advances and reimbursements and amounts claimed or used for matching that are applicable to the aforementioned nonmajor programs. Our procedures were less in scope than would be necessary to render an opinion on these internal control structure policies and procedures. Accordingly, we do not express such an opinion.

Our consideration of the internal control structure policies and procedures used in administering federal financial assistance programs would not necessarily disclose all matters in internal control structure that might constitute material weaknesses under standards established by the American Institute of Certified Public Accountants. A material weakness is a reportable condition in which the design or operation of one or more of the internal control structure elements does not reduce to a relatively low level the risk that noncompliance with laws and regulations that would be material to a federal financial assistance program may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control structure and its operations that we consider to be material weaknesses as defined above.

However, we noted other matters involving the internal control structure and its operation that we have reported to the management of the City of Sunset Hills in a separate letter dated June 2, 1995.

This report is intended for the information of the board of Mayor, Board of Aldermen, and the Missouri Department of Transportation. However, this report is a matter of public record and its distribution is not limited.

Conner Ash P.C.

St. Louis, Missouri
June 2, 1995



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH THE
GENERAL REQUIREMENTS APPLICABLE TO FEDERAL FINANCIAL ASSISTANCE PROGRAMS**

The Honorable Mayor
and Board of Aldermen
City of Sunset Hills
Sunset Hills, Missouri

We have audited the general purpose financial statements of the City of Sunset Hills', Missouri, as of and for the year ended December 31, 1994, and have issued our report thereon dated June 2, 1995.

We have applied procedures to test the City of Sunset Hills' compliance with the following requirements applicable to its federal financial assistance programs, which are identified in the accompanying Schedule of Federal Financial Assistance Programs for the year ended December 31, 1994: political activity; Davis-Bacon Act, civil rights; cash management; federal financial reports, allowable costs/cost principles, Drug-free Workplace Act, and administrative requirements.

Our procedures were limited to the applicable procedures described in the Office of Management and Budget's Compliance Supplement for Single Audits of State and Local Governments. Our procedures are substantially less in scope than an audit, the objective of which is the expression of an opinion on the City of Sunset Hills' compliance with the requirements listed in the preceding paragraph. Accordingly, we do not express such an opinion.

With respect to the items tested, the results of those procedures disclosed no material instances of noncompliance with the requirements listed in the second paragraph of this report. With respect to the items not tested, nothing came to our attention that caused us to believe that the City of Sunset Hills had not complied, in all material respects, with those requirements. Also, the results of our procedures did not disclose any immaterial instances of noncompliance with those requirements.

This report is intended for the information of the Mayor, Board of Aldermen and the Missouri Department of Transportation. However, this report is a matter of public record and its distribution is not limited.

Conner Ash P.C.

St. Louis, Missouri
June 2, 1995



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH
SPECIFIC REQUIREMENTS APPLICABLE TO NON-MAJOR
FEDERAL FINANCIAL ASSISTANCE PROGRAMS**

The Honorable Mayor
and Board of Aldermen
City of Sunset Hills
Sunset Hills, Missouri

We have audited the general purpose financial statements of the City of Sunset Hills, Missouri, as of and for the year ended December 31, 1994, and have issued our report thereon dated June 2, 1995.

In connection with our audit of the general purpose financial statements of the City of Sunset Hills, and with our consideration of the City of Sunset Hills internal control structure used to administer federal financial assistance programs, as required by Office of Management and Budget Circular A-128, Audits of State and Local Governments, we selected certain transactions applicable to certain non-major federal financial assistance programs for the year ended December 31, 1994.

As required by OMB Circular A-128, we have performed auditing procedures to test compliance with the requirements governing types of services allowed or unallowed, reporting, cost allocation, special requirements, claims for advances and reimbursements, and amounts claimed or used for matching which are applicable to those transactions. Our procedures were substantially less in scope than an audit, the objective of which is the expression of an opinion on the City of Sunset Hills' compliance with those requirements. Accordingly, we do not express such an opinion.

With respect to the items tested, the results of those procedures disclosed no material instances of noncompliance with the requirements listed in the preceding paragraph. With respect to items not tested, nothing came to our attention that caused us to believe that the City of Sunset Hills had not complied, in all material respects, with those requirements. Also, the results of our procedures did not disclose any immaterial instances of noncompliance with those requirements.

This report is intended for the information of the Mayor, Board of Aldermen, and the Missouri Department of Transportation. However, this report is a matter of public record and its distribution is not limited.

Conner Ash P.C.

St. Louis, Missouri
June 2, 1995

**ANNEXATION
PLAN OF
INTENT**

AREA IV

**Submitted by the City
of Sunset Hills**

Assessment of Revenue Sources

Assessment of Cost Factors

Area IV

**Administrative
Department**

Methodology

The methodology described below was used in an effort to give as accurate an estimate as possible of the anticipated revenue to be received from the proposed annexation area. For the assessed valuation of the area, we used data received from St. Louis County Department of Revenue and Planning. Revenues addressed are: sales tax, cigarette tax, motor fuel tax, road and bridge distribution, property tax, cable T.V. tax, utility tax on both residential and commercial properties, personal property tax and commercial licenses and fees. We have not addressed minor income sources (permits, inspection fees, etc.), as they do not significantly impact this study.

Sales tax distribution is based on \$103.00 per capita. Population was obtained from the St. Louis County Department of Planning, Research and Statistics Division. (Source: 1990 Census Public Law File 94-171)

Revenue Formulas Residential utility revenue is based on the formula used by St. Louis County of \$2,000 per household X 5%. Commercial utility revenue is based on non residential assessed value divided by 4 X 7½%. Cigarette tax is calculated at \$4.50 per capita. Motor fuel tax is based on \$27 per capita. Cable T.V., using half of the existing households, at \$30 per month X 12 X the 5% franchise rate. Road and Bridge at .105 per \$100 of assessed value. Business licenses and attendant fees are based on \$1.25 per thousand dollars of sales for merchants and 20¢ per square foot for offices. Both property tax and personal property tax is calculated at 8¢ per \$100 of the assessed valuation.

For the square foot business licenses, we determined the square footage of those businesses falling under the 20¢ per square foot category from maps obtained from the St. Louis County Planning Department. For businesses in the merchant category, we compared each of the businesses in the proposed annexation area carefully to businesses located in Sunset Hills having the same or similar activity and being of the same or similar size. We then used the respective Sunset Hills business revenue as the potential revenue of each of its counterparts in the annexation area. The number of households, as well as the existing population was obtained from census data provided by the St. Louis County Department of Planning, Research and Statistics Division, as stated above. A copy of that report is included in this Revenue Study. For the projected administrative cost factors, we projected only the costs of our supplies, mailings, etc., as no additional personnel will be necessary to service the area.

Administrative Cost Factors

Administrative costs
generated by the additional
1,310 population.

Newsletter	\$2,918	(Approximately \$5.50 per each 521 households & 10 businesses per year)
Office Supplies	\$2,522	
TOTAL COST:	\$5,440	A one year projection

Revenues Anticipated

▪ Sales tax distribution	\$134,930
▪ Cigarette tax	\$5,895
▪ Motor fuel tax	\$35,370
▪ Cable television	\$4,698
▪ Road and bridge distribution	\$14,721
▪ Property tax	\$11,216
▪ Residential utility revenue	\$52,100
▪ Commercial utility revenue	\$11,508
▪ Commercial licenses and fees	\$2,500
▪ Personal Property	\$2,261

TOTAL REVENUE: **\$275,199** **A one year projection**

Formula Data

Commercial utility revenue	→	Non residential assessed value divided by 4 X 7½%
Sales tax distribution	→	\$103.00 per capita X 1,310
Cigarette tax	→	\$4.50 per capita X 1,310
Motor fuel tax	→	\$27 per capita X 1,310
Cable TV	→	1/2 total households (261) X \$30 per month X 12 months X 5% franchise
Road and bridge distribution	→	.105 per \$100 Assessed valuation
Residential utility revenue	→	\$2,000 each per 521 households X 5%
Property tax	→	8¢ per \$100 assessed value
Commercial licenses	→	Square footage for offices, like-kind for merchants/sales
Personal Property	→	8¢ per \$100 assessed value

All formulas based on those used by St. Louis County with the exception of commercial licenses.

**ESTIMATED ASSESSED VALUATION, REAL AND PERSONAL
TAXABLE PROPERTY ONLY, SUNSET HILLS ANNEXATION PROPOSAL**

2/28/96

School Subcode	Real Property Land	Real Prop. Comm. Improve.	Real Prop. Improve	Real Property Subtotal	Real Prop. Local RR & Utilities in Annex Area	Real Prop. State RR & Utilities in Annex Area	Percent of School Subcode in Annexation Area	Real Property Total	Regular Personal Prop. in Annex Regular	Loc RR & Utility Personal Prop. in Annexation Area	State RR & Util. Personal Property in Annexation Area	Personal Property Total	Grand Total All Property
138J	4,281,290	460,420	9,359,970	13,641,260	0	378,534	0.11	14,019,794	2,712,557	0	114,201	2,826,758	16,846,552
TOTAL	4,281,290	460,420	9,359,970	13,641,260	0	378,534		14,019,794	2,712,557	0	114,201	2,826,758	16,846,552

The personal property estimates are derived by calculating the percentage of real property in each school subcode that is included in the annexation area. That percentage is multiplied by the total personal property amount. Railroad and utilities amounts for the annexation area are estimated in the same manner.

Source: St. Louis County Departments of Planning and Revenue

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SUNSET HILLS ANNEXATION PROPOSAL - POPULATION
 Prepared for Pat Seabaugh, City of Sunset Hills

2/29/96

Census Tract	Block	Persons	White	Black	Other	Housing Units
2212.02	102	45	45	0	0	18
	103	23	21	0	2	11
	104	37	37	0	0	18
	106A	29	29	0	0	10
	107	21	21	0	0	8
	118	49	49	0	0	18
	119	211	209	0	2	76
	203	130	129	0	1	48
	204	6	6	0	0	3
	205	0	0	0	0	0
	206	0	0	0	0	0
	207	47	47	0	0	18
	208	173	169	0	4	68
	211	506	496	5	5	210
	212	33	32	0	1	15
TOTAL		1,310	1,290	5	15	521

Prepared by the St. Louis County Department of Planning, Research & Statistics Division (889-2527)
 Source: 1990 Census, Public Law File 94-171

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STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1995

RECEIPTS:

TAXES	2,241,220
CAPITAL IMPROVEMENT TAX	512,344
COUNTY ROAD TAX	135,540
LICENSE AND PERMITS	474,514
INTERGOVERNMENTAL REVENUE	229,838
OTHER	109,175

TOTAL RECEIPTS 3,702,631

DISBURSEMENTS:

ADMINISTRATIVE	486,002
COURT	40,452
PARKS & RECREATION	212,880
PERSONNEL BENEFITS	294,463
POOL	59,650
PUBLIC SAFETY	1,124,686
PUBLIC WORKS	752,629

TOTAL DISBURSEMENTS 2,970,762

EXCESS RECEIPTS OVER DISBURSEMENTS 731,869

GENERAL FUND	387,374
CAPITAL IMPROVEMENTS FUND	512,344
GENERAL FUND CASH INVESTED IN INTEREST BEARING ACCOUNTS	704,159
	\$1,603,877

ANY RESIDENT DESIRING MORE DETAILED INFORMATION MAY OBTAIN IT AT THE CITY HALL, 3939 SOUTH
LINDBERGH BOULEVARD, SUNSET HILLS, MISSOURI 63127

"THE ZONING ORDINANCE OF ST. LOUIS COUNTY"

For the Unincorporated Part of St. Louis County

CHAPTER 1003

**ST. LOUIS COUNTY DEPARTMENT OF PLANNING
JOSEPH A. CAVATO, DIRECTOR OF PLANNING**

PUBLICATION DATE AUGUST, 1991

EXHIBIT 10

CHAPTER 1003
ZONING ORDINANCE

Section	Title
1003.010	Short Title
1003.011	Purpose
1003.020	Definitions
1003.030	Establishment of Districts - Zoning Map
1003.040	Interpretation and Extension of District Boundaries
1003.050	District Regulations
1003.101	"FP" - Flood Plain District Regulations
1003.103	"PS" - Park and Scenic District Regulations
1003.107	"NU" - Non-Urban District Regulations
1003.110	Urban Residence Districts Regulations
1003.111	"R-1" - Residence District Regulations
1003.112	"R-1A" - Residence District Regulations
1003.113	"R-2" - Residence District Regulations
1003.115	"R-3" - Residence District Regulations
1003.117	"R-4" - Residence District Regulations
1003.119	"R-5" - Residence District Regulations
1003.120	"R-6A" - Residence District Regulations
1003.120A	"R-6AA" - Residence District Regulations
1003.121	"R-6" - Residence District Regulations
1003.123	"R-7" - Residence District Regulations
1003.125	"R-8" - Residence District Regulations
1003.131	"C-1" - Neighborhood Business District Regulations
1003.133	"C-2" - Shopping District Regulations
1003.135	"C-3" - Shopping District Regulations
1003.137	"C-4" - Highway Service Commercial District Regulations
1003.141	"C-6" - Office and Research Service District Regulations
1003.143	"C-7" - General Extensive Commercial District Regulations
1003.145	"C-8" - Planned Commercial District Regulations
1003.151	"M-1" - Industrial District Regulations
1003.153	"M-2" - Industrial District Regulations
1003.155	"M-3" - Planned Industrial District Regulations
1003.157	"MXD" - Mixed Use Development District Regulations
1003.160	General Regulations
1003.161	Air Navigation Space Regulations
1003.163	Zoning Performance Standard Regulations
1003.165	Off-Street Parking and Loading Regulations - General
1003.165A	Off-Street Parking and Loading Regulations - Commercial
1003.165B	Off-Street Parking and Loading Regulations - Cultural, Entertainment, and Recreation
1003.165C	Off-Street Parking and Loading Regulations - Industrial
1003.165D	Off-Street Parking and Loading Regulations - Institutional
1003.165E	Off-Street Parking and Loading Regulations - Open Space and Agriculture
1003.165F	Off-Street Parking and Loading Regulations - Residential
1003.165G	Off-Street Parking and Loading Regulations - Transportation, Communication, and Utilities
1003.165H	Minimum Loading Requirements
1003.166	Review and Approval of Development Near County Parks
1003.167	Miscellaneous Regulations
1003.167A	Area Regulations for Group Homes for the Developmentally Disabled

1003.020 Definitions.

1. For the purpose of this ordinance, certain words and phrases are herein defined. Words and phrases defined herein shall be given the defined meaning. Words and phrases which are not defined shall be given their usual meaning except where the context clearly indicates a different or specified meaning.
2. Words used in the present tense shall include the future; the singular number includes the plural and the plural includes the singular; the word "dwelling" includes the word "residence"; the word "shall" is mandatory and not permissive.
3. The following words and phrases are defined:
 - (1) **Accessory Building:** Any building, the use of which is incidental to the principal use of another structure on the same premises.
 - (2) **Accessory Use:** A use incidental and subordinate to the principal use of the premises.
 - (3) **Accessory Structure:** Any structure, the use of which is incidental to the principal use of another structure on the same premises.
 - (4) **Airport:** An area of land or water that is used or intended to be used for the landing and take-off of aircraft, and includes its buildings and facilities, if any.
 - (5) **Apartment:** A room or suite of rooms within a building, provided with separate cooking facilities and intended as a single dwelling unit.
 - (6) **Atrium:** An open public area within a building established principally for aesthetic purposes.
 - (7) **Automobile (automotive):** As used herein, the term includes passenger cars, motorcycles, vans, pickup trucks, and recreational vehicles.
 - (8) **Bank:** An office building or portion thereof which provides for the custody, loan, exchange, or issue of money, the extension of credit, or facilitating the transmission of funds, and which may include accessory drive-up units on the same premises.
 - (9) **Base Flood:** The flood having a one (1) percent chance of being equalled or exceeded in any given year.
 - (10) **Basement:** A floored and walled substructure of a building at least fifty (50) percent below the average finished grade of the building.
 - (11) **Building:** A structure that is affixed to the land, has one (1) or more floors, one (1) or more exterior walls and a roof, and is designed or intended for use as a shelter.
 - (12) **Cemetery:** A place for burial of the dead, including crematory facilities as an accessory use.
 - (13) **Child Care Center:** Facility providing care for five (5) or more children under the age of thirteen (13), not including children of a family residing on the premises, for any part of a twenty-four (24) hour day.
 - (14) **Club:** A building or a portion of a building intended to be used as a center of informal association for a selective membership not open to the general public.
 - (15) **Community Center:** A facility maintained by a public agency or by a not-for-profit community or neighborhood association primarily for social, recreational, or educational needs of the community or neighborhood.
 - (16) **Convenience Store:** A retail establishment having a gross floor area of 5,000 sq. ft. or less, primarily selling foods as well as other household goods customarily sold in larger food markets and supermarkets.
 - (17) **Day Care Home:** A family home, occupied as a permanent residence by the day care provider, in which care is given to no more than ten (10) children, including children related to the day care provider, for any part of the twenty-four (24) hour day.
 - (18) **Development:** The act of changing and the state of a tract of land after its function has been purposefully changed by man including, but not limited, to structures on the land and alterations to the land.
 - (19) **District:** A part or parts of the unincorporated area of St. Louis County for which the Zoning Ordinance establishes regulations governing the development and use of land therein.

- (39) **Golf, Miniature:** A commercial recreation facility, resembling golf, containing short "holes", the majority of which are under 300 feet in length, and primarily utilizing putting irons.
- (40) **Group Home for the Elderly:** A facility providing twenty-four (24) consecutive hour care for three (3) or more persons who by reason of aging require services furnished by a facility that provides shelter, board, storage and distribution of medicines, and protective oversight, including care during short term illness or recuperation.
- (41) **Group Housing (Group-House Arrangement):** Any combination of dwelling units comprised of two (2) or more residential buildings designed as a functional unit on and with the specific parcel of land on which they are to be erected.
- (42) **Group Living Facility (Dormitory):** A dwelling containing sleeping rooms without separate cooking facilities for a number of persons customarily unrelated but associated with an educational, religious, charitable or service institution.
- (43) **Gymnasium:** A building or portion thereof used for athletic training or sports activities, including accessory seating for spectators.
- (44) **Heliport:** A facility for the servicing, take-off, and landing of helicopters, which is open to public use.
- (45) **Home Improvement Center:** A retail store of at least 20,000 square feet selling only building materials, floor and wall coverings, items designed for installation in the home, and associated tools.
- (46) **Home Occupation:** A domestic activity carried on by members of a family residing on the premises, but excluding beauty shops, barber shops, music schools, convalescent or nursing homes, tourist homes, massage or other establishments offering services to the general public, and providing that there are no signs nor any display that will indicate from the exterior of the building that it is being utilized, in whole or in part, for any purpose other than that of a dwelling; providing, also, that there is no stock in trade or commodity sold upon the premises, no person is employed other than a member of the family residing on the premises, and no mechanical equipment is used except such as is customary for purely domestic or household purposes. The keeping of not more than two (2) roomers or boarders shall be considered a permitted home occupation. The care and supervision of not more than four (4) children other than those residing on the premises shall be considered a permitted home occupation.
- (47) **Hospice:** Residential and care facility for the terminally ill on the premises of a hospital or nursing home and operated in conjunction therewith.
- (48) **Hospital:** An institution providing medical and surgical care for humans only, for both in and out patients, including medical service, training, and research facilities.
- (49) **Hotel:** A building in which lodging is provided to the public usually on a transient basis.
- (50) **Hotel, Motor (Motel):** A roadside hotel for motorists.
- (51) **House-Trailer (Mobile Home):** A self-contained mobile structure intended to be used for dwelling purposes which has been or reasonably may be equipped with wheels or other devices for transporting said structure.
- (52) **House-Trailer Park:** An area designed or intended to be used as a site for occupied house-trailers.
- (53) **Intermittent Lighting:** A method of lighting, such as for signs, where artificial or reflected light is not maintained stationary or constant in intensity or color.
- (54) **Junk Yard:** A parcel of land on which waste material or inoperative vehicles and other machinery is collected, stored, salvaged or sold.
- (55) **Kennel:** The use of land or buildings for the purpose of selling, breeding, boarding, or training dogs or cats or both, or the keeping of four (4) or more dogs over four (4) months of age, or keeping six (6) or more cats over four (4) months of age, or the keeping of more than five (5) dogs and cats. The word "selling" as herein used shall not be construed to include the sale of animals four (4) months of age or younger which are the natural increase of animals kept by persons not operating a kennel as herein defined; nor shall selling be determined to include isolated sales of animals over four (4) months old by persons not operating a kennel as herein defined.

- (74) **Parcel (Tract) of Land:** A separately designated area of land delineated by identifiable legally recorded boundary lines.
- (75) **Park:** An area open to the general public and reserved for recreational, educational or scenic purposes.
- (76) **Parking Area:** An area of land used or intended for off-street parking facilities for motor vehicles.
- (77) **Parking Space:** A durably dustproofed, properly graded for drainage, usable space, enclosed in a main building or in an accessory building, or unenclosed, reserved for the temporary storage of one (1) vehicle, and connected to a street, alley, or other designated roadway by a surfaced aisle or driveway. Each such designated space shall comply with the dimensional requirements set forth in Section 1003.165 Off-Street Parking and Loading Requirements.
- (78) **Parkway:** A road or roadway intended to be used primarily for passenger vehicles and developed with a park-like or scenic character, with recreational uses.
- (79) **Pave (Pavement):** The act or result of applying a hard, water-tight material to any ground surface in such manner as to present a uniform surface over large areas.
- (80) **Plat:** A subdivision of land legally approved and recorded.
- (81) **Plant Nursery:** A farm, garden, or other cultivated land together with accessory structures designed and intended to be used only for the cultivation and sale of live vegetation.
- (82) **Property Line:** The legally recorded boundary of a lot, tract, or other parcel of land.
- (83) **Public Utility Facility, Local:** A public utility facility serving a local area only, such as an electric substation or a water or gas pumping or regulating station or a telephone switching center.
- (84) **Residence:** Any building which is designed or used exclusively for residential purposes, except hotels and motels.
- (85) **Retreat:** A building or group of buildings with designated open areas utilized and maintained for educational and religious conclaves, seminars, and similar activities by particular educational, religious, fraternal or other groups.
- (86) **Riding Stable:** A building and designated site intended or used as a shelter for horses or ponies, which provides for commercial boarding, hire, sale, or training of such animals.
- (87) **Roadway:** The entire area within public or private vehicular easement or right-of-way lines, whether improved or unimproved.
- (88) **Roadway Right-Of-Way Line:** The boundary which divides a lot from a public or private roadway.
- (89) **Row House:** Three (3) or more attached single family dwellings, each on its own plot of ground, but not necessarily on individual lots.
- (90) **Salvage Yard:** An area for the dismantling, storage, and sale of inoperative, obsolete or wrecked motor vehicles, trailers, and their parts.
- (91) **Sanitary Land Fill:** A type of operation in which refuse and earth or other suitable cover material are deposited in alternate layers of specified depth in accordance with a definite plan on a specified portion of open land, with each layer being compacted by force applied by mechanical equipment.
- (92) **Self Care Unit:** A nursing facility located on the same premises as a full care nursing home and providing semi-independent apartment style living accommodations for residents including separate cooking facilities for each living unit or cluster of living units.
- (93) **Semi-Finished Material:** Material which has gone through one or more stages of processing.
- (94) **Setback (Building Line):** The required minimum distance from a road right-of-way or lot line that establishes the area within which a structure can be erected or placed, except as may be permitted elsewhere in this Ordinance.
- (95) **Sight Distance Triangle:** The triangular area of a corner lot bound by the property lines and a line connecting the two points on the property lines thirty (30) feet from the intersection of the property lines.
- (96) **Sign:** A structure or device designed or intended to convey information to the public in written or pictorial form.

- (114) **Vehicle Service Center:** Any structure or premises used for the servicing and minor repair of vehicles within enclosed service bays or stalls, including diagnostic services, lubrication of vehicles, and minor engine repair such as tune-ups, and the sale and installation of minor parts and accessories such as tires, batteries, shock absorbers, brakes, mufflers, and tail pipes. This use shall not include any establishment engaged in major repair work such as the installation or removal of engines, radiators, transmissions, differentials, fenders, doors, bumpers or other major body or mechanical parts, spray painting, tire recapping or vulcanizing, or the storage of wrecked or damaged and immobilized vehicles.
- (115) **Veterinary Clinic (Animal Hospital):** A facility for the practice of veterinary medicine.
- (116) **Warehouse:** A structure for use as a storage place for goods, materials or merchandise.
- (117) **Yard:** An open area between the structure setback lines of a lot as established by the regulations of a particular zoning district, and the property lines of the same lot.
- (118) **Yard, Front:** A space extending across the entire front of a lot between the structure setback line as required by the regulations of a particular zoning district and the roadway right-of-way line.
- (119) **Yard, Rear:** A space opposite the front yard, extending across the entire rear of a lot between the structure setback line as required by the regulations of a particular zoning district and the rear lot line.
- (120) **Yard, Side:** A space extending between the structure setback line as required by the regulations of a particular zoning district and the side lot lines measured between the front yard and the rear yard.

(O.No. 14721 - Adopted 11/30/89).

1003.030 Establishment of Districts - Zoning Map.

1. For the purpose of this Ordinance, that part of St. Louis County outside of incorporated cities, towns, and villages is divided into the following districts:

District Classification	Code Designation
FP Flood Plain	FP
PS Park and Scenic	PS
NU Non-Urban	NU
R-1 Residence (one acre)	R-1
R-1A Residence (22,000 sq. ft.)	R-1A
R-2 Residence (15,000 sq. ft.)	R-2
R-3 Residence (10,000 sq. ft.)	R-3
R-4 Residence (7,500 sq. ft.)	R-4
R-5 Residence (6,000 sq. ft.)	R-5
R-6A Residence (4,000 sq. ft.)	R-6A
R-6AA Residence (3,000 sq. ft.)	R-6AA
R-6 Residence (2,000 sq. ft.)	R-6
R-7 Residence (1,750 sq. ft.)	R-7
R-8 Residence (500 sq. ft.)	R-8
C-1 Neighborhood Shopping	C-1
C-2 Shopping	C-2
C-3 Shopping	C-3
C-4 Highway Service Commercial	C-4
C-6 Office and Research Service	C-6
C-7 General Extensive Commercial	C-7
C-8 Planned Commercial	C-8
M-1 Industrial	M-1
M-2 Industrial	M-2
M-3 Planned Industrial	M-3
MXD Mixed Use Development District	MXD

2. The boundaries of these districts are hereby established as shown in the "St. Louis County Zoning Map" consisting of a series of maps at a scale of one (1) inch equals two hundred (200) feet, as adopted by Ordinance 3552 (1965), together with all subsequent amendments thereto. All district classifications, however, need not appear on the zoning map at one time. Official copies of said map shall be maintained in the Department of Public Works and the Department of Planning and shall be public records. All subsequent amendments to the zoning maps shall be designated on said official copies. The Planning Commission may, at its discretion, cause the "St. Louis County Zoning Map" and its official copies thereof to be photographed, microphotographed, photostated or reproduced on file, which maps when so reproduced shall be deemed to be an original record for all purposes.
3. Flood Plain and Floodway Map - For the purpose of this Chapter and the St. Louis County Zoning Map, the areas designated special flood hazard and floodway upon the Flood Insurance Rate Maps and Flood Boundary and Floodway Maps adopted by Chapter 1008 SLCRO, Flood Damage Prevention, as the same may be amended from time to time by ordinance, shall constitute the "FP" Flood Plain District and floodway of St. Louis County.

(O.No. 12322 - Adopted 10/31/85).

1003.101 "FP" Flood Plain District Regulations.

1. Purpose and Intent.

The flood hazard areas of St. Louis County, Missouri are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare. These flood losses are caused by the cumulative effect of obstructions in flood plains causing increases in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, floodproofed, or otherwise protected from flood damages.

This section is therefore necessary to protect human life and health; to minimize expenditure of public money for costly flood control projects; to minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; to minimize prolonged business interruptions; to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in flood plains; and to help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas.

It is the purpose of this section to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion or in flood heights or velocities; to require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction; to control the alteration of natural flood plains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters; and to control filling, grading, dredging, and other development which may increase erosion or flood damage.

2. Scope of Provisions.

This section contains the regulations for the "FP" Flood Plain District of St. Louis County. Property zoned "FP" is also zoned under another applicable District governed by the St. Louis County Zoning Ordinance. The "FP" District constitutes an "overlay" District, and the other applicable zoning district constitutes the underlying zoning. This section controls in the case of any conflict between the regulations contained in this section and the regulations otherwise applicable to any property by virtue of its "underlying" zoning.

All of the area within the "FP" District is the flood plain, as defined in this Chapter, and is subject to all of the provisions of this section. A portion of the area within this District is designated as the Floodway, as established by the maps applicable to this District. Property within the Floodway is subject to those provisions of this section which so state.

3. Permitted Land Uses and Developments.

The following land uses and developments are permitted in this district:

- (1) Boat docks for other than commercial or industrial use.
- (2) Farming.
- (3) Golf Courses.
- (4) Hunting, fishing, and propagation of wildlife.
- (5) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:

- (2) Individual sewage treatment facilities serving an individual non-residential use, as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed 5,000 gallons per day flow.

Accessory uses in this District do not include residences.

7. Performance Standards.

All uses in the "FP" Flood Plain District shall operate in conformity with the appropriate performance standards contained in Section 1003.163 Zoning Performance Standard Regulations.

8. Height Limitations for Structures.

The total height of any structure shall not exceed that permitted in the underlying Zoning District, except where the use of the property includes structures restricted in height by the requirements of a Conditional Use Permit.

9. Lot Area and Yard Requirements.

The minimum lot area and yard requirements for land uses in the "FP" Flood Plain District shall be as set out below:

(1) Minimum Lot Area Requirement.

- (a) The following Permitted Land Uses shall be situated on tracts of land providing not less than the following areas:

Use	Minimum Area
Farming	20 acres
Golf Courses	5 acres

- (b) Permitted and Conditional Land Uses shall be situated on tracts of not less than the minimum lot area required by the provisions of the underlying zoning district regulations.

(2) General Yard Requirements:

- (a) Front Yard:
No structure shall be allowed within twenty-five (25) feet of any roadway right-of-way line.
- (b) Flood Plain:
No residential building or structure attached thereto shall be allowed within twenty-five (25) feet of any area not removed from flooding in accordance with subsection 12 of this section.

(3) Specific Yard Requirements and Exceptions.

- (a) Notwithstanding any other provision of this Chapter, on corner lots, no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.
- (b) Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback.
- (c) Permitted directional signs, three (3) feet or less in height, are allowed within the minimum front yard setback.
- (d) Any structure, other than a public utility tower authorized by a Conditional Use Permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.

- (c) The Department of Highways and Traffic may require such additional data or engineering studies from the applicant as may be necessary to determine the adequacy of the proposed plan for flood protection.

14. Use and Development In the "FP" Flood Plain District.

No use or development in this District shall increase the flooding problems of other properties. Prior to any use or development of property pursuant to the permitted or conditional uses designated in this District, if such use or development involves man-made change to real property below the flood elevation, including construction or erection of any building or structure, or any filling, grading, paving, mining, dredging, excavation or drilling, the following procedure shall be complied with:

- (1) The property owner or user shall submit to the Department of Highways and Traffic a development plan. The plan shall be approved if it demonstrates that its implementation will not increase the flooding problems of other properties. With respect to any stream for which a floodway has not been designated, the flooding problems of other properties will be deemed increased if implementation of the plan would decrease the water storage or conveyance capacity of the stream.
- (2) The plan shall include a report by a Registered Professional Engineer of demonstrated competence in hydrology as to the adequacy of the proposed plan to avoid flooding problems of other properties and such other hydrologic problems as may result from the improvements. Where the plan only delineates the flood plain elevation on the ground and no change or construction is proposed involving land below the flood plain elevation, the plan may be submitted under the seal of a registered land surveyor.
- (3) The Department of Highways and Traffic may require such additional data or engineering studies from the applicant as may be necessary to determine the adequacy of the proposed plan.

15. Effect of Plan Approval.

- (1) The approval by the Department of Highways and Traffic of such plans for flood protection does not constitute a representation, guarantee, or warranty of any kind by St. Louis County, the Department of Highways and Traffic, the St. Louis County Planning Commission or by any officer or employee of either as to the practicality or safety of any protective measure and shall create no liability upon or cause of action against such public body, officers, or employees for any damage that may result pursuant thereto.
- (2) Approval of the plan by the Department of Highways and Traffic does not relieve an owner or user from fulfilling the requirements set forth in any other County ordinance regarding construction or development within the flood plain. (O.No. 14382 - Adopted 3/23/89).

1003.113 "R-2" Residence District Regulations.

1. Scope of Provisions.

This section contains the district regulations of the "R-2" Residence District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Chapter which are incorporated as part of this section by reference.

2. Permitted Land Uses and Developments.

The following land uses and developments are permitted in this District:

- (1) Churches.
- (2) Day care homes licensed under Chapter 819 of Title VIII SLCRO 1974, as amended.
- (3) Dwellings, single family.
- (4) Forests and wildlife reservations as well as conservation projects.
- (5) Golf courses, including practice driving tees on the same premises. Miniature golf courses and independent practice driving tees are excluded.
- (6) Home occupations.
- (7) Libraries, public or private not-for-profit.
- (8) Local public utility facilities, sixty (60) feet or less in height, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - (a) adequately screened with landscaping, fencing or walls, or any combination thereof, or
 - (b) placed underground, or
 - (c) enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

- (9) Parks, parkways, and playgrounds, public or private not-for-profit.
- (10) Schools, public or private kindergarten, secondary, and collegiate.
- (11) Schools, public or private elementary, on a tract of land of at least five (5) acres.

3. Conditional Land Use and Development Permits Issued by the Commission.

The following land uses and developments may be permitted under conditions and requirements specified in Section 1003.181 Conditional Use Permits:

- (1) Child care centers, nursery schools, and day nurseries.
- (2) Private, not-for-profit clubs, private, not-for-profit recreational land uses, and community centers.
- (3) Foster homes for handicapped children.
- (4) Golf courses which are illuminated and practice driving tees. Miniature golf courses are excluded.
- (5) Group homes for the developmentally disabled to be occupied by no more than nine (9) individuals (excluding supervisory personnel) not related by blood or marriage to the operator or operators of the facility.
- (6) Group homes for the elderly.
- (7) Group living facilities providing a permanent residence for not more than nine (9) individuals, all over eighteen (18) years of age and who are ordained or hold a designated religious position with the same religious institution.
- (8) Hospitals and hospices.
- (9) Local public utility facilities over sixty (60) feet in height.
- (10) Nursing homes.
- (11) Police and fire stations.

Use	Minimum Area
Group living facilities for religious purposes	15,000 sq. ft.
Library	1 acre
Group homes for the developmentally disabled	15,000 sq. ft.
Local public utility facilities	10,000 sq. ft.
Mechanical sewage treatment facility	15,000 sq. ft.
Schools	
nursery or day nursery	15,000 sq. ft.
kindergarten (separate)	1 acre
elementary (permitted use)	5 acres
elementary (conditional use)	3 acres
junior high	10 acres
senior high	20 acres
collegiate	10 acres

- (b) Any lot or tract of record on the effective date of this Ordinance, which contains less than 15,000 sq. ft., may be used as a site for one (1) single family dwelling together with accessory structures and uses.
- (c) Foster homes for handicapped children, group homes for the elderly, and not-for-profit private clubs and recreational land uses, including community centers, as approved by the Planning Commission via a Conditional Use Permit, may be established on tracts of land less than five (5) acres where the related parking needs, outdoor facilities, size of buildings, and maximum membership of the developments and uses are deemed consistent with the intensity of land use in the neighborhood of the uses and developments. However, the minimum tract area for the conditional developments and uses shall not be less than 15,000 square feet.
- (d) Police and fire stations as approved by the Planning Commission via a Conditional Use Permit may be established on tracts of less than five (5) acres where the related parking needs, outdoor facilities, and size of buildings are deemed consistent with the intensity of land use in the neighborhood of these uses.
- (e) Specialized private schools shall be located on a tract of land containing one (1) acre for each fifteen (15) pupils, but in no case less than five (5) acres, nor more than that required by the school land area requirements, as listed in paragraph 7.(1)(a).
- (f) Mechanical sewage treatment facilities may be located on tracts of land less than 15,000 square feet in area where the facility is located on platted common land within a subdivision. The minimum lot area, however, shall in no case be less than 10,000 square feet.
- (g) All other Permitted or Conditional Land Uses in this District shall be situated or conducted on tracts of land at least five (5) acres in area.

(2) Creation of New Lots.

No new lots shall be created of less than 15,000 square feet in area except for police stations and local public utility facilities. Lots of less than 15,000 sq. ft., created for the above uses, shall not be used for any other use and, in the event the permitted use terminates, the lot shall be established as common ground for an adjacent development or combined with an adjacent parcel or parcels by means of a boundary adjustment. Prior to the approval of a Subdivision Record Plat creating a lot of less than 15,000 sq. ft., a deed or other legal instrument must be approved by the County Counselor and recorded with the St. Louis County Recorder of Deeds, which guarantees the required transfer of the property in the event the permitted use is terminated.

(3) Minimum Yard Requirements: General.

- (a) Front yard. No structure shall be allowed within twenty-five (25) feet of any roadway right-of-way line.

1003.133 "C-2" Shopping District Regulations.

1. Scope of Provisions.

This section contains the district regulations of the "C-2" Shopping District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Chapter which are incorporated as part of this section by reference. The "C-2" Shopping District encompasses areas wherein may be located such stores and service facilities as will provide a wide range of goods and services usually used, consumed, or needed in the home or by individuals. It is the purpose of these regulations to facilitate the establishment of conditions suitable for the operation of small businesses catering to the general public.

2. Permitted Land Uses and Developments.

The following land uses and developments are permitted in this District:

- (1) Auditoriums and other facilities for public assembly.
- (2) Child care centers, nursery schools, and day nurseries.
- (3) Churches.
- (4) Clubs, lodges, and meeting rooms.
- (5) Financial institutions, not including drive-through facilities.
- (6) Libraries and reading rooms.
- (7) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - (a) adequately screened with landscaping, fencing or walls, or any combination thereof, or
 - (b) placed underground, or
 - (c) enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.
- (8) Medical and dental offices.
- (9) Mortuaries.
- (10) Offices or office buildings.
- (11) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
- (12) Police, fire, and postal stations.
- (13) Recreational facilities, including indoor theaters, but not including drive-in theaters, golf practice driving ranges, and outdoor swimming pools.
- (14) Restaurants, including fast food restaurants except those which provide drive-through service or those which constitute the only use in a freestanding building.
- (15) Fast food restaurants selling only ice cream products, yogurt, or similar dairy dessert products, and soft drinks.
- (16) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
- (17) Signs (advertising) provided that an advertising sign is not permitted within 500 feet of any other advertising sign nor within 100 feet of any building or of any business sign.
- (18) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind are offered for sale or hire to the general public on the premises.

6. Height Limitations for Structures.

The maximum height of structures in this District shall be as follows:

- (1) Unless otherwise restricted by application of regulations in Section 1003.161 Air Navigation Space Regulations, the total height of any structure, including rooftop mechanical equipment attached to such structure, shall not exceed two (2) stories or forty (40) feet in height, whichever is less, above the average finished ground elevation at the perimeter of such structure unless authorized by Conditional Use Permit.
- (2) Total height of any structure authorized by Conditional Use Permit shall be authorized by specific conditions of the permit; except that the height of structures may be further restricted as provided in Section 1003.161 Air Navigation Space Regulations.

7. Minimum Lot Area Requirements.

- (1) Every lot or tract of land shall have an area comprising not less than 12,000 square feet.
- (2) Churches shall be situated on tracts of land at least one-half (1/2) acre in area.
- (3) Hospitals shall be situated on tracts of land at least five (5) acres in area.
- (4) Any lot or tract of record on the effective date of this Ordinance, which contains less area than herein specified, may be used as a site for only one (1) use listed in Subsection 2, together with related parking areas and Accessory Uses and Developments. In addition, an outdoor advertising sign may be authorized on such a lot by Conditional Use Permit.

8. Development Limitations.

- (1) Not more than twenty-five (25) percent of the total area of any lot or tract of land in this District shall be covered by structures.
- (2) The total gross floor area devoted to any one business, firm, or service shall not exceed 30,000 square feet.
- (3) The capacity of auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theatres, or any other facility for public assembly shall not exceed 1,000 persons.

9. Minimum Yard Requirements.

- (1) Front Yard: General.

No structure is allowed within fifteen (15) feet of any roadway right-of-way line.

- (2) Front Yard: Specific Regulations and Exceptions.

- (a) Notwithstanding any other provision of this Chapter, on corner lots, no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.
- (b) Boundary walls or fences, six (6) feet in height or less, are allowed within the minimum front yard setback.
- (c) Permitted information signs, six (6) feet in height or less, are allowed within the minimum front yard setback.
- (d) Permitted directional signs, three (3) feet in height or less, are allowed within the minimum front yard setback.
- (e) Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning.

1003.165 Off-Street Parking and Loading Requirements - General.

1. Scope of Provisions.

The regulations contained in this section and the following sections shall govern the size, number, location, and design of all off-street parking and loading facilities in the unincorporated areas of St. Louis County.

2. Minimum Parking and Loading Requirements.

Uses in all zoning districts shall comply with the minimum requirements listed by use category in tables of the following sections:

Commercial Uses	Section 1003.165A
Cultural, Entertainment, and Recreational Uses	Section 1003.165B
Industrial Uses	Section 1003.165C
Institutional Uses	Section 1003.165D
Open Space and Agricultural Uses	Section 1003.165E
Residential Uses	Section 1003.165F
Transportation, Communication and Utilities	Section 1003.165G

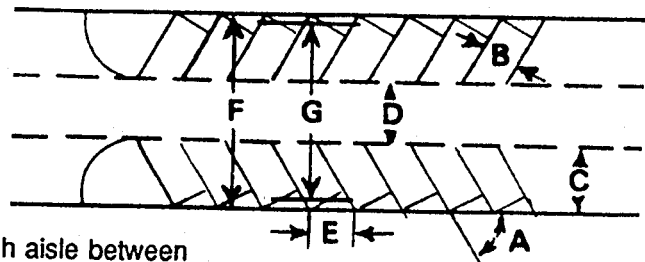
3. Minimum Off-Street Parking Dimensions.

The regulations of this subsection shall govern the dimensions of off-street parking spaces, including those provided in developments approved in planned districts or by special procedure prior to the enactment hereof, anything in such planned district or special procedure approval to the contrary notwithstanding.

- (1) Except as otherwise provided for in this subsection, the requirements for off-street parking of the St. Louis County Zoning Ordinance shall be implemented with regard to the minimum dimensions in the following table:

PARKING TABLE						
A	B	C	D	E	F	G
45°	9.0'	19.7'	12.5'	12.7'	51.9'	45.6
60°	9.0'	21.0'	17.5'	10.5'	59.5'	55.0
90°	9.0'	19.0'	22.0'	9.0'	60.0'	---

- A parking angle
 B stall width
 C 19' min. stall to curb
 D* aisle width
 E curb length per car
 F curb to curb
 G center to center width of double row with aisle between



*Additional width may be required where the aisle serves as the principal means of access to on-site buildings or structures.

of a sight-proof fence or wall, and such screening shall be not less than five (5) feet in height above the surface elevation of the parking area, except where sight distance regulations at street intersections require other arrangements. When requested by the property owner, the Department of Planning may approve the use of topographic features, landscaping, or a combination of fences, walls, topographic features or landscaping in lieu of fences or walls, where such alternates will achieve a comparable effect. The limitations of this paragraph may be modified in a development plan when authorized under Section 1003.187 Planned Environment Unit Procedure.

- (5) (a) In a "C" Commercial or "M" Industrial District, no unenclosed parking or loading space or internal drive, except for ingress and egress drives, shall be closer to the street right-of-way than fifteen (15) feet. The area within fifteen feet of the street right-of-way shall be landscaped as approved by the Department of Planning and such landscaping shall be adequately maintained. The limitations of this paragraph may be modified in a development plan when authorized under Section 1003.145 "C-8" Planned Commercial District or Section 1003.155 "M-3" Planned Industrial District.
- (b) In a "C" Commercial or "M" Industrial District, no unenclosed parking or loading space or internal drive shall be closer than ten (10) feet to any adjoining "PS" Park and Scenic, "NU" Non-Urban or "R" Residence District. Said parking setbacks shall be effectively screened. Such screening shall consist of a sight-proof fence or wall, and such screening shall be not less than five (5) feet in height above the surface elevation of the parking area, except where sight distance regulations at streets require other arrangements. When requested by the property owner, the Department of Planning may approve the use of topographic features, landscaping, or a combination of fences, walls, topographic features or landscaping in lieu of fences or walls, where such alternates will achieve a comparable effect. Except for the screening provisions, the limitations of this paragraph may be modified in a development plan when authorized under Section 1003.145 "C-8" Planned Commercial District or Section 1003.155 "M-3" Planned Industrial District.
- (6) All parking spaces required by this ordinance shall be located on the same parcel of land as the use to be served except as provided in paragraph 4(8).
- (7) Minimum off-street parking and loading requirements as specified in this section shall not include parking and loading spaces located in the flood plain or floodway, as determined by the Department of Highways and Traffic, except when accessory to a Permitted or Conditional Use in the "FP" Flood Plain District.
- (8) Parking for one or more uses in a "C" Commercial or "M" Industrial District may be provided on a separate lot from the use or uses to be served when said separate lot is within a similar zoning district type and within 300 feet of the use or uses to be served, as measured along a pedestrian pathway. When two (2) or more uses combine to provide the required parking space jointly, the parking space so provided shall equal the total space required if each were to provide parking space separately. Joint or remote parking areas provided in accordance with this paragraph shall be comprised of a minimum of twenty (20) stalls except when provided in conjunction with uses in the "C-1" Neighborhood Business District. Such parking must be approved by the County Zoning Enforcement Officer. Subsequent to approval, said parking plan and an appropriate legal instrument of agreement among the owners of the various properties involved shall be recorded with the County Recorder of Deeds. Such recorded plans and agreement shall be binding upon the owners of the properties involved and their successors and assigns and shall limit and control the use of land included in the plan to those uses and conditions approved by the Zoning Enforcement Officer and agreed to by the owners of the properties involved.

1003.165A Off-Street Parking and Loading Requirements - Commercial.

Retail sales, business, personal and professional services, and office and research service facilities shall provide off-street parking and loading facilities as follows:

Use	Minimum Parking Requirements	Minimum Loading Requirement (Section 1003.165H)
Auto parts stores, except auto parts departments of department or similar stores	3 1/3 spaces for every 1,000 sq. ft. gross floor area	see Table B
Auto Sales	3 1/3 spaces for every 1000 sq. ft. gross floor area of sales and showroom area, 3 spaces for every service bay in repair garage areas, and one space for every vehicle customarily used in the operation of this use or stored on the premises. This shall not include space provided for vehicles for sale or lease.	see Table A
Banking Facilities	4 1/2 spaces for every 1000 sq. ft. gross floor area (excluding areas under canopy)	None
Barber and Beauty Shops	3 spaces for every chair	None
Beverage Shops	6 1/2 spaces for every 1000 sq. ft. gross floor area	see Table B
Bookstores and Cardshops	4 1/2 spaces for every 1000 sq. ft. gross floor area	see Table B
Car Wash, except self service	Reservoir (line-up) parking equal to 5 times the capacity of the car wash	None
Car Wash, self service	Line-up area for each wash stall of sufficient size to accommodate 4 cars	None
Child Care Centers, Day Nurseries	2 spaces plus 1 space for every employee on the maximum shift; a paved unobstructed pick-up space with adequate stacking area (as determined by the Department of Planning) shall be provided in addition to standard driveway and parking requirements	None
	or	
	1 space for every 6 children; a safe pedestrian walkway system as approved by the Department of Planning shall be provided through parking areas to the building entrance, with a safety zone a minimum of fifteen (15) feet in width between parking spaces in front of the building entrance, shall be provided in addition to standard driveway and parking requirements	

Use	Minimum Parking Requirements	Minimum Loading Requirement (Section 1003.165H)
Laundry and Dry Cleaning Pick-up	5 spaces for every 1000 sq. ft. gross floor area	see Table A
Mail Order Sales	1 space for every employee, plus one space for every vehicle customarily used in operation of the use or stored on the premises	see Table A
Medical and Dental Offices and Clinics	4 1/2 spaces for every 1000 sq. ft. gross floor area, or 4 spaces for every doctor and 1 space for every additional employee, whichever is greater	Table B
Mortuaries	1 space for every 5 seats, 10 space minimum	None
Offices and Office Buildings (except as noted herein)	3 1/3 spaces for every 1000 sq. ft. gross floor area	see Table B
Plumbing, Air Conditioning, and Heating Equipment (sales, repairs, and warehousing)	3 1/3 spaces for every 1000 sq. ft. of sale and office area, 2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	see Table A
Research Facilities and Laboratories (under the same ownership or management)		
a) less than 100,000 sq. ft.	3 1/3 spaces for every 1000 sq. ft. of gross floor area up to 50,000 sq. ft., plus 2 1/2 spaces for every 1000 sq. ft. gross floor area over 50,000 sq. ft.	Table B
b) 100,000 sq. ft. or larger	300 spaces plus 2 spaces for every 3 employees over 400 employees	Table B
Restaurants, Bar, Cocktail Lounge	1 space for every 3 seats plus 2 spaces for every 3 employees on the maximum shift	None
Restaurants, Fast Food	1 space for every 2 seats plus 2 spaces for every 3 employees on the maximum shift	None
Towed Vehicle Storage Yards	2 spaces for every 3 employees on the maximum shift plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	None

1003.165B Off-Street Parking and Loading Requirements - Cultural, Entertainment and, Recreational.

Cultural, entertainment, and recreational uses shall provide off-street parking and loading facilities as follows:

Use	Minimum Parking Requirements	Minimum Loading Requirement (Section 1003.165H)
Amusement Parks	1 sq. ft. of parking for each sq. ft. of public activity area	None
Athletic Fields	20 spaces for every diamond or athletic field, or 1 space for every 4 seats, whichever is greater. (One seat is equal to 2 feet of bench length)	None
Auditoriums, Theaters, Meeting Rooms and Places for Public Assembly (except as noted herein)	1 space for every 4 seats or 1 space for every 50 sq. ft. gross floor area when there is no fixed seating	see Table B
Boat Dock, Harbor, Marinas	0.7 spaces for every berth or mooring, 2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	None
Bowling Alleys	5 spaces for every alley	None
Camping	1 dust free 10 x 30 space for every campsite	None
Clubs and Lodges	1 space for every 4 seats or 1 space for every 3 members	see Table B
Community Centers and Private, Not-for-Profit Recreation Centers, including Gymnasiums and Indoor Swimming Pools	3 1/3 spaces for every 1000 sq. ft. gross floor area	None
Drive-In Theaters	2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	None
Fairgrounds	Sufficient open land convertible to parking such that no vehicle need be parked on any street	None
Golf Courses	Space equivalent to 1 percent of the total land area. Parking areas along roads or private drives may be used to fulfill this requirement	None

1003.165C Off-Street Parking and Loading Requirements - Industrial.

Industrial uses shall provide off-street parking and loading facilities as follows:

Use	Minimum Parking Requirements	Minimum Loading Requirement (Section 1003.165H)
Animal Slaughtering, Meatpacking and Rendering Blacksmith, Sheet Metal, and Welding Shops	2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	see Table A
Extraction of Raw Materials, Logging Operations Junkyards, salvage yards, and wrecking yards	2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	None
Laundry or Dry Cleaning Plants Mail Order Sales Manufacturing and Fabrication	2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	see Table A
Plumbing, Air Conditioning, and Heating Equipment (sales, repairs, and warehousing)	3 1/3 spaces for every 1000 sq. ft. gross floor area of sales and office area, 2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	see Table A
Reclamation Plants Steel Mills, Foundries, or Smelters Warehousing and Wholesaling	2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	see Table A

(O.No. 10889 - Adopted 12/22/82).

1003.165E Off-Street Parking and Loading Requirements - Open Space and Agriculture.

Open space and agricultural uses shall provide off-street parking and loading facilities as follows:

Use	Minimum Parking Requirements	Minimum Loading Requirement (Section 1003.165H)
Agriculture Operations, Farm Buildings	Sufficient open land available for parking so that no vehicle need be parked on any street	None
Cemeteries	2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	None
Forest and Wildlife Reservations	Sufficient open land available for parking so that no vehicle need be parked on any street	None

(O.No. 10889 - Adopted 12/22/82)

1003.165G Off-Street Parking and Loading Requirements - Transportation, Communication, and Utilities.

Transportation and communication uses and utilities shall provide off-street parking and loading facilities as follows:

Use	Minimum Parking Requirements	Minimum Loading Requirement (Section 1003.165H)
Airports, Heliports, and Landing Strips	2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises, plus one space for every 200 sq. ft. of lobby area.	see Table A
Highway Department Garages	2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	None
Public Utilities and Sewage Treatment Plants		
Radio, T.V. and Other Communication Facilities		
Railroad Switching Yards		
Terminal (air, bus, railroad, truck, and watercraft)	2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises, plus one space for every 200 sq. ft. of lobby area	see Table A

(O.No. 10889 - Adopted 12/22/82).

1003.166 Review and Approval of Development Near County Parks.

1. Scope of Provisions.

The regulations contained in this section shall apply to any development, other than a detached single-family residence, within 600 feet of an established or authorized public park or reservation.

2. Statement of Intent.

The purpose of this section is to provide for review of proposed development, other than the construction of detached single-family residences, in the neighborhood of public parks and reservations to insure the preservation of public investment in such parks by reducing the harmful effects of conflicting adjacent development.

3. Review, Approval, and Appeal Procedures.

The review, approval, and appeal procedure for developments near county parks shall be as follows:

- (1) Prior to the issuance of a building permit for any development subject to the regulations contained in this section, the Department of Public Works shall require the applicant to submit for review and approval:
 - (a) A site plan of the proposed development showing proposed uses and structures, landscaping, parking and circulation, grading or other changes in the elevation of the land, and the location and size of all isolated trees having a diameter at the base of two (2) inches or more and all tree masses, indicating which are to be removed; and
 - (b) Architectural elevations of that side of the development closest to the park and of each side facing a public right-of-way. The finish and material of all exterior surfaces visible in such elevation shall be specified. All proposed fences shall be shown, and their height, type, material, and finish indicated. All signs or other advertising devices which will be visible from any point on the perimeter of the park shall be shown, and their material, finish, and message indicated.
- (2) The Department of Parks and Recreation shall review the plans and, within ten (10) days, forward its recommendations to the Department of Planning for its comments and recommendations.
- (3) The Planning Commission shall review the plans, comments, and recommendations of the Department of Parks and Recreation and the Department of Planning. If the Commission finds that the nature, construction or design of the proposed development will be harmful to the beneficial use of the park by the public, it shall reject the plans. The rejection shall be in writing, shall indicate the reasons therefor, and shall specify modifications necessary and sufficient to protect the nature and use of the park.
- (4) The determination of the Planning Commission may be appealed within fifteen (15) days by the developer, or any aggrieved party, upon filing of a notice of appeal and payment of an appeal fee of Fifty Dollars (\$50.00). Such notice of appeal shall be directed to the St. Louis County Council and referred to an appropriate committee, which may hold a public hearing on the appeal in the same manner and in accordance with the same procedure as is required for an appeal from a change of zoning. The Council may reverse, affirm or modify the determination of the Planning Commission.

1003.167 Miscellaneous Regulations.

1. Scope of Provisions.

This section contains miscellaneous regulations, generally applicable to various sections of this Chapter.

2. Every single-family dwelling hereafter erected or structurally altered shall be located on a separate lot or tract. In no case shall there be more than one single-family dwelling on one lot or tract except for accessory buildings or uses, as defined herein, and except for any structure authorized as part of a special procedure requiring submission to the Planning Commission of any type of site development plan for review and approval.
3. No accessory land use or development shall be established until a primary structure or use is established on the same lot. No accessory land use or development shall be allowed to continue after termination of the primary use or development on a lot.
4. In the event two or more permitted, conditional or accessory uses are conducted on the same tract of land, each having a different minimum lot area requirement, the minimum lot area regulations for the combined uses shall be the largest of the required minimum areas for each of the particular uses.
5. Land area to be utilized for multiple family access easements and large lot roadway easements need not be deducted from gross site area in calculating the maximum number of dwelling units permitted on a parcel or tract of land.
6. Land dedicated to street right-of-way shall not be included in computing minimum lot area for the purposes of this Chapter. However, if through dedication of street right-of-way, the area of any lot or parcel already established via the provisions of the Subdivision Ordinance is decreased below the minimum area required in the applicable zoning district, development rights shall not be denied.
7. Where a line has been established for future widening or opening of a street upon which a lot abuts, the required yard space shall be measured from the established future street line. Required yard space shall be measured from private roadway easement boundaries or from road maintenance or other road related easements where such easements abut public road rights-of-way.
8. Each corner lot shall have a rear yard and a side yard with minimum setback requirements of the applicable zoning district. The side and rear yards shall be identified by the owner of the corner lot when plans are submitted for the first building on the property.
9. All illumination structures, except for approved street lights, shall be so arranged as not to cast light directly from any source of illumination on any public right-of-way or on adjacent properties in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District.
10. No permits shall be issued for grading, building, or use of a site governed by a Planned District, Mixed Use District or Special Procedure Permit which are not in accord with site development plans, site development concept plans, or site development section plans approved by the Planning Commission or Department of Planning.
11. Every part of a required yard shall be open to the sky, unobstructed except as follows:
 - (1) Ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting not to exceed twelve (12) inches;
 - (2) Ordinary projecting of chimneys and flues, not to exceed seventy-two (72) inches in width, projecting not to exceed twenty-four (24) inches;

15. (1) In this subsection, the word "litter" means and includes, garbage, trash, refuse, junk, brush, inoperative machinery or other waste material; the phrase "otherwise lawful" means in compliance with applicable zoning district regulations and with all rules, regulations, ordinances, conditions, permits, and licenses applicable to the property or activity, whether arising from this Chapter or any other ordinance.
- (2) Except as provided in this subsection:
- (a) No persons shall throw or deposit litter on any vacant or occupied property whether owned by such person or not.
 - (b) The owner or person in control of any private property shall, at all times, maintain the premises free of litter.
- (3) It shall be lawful:
- (a) To accumulate or store non-putrescible litter in a sight-proof structure or container.
 - (b) To accumulate or store litter produced as an incident of the otherwise lawful use of the same premises where stored, where such storage is pending removal or disposal and does not exceed seven (7) days, provided the litter is placed or stored in a container or otherwise screened from the view of persons upon adjacent property or rights-of-way.
 - (c) To operate an otherwise lawful, sanitary landfill, building demolition material site, vehicle or machinery repair facility, construction material stockpile, sewage treatment facility, salvage yard, or junk yard.
 - (d) To store material to be used in an otherwise lawful agricultural or nursery operation on the premises devoted to such use.
 - (e) To keep not more than one unlicensed vehicle outdoors for hobby or instructional purposes, provided that any such vehicle kept for more than seventy-two (72) hours shall be kept behind the residence or other principle structure on the property.
16. (1) The Director of Public Works is authorized to issue a permit for the installation of amusement devices on a temporary basis within any zoning district, provided that said permit shall not be valid for more than ten (10) consecutive calendar days and further provided that no permit shall be valid without a license to operate said amusement devices as required by Sections 803.020 and 803.030 SLCRO. The Director may, in regard to any given site, designate the hours and days of the week of operation and the specific location of the amusement devices on the property. No more than two such permits shall be issued in any calendar year with regard to any particular property. For the purpose of this paragraph, "amusement device" includes those devices enumerated in Chapter 803 SLCRO and any similar device.
- (2) The Director of Public Works is authorized to issue a permit for the operation or conducting of an amusement activity on a temporary basis within any zoning district. The Director of Public Works may request a report be submitted by the Director of Community Health and Medical Care with respect to any public health aspect of the proposal and by the Superintendent of Police with respect to any traffic or public safety aspect of the proposal if appropriate. For the purpose of this paragraph, "amusement activity" includes a circus, carnival, fair, turkey shoot, art display, trade or animal show, concert, dance, rally, parade, athletic competition and any similar activity not involving the erection of any permanent structure or facility. The permit shall be issued for a specific period of time not exceeding ten (10) days. The permit shall contain such conditions as are necessary for protection of public health, safety, and traffic, and the Director of Public Works may require such assurance or guarantee of compliance with conditions as is reasonable and appropriate under the circumstances. This permit is in addition to any building permit, air pollution device construction or operating permit, highway special use permit, or other permit or license required by law for any proposed activity or facility. No more than two temporary amusement activity permits shall be issued in any calendar year with regard to any particular property; provided, however, that this limitation with respect to the number of temporary amusement activity permits shall not apply to public property, nor to property not held

1003.167A Area Regulations for Group Homes for the Developmentally Disabled.

Group Homes for the Developmentally Disabled shall, in all zoning districts in which established, comply with the following space requirements:

1. Each bedroom occupied by one person shall contain at least 80 square feet of floor space.
2. Each bedroom occupied by more than one person shall provide at least 60 square feet of floor space per person, and no more than four persons shall occupy each bedroom.
3. Each home shall provide 80 square feet of interior floor space, excluding bedrooms, kitchens, bathrooms, closets, and basements, for each occupant, including staff. (O.No. 11438 - Adopted 3/15/84).

ANNEXATION AREA IV
Area Bounded by Highway 30,
Sappington Barracks Road, Sappington Road
and Interstate 270
April 1996
ZONING CONSIDERATIONS

The City of Sunset Hills, Missouri is seeking to annex 421.5 acres contiguous to its eastern City Limits. Under St. Louis County zoning regulations, almost the entire area is currently zoned R-2 Residential. A very small and limited area of C-2 Shopping District is found at the southeast corner of Highway 30 and Sappington Barracks Road.

The accompanying zoning comparison study correlates St. Louis County's current zoning designation of the properties, including size and setback regulations, allowed uses and uses allowed conditionally, to the zoning classifications of the City of Sunset Hills, Missouri. The following represents an analysis of the zoning of the area to be annexed by the City of Sunset Hills, Missouri.

Single Family Residential Districts

The residential area is currently zoned R-2 Residential under the St. Louis County zoning regulations. The R-2 Residential zoning district does not directly correspond to any of the residential zoning districts in the City of Sunset Hills. The closest zoning district in the City of Sunset Hills which would not create a number of non-conforming lots relative to the minimum lot sizes, setbacks and frontages would be the "C" Single Family zoning district in the City of Sunset Hills.

Commercial Districts

A very limited area of commercial property is currently zoned C-2 Shopping District under the St. Louis County zoning regulations. The only commercial zoning district in the City of Sunset Hills which would allow the development and use of commercial property without the requirement of following a development plan associated with a planned development zoning district is the "E" Commercial zoning district. Based on the size of the properties involved and the development which exists on the properties, the placing of these properties under the "E" Commercial zoning district will not create non-conforming lots or uses.

*Annexation - Area IV
Zoning Comparision Study*

R-2 vs. C-Residential

Height & Area

	Area	Frontage	Setbacks			Coverage	Height
			Front	Side	Rear		
R-2	15000 sf	60	25	10	15	-	45
C	10000 sf	60	40	10	30	25%	35

Uses

R-2 Allows

Churches
Day Care homes
Dwellings, single family
Golf Courses
Home Occupations
Libraries
Utility Facilities under 60 feet high
Parks
Schools (kindergarten, 2nd, collegiate)
Schools (elem w/ 5acres)
Forests and Wildlife reservations

C-Residential

Conditional
Not listed
Allowed
Conditional (if considered a private park)
Conditional (Permit required)
Conditional
Not listed
Allowed
Conditional
Conditional
Not listed

R-2 Conditionally Allows

Child Care
Clubs, private
Handicapped Foster Homes
Illuminated Golf facilities
Handicapped Group Homes
Elderly Group Homes
Religious Group homes
Hospitals or Hospices
Utility Facilities over 60 feet high
Nursing Homes
Utility Facilities
Religious Retreats
Elementary schools (3-5 acres)
Sewage treatment (other than accessory)
Specialized Private Schools
Police and Fire Stations

C-Residential

Conditional (if considered a school)
Conditional (for country club only)
Not listed
Not listed
Not listed
Not listed
Conditional (if considered a Religious Retreat)
Conditional
Not listed
Not listed
Not listed
Conditional
Conditional
Not listed
Conditional
Allowed

*Annexation - Area IV
Zoning Comparision Study*

C-2 vs. E Commercial

Height & Area

	Area	Frontage	Setbacks			Coverage	Height
			Front	Side	Rear		
C-2	12000 SF	-	15	15	15	-	40
E Commercial	20000 SF	100	30	15	15	30%	35

Uses

C-2 Allows

Auditoriums
 Child care
 Churches
 Clubs, lodges, meeting rooms
 Financial w/o drive-in facilities
 Libraries
 Local public utility facilities
 Medical Offices
 Mortuaries
 Office buildings
 Parking facilities
 Police & Fire stations
 Recreational facilities
 Restaurants w/o drive-up
 Business schools
 Signs
 Stores, shops, markets, service facilities
 Ice cream stands

E Commercial

Not listed
 Conditional (if considered a school)
 Conditional
 Conditional (if a country club)
 Allowed
 Conditional (for Other public Institutions)
 Not listed
 Allowed
 Conditional
 Allowed
 Not listed
 Allowed
 Not listed
 Conditional
 Conditional
 Regulated by Sign Ordinance
 Conditional
 Conditional

C-2 Conditionally Allows

Amusement parks
 Animal hospitals
 Apartments
 Highway department garages
 Hospitals
 Hotels
 Outdoor advertising
 Public utility facilities
 Sewage treatment facilities

E Commercial

Not listed
 Conditional
 Not listed
 Not listed
 Conditional
 Conditional
 Regulated by Sign Ordinance
 Not listed
 Not listed

*Annexation - Area IV
Zoning Comparision Study*

<u>C-2 Conditionally Allows (continued)</u>	<u>E Commercial</u>
Vehicle service centers	Conditional
The allowed uses for building over 40'	Not listed (limit of 35')
Car washes	Conditional
Fast food restaurants	Conditional
Filling stations	Conditional
Financial facilities w/ drive thru	Conditional

ZONING REGULATIONS

CITY OF SUNSET HILLS, MISSOURI

This pamphlet is a reprint of Appendix B, Zoning Regulations, of the Code of Ordinances, of the City of Sunset Hills, Missouri, published by order of the Board of Aldermen.



MUNICIPAL CODE CORPORATION

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APPENDIX B
ZONING REGULATIONS*

BILL NO. 20

ORDINANCE NO. 435

AN ORDINANCE TO REGULATE AND RESTRICT THE HEIGHT, NUMBER OF STORIES, AND SIZE OF BUILDINGS AND OTHER STRUCTURES, THE PERCENTAGE OF LOT THAT MAY BE OCCUPIED, THE SIZE OF YARDS AND OTHER OPEN SPACES, THE DENSITY OF POPULATION, THE LOCATION, ERECTION, CONSTRUCTION, RECONSTRUCTION, ALTERATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR INDUSTRY, TRADE, RESIDENCE OR OTHER PURPOSES; ALL FOR THE PURPOSE OF PROMOTING THE HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE CITY OF SUNSET HILLS, AND FOR SAID PURPOSES TO DIVIDE THE CITY OF SUNSET HILLS INTO DISTRICTS; TO PROVIDE FOR CHANGE OF THE REGULATIONS AND BOUNDARIES OF SUCH DISTRICTS; TO PROVIDE FOR A BOARD OF ADJUSTMENT; TO PROVIDE FOR ENFORCEMENT TO

*Editor's note—Appendix B contains the Zoning Ordinance of the City of Sunset Hills, consisting of Ordinance No. 435, adopted on January 5, 1971 by the board of aldermen. The original arrangement has been retained except where the editor has added clarifying words and phrases in brackets [] to accurately reflect content and meaning. Amendatory ordinances are indicated by history notes following the section amended. The absence of such a note indicates that the section is derived unamended from the original ordinance. Ordinances zoning or rezoning specific property are not included herein but are on file in the office of the city clerk.

Cross references—City engineer designated zoning enforcement officer, § 2-143; zoning commission, § 2-202 et seq.; setback requirements of signs, App. D; conformance of private swimming pools to zoning regulations, § 7-35; subdivision regulations, App. A.

State law reference—Zoning and planning, RSMo 89.010 et seq. Supp. No. 1

SUNSET HILLS CODE

PRESCRIBE PENALTIES FOR VIOLATIONS OF THE PROVISIONS THEREOF; TO REPEAL THE CITY OF SUNSET HILLS ZONING ORDINANCE.

WHEREAS, on the 6th day of March, 1962, the board of aldermen of the City of Sunset Hills passed and thereafter on the same date the mayor approved an ordinance being Ordinance Number 213 of said city in order to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards and other open spaces, the density of population, the location, erection, construction, reconstruction, alteration and use of buildings, structures and land for industry, trade, residence or other purposes; all for the purpose of promoting the health, safety, morals and general welfare of the City of Sunset Hills, and for said purposes to divide the City of Sunset Hills into districts; to provide for change of the regulations, restrictions and boundaries of such districts; to provide for a board of adjustment, to provide for enforcement and to prescribe penalties for violations of the provisions thereof; and,

WHEREAS, said Ordinance No. 213, known as the Zoning Ordinance, has subsequent to the 6th day of March, 1962, been amended by various and sundry ordinances; and,

WHEREAS, it is deemed desirable that the provisions of said zoning ordinance and the provisions of the amendments thereto be contained in a single ordinance; and,

WHEREAS, the zoning commission of the City of Sunset Hills filed its preliminary report on the form of this bill with the board of aldermen and held hearings thereon on the 27th day of October, 1970, and thereafter submitted its final report to the board of aldermen on the 9th day of November, 1970; and,

WHEREAS, a public hearing on the form of this Bill was held by the board of aldermen of the City of Sunset Hills on the 17th day of November, 1970 at which hearing all parties in interest and citizens had an opportunity to be heard.

Supp. No. 1

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Sec. 1. Purpose.

1.1 This ordinance shall be known and may be cited as "The Zoning Ordinance of the City of Sunset Hills, Missouri."

1.2 This ordinance is adopted for the purpose of promoting the health, safety, morals and general welfare of the community; for the purpose of lessening congestion in the streets; for the purpose of securing safety from fire, panic and other dangers; for the purpose of providing adequate light and air; for the purpose of preventing the overcrowding of land and avoiding undue concentration of population for the purpose of preserving the community's natural land forms and landscape; for the purpose of facilitating adequate provision for transportation, water, sewerage, schools, parks and other public requirements; for the purpose of conserving the value of buildings and encouraging the most appropriate use of land throughout the city; and for said purpose to divide the City of Sunset Hills into districts, to provide for change of the regulations, restrictions and boundaries of such districts, to provide for a board of adjustment, to provide for enforcement, to prescribe penalties for violations of the provisions thereof, and to repeal the City of Sunset Hills, Zoning Ordinance.

Sec. 2. Districts and boundaries.

2.1 *Purpose:* In order to regulate and restrict the location of businesses, industries, residences and other land uses and the location of buildings designed for specified uses; to regulate and limit the height and bulk of buildings hereafter erected or altered; to regulate and limit the intensity of the use of lot areas, and to regulate and determine the area of yards, courts, and other spaces within and surrounding such buildings, the city is hereby divided into the following districts:

Supp. No. 2

<i>District Classification</i>	<i>Minimum Lot Area</i>
A Single Family	43,560 square feet
B Single Family	20,000 square feet
C Single Family	10,000 square feet
D Single Family	7,500 square feet
E Commercial	20,000 square feet
PLI Planned Light Industrial	10 acres
PD-1 Planned Development— Residential—Office— Commercial	10 acres
PD-2 Planned Development— Business Commercial	10 acres
PD-3 Planned Development— Limited Commercial	3 acres

2.2 *Boundaries:* The boundaries of said districts shall be as shown on the Zoning Map on file in the office of the city clerk. This map is hereby declared to be a part of this ordinance. Said map is marked Exhibit "A" and dated February 16, 1970.

Such district classifications as were in effect at the time of adoption of this ordinance, are hereby afterwards to be classified as follows:

<i>Present District Classification</i>	<i>Former District Classification</i>
A Single Family	A Single Family
B Single Family	B Single Family
C Single Family	C Single Family
D Single Family	D Single Family
E Commercial	E Commercial
PLI Planned Light Industrial	No classification
PD-1 Planned Development— Residential—Office— Commercial	No classification
PD-2 Planned Development— Business Commercial	PB-2 Planned Business Center

PD-3 Planned Development— PB-1 Planned
Limited Commercial Business Center
(Ord. No. 496, § 1, 2-6-73)

Sec. 3. General provisions.

3.1 *Conflicting regulations:* When any provision of this ordinance imposes more stringent requirements, regulations, restrictions, or limitations than are imposed or required by the provisions of any other ordinance, the provisions of this ordinance shall apply and govern.

3.2 *Construction begun prior to adoption of ordinance:* Nothing in this ordinance shall be deemed to require any change in the plans, construction or designated use of any buildings or structures upon which actual construction has been approved or was lawfully begun prior to the adoption of this ordinance and upon which buildings or structures actual construction has been diligently carried on, and provided further that such buildings or structures shall be completed within two (2) years from the date of passage of this ordinance.

3.3 Permitted uses: No building or structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or structure or land be used, designed or arranged for any purpose other than the uses permitted in the district in which the building or structure or land is located, provided that the provisions of this ordinance shall not prohibit the continuance of any use existing at the time of adoption of this ordinance.

3.4 Permitted area: No structure shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the area regulations of the district in which the structure is located.

3.5 Permitted height, density or bulk: No structure shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit, density provisions or bulk provisions herein established for the district in which the structure is located except that penthouses or roof structures, structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain a building, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, individual domestic radio [and] television aerials and wireless masts, water tanks or similar structures may be erected, subject to the limitations hereinafter provided, above the height limits herein prescribed. Subject to approval by the planning and zoning commission, penthouses or any other structures herein referred to may be erected to any safe and otherwise lawful height above the height of the building, but shall not exceed sixteen (16) feet. All rooftop structures must be screened in all directions, and the roof area to be covered, shall be subject to approval by the planning and zoning commission. (Ord. No. 482, § 1(C), 8-1-72)

3.6 Usable open space: There shall be provided in all developments such usable open space as is set forth in this ordinance for the zoning district in which said development is located, which open space shall be used for landscaping and/or recreational purposes and which may not be used for off-street parking or loading purposes. The area of the front, side

or rear yards which is not used for driveways and parking or loading purposes may be computed in determining the required usable open space.

3.7 Lots, yards and open spaces: No space which for the purpose of a structure or dwelling group has been counted or calculated as part of a side yard, rear yard, front yard, court or other open space required by this ordinance may, by reason of change in ownership or otherwise, be counted or calculated to satisfy or comply with a yard, court or other open space requirements of or for any other structure. The minimum yards or other open spaces required by this ordinance for each and every structure existing at the time of the passage of this ordinance or for any structure hereafter erected, shall not be encroached upon or considered as yard or open space requirements for any other structure.

3.8 Projections into yards: Architectural features, not including vertical projections, may extend or project into a required side yard not more than two (2) inches for each one foot of width of such side yard and may extend or project into a required front yard or rear yard not more than three (3) feet. Architectural features do not include those details which are normally demountable.

3.9 Porches: An open, unenclosed porch or paved terrace without a roof or canopy may project into a front yard for a distance not exceeding ten (10) feet, or the established veranda line whichever is more restrictive, but this shall not be interpreted to include porches which may be enclosed by removable windows, or fixed canopies. A one-story bay window may project not more than three (3) feet beyond the front line of the building.

3.10 Substandard lots: Any lot in single ownership, which ownership was of record at the time of adoption of this ordinance, that does not meet the requirements of this ordinance for required lot area, may be utilized for any use permitted in the zoning district in which the lot is located, provided all the requirements for such zoning district, except the required lot area, are met on said lot.

3.11 *Lot limitations:* In all residential districts only one principal structure shall be placed on a zoning lot or lot of record, except parcels which may be so subdivided as to provide for one or more principal structures when the land area allocated to each structure is equal to or greater than the lot area required for the district and the structure and land comply with all other requirements of the district in which it is located. The requirements shall not apply to Density Development Plans or Planned Developments. (Ord. No. 496, § 2, 2-6-73)

3.12 *Dwellings in other than principal structure:* No residential dwelling shall be permitted in any accessory building, except that in a two (2) story garage with living quarters upon the second floor, such quarters may be occupied by a servant (and his family) of the family occupying the principal structure.

3.13 *Dwellings in nonresidential districts:* No residential dwelling shall be erected in any nonresidential district. However, the sleeping quarters of a caretaker or watchman may be permitted.

3.14 *Trailers:* No trailer or mobile home or similar vehicle shall be kept or used which is occupied as a home or dwelling, or which is used as a place of residence or as sleeping quarters or living quarters, except those located in legally licensed trailer parks established prior to enactment of this ordinance, and operating as nonconforming uses. Exception is also allowed for the use of a trailer upon private property for use as a temporary office or living quarters maintained in conjunction with the safeguarding of persons or property as provided for under Ordinance 479. (Ord. No. 496, § 3, 2-6-73)

3.15 *Building grades:* Any building requiring yard space shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of surface water to run away from the walls of the building but in such a manner as not to cause runoff of surface water to cause damage to adjacent properties.

3.16 *Restoration of unsafe buildings:* Nothing in this ordinance shall prevent the strengthening or restoring to a safe condition of any part of any building declared unsafe by the building commissioner or where required by any lawful order.

3.17 *Annexation:* All territory hereafter annexed to the City of Sunset Hills shall be automatically classed as lying and being in the A Single-Family District until changed by amendment of the zoning ordinance, as provided by law.

3.18 *Streets, alleys and railroad rights-of-way:* All open, vacated or abandoned streets, alleys and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same district as the property immediately abutting upon such streets, alleys or railroad rights-of-way. Where the center line of a street or alley serves as a district boundary, the zoning of such street or alley, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such center line.

3.19 *Storage, dumping of waste, junk, garbage, etc.:* The use of land for the storage or collection or accumulation of used lumber and other used materials, or for the dumping or disposal of scrap iron, junk, garbage, derelict automobiles, rubbish or other refuse or of ashes, slag or other industrial wastes or by-products is prohibited. The dumping of dirt, sand or rock material excavated from the earth is permitted in any district for the purpose of fill, provided the surface of such material is graded within a reasonable time as determined by the zoning enforcement officer in a manner preventing the collection of stagnant water, and which leaves the ground surface in a condition suitable for the growing of turf or for other land uses permitted in a district. A temporary certificate from the zoning enforcement officer shall first be obtained, specifying the area and amount of fill, quality of the material to be used for the fill and manner in which fill is to be completed.

3.20 *Removal of soil, sand or other material:* The use of land for the removal of topsoil, sand, gravel or other material

from the land is permitted in any district, solely under a temporary certificate from the zoning enforcement officer, and on condition that such removal of soil will not be below the normal building grade as established from the nearest existing or proposed street, when such building grade has been established and approved by the zoning enforcement officer. A temporary certificate may be issued in appropriate cases upon filing of an application accompanied by a suitable agreement or bond that such removal will not cause stagnant water to collect, or leave the surface of the land at the expiration of such permit in an unstable condition or unfit for the growing of turf or for other land uses permitted in the district in which such removal occurs. This regulation shall not prohibit the normal removal of soil for the construction of an approved building or structure when such plans have been approved by the appropriate city officer and a building permit has been issued and a contract let for said building development.

3.21 *Excavation of holes:* The construction, maintenance or existence of any unprotected, unbarricaded open or dangerous excavations, holes, pits or wells, or of any excavations, holes or pits which constitute or are reasonably likely to constitute a danger or menace to the public health, safety or welfare are hereby prohibited; provided, however, this section shall not prevent any excavation under a permit issued under this ordinance or the building code of the City of Sunset Hills, where such excavations are properly protected and warning signs posted in such manner as may be approved by the zoning enforcement officer.

3.22 *Fences:* Fences not exceeding six (6) feet in height unless otherwise required by this ordinance may be erected in any required rear or side yard, provided that any front or side yard fence projecting in front of the building line shall not exceed four (4) feet in height and shall be of nonsight barrier construction.

Sec. 4. Definitions.

Words used in the present tense include the future; words in the singular number include the plural; words in the plural include the singular; the word "building" includes the word "structure"; and the word "shall" is mandatory and not directory.

4.1 Accessory building: A subordinate building, separate and detached from the main building, or a portion of the main building, the use of which is incidental to that of the main building, or to the use of the premises.

4.2 Alley: A public thoroughfare which affords only a secondary means of access to abutting property.

4.3 Automobile service station: Any building or premises used for the dispensing, sale or offering for sale at retail of any automobile fuels or oils. When the dispensing, sale or offering for sale is incidental to the conduct of a public garage, the premises are classified as public garage. No tanks or receptacles used for the storage of gasoline or automobile fuel shall be permitted as a part of a service station unless it is located below the surface of the ground or grade.

4.4 Basement: A story partly underground and having at least one-half (1/2) of its height below the average level of the adjoining ground. A basement shall be counted as a story for the purpose of height. (Ord. No. 496, § 4, 2-6-73)

4.5 Bench mark: A definite point of known elevation and location and of more or less permanent character.

4.6 Board: Board of aldermen.

4.7 Building: Any structure having a roof, supported by columns or walls and intended for the shelter, housing or enclosure of any person, animal or chattel. When any portion thereof is completely separate from every other portion by masonry or a fire wall without any window, which wall extends from the ground through the roof, then such portion shall be deemed to be a separate building.

4.8 *Building, height of:* The vertical distance measured from the average elevation of the finished grade along the front of the building to the highest point of the roof surface, or to the highest point of the coping of a flat roof; or to the deck line of a mansard roof; and to the mean height level between eaves and ridge for gable, hip and gambrel roofs.

4.9 *Business:* Includes the commercial uses and district as defined herein.

4.10 *Commission*: Commission shall be the zoning commission of the City of Sunset Hills.

4.11 *Common land*: That land set aside for open space or recreational use for the owners of the residential lots in a subdivision, which land is conveyed by the developer in fee simple absolute title by a warranty deed to trustees whose trust indenture shall provide that said common land be used for the sole benefit, use and enjoyment of the lot owners present and future. No lot owner shall have the right to convey his interest in the common land except as an incident of the ownership of a regularly platted lot.

4.12 *District*: A section or sections of the City of Sunset Hills for which the regulations governing the use of buildings and premises or the height and area of buildings are uniform.

4.13 *Drive-in establishment*: An establishment which is designed to provide, either wholly or in part, service to customers while in their automobiles.

4.14 *Dwelling unit*: One or more rooms arranged or used as living quarters for one family complete with individual kitchen facilities and toilet facilities.

4.15 *Easement*: A grant by a property owner to the public, a corporation, or a person of the use of land for a specific purpose.

4.16 *Easement, road maintenance and improvement*: A grant by a property owner for the purpose of road maintenance, improvement and widening.

4.17 *Easement, utility*: A grant by a property owner to a public utility company for the purpose of installation, improvement and maintenance of public utilities.

4.18 *Engineer*: Wherever used in this ordinance, the word "engineer" shall mean a professional engineer registered and licensed to practice in Missouri.

4.19 *Family*: A group of one or more persons occupying a premise and living as a single housekeeping unit, as distinguished from a group occupying a boardinghouse, lodging house or hotel, as herein defined.

4.20 *Farm*: An area which is used for the growing of the usual farm products such as vegetables, fruit, trees and grain, and their packing or storage on the area, as well as for the raising thereon of the usual farm poultry and farm animals, such as horses, cattle, sheep and swine. The term "farming" includes the operating of such an area for one or more of the above uses, including dairy farms, with the necessary accessory uses for packing, treating or storing produce, provided, however, that the operation of any such accessory uses shall be secondary to that of the normal farming activities, and provided further that farming does not include the commercial feeding of garbage or offal to swine or other animals.

4.21 *Floor area*: The sum of the gross horizontal areas of the several floors of a building, including interior balconies, mezzanines and attached garages, but excluding exterior balconies. All horizontal dimensions are to be measured to the exterior faces of walls.

4.22 *Floor area ratio*: A mathematical expression determined by dividing the total floor area of a building by the area of the lot in which it is located, as

$$\frac{\text{Floor area}}{\text{Lot area}} = \text{Floor area ratio}$$

4.23 *Frontage*: That edge of a lot bordering a street.

4.24 *Garage, private*: Any accessory building housing not to exceed four (4) motor-driven vehicles, the property of and for the use of the occupants of the lot on which the private garage is located.

4.25 *Garage, public*: Any building or premises, except those described as a private garage, used for the repair, storage or care of self-propelled vehicles.

4.26 *Grade*: The rate of ascent or descent of land. That point or datum plane from which reference to an elevation is measured. In the case of a building or structure, this point shall be established at the center line of the structure or building perpendicular to the line of maximum slope.

4.27 *Greenhouse*: A glass house devoted to the protection or cultivation of tender plants.

4.28 *Ground coverage (or building coverage)*: The proportion of the lot area, expressed as a per cent, that is covered by the maximum horizontal cross section of a building or buildings. Structures which are below that finished lot grade shall not be included in the ground coverage computation and structures which utilize the roof surface for usable landscaping or recreation facilities (e.g., swimming pool) shall not be included in the ground coverage computation. Ground coverage does not include parking areas or vehicular circulation areas, unless otherwise specified by the commission.

4.29 *Hotel or motel*: A building occupied as the temporary abiding place of individuals who are lodged in rooms.

4.30 *Improvements*: Street pavements, sidewalk pavements, pedestrian way pavements, water mains, storm sewers, sanitary sewers, signs, monuments, landscaping, streetlights and other similar items.

4.31 *Institution*: A building occupied by a nonprofit corporation or nonprofit establishment for public use.

4.32 *Land surveyor*: A land surveyor registered in the State of Missouri.

4.33 *Lot*: A platted parcel of land intended to be separately owned, developed or otherwise used as a unit.

4.34 *Lot area*: The total horizontal area within the boundaries of a lot exclusive of any area designated for street purposes.

4.35 *Lot, corner*: A lot abutting upon two (2) or more streets at their intersection.

4.36 *Lot, double frontage*: A lot having frontage on two (2) nonintersecting streets, as distinguished from a corner lot.

4.37 *Lot, interior*: A lot other than a corner lot.

4.38 *Lot, depth of*: The mean horizontal distance between the front and rear lot lines.

4.39 *Nonconforming use*: Any building or land lawfully occupied by a use at the time of passage of this ordinance or amendment thereto, which does not conform after the passage of this ordinance or amendment thereto with the use regulations of the district in which it is situated.

4.40 *Nursery*: A place where trees, shrubs, vines and flowers are propagated for transplanting.

4.41 *Parking lot*: Any place where motorized vehicles are parked, stored or otherwise placed. (Ord. No. 657, § 3, 1-3-78)

4.42 *Parking space, automobile*: A durable, dustproof, surfaced area, enclosed in the main building, in an accessory building, or unenclosed, sufficient in size to store one automobile, and if the space is unenclosed, a durable dustproof surfaced area comprising an area of not less than three hundred (300) square feet including the necessary driveway and space between automobiles on the parking lots. The driveways connecting a parking space with street or alley shall provide satisfactory ingress and egress of automobiles, and shall be paved with an asphaltic penetration surface, asphaltic concrete, or portland cement concrete, and shall have appropriate bumper guards where deemed necessary by the commission.

4.43 *Place or road*: An open unoccupied space other than a street or alley permanently reserved as the principal means of access to abutting property.

4.44 *Private club*: A building and area used for social purposes only, including the serving of food and refreshments, whose normal use is limited to members of the club and their guests, and which club does not provide a service customarily carried on as a business.

4.45 *Slope*: The rate of deviation of the ground surface from the horizontal surface, as expressed in percentages.

4.46 *Stable*: A detached building, accessory to a residential use, of [for] keeping of a horse or horses owned by the

occupants of the premises and which shall not be used for any commercial purpose, including boarding, hiring, sale or training of horses.

4.47 *Story*: That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling next above it.

4.48 *Story, half*: A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level, and in which space not more than two-thirds (2/3) of the floor area is finished off for use.

4.49 *Street*: All property dedicated or intended for public or private street, highway, freeway or roadway purposes or subject to public easements therefor.

4.50 *Street line*: A dividing line between a lot, tract or parcel of land and a contiguous street.

4.51 *Structure*: Anything constructed, erected or located thereon the use of which requires permanent location on the ground or which, though movable, is used for a purpose which usually and customarily involves permanent location on the ground (including, but without limiting the generality of the foregoing, advertising, signs, billboards, poster panels, back-stops for tennis courts, pergolas and structures for the housing of persons, animals, fowls, chattels or property).

4.52 *Structural alterations*: Any change in the supporting members of a building, such as bearing walls, columns, beams of girders, or any substantial change in the roof or exterior walls.

4.53 *Tourist or trailer court*: An area containing one or more structures designed or intended to be used as temporary living facilities of two (2) or more families and intended principally for automobile transients or providing spaces where two (2) or more tents or auto trailers can be parked.

4.54 *Trailer*: Any structure used for living, sleeping, business or storage purposes, having no foundation other than wheels, blocks, skids, jacks, horses or skirtings and which is, has been or reasonably may be, equipped with wheels or other

devices for transporting the structure from place to place whether by motive power or other means. The term "trailer" shall include camp car and house car.

4.55 *Truck gardening:* The raising of herbs, fruits or vegetables for sale at a market.

4.56 *Yard:* An open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the mean horizontal distance between the lot line and the main building or any projection thereof shall be used.

4.57 *Yard, front:* A yard extending across the front of a lot between the side lot lines and being the minimum horizontal distance between the street line and the front of the main building or any projection thereof, other than the projection of the usual steps or entranceway. (Ord. No. 496, § 5, 2-6-73)

4.58 *Yard, rear:* A yard extending across the rear of a lot measured between the side lot lines and being the minimum horizontal distance between the rear lot line and the rear of the main building or any projections other than steps, unenclosed balconies or unenclosed porches. On both corner lots and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard. (Ord. No. 496, § 6, 2-6-73)

4.59 *Yard, side:* A yard between the main building or any projection thereof, and the side line of the lot and extending from the front of the main building to the rear of the main building. (Ord. No. 496, § 7, 2-6-73)

4.60 *Zoning enforcement officer:* The city engineer and/or such other person or persons as the board shall appoint.

4.61 *Planned retirement care center:* A functionally integrated residential and nursing care complex designed to accommodate and provide for the living, sleeping and, if needed,

the full-time nursing and convalescent needs of any person, married or single, who is sixty-two (62) years or older.

4.62 *Indoor amusement center*: Any facility in which there are located more than three (3) coin-operated video game machines. (Ord. No. 588, § 1, 12-2-75; Ord. No. 774, § 1, 2-1-83)

Sec. 5. Permitted uses.

5.1 Land, water, buildings and structures may be used only for the purposes set forth in the following Table of Permitted Uses and only within those districts specified in said Table of Permitted Uses. Unless otherwise indicated, the Table of Permitted Uses designates only the principal or primary uses permitted and all uses customarily incidental to the actual principal use are permitted on the same lot with such principal use.

5.2 *Interpretation*: In the interpretation of the following Table of Permitted Uses, where a use is not specifically listed in the table, its status under this section shall, upon application, be determined by the commission by reference to that listed in the table, such use shall be permitted in the purpose, function, character and effect as to be substantially similar to said listed use. If the commission determines that the use in question is substantially similar to a use specifically listed in the table, such use shall be permitted in the zoning districts in the same manner as the substantially similar listed use and subject to the same conditions and requirements controlling said substantially similar listed use. If the commission determines that the use in question is not substantially similar to a use specifically listed in the table, such use may be permitted and added to the table only by amending this ordinance as provided for in Section 11.

5.3 *Performance standards*: In all commercial and industrial districts and in planned developments, no building or structure shall be used, erected, structurally altered, enlarged or maintained, unless it shall be in conformity with the St. Louis County Performance Standard Regulations as contained in Section 1003.163, subsection 3, "Performance Standards" of the Revised Ordinances of St. Louis County 1964 as amended by Ordinance No. 3552 of St. Louis County adopted April 8, 1965, and as those ordinances are hereafter amended.

5.4 *Table of permitted uses:* The following tables indicate the conditional and permitted uses in each zoning category and in the various Planned Development Districts. Specific sections referred to in the table are for the convenience of the user; all other sections of this ordinance and the subdivision ordinance of the City of Sunset Hills remain applicable.

Editor's note—The Table of Permitted Uses has been amended by the following ordinances: Ord. No. 487, § 1(a), 10-3-72; Ord. No. 496, § 8, 2-6-73; Ord. No. 520, § 1, 11-6-73; Ord. No. 588, § 2, 12-2-75; Ord. No. 971, § 1, 11-6-90; Ord. No. 990, § 1, 3-5-91; Ord. No. 1161, § 1, 3-28-95

Key to symbols:
 ● Means that the use is permitted in designated district
 ▲ Means that the use is permitted by conditional use permit in the designated district.

TABLE OF [PERMITTED] USES

Permitted Land Uses	Zoning Categories											Requirements						
	Single family A	Single family B	Single family C	Single family D	Commercial E	PL1	PD-1	PD-2	PD-3	Parking and loading section 7	Driveway section 8	Area and frontage sections 2 and 3	Height and setback section 4					
Residential																		
Single family A	●	●	●	●					●	A	6.2 8.2-4 9.3	6.2 8.1 9.2	3.6 6.2 9.3					
Single family B		●	●	●					●	A	6.2 8.2-4 9.3	6.2 8.5 9.2	3.6 6.2 9.3					
Single family C			●	●					●	A	6.2 8.2-4 9.3	6.2 8.5 9.2	3.6 6.2 9.3					
Single family D				●					●	A	6.2 8.2-4 9.3	6.2 8.5 9.2	3.6 6.2 9.3					
Institutions																		
Secondary schools public and private	▲	▲	▲	▲	▲				▲	▲	C	6.2 9.3 11.7	6.2 9.3 11.7	3.6 6.2 11.7				
Primary schools public and private	▲	▲	▲	▲	▲				▲	▲	D	6.2 9.3 11.7	6.2 9.3 11.7	3.6 6.2 11.7				
Public parks	●	●	●	●	●		●	●	●	L	6.2 9.3 11.7	6.2 9.3 11.7	3.6 6.2 11.7					
Private parks	▲	▲	▲	▲			●	●		L	6.2 9.3 11.7	6.2 9.3 11.7	3.6 6.2 11.7					
Country clubs	▲	▲	▲	▲	▲				▲	▲	L	6.2 9.3 11.7	6.2 9.3 11.7	3.6 6.2 11.7				
Hospitals	▲	▲	▲	▲	▲				▲		F	6.2 9.3 11.7	6.2 9.3 11.7	3.6 6.2 11.7				
Libraries	▲	▲	▲	▲	▲			●	●	▲	B	6.2 9.3 11.7	6.2 9.3 11.7	3.6 6.2 11.7				
City hall	●	●	●	●	●		●	●	●	●	K	6.2 9.3	6.2 9.3	3.6 6.2				
City service building	●	●	●	●	●		●	●	●	●				6.2 6.2				
Fire and police stations	●	●	●	●	●		●	●	●	●	I	6.2 9.3	6.2 9.3	3.6 6.2				
Postal stations	●	●	●	●	●		●	●	●	●	H	6.2 9.3	6.2 9.3	3.6 6.2				
Other public and private institutions				▲			●	●	▲	H	6.2 9.3	6.2 9.3	3.6 6.2					
Churches	▲	▲	▲	▲	▲				▲	▲	B	6.2 9.3 11.7	6.2 9.3 11.7	3.6 6.2 11.7				
Religious retreats	▲	▲	▲	▲	▲				▲	▲								
Planned retirement care center							●				M							
Commercial																		
Indoor amusement centers				▲			▲	▲	▲	G	6.2 9.3	6.2 9.3	3.6 6.2 9.3					
New auto sales and services				▲		▲		▲		L	6.2 9.3	6.2 9.3	3.6 6.2 9.3					
Wholesale bakeries				▲		▲	▲	▲	▲	H	6.2 9.3	6.2 9.3	3.6 6.2 9.3					
Financial institution				●			●	●	●	H	6.2 9.3	6.2 9.3	3.6 6.2					
Personal services				●			●	●	●	H	6.2 9.3	6.2 9.3	3.6 6.2 9.3					
Laundry-cleaners				▲			▲	▲	▲	H	6.2 9.3	6.2 9.3	3.6 6.2 9.3					
Medical offices and clinics				●			●	●		J	6.2 9.3	6.2 9.3	3.6 6.2 9.3					
Drive-in retail and services				▲			▲	▲	▲	L	6.2 9.3	6.2 9.3	3.6 6.2 9.3					

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Permitted Land Uses	Zoning Categories											Requireme Guidelines		
	Single family A	Single family B	Single family C	Single family D	Commercial E	PL1	PD-1	PD-2	PD-3	Parking and loading section 7	Density section 8		Area and frontage sections 2 and 7	Height and setback section
<i>Commercial (continued)</i>														
Mortuaries and veterinary hospitals			△				△	△	△	J	6.2 9.3	6.2 9.3	3.6 6.2 9.3	
Wholesale stores			△				△	△	△	H	6.2 9.3	6.2 9.3	3.6 6.2 9.3	
Hotels and motels			△				⬢	⬢		E	6.2 9.3	6.2 9.3	3.6 6.2 9.3	
Offices (nonmedical)			⬢		⬢		⬢	⬢		H	6.2 9.3	6.2 9.3	3.6 6.2 9.3	
Photographic studios			⬢				⬢	⬢	⬢	H	6.2 9.3	6.2 9.3	3.6 6.2 9.3	
Retail stores and services (Note 1)			⬢		△		⬢	⬢	⬢	H	6.2 9.3	6.2 9.3	3.6 6.2 9.3	
Restaurants			△		△		△	△	△	B	6.2 9.3	6.2 9.3	3.6 6.2 9.3	
Service stations			△		△		△	△		L	6.2 9.3	6.2 9.3	3.6 6.2 9.3	
Liquor stores			⬢				△	△	△	H	6.2 9.3	6.2 9.3	3.6 6.2 9.3	
Outdoor commercial recreation			△				△	△		G	6.2 9.3	6.2 9.3	3.6 6.2 9.3	
Residential or out-patient facilities for treatment of alcohol and drug abuse			⬢											
Motor vehicle oriented businesses			⬢				⬢	⬢	⬢					
<i>Industrial</i>														
Manufacturing or fabrication (Note 1)							⬢			K	6.2 9.3	6.2 9.3	3.6 6.2 9.3	
Warehousing or wholesaling							⬢			K	6.2 9.3	6.2 9.3	3.6 6.2 9.3	
Public facilities utility							△			K	6.2 9.3	6.2 9.3	3.6 6.2 9.3	
Research laboratory							△			K	6.2 9.3	6.2 9.3	3.6 6.2 9.3	
Trucking terminal							△			K	6.2 9.3	6.2 9.3	3.6 6.2 9.3	
Indoor Sports Instructional Facility							△			L	6.2 9.3	6.2 9.3	3.6 6.2 9.3	
<i>Agricultural</i>														
Farming	△	△								L	6.2	6.2	3.6 6.2	
Truck and flower garden	△	△	△	△						L	6.2	6.2	3.6 6.2	
Greenhouses and nursery	△	△	△	△	△		⬢			L	6.2	6.2	3.6 6.2	
(Note 1): No outdoor display of merchandise is permitted.														

5.5 *Nonconforming uses*: Any lawful use of the land, buildings or structures existing at the date of passage of this ordinance, and located in a zoning district in which it would not be permitted as a new use under the regulations of this ordinance, is hereby declared to be a nonconforming use, and not in violation of this ordinance at the date of adoption of the ordinance; provided, however, a nonconforming use shall be subject to, and the owner shall comply with, the following regulations:

- (A) *Certificate of occupancy*: Within one year after the adoption of this ordinance, the owner of a nonconforming use shall be notified by the zoning enforcement officer of the provisions of this section and that his property constitutes a nonconforming use, and shall be issued a certificate of occupancy for the nonconforming use. The extent of the nonconforming use and such other details as may be necessary for the issuance of the certificate of occupancy, shall be provided by the owner of the nonconforming use. If the zoning enforcement officer shall find upon review prior to issuing the certificate of occupancy that the existing use is illegal or in violation of any other ordinance or law, or if he finds that the building or structure for which the certificate is to be issued has been constructed or altered for existing use or any other use without full compliance with the building code or zoning ordinance in effect at the time of construction or alteration, he shall not issue the certificate of occupancy but shall declare such use to be in violation of this ordinance.
- (B) *Nonconforming uses, record of*: Within one (1) year after the adoption of this ordinance or any amendments thereto, the zoning enforcement officer shall prepare and publish a complete record of all nonconforming uses and occupations of lands, buildings and structures, including tents and trailer coaches, existing at the time of such ordinance or amendment. The owner or occupant of nonconforming property shall be notified by mail.

- (C) *Change*: A nonconforming use may be changed only to a conforming use. Whenever a nonconforming use has been changed to a conforming use, it shall not thereafter be changed to a nonconforming use.
- (D) *Extension*: A nonconforming use may be extended throughout the building or structure, provided no structural alterations or changes are made therein, except those required by law or ordinance or such as may be required for safety or such as may be necessary to secure or insure the continued use of the building or structure, or to make the building or structure conform to the provisions of this ordinance. No other extension of a nonconforming use shall be permitted.
- (E) *Moving*: No conforming use of a building or structure may be moved to any other part of a parcel of land upon which the use was conducted at the time of the adoption of this ordinance, except those required by law or ordinance or such as may be required for safety or such as may be necessary to secure or insure the continued advantageous use of the building or structure.
- (F) *Alterations*: A use of a building or structure shall not be enlarged or structurally altered except to make it a conforming building or structure or to comply with requirements of health and safety laws or ordinances, or as provided in paragraphs (C) and (D) of this section.
- (G) *Restoration*: Any nonconforming building or structure, or any building or structure containing a nonconforming use, which has been destroyed or damaged by fire, explosion, act of God, or by public enemy to the extent of sixty (60) per cent or more of its existing replacement cost at the time such damage occurred shall thereafter be made to conform with the provisions of this ordinance. Where more than forty (40) per cent of the existing replacement value of the building or structure remains after such damage, such building or structure may be restored to the same dimensions

and volume as existed before such damage, provided such valuation of the existing replacement cost shall be subject to the approval of the zoning enforcement officer.

(H) *Discontinuance or abandonment:* Any nonconforming use of land, building or structure which has ceased by voluntary discontinuance for a period of three (3) months shall thereafter conform to the provisions of this ordinance, and any nonconforming use of land, building or structure which has ceased by voluntary abandonment for a period of three (3) months shall thereafter conform to the provisions of this ordinance.

(I) *Additions to existing nonconforming residential structures:* The building official may allow additions to existing nonconforming residential structures as long as the proposed addition is in compliance with current zoning codes and requirements and does not encroach any further on any lot lines or building lines than the encroachment, if any, of the existing nonconforming residential structure. (Ord. No. 943, § 1, 10-3-89)

5.6 *Permitted accessory uses:*

(A) *Residential accessory uses:* Customary accessory residential uses shall include, but are not limited to: Private doghouse, private garden, private garage, private greenhouse, private playground and recreation area, private swimming pool, private tennis court and servant quarters. None of the above shall involve the conduct of a business. In addition to the above, on lots containing an area of two (2) acres or more of open space, a stable shall be permitted allowing one horse for every two (2) acres of such open space, provided that such open space is fenced and available to the animals.

Location of accessory structures and uses in residential districts: All accessory structures and uses shall be located in the rear yard, and must conform to the regulations of this ordinance applicable to side building setbacks of principal structures and a rear

building setback equivalent to that of the side building setback for each respective zoning district. When an existing principal structure has substandard side building setbacks, the side and rear building setbacks for the accessory structure and use shall not be less than the side setback of the existing principal structure. Where the topography and architectural design of a private garage indicates a desirable use located in the side yard, the location shall be as determined by the zoning enforcement officer. Where the accessory structure or use is structurally attached to a principal structure, it shall be subject to, and must conform to all the regulations of this ordinance applicable to principal structures. Where utility easements exist, no accessory structures shall be built over them. (Ord. No. 496, § 9, 2-6-73)

(B) *Commercial district:* The following restrictions are applicable to all uses in the E Commercial District:

(1) The maximum ground coverage shall be twenty (20) per cent.

(2) Planting shall be required at front and rear parcel lines and at side yards where required by the zoning enforcement officer. A planting plan shall be submitted to and approved by the zoning enforcement officer. Such plan may be combined with screening and landscaping requirements contained in Section 7.12(E).

(C) *Planned development district:* Planned Light Industrial (PLI); Planned Development 1 (PD-1); Planned Development 2 (PD-2); Planned Development 3 (PD-3); see Section 9.

5.7 *Home occupations:*

A. *Restrictions and limitations:* Home occupations shall be permitted as an accessory use to a residential use in any district subject to the requirements of this section.

- (1) The use of the dwelling for a home occupation shall be incidental and subordinate to its use for residential purposes by its occupants.
 - (2) No alteration of the exterior of the principal residential building shall be which changes the character thereof as a residence, or presents other visible evidence of conduct of the home occupation.
 - (3) The outdoor storage, storage in garages or in unattached buildings, of materials or equipment used in home occupation is prohibited. No storage of toxic or flammable materials used in home occupations is allowed except such as is normally used for purely domestic or household purposes.
 - (4) No equipment shall be utilized that creates a nuisance due to odor, vibration or noise. No electrical interference of fluctuation in line voltage beyond the property line of the lot upon which the home occupation is conducted shall be permitted.
 - (5) No person shall be engaged in a home occupation that creates a hazard to person, property or the environment.
 - (6) No person shall be engaged in such home occupation other than a person occupying such dwelling unit as his/her residence.
 - (7) No generation of parking, traffic, sewerage, or water use beyond that required for normal occupation of the residence shall be allowed. Any vehicle used in the home occupation which has advertising thereon cannot be parked on the street.
- B. *Permit required:* No home occupation shall be conducted until a home occupation permit shall be issued by the director of public works. Such permit shall be issued upon determination by the director that the proposed use complies with all of the requirements hereunder and that the appropriate business license has been issued by the city. The permit shall be issued only to the individual occupying a dwelling as his/her residence. As such, home occupation permits shall not be transferable and shall terminate upon sale or transfer of the property to a new owner.

- C. *Business license required.* No home occupation shall be conducted until a license for the merchant to conduct business is issued by the city clerk, in accordance with Chapter 15 of the Code of Ordinances of the city.
- D. *Occupations allowed.* The following home occupations are allowed by permit provided they do not violate any of the provisions specified herein:
- (1) Painting, sculpting, crafts or graphic arts;
 - (2) Writing;
 - (3) Computer programming;
 - (4) Dressmaking, sewing or tailoring;
 - (5) Telephone answering;
 - (6) Secretarial services;
 - (7) Home cooking and preserving;
 - (8) Mail order;
 - (9) Office space.
- E. *Occupations prohibited.* The following are prohibited as home occupations:
- (1) Barber shops and beauty parlors;
 - (2) Animal hospitals;
 - (3) Dance studios;
 - (4) Mortuaries;
 - (5) Nursery schools;
 - (6) Private clubs;
 - (7) Restaurants;
 - (8) Stables;
 - (9) Tourist homes;
 - (10) Automotive repair.
- F. *Conditional uses.* Any proposed home occupation that is neither specifically permitted by paragraph D nor specifically prohibited by paragraph E shall be considered a conditional use and be granted or denied by the board of aldermen after review and evaluation by the planning and zoning commission upon consideration of those standards set forth in this appendix of the Code for conditional use permits.

G. *Preexisting prohibitions.* Home occupations may be prohibited in any subdivision where they would violate a preexisting subdivision trust indenture.
(Ord. No. 986, § 1, 1-8-91)

Sec. 6. Height and area regulations.

6.1 *Purposes:* All buildings and structures shall comply to the requirements for minimum lot area, maximum coverage, minimum required lot width, minimum required yards, and setback distances from public roadways, specified for each district listed in the Table of Height and Area Regulations.

6.2 *Table of Height and Area Regulations by zoning district, planned development category and special uses:* The table at the end of this section contains the various height and area requirements for the city's zoning districts, planned development categories and special uses.

Editor's note—The Table of Height and Area Regulations has been amended by the following ordinances: Ord. No. 482, § 1(A), 8-1-72; Ord. No. 487, § 1(b), 10-3-72; Ord. No. 496, § 10, 2-6-73; Ord. No. 520, § 2, 11-6-73; Ord. No. 536, § 1, 4-9-74; Ord. No. 635, § 2, 7-5-77; Ord. No. 727, § 2, 1-13-81; Ord. No. 745, § 1(5), 9-1-81; Ord. No. 862, § 1, 11-10-87)

6.3 *Variance to increase ground coverage and to decrease setback requirements:* Upon approval of all members of the board of adjustment present, variances may be granted to increase allowable ground coverage up to fifty (50) per cent coverage and to decrease setback requirements by thirty-five (35) per cent.

Further, the setback of an existing structure, or a requested new structure, shall be measured from the property line to the closest portion of the structure. (Ord. No. 635, § 3, 7-5-77; Ord. No. 1082, § 1, 7-7-93)

Category	Minimum Required Building Setbacks						Maximum Ground Coverage	Maximum Height	Density Development and Planned Development Regulations	
	Minimum Lot ¹ Area	Frontage	Front ²	Side	Rear	From Abutting Residentially Zoned Property			Minimum Lot Area	Minimum Frontage
Zoning District A Residential	43,560 (1 acre)	150 ft.	60 ft.	15 ft.	35 ft.		15%	35 ft.	33,000 sq. ft.	130 ft.
B Residential	20,000 sq. ft.	80 ft.	40 ft.	10 ft.	30 ft.		20%	35 ft.		
C Residential	10,000 sq. ft.	60 ft.	40 ft.	7 ft.	30 ft.		25%	35 ft.		
D Residential	7,500 sq. ft.	60 ft.	30 ft.	15 ft.	15 ft.	75 ft. ⁴	30% ¹	35 ft.		

Planned Development	Area	Minimum Required Building Setbacks						Maximum Ground Coverage	Maximum Height	Ratio of Floor Space to Ground Area	
		Frontage	Front ²	Side	Rear	From Abutting Residentially Zoned Property	Minimum Lot Area			Minimum Frontage	
PLI—Planned Light Industrial	435,600 sq. ft. (10 acres)		30 ft.	25 ft.	50 ft.	150 ft.	60% ¹	35 ft.	Industrial—100 sq. ft. of floor space for 100 sq. ft. of ground area.		
PD-1—Planned Development Residential-Office-Commercial	435,600 sq. ft. (10 acres)	250 ft.				50 FT.	60% ¹	60 ft.	Office or Commercial—150 sq. ft. of floor space for 100 sq. ft. of ground area.		
PD-2—Planned Development Commercial-Office	435,600 sq. ft. (10 acres)	250 ft.				50 FT.	60% to 70% ⁴	75 ft. or 6 Stories—whichever is lower			
PD-3—Planned Development Commercial: PD-3(A)	20,000 sq. ft. but less than 1 acre	100 ft.	30 ft.	15 ft.	15 ft.	To be determined but not less than 25 ft.	80%	35 ft.			
PD-3(B)	1 acre but less than 3 acres	100 ft.	40 ft.	25 ft.	25 ft.	50 ft.	75%	35 ft.			
PD-3(C)	3 acres but less than 10 acres	150 ft.	40 ft.	30 ft.	30 ft.	50 FT.	70%	50 ft.			
PD-4	10 acres but less than 25 acres; however, must have 25% of perimeter on a 4-lane, nonlimited access highway.	40 ft. per lot at the required building setback line	45 ft. of major streets; 35 ft. of minor streets; 20 ft. of internal streets	8 ft.	15 ft.	30 ft.	45%	2½ stories or 35 ft.			

Special Category	Area	Frontage	Front ²	Side	Rear	From Abutting Residentially Zoned Property	Maximum Ground Coverage	Maximum Height
Churches	180,680 sq. ft. (3 acres)	200 ft.	*	*	*	150 ft.	50% ¹	
Public and private schools	217,800 sq. ft. (5 acres)	200 ft.	*	*	*	150 ft.	50% ¹	
Hospitals	653,400 sq. ft. (15 acres)	500 ft.	*	*	*	850 ft.	60% ¹	
Private country clubs	130,680 sq. ft. (3 acres)	200 ft.	*	*	*	150 ft.	50% ¹	
Libraries	130,680 sq. ft. (3 acres)	200 ft.	*	*	*	50 ft.	50% ¹	
Religious retreats	435,600 sq. ft. (10 acres)	200 ft.	*	*	*	150 ft.	50% ¹	
City hall	1 acre	150 ft.	*	*	*	50 ft.	60%	50 ft.
City service building	1 acre	150 ft.	*	*	*	50 ft.	60%	50 ft.
Fire and police stations	1 acre	160 ft.	*	*	*	50 ft.	60%	50 ft.
Postal stations	1 acre	150 ft.	*	*	*	50 ft.	60%	50 ft.

Footnotes:
 * Subject to requirements of applicable zoning district
 1 Building plus parking and circulation area
 2 For lots, cul-de-sacs or curved streets, see Section 2.9
 3 Building coverage only
 4 Building plus parking and circulation area, with maximum of 70% ground coverage permitted
 5 On a corner lot, front setback must be observed on each side of the lot bordering a street

* Except property along the east side of Lindbergh Boulevard from Deane Court to U.S. Highway 66 and along the north side of U.S. Highway 66 from Lindbergh Boulevard to Windward Ridge Drive and along the north side of Gravois Road between Lindbergh Boulevard and Sunlind Drive and Lot Number 12 through 16 of Sunset Club Court, being located on the north side of Gravois Road immediately west of Sunlind Drive, which must provide a minimum of 15 feet
 * To a basic 20% allowable ground coverage for lots up to 30,000 square feet, add 1% for each additional 5,000 square feet, up to a maximum of 30% for lots over 80,000 square feet.

Sec. 7. Parking and loading requirements.

7.1 Applicability: The requirements set forth in this section shall apply in all instances to residential uses, except the remodeling of existing buildings without any increase in the number of dwelling units. In the case of nonresidential units, these requirements apply only to new structures or new additions to existing structures and not to the remodeling of existing structures, unless the capacity or use of these structures is changed in such a manner that more space is required under the standards set forth in this ordinance. Off-street parking may be reduced at a time the capacity of use of a building is changed in such a manner that the new use of capacity would require less parking space than before the change. Such reduction may not be below the standards set forth in this section.

7.2 Off-street parking standards: The off-street parking requirements shall be determined by applying the following standards to each use as indicated by the letters in the "parking" column of the Table of [Permitted] Uses (see Section 5). The letter found in the "parking" column across from a listed use is defined as follows:

- A: Three (3) spaces for each single-family dwelling unit.
- B: One space for every three (3) persons based on maximum seating capacity, plus one space for every vehicle used in conjunction with the operation thereof (see Section 7.6), provided however, that in a PD-2 District the requirement shall be one space for every four (4) persons based on maximum seating capacity, plus one space for every vehicle used in conjunction with the operation thereof.
- C: One space for every employee, plus one space for every four (4) students plus one space for every vehicle used in conjunction with the school operation, plus fifteen (15) visitor spaces.
- D: One space for every employee, plus one space for every six (6) students plus one space for every vehicle used in conjunction with the school operation, plus fifteen (15) visitor spaces.

- E:** One space for each guest room or residence unit, plus one space for every two (2) employees, together with one space for each truck or other vehicle used in conjunction with the operation of the business, plus required parking for every other use.
- F:** One space for every four (4) beds, plus one space for every two (2) employees, plus one space for every vehicle used in conjunction with the operation of the business or facility plus one parking space for each member of the professional medical staff.
- G:** One space for each three (3) persons of the maximum number of persons who may be accommodated at any one time, plus one space for every vehicle used in conjunction with the operation of the business or facility.
- H:** One space for each two hundred (200) square feet of floor space, or one space for every two (2) employees, whichever is greater, together with one space for each truck or other vehicle used in conjunction with the operation of the business, provided however, that in a PD-2 District the requirement shall be one space for each three hundred (300) gross square feet of building area, together with one space for each truck or other vehicle used in conjunction with the operation of the business.
- I:** One space for two (2) employees, plus one space for each truck or vehicle used in conjunction with the facility plus five (5) visitor spaces.
- J:** One space for every one hundred (100) square feet of floor space, plus one space for each employee plus one space for each truck or other vehicle used in conjunction with the building, provided however, that in a PD-2 District the requirement shall be one space for each three hundred (300) gross square feet of floor space, plus one space for each employee plus one space for each truck or other vehicle used in conjunction with the building.

- K:** One space for every two (2) employees, employed and working on the two (2) principal shifts at the time of maximum employment, plus ten (10) parking spaces for customer parking, together with one space for each truck or other vehicle used in conjunction with the operation of the business.
- L:** Where none of the above parking requirements is specifically applicable to a development, or where there is clear evidence that potential traffic generation is less than required by the above, the number of parking spaces required shall be determined by the commission.
- M:** One-half ($\frac{1}{2}$) space for every living unit plus one space for every four (4) beds in medical wings, plus one space for every two (2) employees and one space per each ten (10) residential units for visitor parking. (Ord. No. 588, § 3, 12-2-75; Ord. No. 635, § 1, 7-5-77; Ord. No. 777, § 1, 3-1-83)

7.2-1 Theater parking. In a PD-2 District there shall be required one space for each four (4) persons of the maximum number of persons who may be accommodated at any one time, plus one space for every vehicle used in conjunction with the operation of the business or facility. (Ord. No. 777, § 2, 3-1-83)

7.2-2 Collective use. Where deemed appropriate by the board of aldermen up to a ten (10) per cent reduction in the total number of spaces may be allowed in a PD-2 District when mixed uses create different peak parking hours. (Ord. No. 777, § 2, 3-1-83)

7.3 Off-street loading standards: On the same premises with every building erected and occupied for manufacturing, storage, store, hotel, hospital, or other uses similarly involving

the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, turning, loading and unloading services in order to avoid interference with public use of the streets and alleys. Loading space shall not be construed as supplying off-street parking space. Such loading and unloading space, unless otherwise adequately provided for, shall be an area twelve (12) feet by fifty (50) feet, with [a] fifteen (15) foot height clearance, and shall be provided according to the following schedule:

<i>Gross floor area in square feet</i>	<i>Loading and unloading spaces required in terms of square feet of usable floor area</i>
1 to 1,400	One space.
1,401 to 20,000	Two (2) spaces.
20,001 to 100,000	Two (2) spaces plus one space for each 20,000 square feet in excess of 20,000 square feet.
100,001 to 500,000	Six (6) spaces plus one space for each 40,000 square feet in excess of 100,000 square feet.
Over 500,000	Fifteen (15) spaces plus one space for each 80,000 square feet in excess of 500,000 square feet.

7.4 *Passenger vehicles:* Off-street parking spaces required herein may be occupied by self-propelled motor vehicles owned by the occupants, employees or patrons of the property or by visitors, or by self-propelled delivery vehicles incidental to the principal use, but not by vehicles being repaired, stored or displayed for sale or hire or for any other purpose which is classified by this ordinance as a principal use.

7.5 *Floor space defined:* For the purpose of this section, "floor space" in the case of offices, trade or service types of uses shall mean the (gross) floor area used, or intended to be used for service to the public as customers, patrons, clients or

patients, including areas occupied by fixtures and equipment used for display or sale of merchandise. It shall not include areas used principally for nonpublic purposes such as storage, incidental repair, processing or packaging of merchandise, for show windows, for offices incidental to the management or maintenance of stores or buildings, for toilets or restrooms, for utilities, or for dressing rooms, fitting or alteration rooms, stairways and passageways.

7.6 Places of assembly: In churches and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each twenty-four (24) inches of such seating facilities shall be counted as one seat for the purpose of determining requirements for off-street parking facilities under this ordinance.

7.7 Number of employees: The number of employees of a use shall be based on the estimated maximum daily or maximum eight-hour shift requirements in a twenty-four (24) hour period.

7.8 Units of measurement: When units of measurement determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half ($\frac{1}{2}$) shall be disregarded and fractions over one-half ($\frac{1}{2}$) shall require one parking space.

7.9 Collective provision: Nothing in this section shall be construed to prevent collective provision of off-street parking facilities for two (2) or more structures or uses, provided that the total of such off-street parking spaces supplied collectively shall be not less than the sum of the requirements for the various uses computed separately with the following exception: Parking required for office use is reduced by twenty-five (25) per cent if parking for residential use is also provided in a common area and the number of spaces for residential use is equal [to] or greater to [than] the number of spaces required by applying Section 7.2.

7.10 Location of parking space:

(A) *Residential:* The parking spaces required for single-family residences shall be located on the same lot as the dwelling.

- (B) *Nonresidential*: Parking spaces for nonresidential uses shall not occupy any part of a site between the front setback line and a street, and in the case of a corner lot, between the side setback line and a street. A variance to this may be granted if the site depth or the site width from a side street is one hundred and thirty (130) feet or less, but in no case shall parking spaces be closer than ten (10) feet from the front or side street right-of-way, and provided further that a minimum ten-foot landscaped strip is provided between such parking spaces and the street right-of-way. (Ord. No. 617, § 1, 1-11-77)

7.11 *Layout of parking space:*

- (A) *Size of spaces*: Each space shall not be less than nineteen (19) feet by nine (9) feet, except in the case of parallel parking where the space shall be twenty-three (23) feet by nine (9) feet. In all cases, the dimension is to be measured from the center of the dividing line between adjacent spaces.
- (B) *Parking patterns*: All parking facilities except parallel parking shall have a total dimension across two (2) tiers of spaces and one (1) aisle of at least the following for the various patterns:
- (1) *Parallel pattern*: A single tier of parking, parallel to a two (2) directional maneuvering lane shall consist of a total of thirty-three (33) feet, nine (9) feet for stall depth, twenty-four (24) feet for maneuvering lanes. A single tier parallel to a single directional maneuvering lane shall total twenty-one (21) feet, nine (9) feet for stall depth and twelve (12) feet for maneuvering lane. In all parallel parking the parking stall measurements shall be nine (9) feet deep and twenty-three (23) feet wide.
 - (2) *Ninety (90) degree pattern*: Two (2) tiers of stalls with a two (2) directional maneuvering

which shall provide a permanent delineation between spaces, drives and surrounding structures and land.

- (2) *Marking of circulation:* Arrows painted on paving or on signs shall be provided to designate ingress and egress to the property and the desired traffic circulation in the parking aisles.
- (B) *Wheel-stops:* There shall be provided a wheel-stop of either wood, metal or concrete not more than two (2) feet in height and securely anchored into the ground on all sides of the parking area where there is required a protective fence or wall. Such wheel-stop shall be located at such a distance so that automobiles will not strike the protective fence or wall. As an alternative, a concrete wheel-stop serving the same purpose may be provided. The design for the wheel-stop shall be approved by the zoning enforcement officer after consideration of existing conditions.
- (C) *Surfacing of parking area:* Any off-street parking area shall be surfaced with an asphaltic, bituminous, concrete, or other properly bound pavement so as to provide a durable and dustless surface, and shall be so graded and drained as to dispose of all surface water accumulation within the area. No surface water from any parking facility shall be permitted to drain onto adjoining property or streets. At the discretion of [the] public works director, areas in excess of ten (10) acres shall include retention basins.
- (D) *Lighting:* Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises located in any residential district, or any premises used for residential purposes in any district, and so as to produce no traffic hazards.
- (E) *Screening:* Off-street parking for more than five (5) vehicles shall be effectively screened on each side which adjoins or faces premises situated in any res-

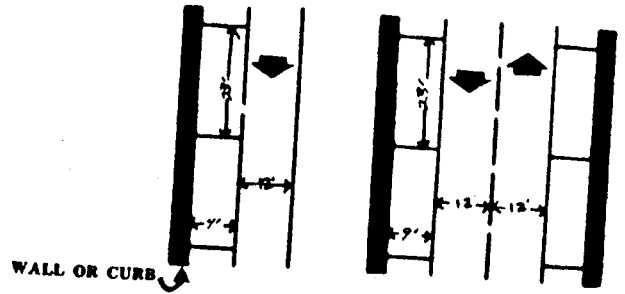
idential district, or premises used for residential purposes in any district, by a fence of acceptable design, wall or compact hedge. Such fence, wall or hedge shall be not less than four (4) feet and no solid portion shall be more than six (6) feet in height and shall be maintained in good condition and shall provide year-round screening. The space, if any, between such fence, wall or hedge and the side lot line of adjoining premises shall be landscaped with grass, shrubs or evergreen ground cover and maintained in good condition. In case the capacity of such parking area exceeds thirty (30) vehicles, the screening required by this paragraph shall consist of a masonry wall or solid fence. Type of screening shall be determined by the commission.

(F) *Landscaping*: Parking areas having a capacity in excess of thirty (30) vehicles shall be landscaped in the following manner:

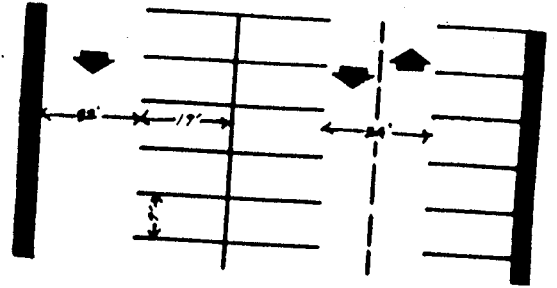
- (1) One tree of at least two and one-half (2½) inch caliper shall be planted and maintained within the parking area for every four thousand (4,000) square feet of parking provided. The planter bed in which all trees or shrubbery are contained shall be at least twenty-four (24) square feet in area and surrounded by an adequate protective curb.
- (2) Aisles shall be defined and the ends of parking rows marked by an adequate protective curb and through the use of evergreen shrubs or trees as required in paragraph (1), or both.
- (3) Parking rows shall not exceed fifteen (15) spaces without the provision of a planting area.

PARKING PATTERNS

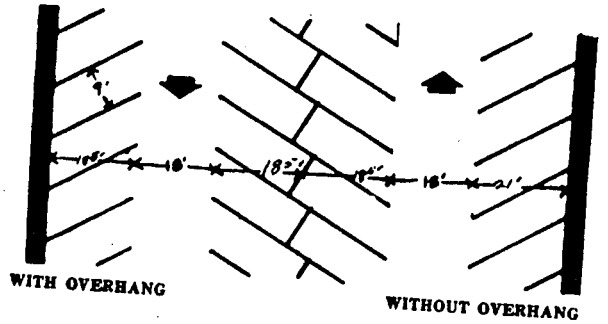
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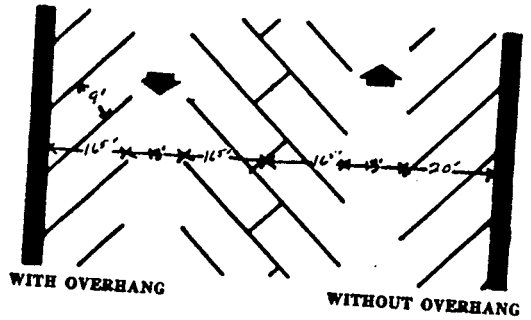
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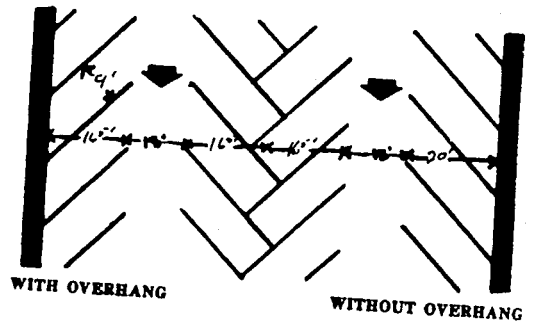
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45 DEGREE



45 DEGREE HERRINGBONE



(Ord. No. 482, § 1(E), 8-1-72)
Supp. No. 1