

# City of St. Louis Zoning Upgrade

## Draft Zoning Districts & Map

Public Workshop, March 25, 2026

The Zoning Section of The Building Division &  
The Planning and Urban Design Agency of the City of St. Louis



# TODAY'S PRESENTATION

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**Project Overview and Timeline**

**2**

**Draft Districts**

**3**

**Draft Standards, Uses and Map**

**4**

**Tonight's Focus Areas**

# Project Overview and Timeline

# THE ZONING UPGRADE

St. Louis's zoning code **dates back to the 1950s**. Today, it is being updated **for the first time in 70 years**.

**The Zoning Upgrade** is a major opportunity to think deeply about how St. Louis will **regulate its land use and built form in the future**.

# PROJECT GOALS



## Drive Successful Implementation

Ensure **consistency with the SLUP** and other ongoing or adopted planning efforts



## High Quality Built Form

Improve the **built environment** and provide new and improved standards that focus on **urban form**



## Economic Development

Facilitate **development activity, remove zoning barriers** and **streamline** the approval process



## Equity & Fairness

Establish rules and processes that are easily **understandable, fair, and approachable** by everyone in our community



## Organization & Usability

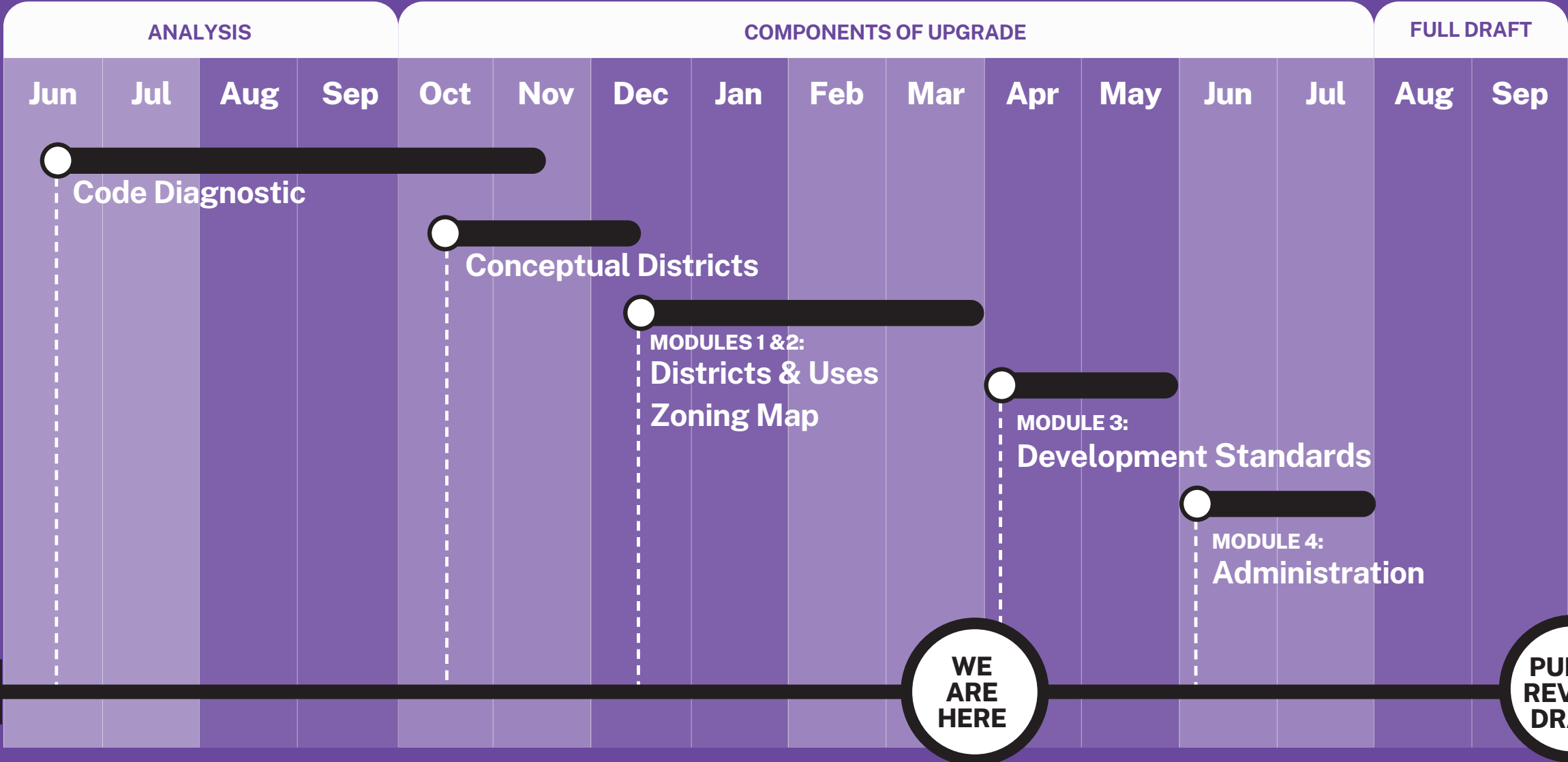
Modernize and improve the **organization, usability & user-friendliness** of the code



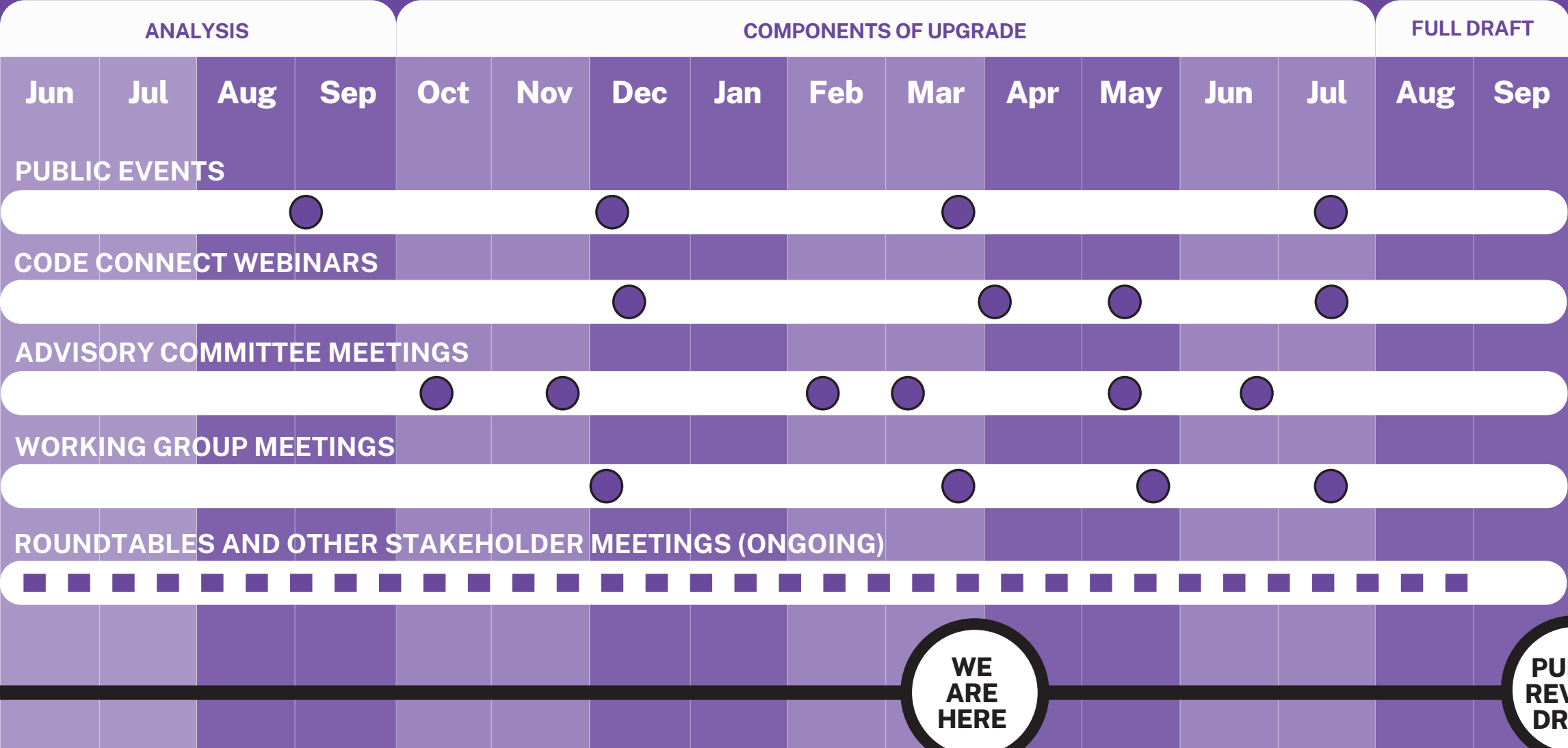
## Recovery & Resilience

**Mitigate environmental risks** like flooding and urban heat island effects, and **remove barriers to rebuilding** after a disaster

# ZONING UPGRADE: PHASE 1 OVERALL TIMELINE



# ZONING UPGRADE: PHASE 1 ENGAGEMENT TIMELINE



**WE  
ARE  
HERE**

**PUBLIC  
REVIEW  
DRAFT**

# ZONING UPGRADE: PHASE 2

## Goals

- + Multiple additional opportunities for **public review and revision** to the draft zoning code and map
- + Development of an **online web interface** for code
- + Eventual **approval and implementation** of code

Timeline for Phase 2 is still being developed, but it will **extend well into 2027**

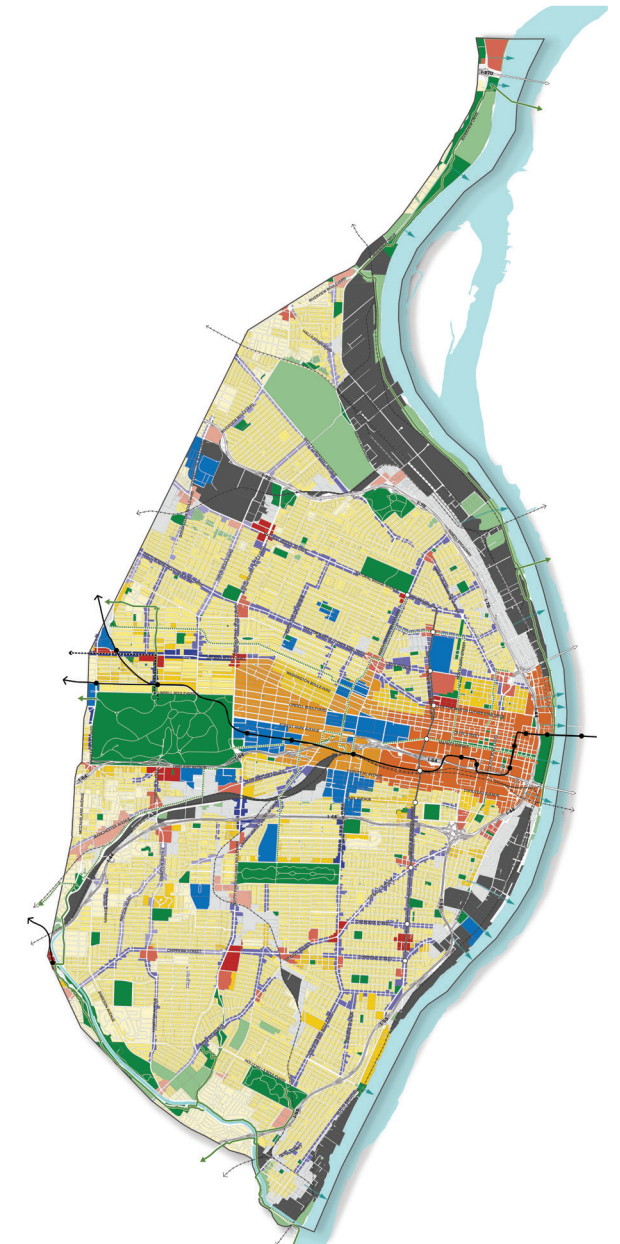
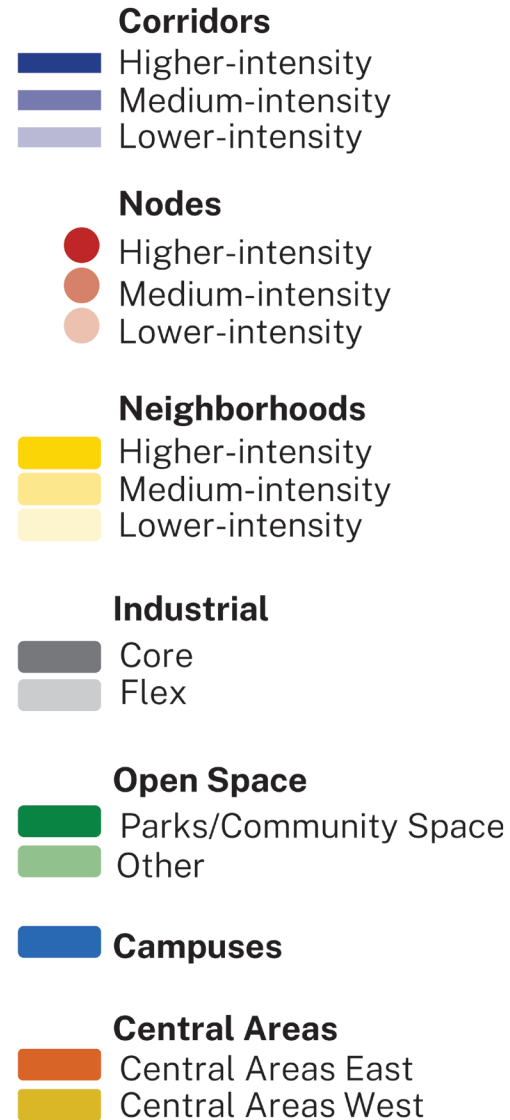
# Draft Districts

# THE STRATEGIC LAND USE PLAN (SLUP)

The Strategic Land Use Plan (SLUP) is **the land use component of St. Louis's city-wide Comprehensive Plan**. Other components are either in development or planned.

It lays out a **long-term vision for land use and built form**, establishing and mapping a set of categories that include neighborhoods, corridors, nodes, central areas, campuses, industrial areas and open space.

It also establishes broad land use goals that will affect future land use decisions. The **zoning code is the main tool required to implement the SLUP**.



# SLUP LAND USES & DRAFT ZONING DISTRICTS

## Draft Zoning Districts (March 2026)

Neighborhood				Neighborhood Mixed Use			Mixed Use					Com.	Industrial			Campus		Open Space		Agriculture
N-CT	N-A	N-B	N-C	NM-3	NM-5	NM-8	MX-3	MX-5	MX-8	MX-15	MX-U	CG	IX	IL	IH	CA-5	CA-25	PK	OS	AG

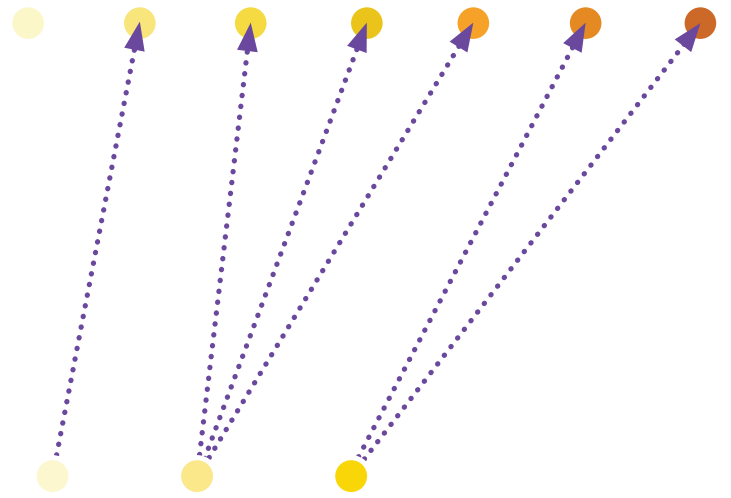
LOWER INTENSITY	MEDIUM INTENSITY	HIGHER INTENSITY	LOWER INTENSITY	MEDIUM INTENSITY	HIGHER INTENSITY	LOWER INTENSITY	MEDIUM INTENSITY	HIGHER INTENSITY	WEST	EAST	FLEX	CORE	CAMPUSES	PARKS / COMM. SPACE	OTHER
Neighborhoods			Corridors			Nodes			Central Areas		Industrial		Campuses	Open Space	

## SLUP Land Uses

# NEIGHBORHOOD & NEIGHBORHOOD MIXED USE

## Draft Zoning Districts (March 2026)

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Neighborhoods			Corridors			Nodes			Central Areas		Industrial		Campuses	Open Space	

## SLUP Land Uses

# DRAFT DISTRICTS: NEIGHBORHOOD

## **N-CT** Neighborhood Cottage



- Special zoning district for tiny homes, manufactured home parks or cottage courts, which see multiple small residences on a large property, typically with common amenities.
- Commercial uses outside of home businesses are not allowed.

# DRAFT DISTRICTS: NEIGHBORHOOD

## N-A

Neighborhood A, Up to 2 Units + 1 ADU Per Lot



- Intended for predominantly detached neighborhoods without alleys.
- Allows up to 2 full units plus an ADU per lot, with a maximum height of 2.5 stories.
- Commercial uses outside of home businesses are not allowed.

## N-B

Neighborhood B, Up to 4 Units Per Lot



- Allows for up to 4 residential units per lot and a maximum height of 3 stories.
- Buildings may include detached and attached houses and tri- and quad-plexes.
- Commercial uses outside of home businesses are not allowed.

## N-C

Neighborhood C, Up to 8 Units Per Lot



- Allows for up to 8 residential units per lot and a maximum height of 3 stories.
- Buildings may include detached and attached houses, tri- and quad-plexes and small apartments.
- Commercial uses outside of home businesses are not allowed.

# DRAFT DISTRICTS: NEIGHBORHOOD MIXED USE

## NM-3

Neighborhood Mixed Use, 3 Stories



- Allows up to 3 stories with no limit on the number of units.
- Buildings may include detached and attached houses, tri- and quad-plexes and small apartments.
- Small neighborhood commercial businesses are allowed.

## NM-5

Neighborhood Mixed Use, 5 Stories



- Allows up to 5 stories with no limit on the number of units.
- Buildings may include detached and attached houses and apartments.
- Small neighborhood commercial businesses are allowed.

## NM-8

Neighborhood Mixed Use, 8 Stories

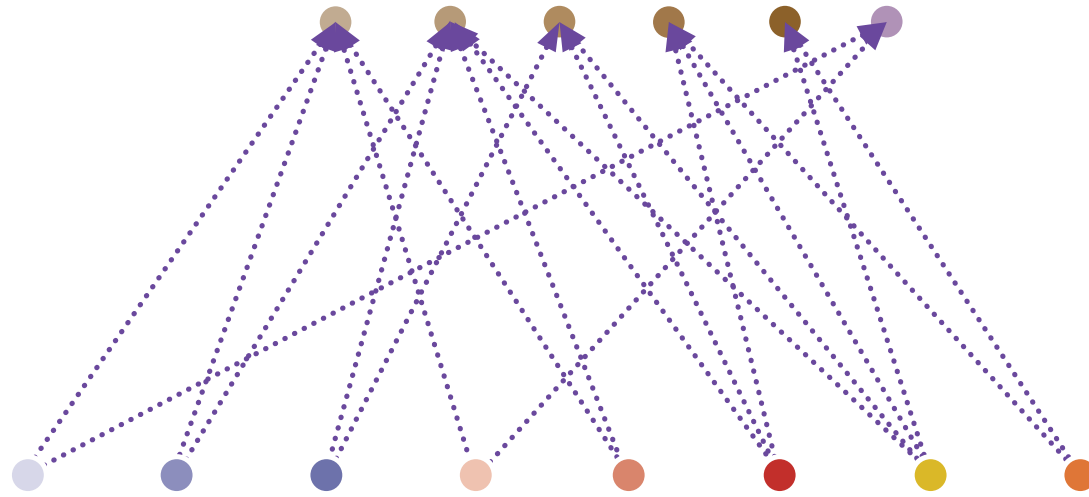


- Allows up to 8 stories with no limit on the number of units.
- Buildings may include detached and attached houses and apartments.
- Small neighborhood commercial businesses are allowed.

# MIXED USE & COMMERCIAL

## Draft Zoning Districts (March 2026)

Neighborhood				Neighborhood Mixed Use			Mixed Use					Com.	Industrial			Campus		Open Space		Agriculture
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Neighborhoods			Corridors			Nodes			Central Areas		Industrial		Campuses	Open Space	

## SLUP Land Uses

# DRAFT DISTRICTS: MIXED USE

## **MX-3** Mixed Use, 3 Stories



- Mixed use buildings up to a maximum height of 3 stories, which can be any combination of residential, retail, office or civic uses.
- Parking is prohibited between the building and street.

## **MX-5** Mixed Use, 5 Stories



- Mixed use buildings up to a maximum height of 5 stories, which can be any combination of residential, retail, office or civic uses.
- Parking is prohibited between the building and street.

## **MX-8** Mixed Use, 8 Stories



- Mixed use buildings up to a maximum height of 8 stories, which can be any combination of residential, retail, office or civic uses.
- Parking is prohibited between the building and street.

# DRAFT DISTRICTS: MIXED USE

## MX-15

Mixed Use, 15 Stories



- Mixed use buildings up to a maximum height of 15 stories, which can be any combination of residential, retail, office or civic uses.
- Parking is prohibited between the building and street.

## MX-U

Mixed Use, Unlimited Height



- The city's most intensive mixed use district, intended for use in parts of the Central Areas only.
- Buildings not limited in height, except where required to preserve the role of the Arch in the city's skyline.

# DRAFT DISTRICTS: COMMERCIAL

## CG Commercial General

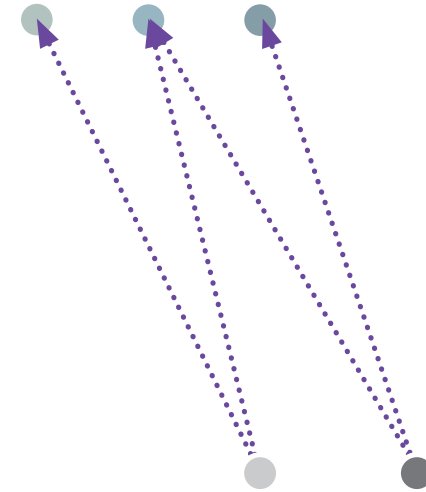


- Allows auto-oriented uses, including shopping centers and smaller commercial operations, such as gas stations (conditionally) or drive-thrus, but requires at least part of the building to be brought up to the street.
- Residential uses are not permitted.

# INDUSTRIAL

## Draft Zoning Districts (March 2026)

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Neighborhoods			Corridors			Nodes			Central Areas		Industrial		Campuses	Open Space	

## SLUP Land Uses

# DRAFT DISTRICTS: INDUSTRIAL

## IX Industrial Mixed Use



- Allows very light industrial uses, such as maker spaces, creative studios, commercial kitchens and offices, alongside retail and residences, up to a maximum height of 5 stories.

## IL Industrial Light



- Light industrial areas that are too intensive in use to be compatible with residences.
- These may include warehouses, small scale manufacturing, storage of vehicles, gas stations or auto repair operations.

## IH Industrial Heavy

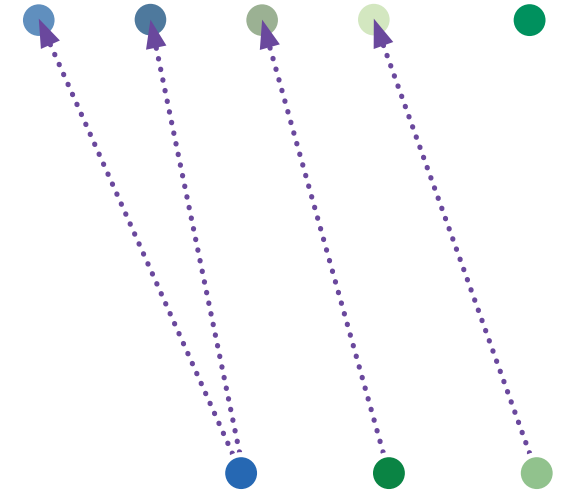


- The city's heaviest industrial uses, including manufacturing, large-scale warehousing and logistics.

# OTHER

## Draft Zoning Districts (March 2026)

Neighborhood				Neighborhood Mixed Use			Mixed Use					Com.	Industrial			Campus		Open Space		Agriculture
N-CT	N-A	N-B	N-C	NM-3	NM-5	NM-8	MX-3	MX-5	MX-8	MX-15	MX-U	CG	IX	IL	IH	CA-5	CA-25	PK	OS	AG



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## SLUP Land Uses

# DRAFT DISTRICTS: CAMPUS

**CA-5**  
Campus, 5 Stories



- Less intensive civic or campus spaces, allowing up to 5 stories.
- Height limit reflects adjacency to neighborhoods.

**CA-25**  
Campus, 25 Stories



- More urban or intensive civic or campus spaces, allowing up to 25 stories (with the potential for more in some cases).

# DRAFT DISTRICTS: OPEN SPACE

## PK Parks & Community Space



- Includes both active and passive publicly-accessible recreation spaces. May be owned by the City or another entity.

## OS Other Open Space



- Includes cemeteries, outdoor stormwater management facilities and sensitive natural areas.
- Although some of these areas may be publicly accessible, their primary intent is not for recreation.

# DRAFT DISTRICTS: AGRICULTURE

## AG Agriculture



- Zoning district reserved for large-scale urban agriculture, involving machinery or larger numbers of animals.
- This district will not initially be mapped, but exists as an option to rezone to in the future.

# Draft Standards, Uses and Map

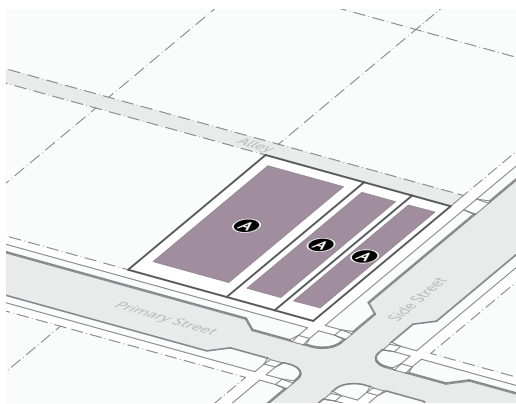
# DRAFT STANDARDS

## 2.1.6. N-B NEIGHBORHOOD B

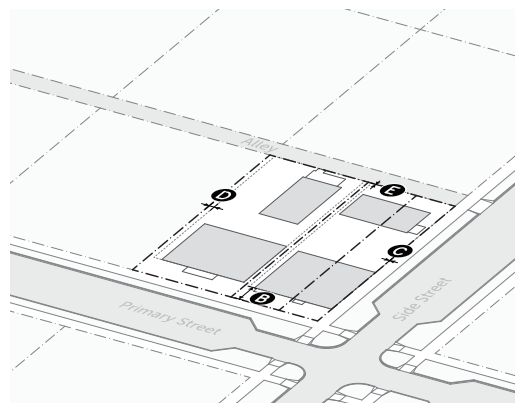
N-B

Allows up to four dwelling units, with height limited to 3 stories. Includes detached, attached and multiplex housing typologies. Commercial uses are not allowed.

### A. Lot Standards

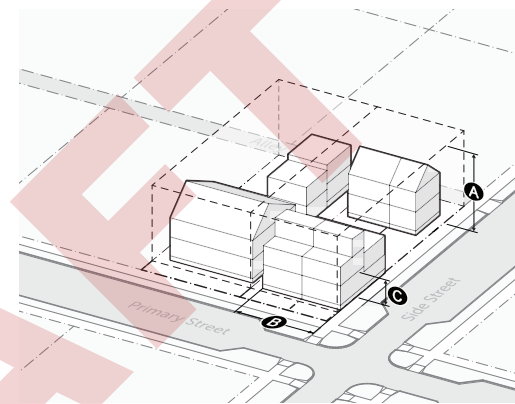


<b>1. Lot Size</b>	Sec. x.x.x
Lot width (min)	0'
<b>2. Dwelling Units</b>	
Dwelling units per lot (max)	4
<b>3. Coverage</b>	Sec. x.x.x
A Building coverage (max)	60%
Amenity space (min)	n/a



<b>4. Building Setbacks</b>	Sec. x.x.x
B Primary street (min)	Existing range or 10'
C Side street (min)	Existing range or 0'
D Side (min)	3' unless attached
Rear (min)	3'
E Alley (min)	0'
<b>5. Build-to</b>	Sec. x.x.x
Primary street (min)	n/a
Side street (min)	n/a
<b>6. Parking Location</b>	Sec. x.x.x
Parking between building & street	Not allowed

### B. Building Standards



<b>1. Massing</b>	Sec. x.x.x
A Building height (max)	3 stories/35'
Width (max)	n/a
B Attached units in a row	4
<b>2. Active Depth</b>	Sec. x.x.x
Primary street (min)	n/a
Side street (min)	n/a
<b>3. Ground Story</b>	Sec. x.x.x
C Ground story height (min)	10'
Finished floor elevation (min/max)	0'/4'



	Primary St.	Side St.
<b>4. Windows</b>	Sec. x.x.x	
D Ground story (min)	15%	10%
E Upper story (min)	10%	10%
F Blank wall width (max)	20'	25'
<b>5. Doors</b>	Sec. x.x.x	
Street-facing entrance	Required	n/a
G Street-facing entry spacing (max)	50'	n/a

# DRAFT USES

## 3.2.2. Allowed Use Table

Use Category Specific Use	NEIGHBORHOOD						MIXED USE					COMMERCIAL & INDUSTRIAL				INSTITUTIONAL & OPEN SPACE			Use Standard			
	N-CT	N-A	N-B	N-C	NM-3	NM-5	NM-8	MX-3	MX-5	MX-8	MX-15	MX-U	CG	IX	IL	IH	CA-5	CA-25		PK	OS	AG
<b>RESIDENTIAL USES</b>																						
<b>Household Living</b>																						
Single-unit living, detached	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P*	-	-	-	-	x.x.x
Single-unit living, attached	-	-	P	P	P	P	P	P	P	P	P	-	-	P	-	-	P*	P*	-	-	-	x.x.x
Two-unit living, detached	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P*	P*	-	-	-	x.x.x
Two-unit living, attached	-	-	P	P	P	P	P	P	P	P	P	-	-	P	-	-	P*	P*	-	-	-	x.x.x
Multi-unit living (3-4 units)	-	-	P	P	P	P	P	P	P	P	P	-	-	P	-	-	P*	P*	-	-	-	x.x.x
Multi-unit living (5-8 units)	-	-	-	P	P	P	P	P	P	P	P	P	-	P	-	-	P*	P*	-	-	-	x.x.x
Multi-unit living (9+ units)	-	-	-	-	P	P	P	P	P	P	P	P	-	P	-	-	P*	P*	-	-	-	x.x.x
Manufactured /tiny home park	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	x.x.x
Live-work	C*	C*	C*	C*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	-	-	-	x.x.x
<b>Special Residential Uses</b>																						
Special residential uses (7-12 residents)	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	P*	P*	-	-	-	x.x.x
Special residential uses (13-20 residents)	-	C*	C*	C*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	P*	P*	-	-	-	x.x.x
Special residential uses (20+ residents)	-	-	-	-	C*	C*	C*	C*	C*	P*	P*	P*	-	P*	-	-	P*	P*	-	-	-	x.x.x
Shelter, congregate	C*	-	-	-	C*	C*	C*	C*	C*	C*	C*	C*	-	C*	-	-	C*	C*	-	-	-	x.x.x
<b>PUBLIC &amp; INSTITUTIONAL USES</b>																						
<b>Civic</b>																						
General civic	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	-	-	
Religious assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	-	-	-	
<b>Day Care</b>																						
General day care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	-	-	-	
<b>Education</b>																						
General education	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	-	-	P	
Business college or trade school	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	-	-	-	
College or university	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	P	-	-	-	

P = Permitted  
 C = Permitted Conditionally  
 - = Not Permitted  
 \* = Use standard applies (to come)

# DRAFT ZONING MAP

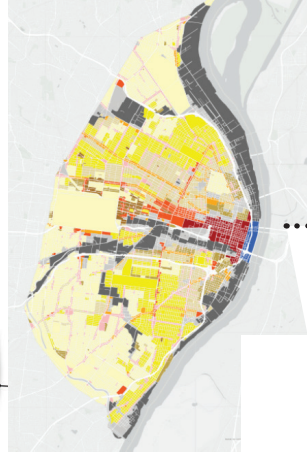
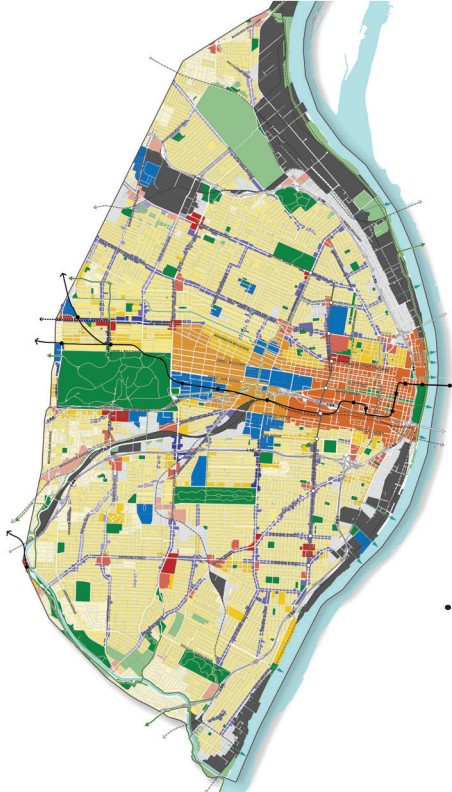


## Proposed Zoning Districts

- N-CT
- N-A
- N-B
- N-C
- NM-3
- NM-5
- NM-8
- MX-3
- MX-5
- MX-8
- MX-15
- MX-U
- CG
- I-X
- I-L
- I-H
- CA-5
- CA-25
- PK
- OS

# DRAFT ZONING MAP: PROCESS OF DEVELOPMENT

## SLUP Land Uses



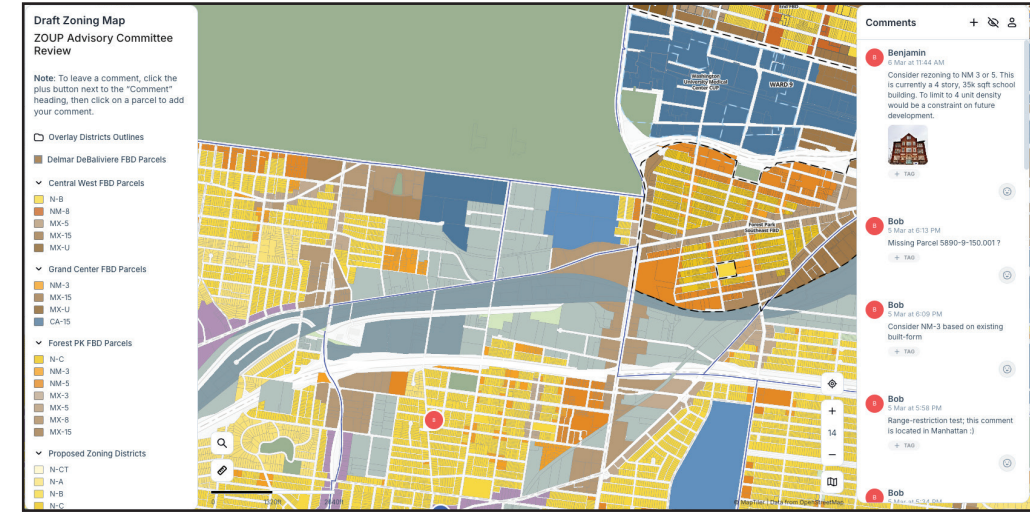
Existing Zoning & FBDs

## Internal Working Draft



- + Manual review / cleanup by staff
- + Input from in-process neighborhood plans

## First Public Draft



- + Comment by members of the public and stakeholders, to inform future drafts
- + This will be an extensive process with many rounds of changes

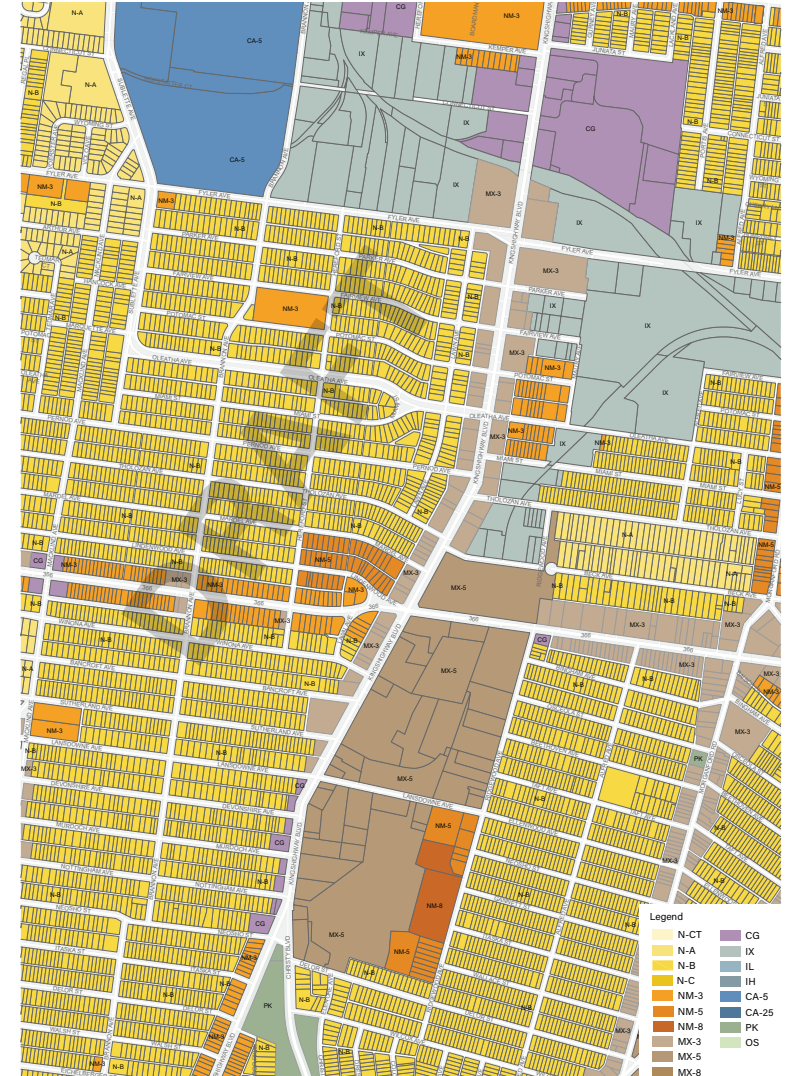
# Tonight's Focus Areas

# FOCUS AREA 1

## Assessing Zoning from Existing Conditions & Possibilities

FOCUS AREA: Northampton, Southampton, Tower Grove South, and Bevo: S. Kingshighway from Arsenal to Delor (Wards 2, 5, 6)

- + Disconnect between existing conditions and approved variances vs. the desires of the SLUP
- + West side of street very urban in character vs. east side occupied by big box stores and drive-thrus

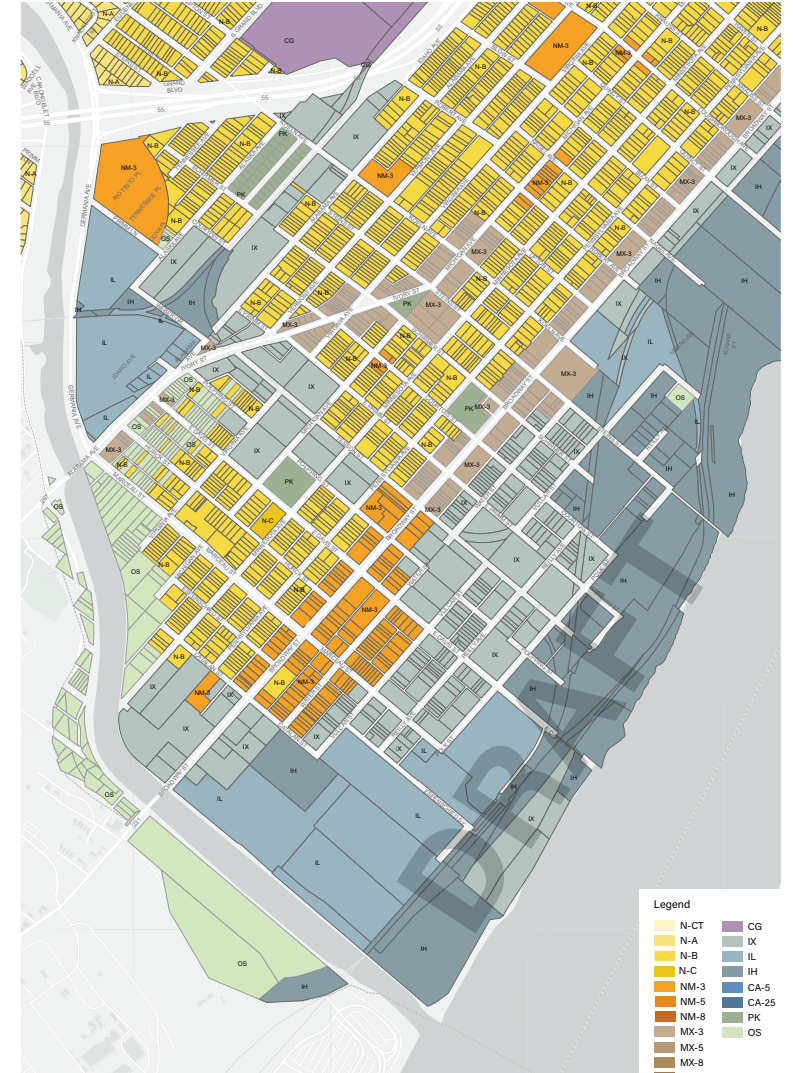


# FOCUS AREA 2

## Navigating Adjacent Uses & Environmental Conflicts

FOCUS AREA: Patch: Around South Broadway, Mississippi River, and River Des Peres (Ward 1)

- + Use adjacencies
- + Flood risk allowances

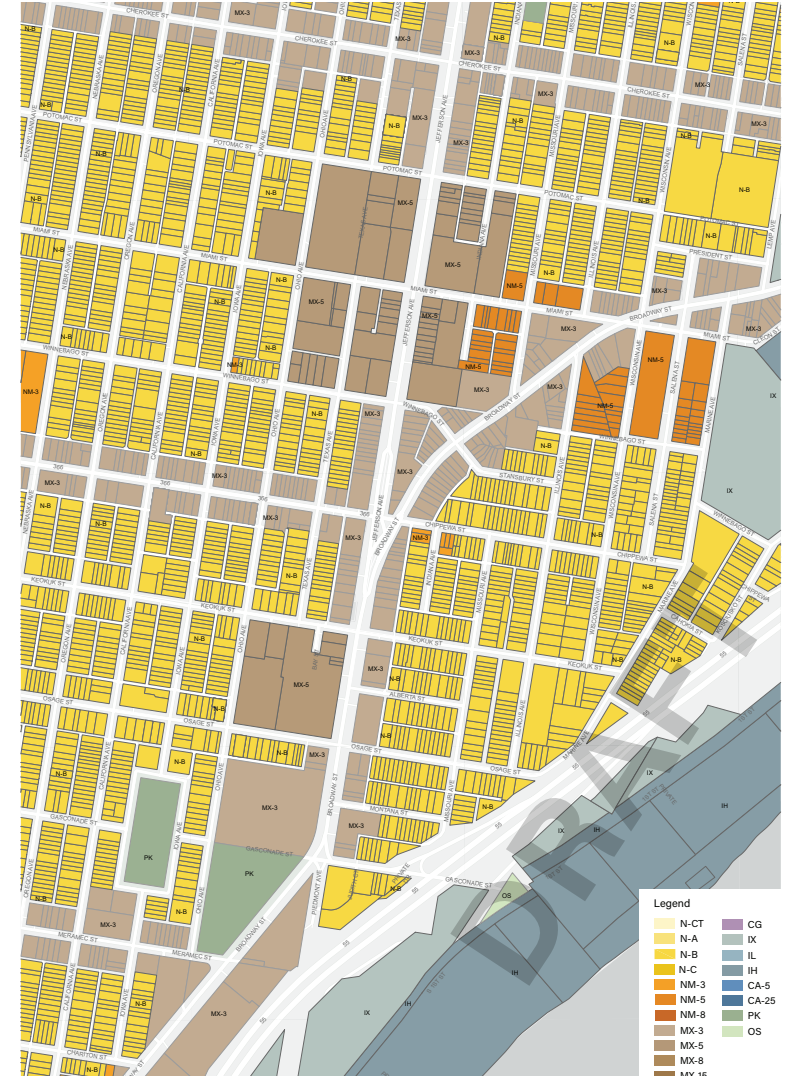


# FOCUS AREA 3

## Planning for Conversions and Reuse

FOCUS AREA: Gravois Park & Marine Villa: Jefferson from Cherokee to Meramec (Wards 3, 7, 8)

- + Relationship between repurposed Institutional buildings and surrounding uses
- + School/church conversions



# Questions?