ZOUP DRAFT ZONING DISTRICTS

DRAFT 2 | September, 2026

QUICK SUMMARY SHEET

- **N-CT** Neighborhood Cottage
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- **MX-15** Mixed Use 15
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- **IX-3** Industrial Mixed Use 3
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- **IL** Industrial Light
- **IH** Industrial Heavy
- **PK** Parks and Community Space
- **OS** Other Open Space
- **CA** Campus

N-CT
Neighborhood Cottage



Allows for clusters of small detached houses that could include manufactured and tiny home parks.

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



Allows up to two dwelling units and one accessory dwelling unit. Includes detached and duplex housing types. Small commercial may be allowed conditionally on corner sites.

N-B
Neighborhood B, Up to 4 Units Per Lot



Allows up to four dwelling units, with height limited to 3 stories. Includes detached, attached and multiplex housing types. Small commercial may be allowed conditionally on corner sites.

N-C
Neighborhood C, No Limit on Units Per Lot



No maximum number of dwelling units, with height limited to 3 stories. Includes detached, attached, multiplex and small apartment housing types. Small commercial may be allowed conditionally on corner sites.

NM-3
Neighborhood Mixed Use, 3 Stories



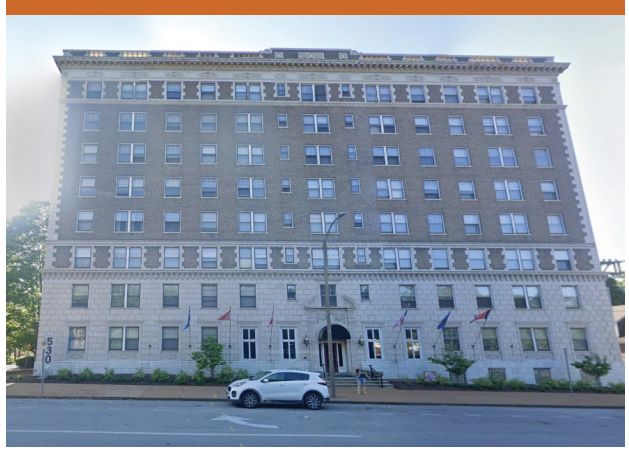
Allows up to a 3 story residential building with a limited amount of ground floor commercial allowed. No limit is placed on the number of residential units.

NM-5
Neighborhood Mixed Use, 5 Stories



Allows up to a 5 story residential building with a limited amount of ground floor commercial allowed. No limit is placed on the number of residential units.

NM-8
Neighborhood Mixed Use, 8 Stories



Allows up to a 8 story residential building with a limited amount of ground floor commercial allowed. No limit is placed on the number of residential units.

MX-F
Mixed Use Flexible



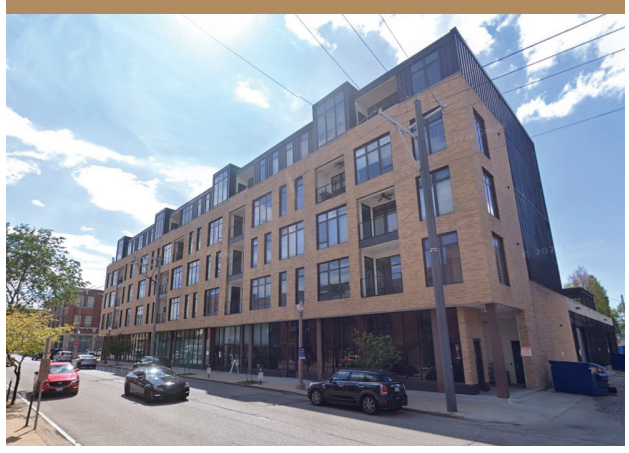
Allows the same forms of development as MX-3, but also provides flexibility for some auto-oriented forms and uses.

MX-3
Mixed Use, 3 Stories



Allows up to a 3-story residential, commercial or mixed use building. Also includes detached and attached houses, duplexes, stacked townhouses, multiplexes, and apartments.

MX-5
Mixed Use, 5 Stories



Allows up to a 5-story residential, commercial or mixed use building. Also includes detached and attached houses, duplexes, stacked townhouses, multiplexes, and apartments.

MX-8
Mixed Use, 8 Stories



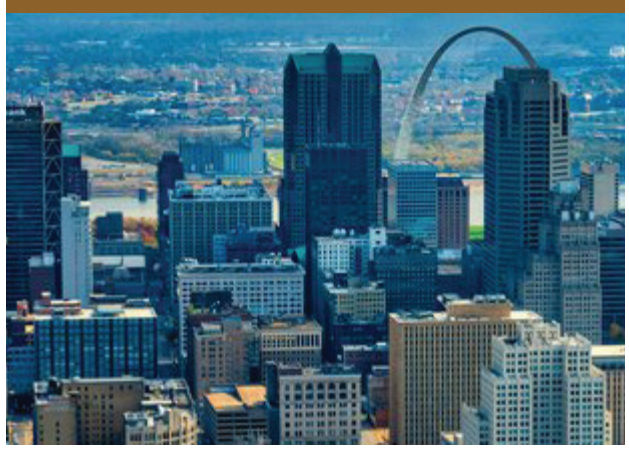
Allows up to a 8-story residential, commercial or mixed use building. Also includes stacked townhouses, multiplexes, and apartments.

MX-15
Mixed Use, 15 Stories



Allows up to a 15-story residential, commercial or mixed use building. Also includes stacked townhouses, multiplexes, and apartments.

MX-U
Mixed Use, Unlimited Height



Allows a residential, commercial or mixed use building of unlimited height (except where constrained by an overlay that limits height around the Gateway Arch).

IX-3
Industrial Mixed Use, 3 Stories



Allows up to a 3-story residential, commercial, light industrial or mixed use building. Also includes stacked townhouses, multiplexes, and apartments.

IX-5
Industrial Mixed Use, 5 Stories



Allows up to a 5-story residential, commercial, light industrial or mixed use building. Also includes stacked townhouses, multiplexes, and apartments.

IL
Industrial Light



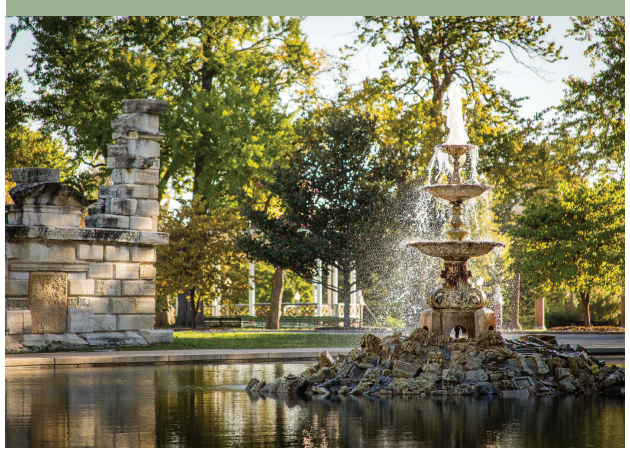
Allows a range of lower-impact industrial activity - the majority of activity is conducted indoors with limited accessory outdoor storage.

IH
Industrial Heavy



Allows a range of larger footprint, higher-impact industrial activity. Allows more outdoor storage.

PK
Parks & Community Space



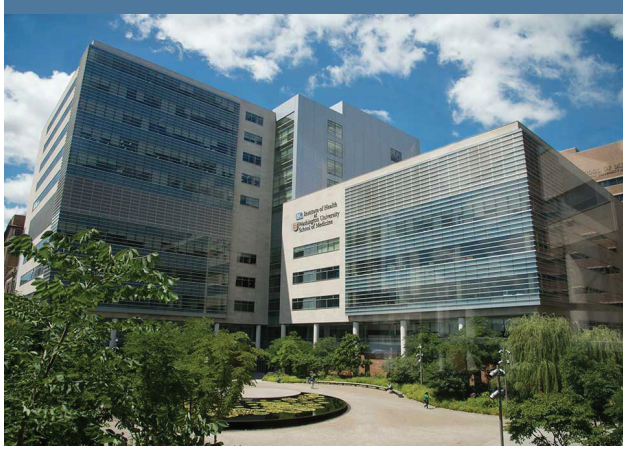
Publicly-held open space that serves the passive and active recreational needs of the community. Includes parks, playgrounds, and sports fields.

OS
Other Open Space



Cemeteries, stormwater management areas and other publicly-held open spaces that serve a primarily non-recreational purpose.

CA
Campus



Allows for a range of public, civic or institutional uses, where an institutional entity has entered into an approved master plan agreement with the City of St. Louis. Standards will be determined through that agreement.