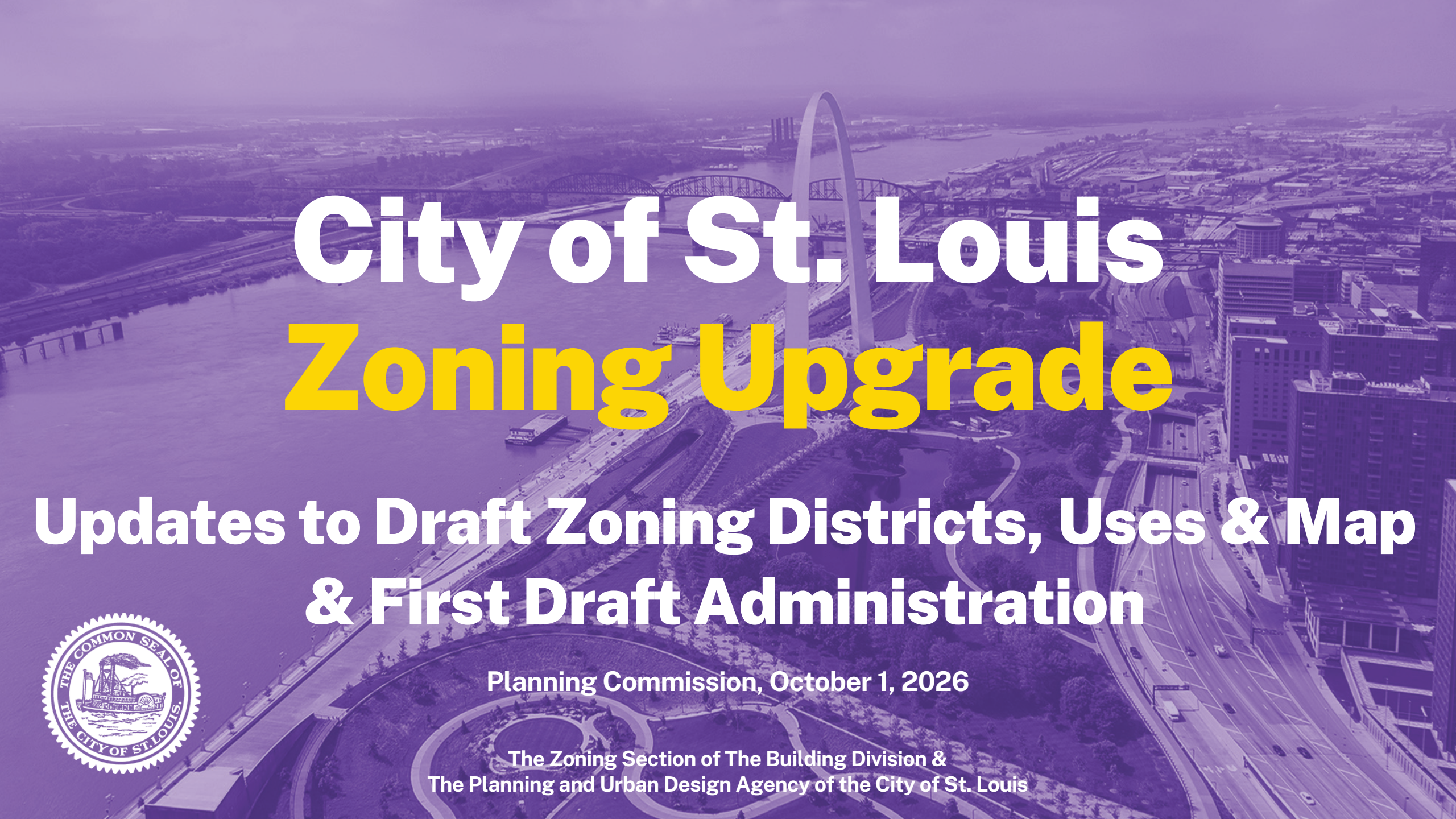


# City of St. Louis
# Zoning Upgrade

## Updates to Draft Zoning Districts, Uses & Map & First Draft Administration

Planning Commission, October 1, 2026

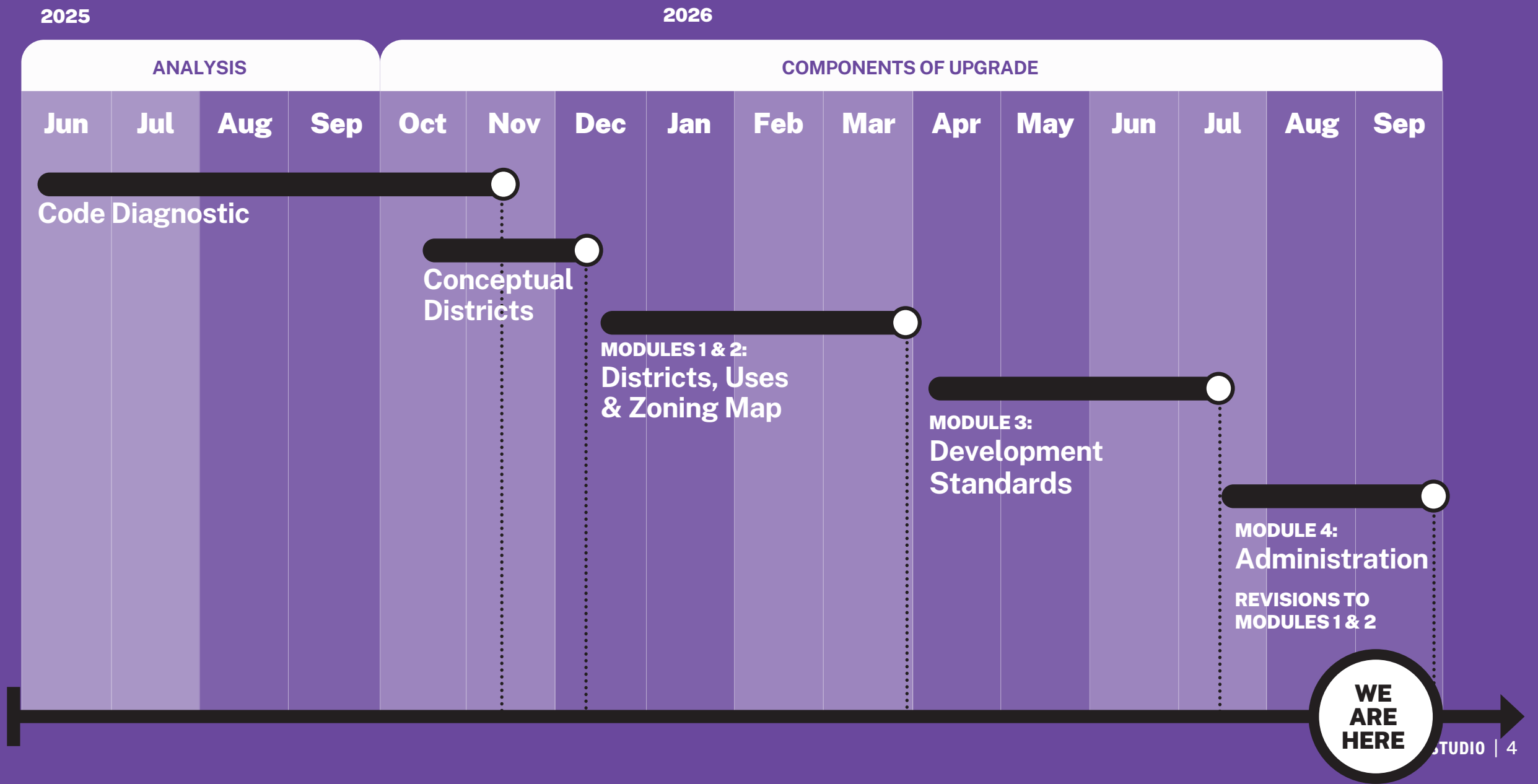
The Zoning Section of The Building Division &
The Planning and Urban Design Agency of the City of St. Louis

# TODAY'S PRESENTATION

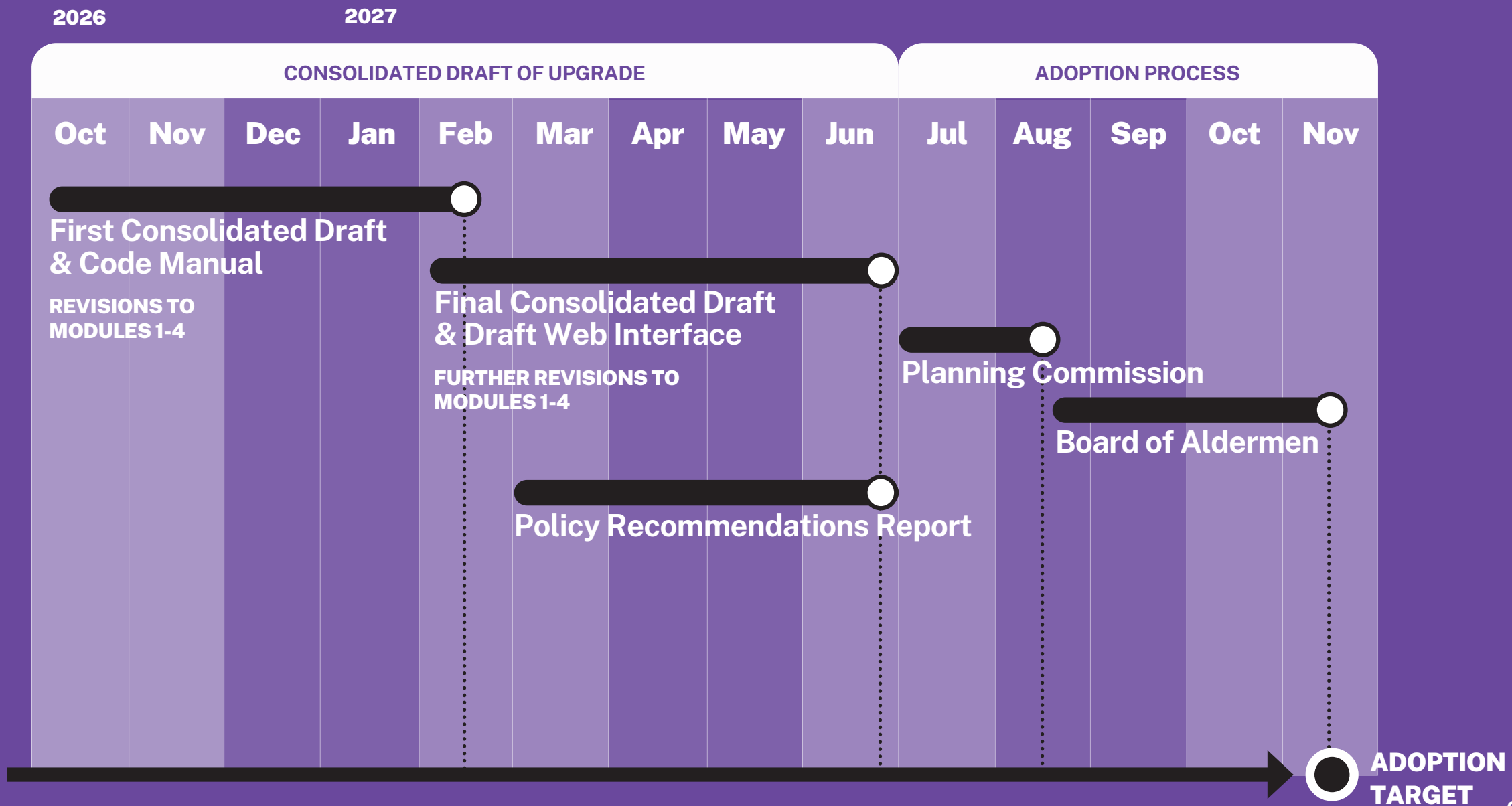
1. Project Timeline Update
2. Zoning Districts, Uses & Map (2nd Draft)
3. Administrative Provisions (1st Draft)
4. Upcoming Issue: Parking

# Project Timeline Update

# PHASE 1


2025
2026
ANALYSIS
COMPONENTS OF UPGRADE
Jun
Jul
Aug
Sep
Oct
Nov
Dec
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Code Diagnostic
Conceptual Districts
MODULES 1 & 2:
Districts, Uses & Zoning Map
MODULE 3:
Development Standards
MODULE 4:
Administration
REVISIONS TO MODULES 1 & 2
WE ARE HERE

# PHASE 2 (TENTATIVE)



# Zoning Districts, Uses & Map (2nd Draft)

# HIGHLIGHTS OF UPCOMING DRAFT

**This Fall's draft revises and expands all of the materials released in March of this year.**

**Development standards, released in July, will be revised in the next upcoming draft.**

### What's Changed?

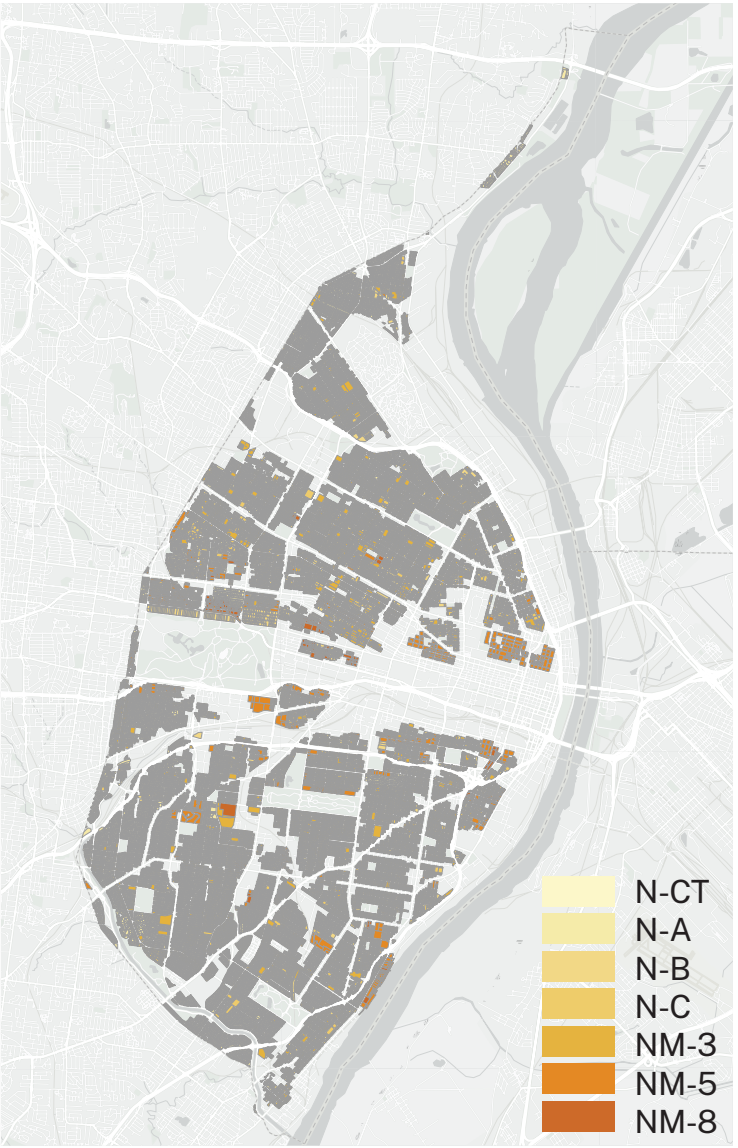
+ **Zoning Districts & Map**
  - Adjustments to palette of zoning districts
  - Substantial changes to zoning map
  - Full rules of interpretation for district standards added
+ **Uses**
  - Substantial changes to use table, including some new uses
  - Use definitions added
  - Use standards still to come

# NEIGHBORHOOD AND NEIGHBORHOOD MIXED USE

**Neighborhood (N-)** and **Neighborhood Mixed Use (NM-)** zoning districts align with the SLUP's Neighborhood land use.

## What's Changed Since March?

+ **The Way Neighborhoods Are Mapped**
  - Mapping of N-A, the lowest intensity zoning district, **is no longer tied to lots without alley access**, but now is flexible to be applied anywhere.
  - Mapping of the N- and NM- zoning districts was **substantially updated to better reflect existing patterns** and avoid over-zoning flood plains.
+ **Uses in Neighborhoods**
  - Certain small commercial uses now **allowed conditionally on corners within N- zones**, in addition to NM-, to allow things like new neighborhood coffee shops or hair salons.
+ **Units per Lot**
  - The N-C zoning district **no longer caps the number of units per lot**, allowing it to be applied to larger apartments up to three stories.

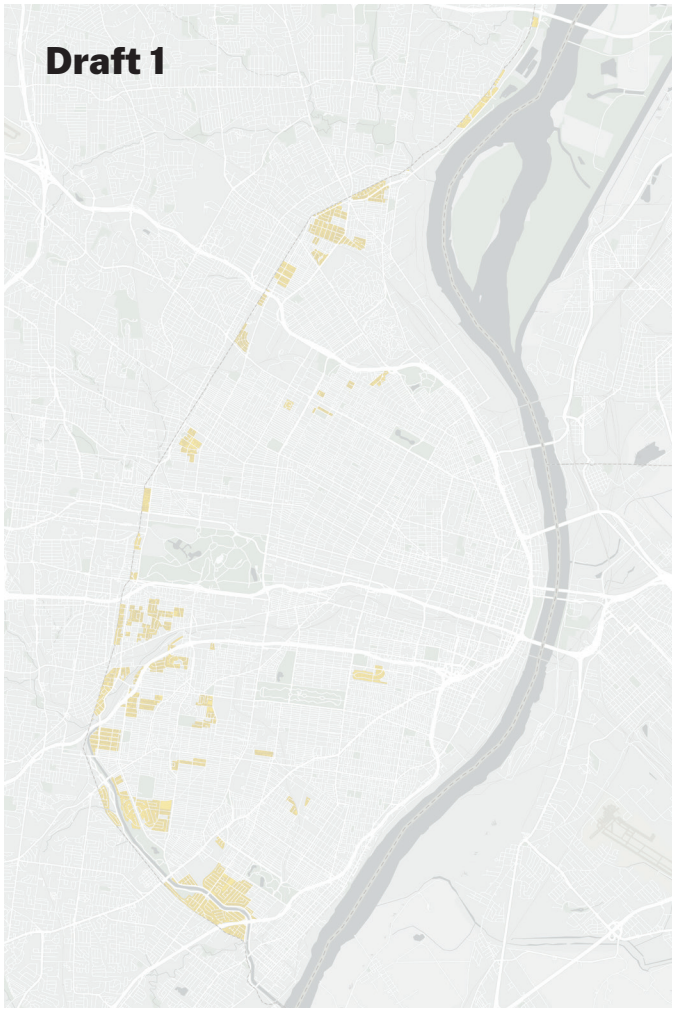


# DRAFT DISTRICTS: NEIGHBORHOOD

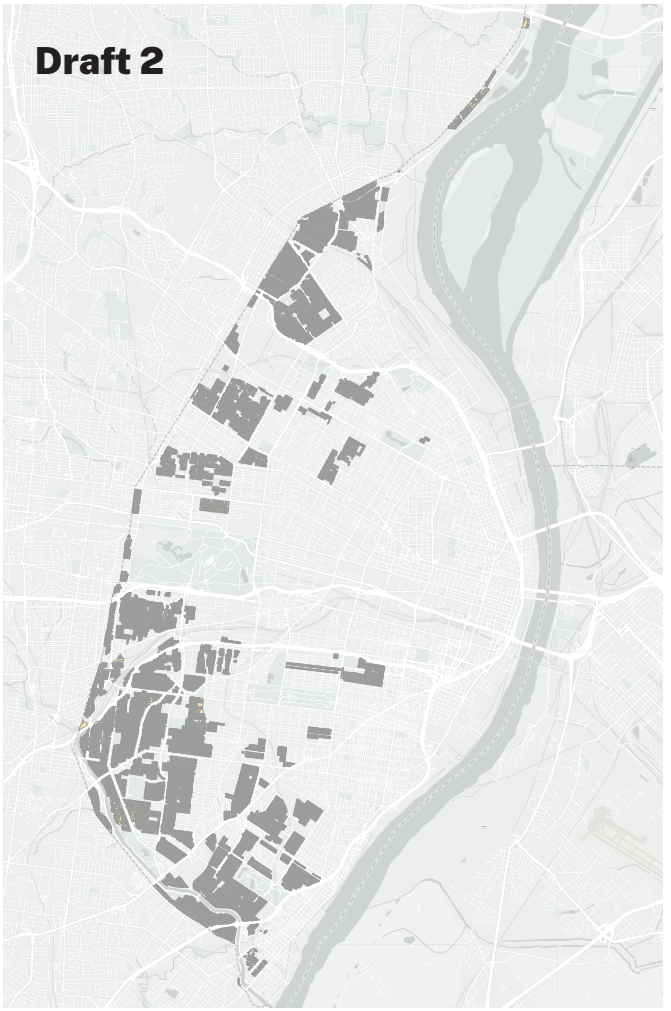
## N-A
Neighborhood A, Up to 2 Units + 1 ADU Per Lot



- **Intent:** Predominantly detached neighborhoods. Buildings may include single units and duplexes. Allows up to 2 full units plus an ADU per lot, with a maximum height of 2.5 stories.
- **Uses:** Mostly residential, with limited commercial allowed conditionally on corners.



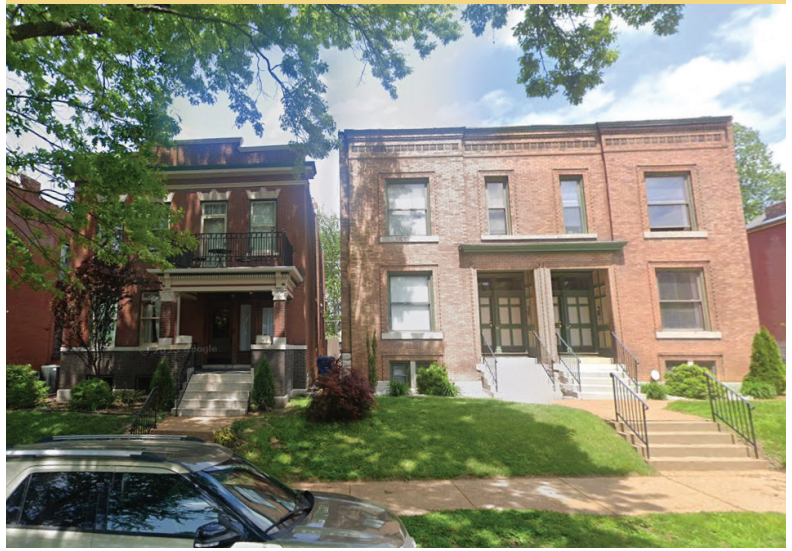

9.8% of all Neighborhood lots



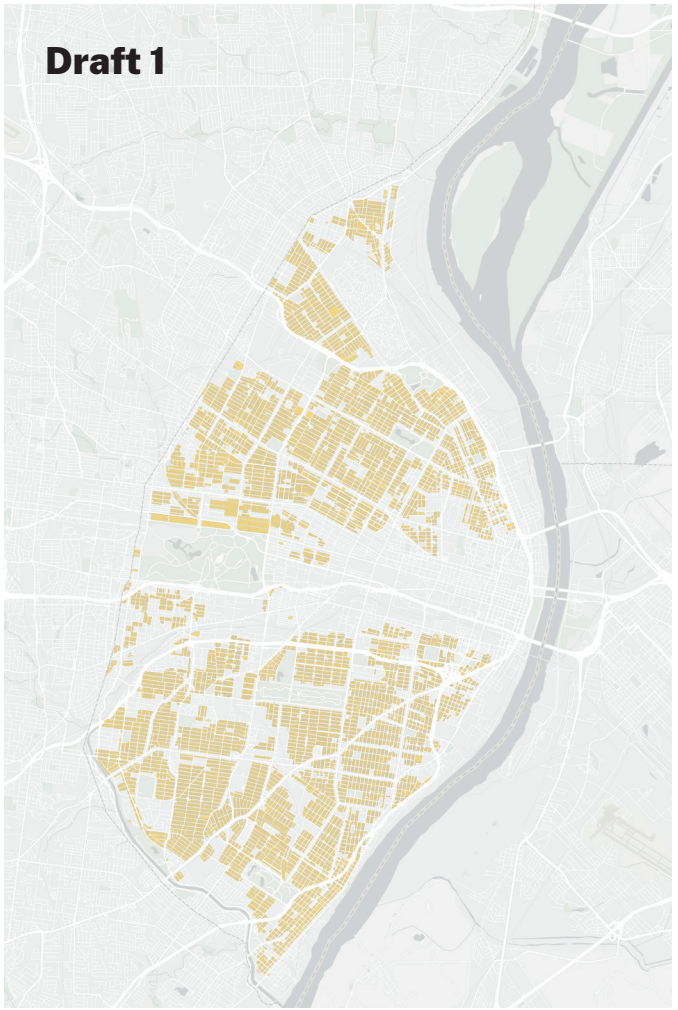

31.3% of all Neighborhood lots

# DRAFT DISTRICTS: NEIGHBORHOOD

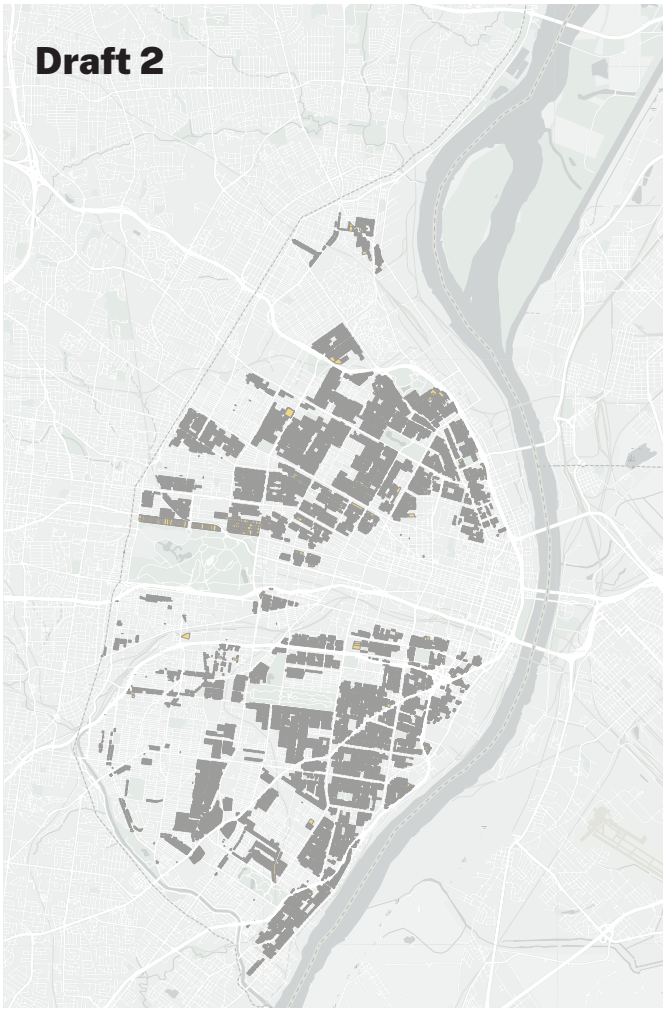
## N-B
Neighborhood B, Up to 4 Units Per Lot



- **Intent:** 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.
- **Uses:** Mostly residential, with limited commercial allowed conditionally on corners.




89.4% of all Neighborhood lots



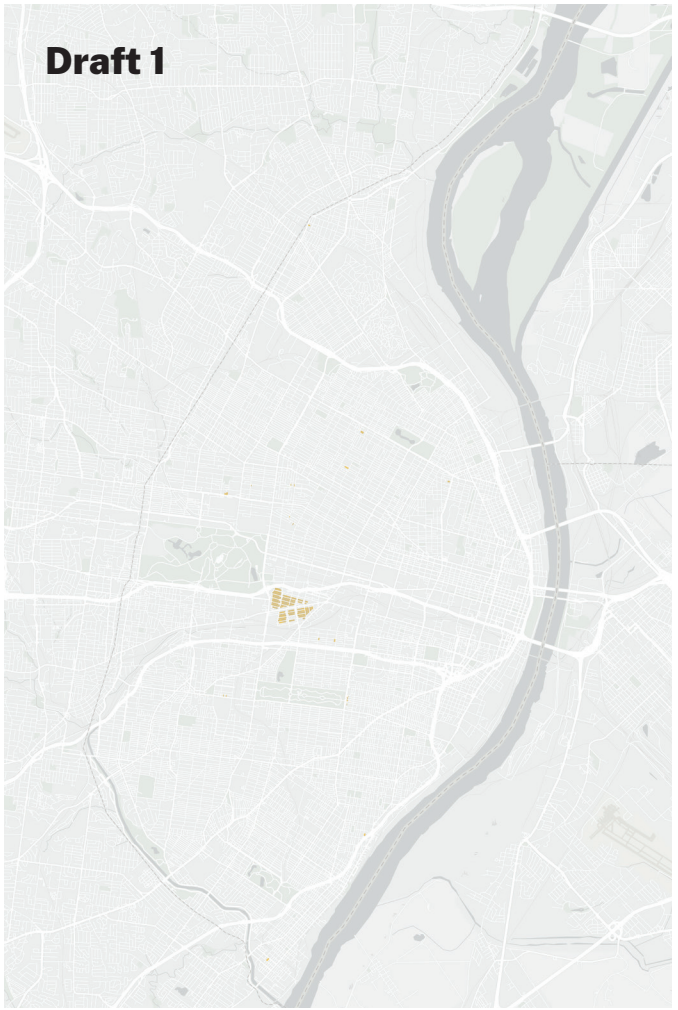

64.7% of all Neighborhood lots

# DRAFT DISTRICTS: NEIGHBORHOOD

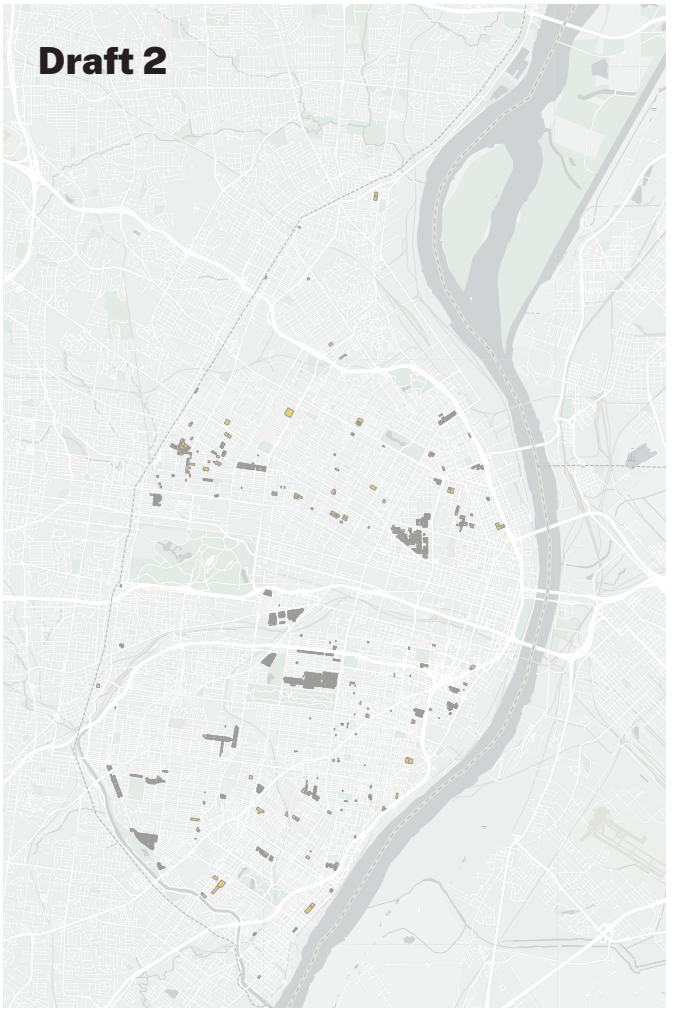
## N-C
Neighborhood C, No Limit on Units Per Lot



- **Intent:** No limit on 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.
- **Uses:** Mostly residential, with limited commercial allowed conditionally on corners.




0.83% of all Neighborhood lots

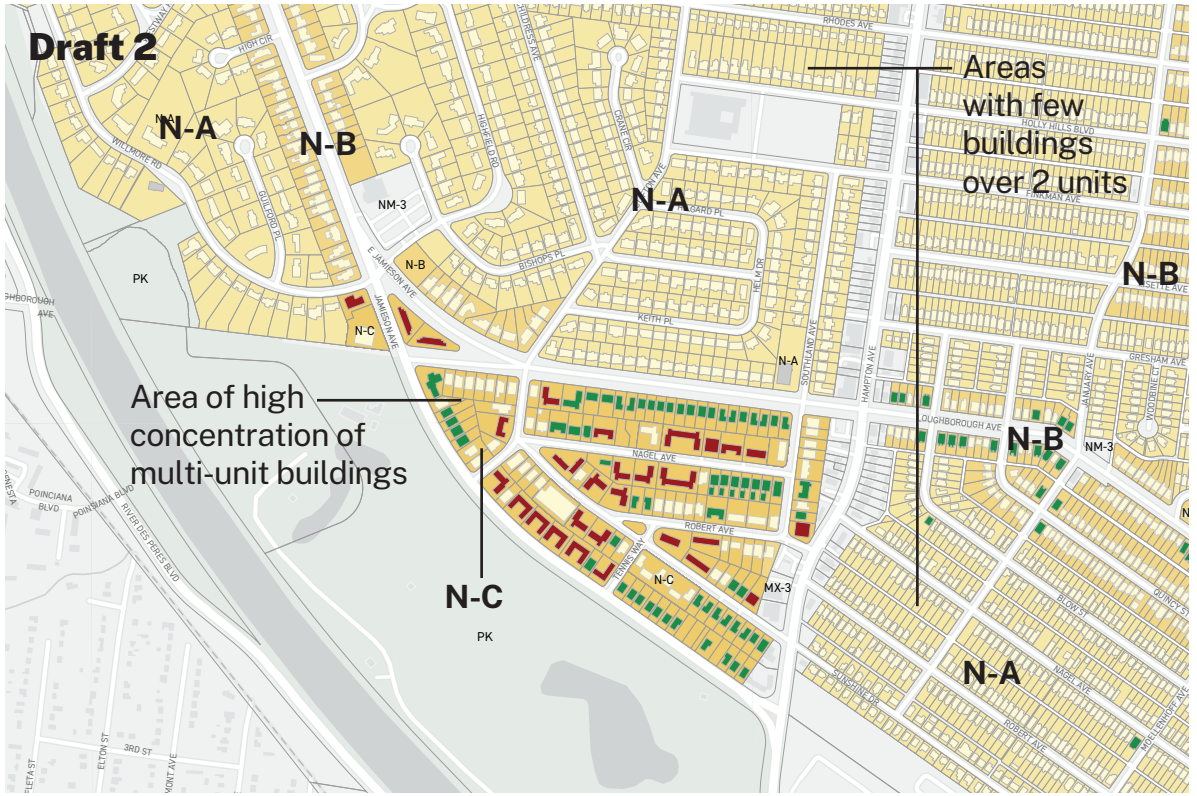



4.0% of all Neighborhood lots

# WHAT INFORMED THE MAPPING CHANGE?

Example: **Residential Parts of St. Louis Hills / Princeton Heights**




**Draft Zoning**

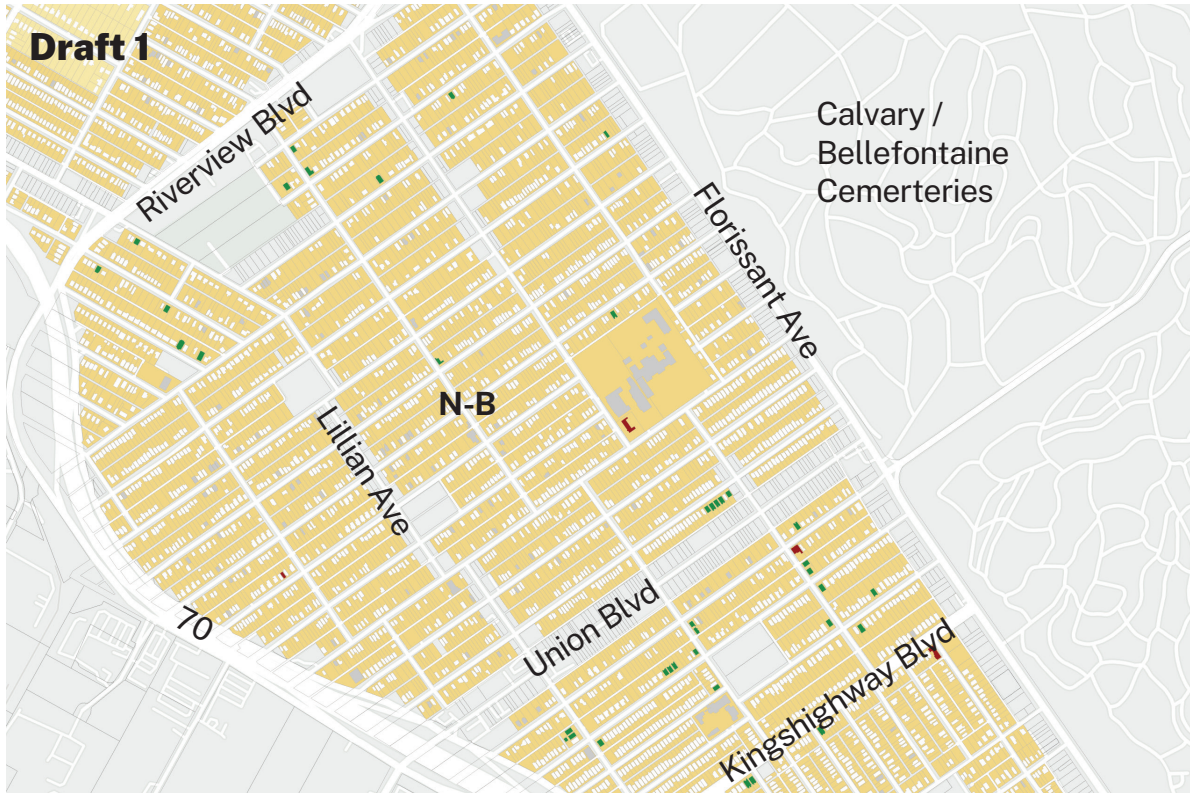
- N-A (up to 2 units + 1 ADU per lot)
- N-B (up to 4 units per lot)
- N-C (up to 5+ units per lot)

**Existing Units Per Building**

- 0 Units / No Data
- 1 - 2 Units
- 3-4 Units
- 5+ Units

# WHAT INFORMED THE MAPPING CHANGE?

Example: **Residential Parts of Walnut Park / Mark Twain**







**Draft Zoning**

- N-A (up to 2 units + 1 ADU per lot)
- N-B (up to 4 units per lot)
- N-C (up to 5+ units per lot)

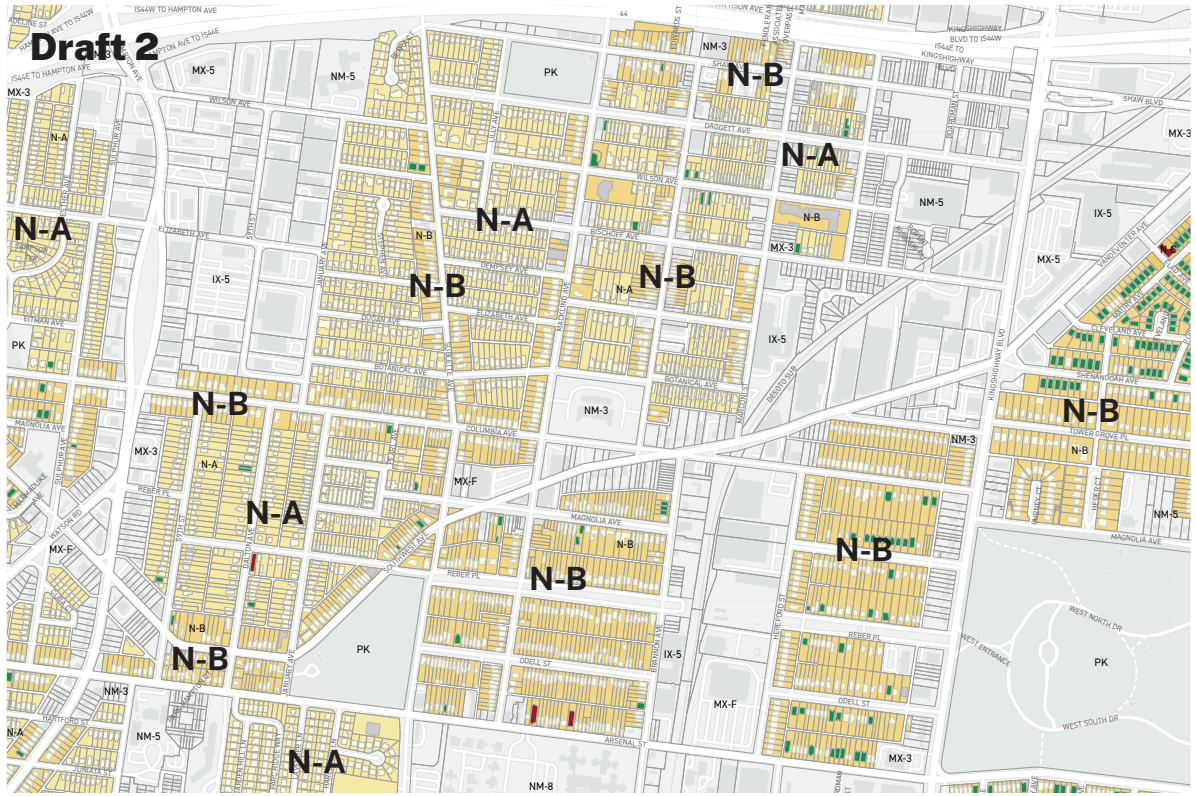
**Existing Units Per Building**

- 0 Units / No Data
- 1 - 2 Units
- 3-4 Units
- 5+ Units

# WHAT INFORMED THE MAPPING CHANGE?

Example: **Residential Parts of The Hill / Southwest Garden / Clifton Heights**




**Draft Zoning**

- N-A (up to 2 units + 1 ADU per lot)
- N-B (up to 4 units per lot)
- N-C (up to 5+ units per lot)

**Existing Units Per Building**

- 0 Units / No Data
- 1 - 2 Units
- 3-4 Units
- 5+ Units

# DRAFT DISTRICTS: NEIGHBORHOOD

## N-CT
Neighborhood Cottage



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

# DRAFT DISTRICTS: NEIGHBORHOOD MIXED USE

## NM-3
Neighborhood Mixed Use, 3 Stories



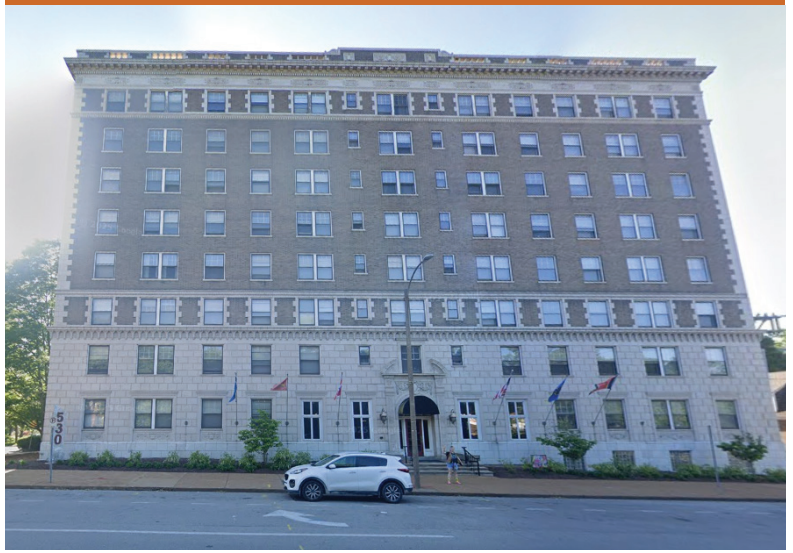
- **Intent:** Allows up to 3 stories with no limit on the number of units. Buildings may include detached and attached houses, tri- and quad-plexes and small apartments.
- **Uses:** Mostly residential, but small to medium neighborhood commercial businesses are allowed by right.

## NM-5
Neighborhood Mixed Use, 5 Stories



- **Intent:** Allows up to 5 stories with no limit on the number of units. Buildings may include detached and attached houses and apartments.
- **Uses:** Mostly residential, but small to medium neighborhood commercial businesses are allowed by right.

## NM-8
Neighborhood Mixed Use, 8 Stories



- **Intent:** Allows up to 8 stories with no limit on the number of units. Buildings may include detached and attached houses and apartments.
- **Uses:** Mostly residential, but small to medium neighborhood commercial businesses are allowed by right.

# QUESTIONS

What do you think about the change to N- district mapping? Is this an improvement over the previous draft? Are there other parts of the map where you would like to see change?

How do you feel about the approach to allowing small commercial uses conditionally on corners in N- zoning districts?

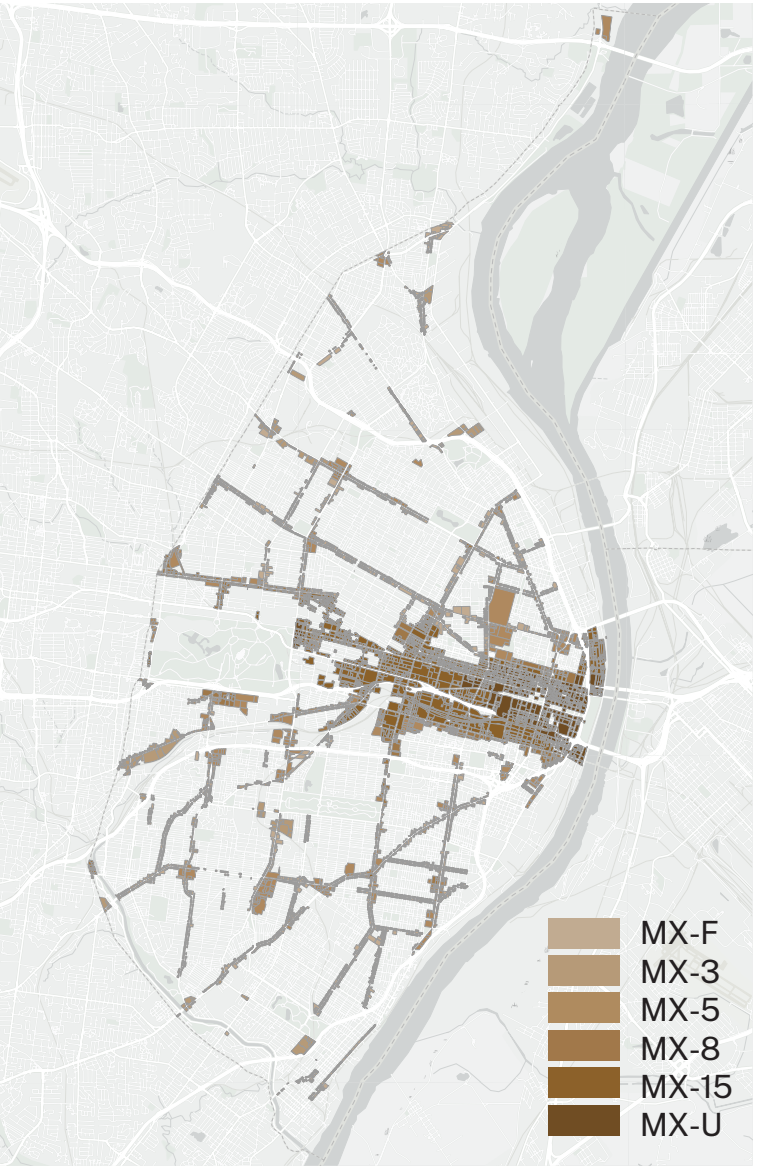
Are there any districts that could be combined together to simplify the zoning code?

# MIXED USE

**Mixed Use (MX-)** zoning districts align to the SLUP's Central Area, Nodes and Corridor land uses.

## What's Changed Since March?

+ **Change of "Commercial General" to "Mixed Use Flexible"**
  - The auto-oriented **Commercial General (CG) zoning district has been eliminated and replaced with a new Mixed Use Flexible (MX-F).** MX-F will allow all uses and forms allowed in MX-3, including residential uses, but also provide flexibility to accommodate some better-designed auto-oriented uses.
+ **Refinements to Map**
  - While most of the former CG area is now MX-F, **some is the more urban MX-3.**
  - The map was updated to reflect the new **Green Line's new BRT route.**
  - **Various other small refinements** were made to the mapping of MX- districts, to **avoid conflicts with historic districts and ensure that some shallow sites were not being unrealistically over-zoned.**



# DRAFT DISTRICTS: MIXED USE

## MX-F
Mixed Use Flexible




- **Intent:** Similar to MX-3, allowing up to 3 stories, but with greater flexibility in design.
- **Uses:** Any combination of residential, retail, office or civic uses. Also allows auto-oriented uses, including shopping centers and drive-thrus, but requires better design, including that at least part of the building to be brought up to the street.

## MX-3
Mixed Use, 3 Stories




- **Intent:** Mixed use buildings up to a maximum height of 3 stories. Parking is prohibited between the building and street.
- **Uses:** Any combination of residential, retail, office or civic, but with auto-oriented uses restricted.

## MX-5
Mixed Use, 5 Stories



- **Intent:** Mixed use buildings up to a maximum height of 5 stories. Parking is prohibited between the building and street.
- **Uses:** Any combination of residential, retail, office or civic, but with auto-oriented uses restricted.

# DRAFT DISTRICTS: MIXED USE

## MX-8
Mixed Use, 8 Stories



- **Intent:** Mixed use buildings up to a maximum height of 8 stories. Parking is prohibited between the building and street.
- **Uses:** Any combination of residential, retail, office or civic, but with auto-oriented uses restricted.

## MX-15
Mixed Use, 15 Stories




- **Intent:** Mixed use buildings up to a maximum height of 15 stories. Parking is prohibited between the building and street.
- **Uses:** Any combination of residential, retail, office or civic, but with auto-oriented uses restricted.

## MX-U
Mixed Use, Unlimited Height



- **Intent:** 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.
- **Uses:** Any combination of residential, retail, office or civic, but with auto-oriented uses restricted.

# QUESTIONS

Does the new MX-F district's uses and placement on the map feel appropriate? Are these areas that could support auto-oriented development?

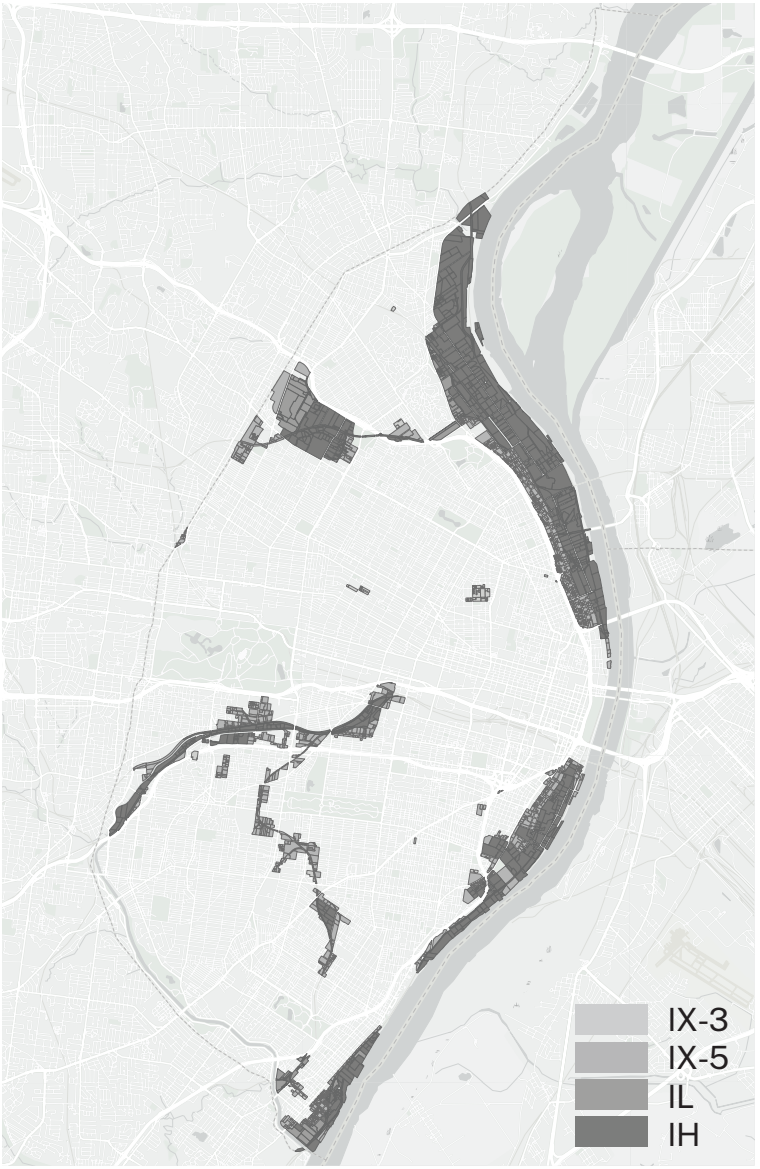
Are there any districts that could be combined together to simplify the zoning code?

# INDUSTRIAL

**Industrial Mixed Use (IX-)** aligns to the SLUP's Industrial Flex land use, while **Industrial Light (IL)** and **Industrial Heavy (IH)** align to Industrial Core.

## What's Changed Since March?

+ **Two Industrial Mixed Use Zoning Districts**
  - There are now **two different Industrial Mixed Use zoning districts** instead of one, with maximum heights of 3 and 5 stories. This allows for finer tuning of the Industrial Mixed Use areas to **better match the scale of their context.**
+ **Refinements to Map**
  - **Various small refinements** were made to industrial mapping, including the rezoning of some small pockets next to neighborhoods to N-, NM- or MX-.



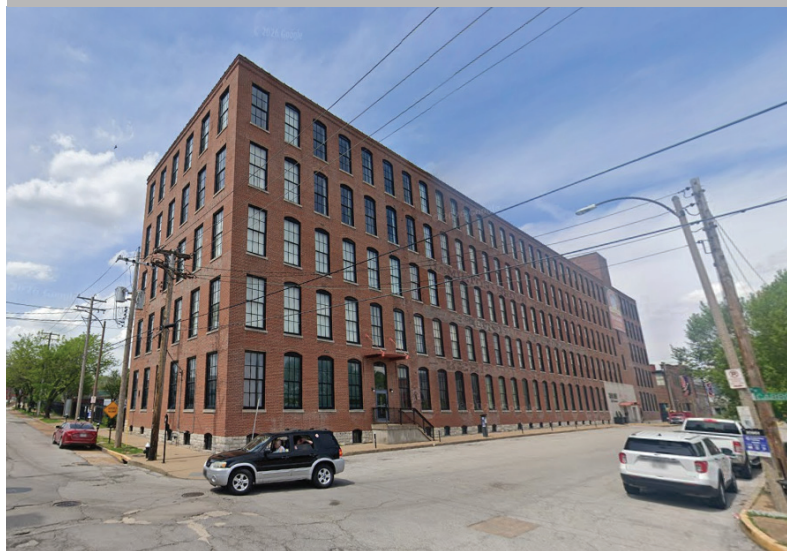
# DRAFT DISTRICTS: INDUSTRIAL MIXED USE

## IX-3
Industrial Mixed Use




- **Intent:** Formerly industrial areas that are undergoing transition, with heights up to 3 stories.
- **Uses:** Allows very light industrial uses, such as maker spaces, creative studios, commercial kitchens and offices, alongside retail and residences.

## IX-5
Industrial Mixed Use



- **Intent:** Formerly industrial areas that are undergoing transition, with heights up to 5 stories.
- **Uses:** Allows very light industrial uses, such as maker spaces, creative studios, commercial kitchens and offices, alongside retail and residences.

# DRAFT DISTRICTS: INDUSTRIAL

## IL
Industrial Light




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

## IH
Industrial Heavy



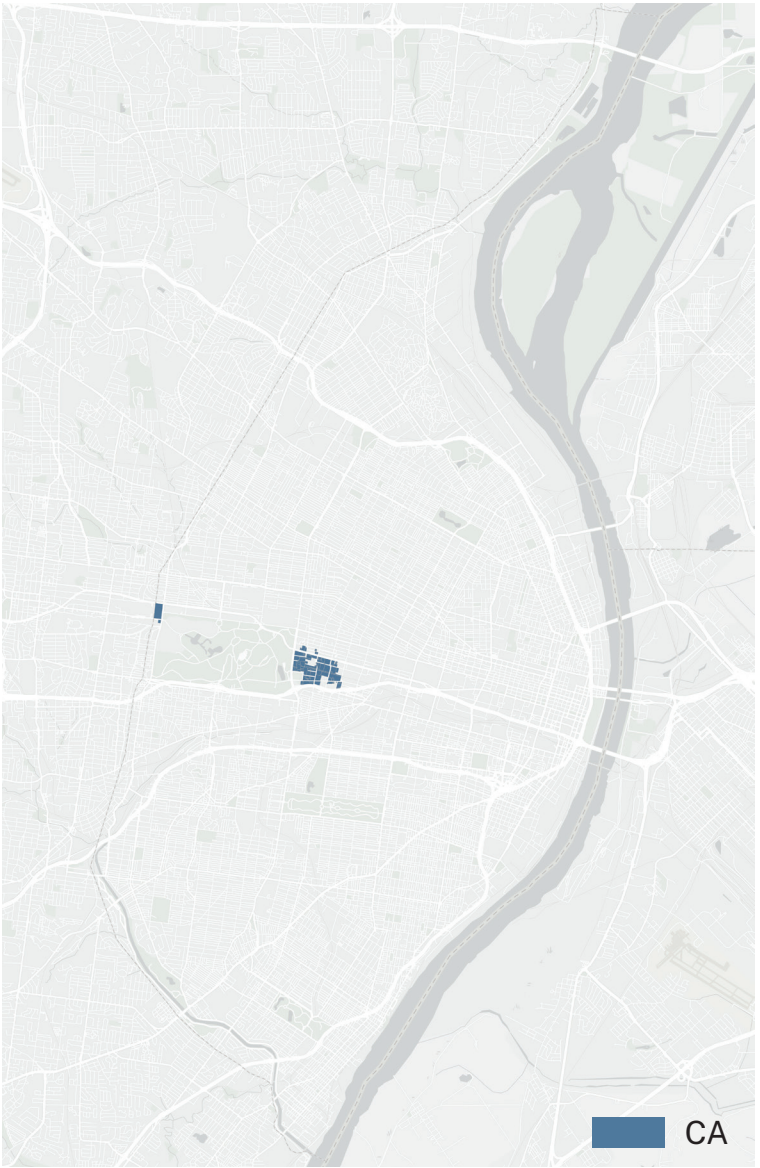

- **Intent:** The city's heaviest industrial uses.
- **Uses:** May include manufacturing, large-scale warehousing and logistics.

# CAMPUS

**The Campus (CA)** zoning district is intended to eventually align with the SLUP's Campus land use, once an agreement is reached between the City and an institutional land owner.

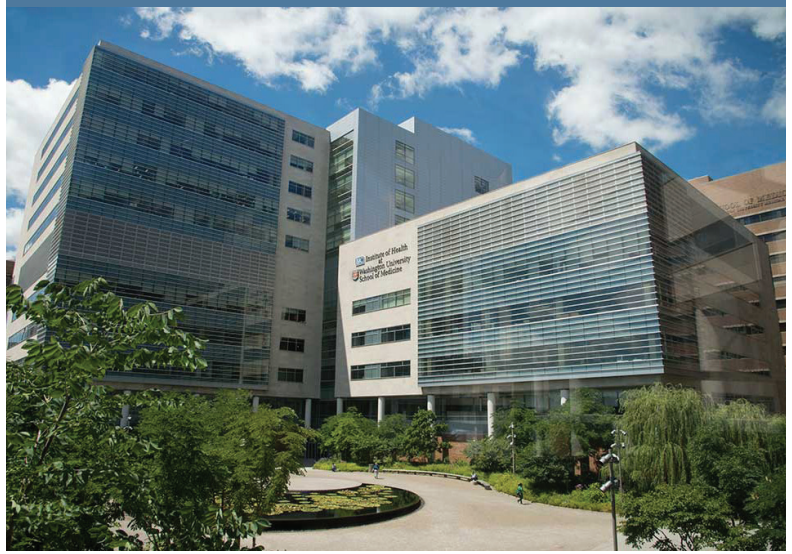
## What's Changed Since March?

+ **Different Approach to Campus Zoning**
  - There is now **only one CA zoning district**, which is broadly **flexible and customizable to reflect an individual master plan agreement** reached between an institutional land owner and the City, **based on the City's existing Community Unit Plan (CUP)** tool.
  - Only the **Washington University Danforth and Medical Campuses** have CA zoning in this draft, reflecting their existing CUP overlays.
  - Campuses that do not have such an agreement today are **assigned other zoning** (e.g. MX-, NM-) similar to the way they do today.



# DRAFT DISTRICTS: CAMPUS

## CA
Campus



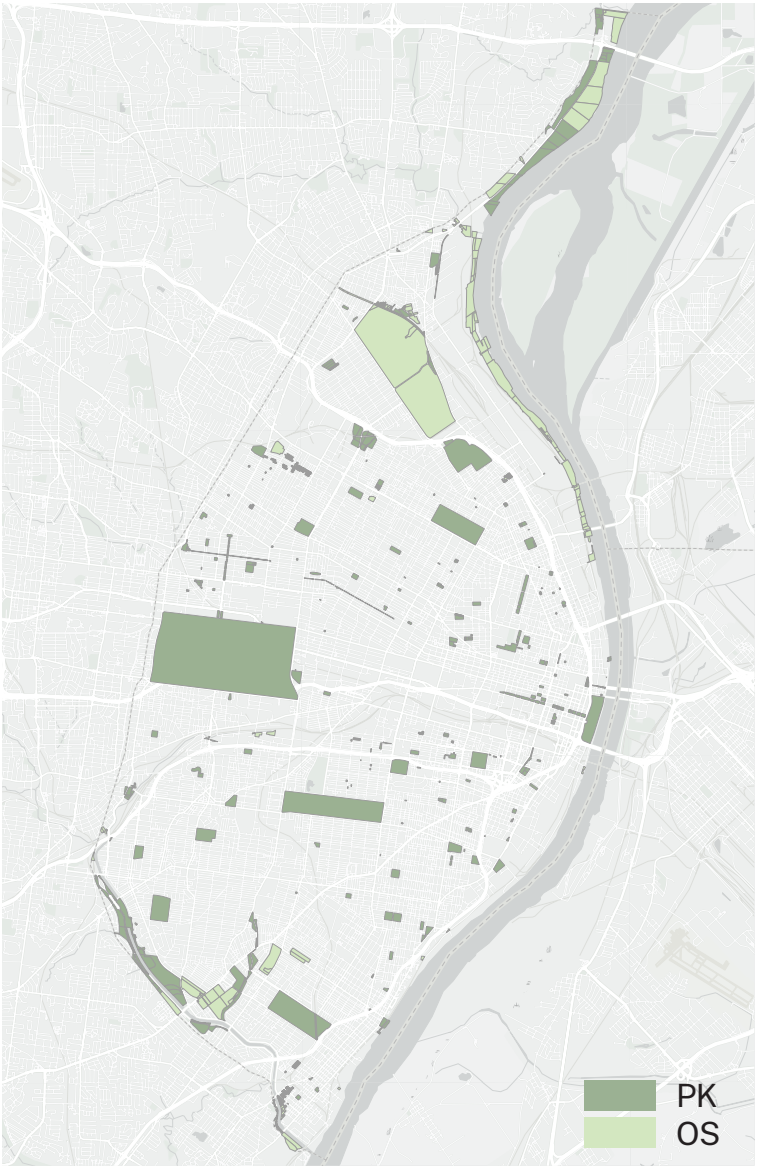
- **Intent:** Placeholder zoning district indicating campuses that have entered into a master plan agreement with the City. Allows flexibility for campus design, subject to oversight by Planning Commission.
- **Uses:** Institutional campuses and other supporting uses.

# PARKS AND OPEN SPACE

**Parks (PK)** and **Other Open Space (OS)** zoning districts align to similar land uses in the SLUP, but require public ownership.

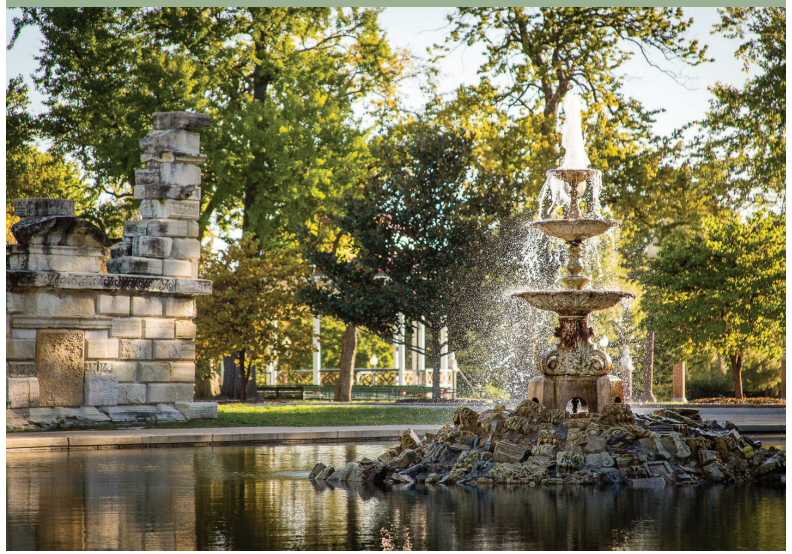
## What's Changed Since March?

+ **Refinements to Parks and Open Space Mapping**
  - The PK and OS zoning districts are now **mapped only to publicly-owned land**, to avoid legal risks associated with limiting rights of private landowners.
  - Should some additional Parks and Community or Other Open Space lands identified in the SLUP be **acquired by the City or other level of government, they may be rezoned** to PK or OS.
+ **Removal of Previously-Proposed Agriculture (AG) District**
  - The proposed but unmapped Agriculture zoning district has been removed, with **urban agriculture uses now allowed throughout most other zoning districts** instead. This avoids the potential procedural difficulty of forcing landowners to go through a rezoning.



# DRAFT DISTRICTS: PARKS AND OPEN SPACE

## PK
Parks & Community Space



- **Intent:** Public open spaces intended for recreation.
- **Uses:** Includes active and passive recreation spaces owned by the City or another public entity.

## OS
Other Open Space




- **Intent:** Open spaces that are not primarily intended for recreation.
- **Uses:** Includes cemeteries, outdoor stormwater management facilities and sensitive natural areas owned by the City or another public entity.

# QUESTIONS

Do you have any questions or concerns about the changing approach to Campus and Parks & Open Spaces?

# Administrative Provisions (1st Draft)

ARTICLE 5.

# ADMINISTRATION


**Sec. 5.1. General Provisions . . . . . 5-3**
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5.1.2. Review and Decision-Making Authorities . . . . . 5-3

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5.3.2. Applicability . . . . . 5-41
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5.3.4. Nonconforming Uses . . . . . 5-42
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5.3.7. Nonconforming Site Features . . . . . 5-45
5.3.8. Degree of Nonconformity . . . . . 5-46
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5.3.13. Nonconforming Uses and Special Approvals . . . . . 5-49
5.3.14. Unsafe Structures . . . . . 5-50
5.3.15. Burden of Proof and Administrative Determinations . . . . . 5-50
5.3.16. Relationship to Other Regulations . . . . . 5-50

**Sec. 5.4. Enforcement, Violations, and Penalties . . . . . 5-51**
(to be inserted)

**Sec. 5.5. Fee Schedule . . . . . 5-52**
5.5.1. Schedule Enumerated . . . . . 5-52

# A MORE PREDICTABLE DEVELOPMENT REVIEW SYSTEM

Replacing discretionary exceptions with clear, measurable standards

## TODAY

**EXCEPTION-BASED & SUBJECTIVE**

### APPLICANT
- Submits application
- May seek a variance or exception

### STAFF
- Reviews for compliance
- Interprets ambiguous standards
- Identifies needed exceptions

### DISCRETION/ VARIANCE
- Applicant requests a variance
- Justification and findings required
- Subjective evaluation

### PUBLIC HEARING
- Notice and Hearing
- Public comment
- Deliberation

### DECISION
- Approval, approval with conditions, or denial
- Often unpredictable



### RESULTS
- Subjective interpretation
- Inconsistent outcomes
- Uncertainty for applicants, staff, and neighbors
- More time and cost

## PROPOSED

**STANDARDS-BASED & OBJECTIVE**

### APPLICANT
- Submits application
- Confirms the proposal meets objective standards

### OBJECTIVE STANDARDS
- Clear, measurable criteria
- Code provides guidance and examples

### ADMINISTRATIVE REVIEW
- Staff verifies compliance
- Applies standards consistently
- No variance needed

### APPROVAL
- Issued by staff (or designated administrator)
- Faster, more predictable



### RESULTS
- Objective, transparent review
- Consistent application
- Faster approvals
- Greater predictability for all

# SUMMARY DEVELOPMENT REVIEW

Key: R = Review /Recommend
A = Appeal
D = Final Decision
PH = Public Hearing

| Application Type | Code Section | Zoning Administrator | PDA Executive Director | Board of Public Service | Board of Adjustment | Planning Commission | Board of Aldermen |
|---|---|---|---|---|---|---|---|
| **Zoning Amendments** | | | | | | | |
| Zoning Text Amendment | 5.2.3 | R | R | - | - | R-PH | D-PH |
| Zoning Map Amendment (Rezoning) | 5.2.4 | R | R | - | - | R-PH | D-PH |
| **Special Approvals** | | | | | | | |
| Conditional Use Permit | 5.2.5 | | | | | | |
| Minor | | R | - | D-PH | A-PH | - | - |
| Major | | R | - | D | A-PH | R-PH | - |
| Campus District | 5.2.6 | R | R | - | - | R-PH | D-PH |
| Design Overlay District | 5.2.7 | R | R | - | - | R-PH | D-PH |
| Planned Development District | 5.2.8 | | | | | | |
| Sketch Plan | | R | R | - | - | R-PH | D-PH |
| Development Plan | | R | R | - | - | D | - |
| **Administrative Approvals** | | | | | | | |
| Site Plan Review | 5.2.9 | | | | | | |
| Minor | | D | - | - | A-PH | - | - |
| Major | | D | - | - | A-PH | - | - |
| Zoning Confirmation Letter | 5.2.10 | D | - | - | - | - | - |
| Home Occupation Waiver | 5.2.10 | D | - | - | A-PH | - | - |
| Incidental Business Waiver | 5.2.10 | D | - | - | A-PH | - | - |
| Front Yard Survey | 5.2.10 | D | - | - | A-PH | - | - |
| Sign Permit | 5.2.10 | D | - | - | A-PH | - | - |
| **Relief** | | | | | | | |
| Variance | 5.2.11 | R | R | - | D-PH | - | - |
| Appeal of an Administrative Decision | 5.2.12 | R | - | - | D-PH | - | - |

# SITE PLAN REVIEW

A proportional, administrative review process for development projects



1

## APPLICATION & INITIATION

Owner or authorized agent submits application and fee

Pre-application conference: optional for Minor; Major required

2

## REVIEW & DECISION

Minor: Zoning Administrator

Major: Zoning Administrator with review/input from relevant City departments and agencies

3

## APPROVAL & ADMINISTRATIVE RELIEF

Zoning Administrator approves or denies

Alternative dimensional standards may be approved at 10% or less when eligible

4

## MODIFICATIONS

Minor and Major site plan modifications may be approved by the Zoning Administrator

5

## APPROVAL CRITERIA

Meets all applicable zoning district standards

Meets all other applicable technical City requirements

## APPLICABILITY

**MINOR SITE PLAN**

**Up to 8 dwelling units OR up to 20,000 sq. ft.**

**MAJOR SITE PLAN**

**Exceeds 8 dwelling units OR exceeds 20,000 sq. ft.**

## DECISION-MAKER

**MINOR SITE PLAN**

**Zoning Administrator**

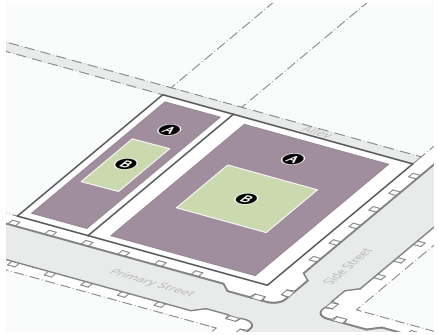
**MAJOR SITE PLAN**

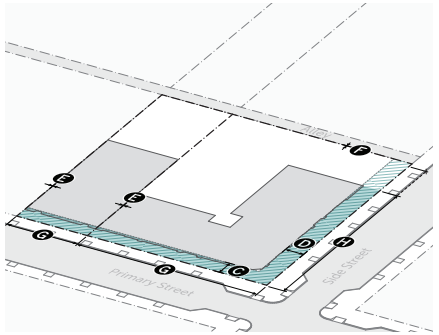
**Zoning Administrator with Department/Agency review**

# 2.2.10. **MX-5** MIXED USE 5

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

## A. Lot Standards



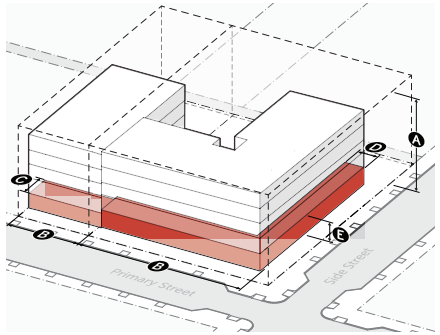

| | |
|---|---|
| **1. Lot Size** | *Sec. 2.3.2* |
| Lot width (min) | No minimum |
| **2. Dwelling Units** | *Sec. 2.3.3* |
| Dwelling units per building (max) | No maximum |
| **3. Coverage** | *Sec. 2.3.4* |
| A Building coverage (max) | 80% |
| B Amenity space (min) | 15% |

| | |
|---|---|
| **4. Building Setbacks** | *Sec. 2.3.5* |
| C Primary street (min/max) | 0'/15' |
| D Side street (min/max) | 0'/15' |
| E Side (min) | 0' |
| Rear (min) | 0' |
| F Alley (min) | 0' |
| **5. Build-to** | *Sec. 2.3.6* |
| G Primary street (min) | 80% |
| H Side street (min) | 40% |
| **6. Parking Location** | *Sec. 2.3.7* |
| Parking between building & street | Not allowed |





## B. Building Standards







| | |
|---|---|
| **1. Massing** | *Sec. 2.3.8* |
| A Building height (max) | 5 stories/75' |
| Width (max) | |
| B Building width | 200' |
| Attached units in a row | 10 |
| **2. Active Depth** | *Sec. 2.3.9* |
| C Primary street (min) | |
| Residential | 9' |
| Nonresidential | 20' |
| D Side street (min) | 9' |
| **3. Ground Story** | *Sec. 2.3.10* |
| E Ground story height (min) | |
| Residential | 10' |
| Nonresidential | 12' |
| Finished floor elevation (min/max) | -2'/4' |

| | Primary St. | Side St. |
|---|---|---|
| **4. Windows** | *Sec. 2.3.11* | |
| F Ground story (min) | | |
| Residential | 20% | 20% |
| Nonresidential | 50% | 30% |
| G Upper story (min) | 15% | 15% |
| H Blank wall width (max) | 15' | 25' |
| **5. Doors** | *Sec. 2.3.12* | |
| Street-facing entrance | Required | Required |
| I Street-facing entry spacing (max) | 40' | 60' |

## 2.3.6. Build-To

*The amount of building that occupies the build-to zone relative to the width of the lot at the street lot line.*

### A. Intent

To regulate the placement of buildings so that buildings frame the public realm with a consistent street wall.

### B. Applicability

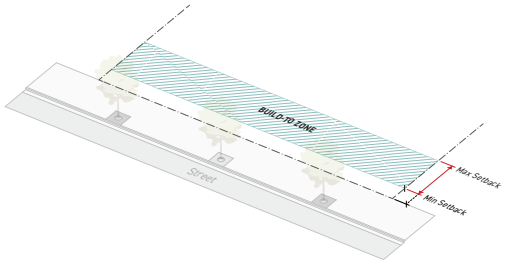
1. The build-to applies to all lots.
2. Where sublots are allowed, the build-to is calculated for each lot, not individual sublots.
3. The build-to requirement applies to the ground story of the building only. The ground story is determined according to *2.3.8. Massing*.

### C. Standards

#### 1. General

a. The build-to zone is the area on the lot between the minimum and maximum building setbacks, for the full width of the lot.

b. The build-to zone is measured from the primary or side street lot line. The build-to zone starts at the minimum building setback and extends to the maximum building setback.




c. No building or portion of a building facade can be located outside of the build-to zone, until the build-to requirement for the lot, as specified for the zoning district, has been met.

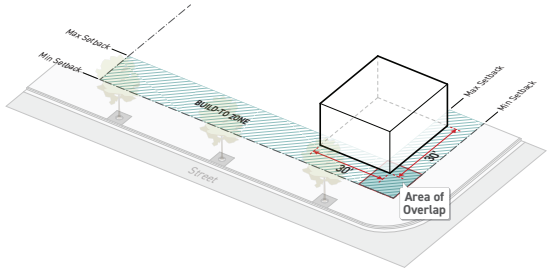
d. Once the minimum build-to requirement has been met, buildings and structures may be located in the area behind the maximum building setback.



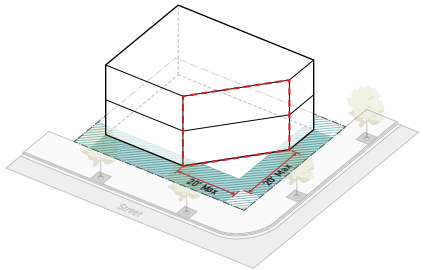


#### 2. Corner Lots

a. On corner lots where both streets have build-to width requirements, a building must occupy the portion of the area where the two intersecting build-to zones overlap. The building must occupy the build-to zones for both streets lot lines for a minimum of 30 feet from the corner. The minimum requirement is measured starting at the edge of the building occupying the area of overlap and moving away from the corner, parallel to the street lot line. This counts toward the required build-to width for both street lot lines.




b. A chamfered corner no more than 20 feet in width along both street lot lines qualifies as a building in the build-to zone even where it extends outside of the build-to zone. Chamfered corner width is measured parallel to the street lot line.

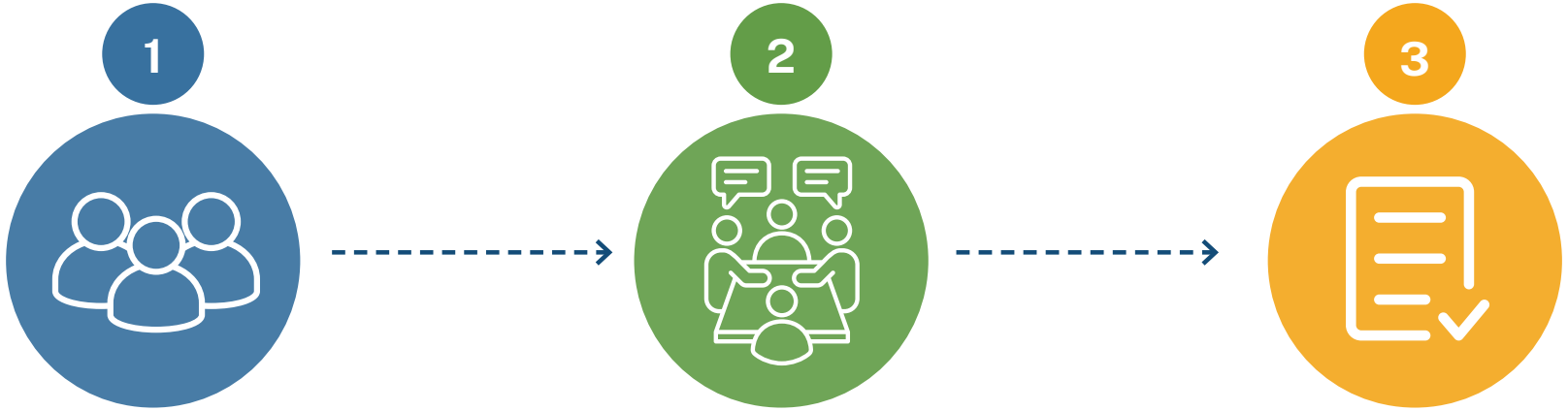



c. Corner lot standards do not apply when a pedestrian outdoor amenity space occupies the same portion of the area of overlap and is being used to count toward the build-to requirement.

# NEIGHBORHOOD MEETING

## EARLY CONVERSATION BEFORE APPLICATION SUBMITTAL

Bring neighbors into the conversation before the formal review process begins.




### Pre-Application Conference

Meet with staff before submitting an application

### Neighborhood Meeting

Present the project and hear neighborhood feedback

### Application Submittal

Submit the meeting report with the application

### WHEN REQUIRED

- Zoning Map Amendment
- Major Conditional Use Permit
- Planned Development District

### SIZE THRESHOLDS

Exceeds any one:

- 50 dwelling units
- 50,000 SF gross floor area
- 2 acres

### APPLICANT RESPONSIBILITY

- Confirm meeting with City
- Posted + emailed notice
- Location near subject property
- Attendance + issue summary

# WHO GETS NOTICE — AND HOW?

| Application Type | Post | Mail | Publish | Email |
|---|---|---|---|---|
| **Zoning Amendments** | | | | |
| Zoning Text Amendment | ○ | ○ | ● | ● |
| Zoning Map Amendment (Rezoning) | ● | ● | ● | ● |
| **Special Approvals** | | | | |
| Conditional Use Permit | ● | ○ | ● | ● |
| Campus District (initial rezoning) | ● | ○ | ● | ○ |
| Design Overlay District (initial rezoning) | ● | ● | ● | ● |
| Planned Development District (initial rezoning) | ● | ● | ● | ● |
| **Relief** | | | | |
| Variance | ● | ○ | ● | ● |
| Appeal of an Administrative Decision | ○ | ○ | ● | ● |

● = Notice Required ○ = Notice Not Required

### 15 DAYS

**before the public hearing**

### NOTICE CONTENT

- **Date + time + place**
- **Property**
- **Nature of proposal**
- **Where to learn more**

### LARGE NOTICE AREA

- **500+ properties or >1 sq. mile**
- **No posted or mailed notice**
- **Published + email remain**

# CONDTIONAL USE PERMIT

## MINOR CONDITIONAL USE PERMIT

Smaller-scale projects with limited impact



**≤50 DWELLING UNTIS**

**≤ 50,000 SF**

**≤ 2 ACRES**

**Decision Maker** — Board of Public Service

**Key Feature** — No Planning Commission review required

## MAJOR CONDITIONAL USE PERMIT

Larger or more impactful projects



**> 50 DWELLING UNITS**

**> 50,000 SF**

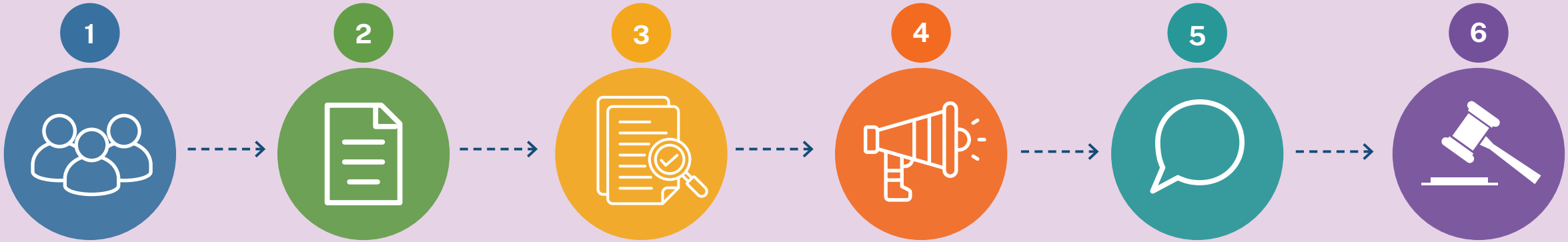
**> 2 ACRES**

**Decision Maker** — Board of Public Service (with Planning Commission recommendation)

**Key Feature** — Neighborhood meeting required before submittal.

# VARIANCE

A variance provides a narrow mechanism of relief from unnecessary hardship without amending the underlying zoning district standards.



### 1 Pre-Application Conference

Meet with the Zoning Administrator to discuss the application, procedures, and requirements.

### 2 Submit Application

Submit a complete application and pay the required fee.

### 3 Staff Review

PDA Executive Director and Zoning Administrator review the application for compliance with approval criteria and prepare a written recommendation.

### 4 Public Notice

Public notice of the hearing is provided.

### 5 Board of Adjustment Hearing

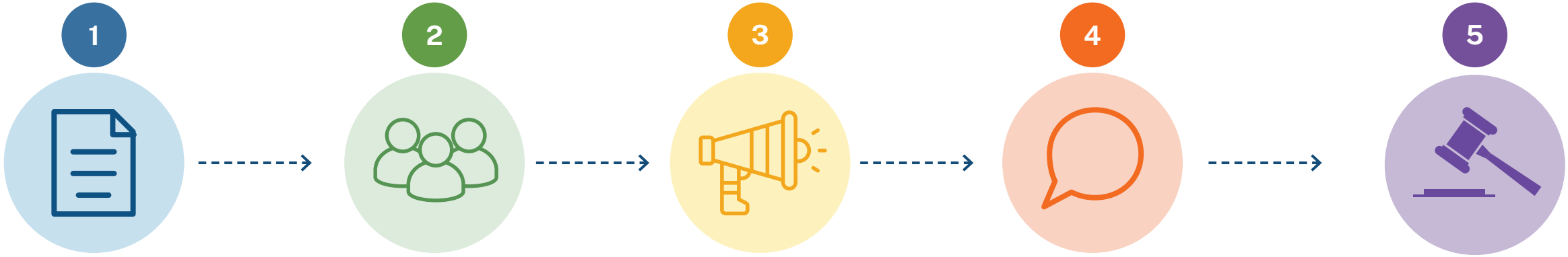
The Board of Adjustment sets a date and conducts a public hearing on the application.

### 6 Decision

The Board of Adjustment approves, approves with conditions, or denies the variance. A written decision is issued with any conditions.

# APPEAL OF AN ADMINISTRATIVE DECISION

Provides a right of review, before an independent board, of a staff or administrative body decision made under the Zoning Code.




### Submit Appeal

File a written notice of appeal and complete the application with the required fee (within 15 days of the decision).

### Staff Action

Zoning Administrator places the appeal on the next available Board of Adjustment agenda and forwards the record.

### Public Notice

Notice of the public hearing provided.

### Board of Adjustment Hearing

The Board of Adjustment conducts a public hearing on the appeal.

### Appeal

The Board affirms, reverses, or modifies the decision. A written decision with findings is issued within 10 business days.

# NONCONFORMITIES

## PROTECT EXISTING DEVELOPMENT. ALLOW IT TO EVOLVE.

A zoning code change does not automatically require an existing lawful property to come into compliance.

### USE

Existing lawful uses may continue

### BUILDING

Structures may remain, be maintained and improved



### LOT

Existing lots remain buildable

### SITE

Parking, landscaping, signs + site features may remain

# WHAT HAPPENS WHEN THE PROPERTY CHANGES?

Does the change make the existing condition less compliant?

### MAINTAIN



Continue existing conditions + repairs

### IMPROVE



Interior work + replace building components

### EXPAND/ALTER



Allowed if it does not increase nonconformity

### REDEVELOPMENT



New standards apply where specifically triggered

### DAMAGE/REBUILD

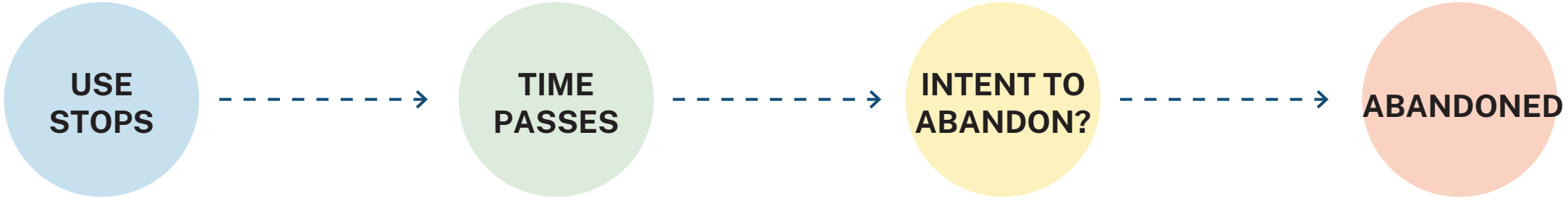


Reconstruct footprint; major damage: start ≤ 2 years

NO > generally maintain / improve

YES > increases nonconformity

# WHEN IS A NONCONFORMING USE ABANDONED?




**30 DAYS**

- Convenience Store
- Liquor Store
- Short-Term Loan Establishment
- Vape/Tobacco Store
- Vehicle Service & Repair
- Vehicle Filling Station
- Waste-Related

**1 YEAR**

- All other nonconforming uses

## TIME ALONE IS NOT ENOUGH

Evidence of intent may include:

- Necessary equipment removed
- Property converted to another use
- Operating license surrendered
- Written statement / other actions

## NOT BY ITSELF

- Temporary vacancy/closure
- Renovation or reconstruction
- Financing/economic conditions
- Fire or natural disaster
- Failure to operate continuously

# QUESTIONS

What are your thoughts on moving toward a more by-right system that relies less on variance approvals?

What are your thoughts on the proposed Neighborhood Meeting requirement? Should Neighborhood Meetings be required for additional types of applications? If so, which ones? What are your thoughts on the proposed size thresholds for requiring a Neighborhood Meeting? Are they set at the right level?

Do the proposed thresholds draw the right line between Minor and Major applications? Why or why not? What do you see as the benefits or concerns of having separate Minor and Major Conditional Use Permit processes?

Do the proposed time limits for abandonment of nonconforming uses strike the right balance? Why or why not?

# Upcoming Issue: Parking

# Should the zoning code require developers or business owners to provide a certain number of parking spaces?

## How does St. Louis deal with parking today?

+ St. Louis's current city-wide zoning code **sets out parking minimums** for most uses, although there are several exceptions:
  - There are no minimums for the **Central Business "I" District.**
  - **Small commercial uses** are exempted.
  - Parking minimums were **reduced along the Greenline BRT route.**
+ The current Forest Park Southeast Form-Based District also **establishes parking maximums**, to prevent over-construction of parking.

## Should we reduce or remove minimums?

+ Many cities across the country have **reduced or removed parking minimums, without noticeably adverse impact.** Developers still tend to provide sufficient parking, as required by the market or their lenders.
+ Reducing or removing minimums can help **lower the cost of housing development** and promote a **more efficient use of land** in areas well served by transit.
+ On the other hand, there is often real **concern amongst the public** that developers will under-construct parking. St. Louis currently does not have a **city-wide strategy for managing parking** in neighborhoods.

# PARKING

## What engagement are we doing around parking?

+ **Input collected at previous public meetings** about people's preferences for tackling the issue of parking.
+ Ongoing **engagement with stakeholders, neighborhood organizations and elected officials.**
+ A **detailed ongoing online survey** on people's experiences with parking in the city.
+ An **upcoming 'Parking Summit' discussion** on the topic with representatives of a variety of local organizations, representing diverse constituencies and opinions.

## What are the next steps?

+ Following the Parking Summit discussion in October, the consulting team will **need to decide whether to add parking requirements to the next draft of the Development Standards**, to be released in early 2027 with the rest of the revised zoning code.