

September 2026

City of St. Louis ZOning UPgrade

A Modern Code to
Meet the Moment

The Zoning Upgrade (ZOUP) process will help implement the SLUP and other ongoing or adopted planning efforts, helping to ensure regulations align with those visions and goals for St. Louis' future.

The current Zoning Code — over 70 years old — is confusing and not well aligned with community priorities or modern development realities. The ZOUP aims to remove outdated barriers, improve usability, and embed best practices — making the zoning system more responsive and practical.



Drive Successful Implementation

Achieve the visions and goals of ongoing or adopted planning efforts like the SLUP and neighborhood plans.



High Quality Built Form

Improve the built environment, create walkable neighborhoods and support transit use by providing new and improved standards that focus on the urban form of private parcels.



Economic Development

Facilitate development aligned with the community's vision for land use by removing zoning barriers and streamlining the approval process



Equity & Fairness

Establish rules and processes that are easily understandable and approachable by everyone in our community, not just the most savvy or experienced.



Organization & Usability

Modernize and improve the organization and user-friendliness of the zoning code to ensure everyone can navigate and understand it.



Recovery & Resilience

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

Consultant Team:

Code Studio
Interboro Partners
Key Strategic Group
Public Design Bureau
White & Smith
RKG Associates
Waggoner & Ball

STAY UPDATED!



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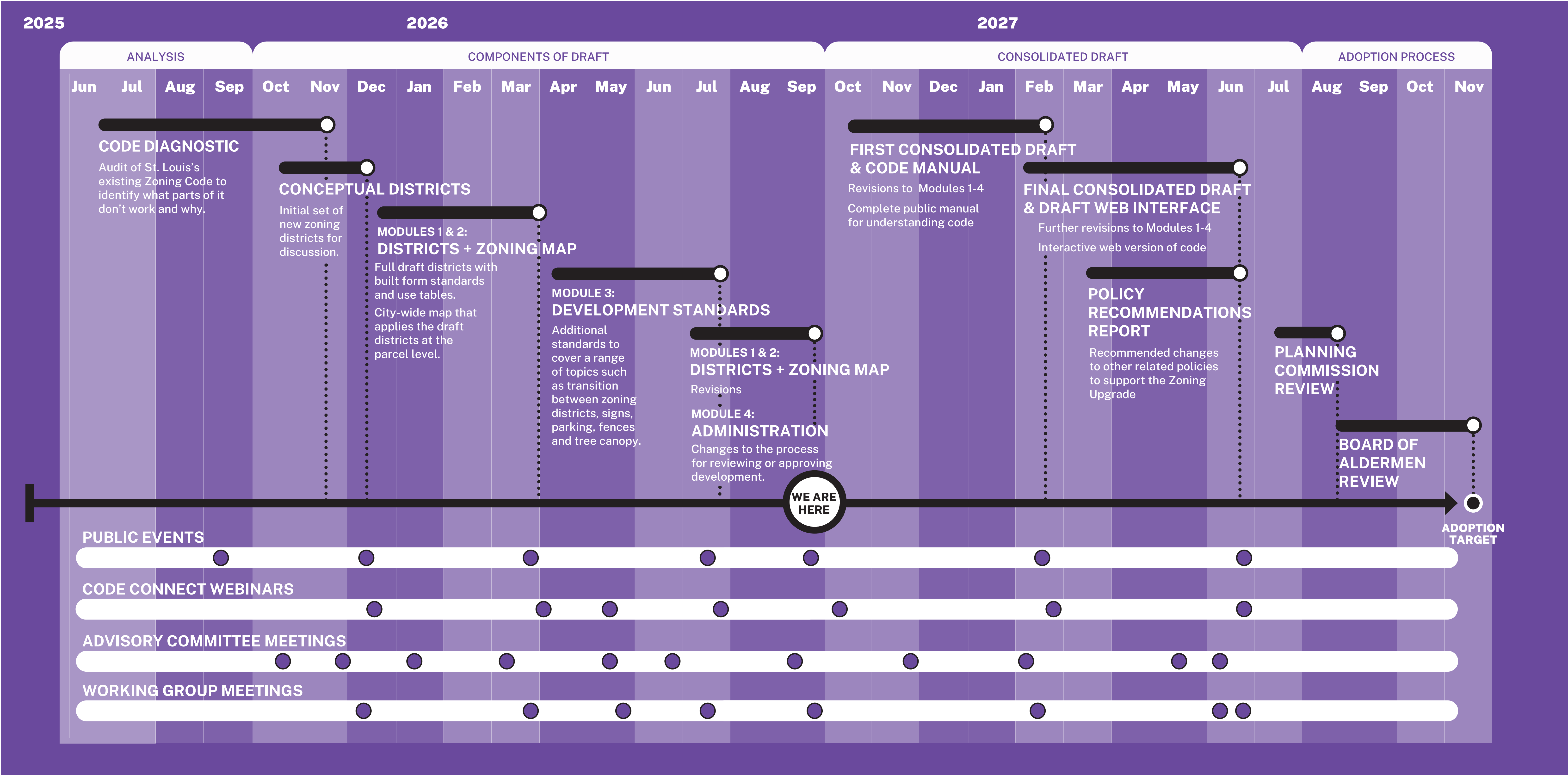
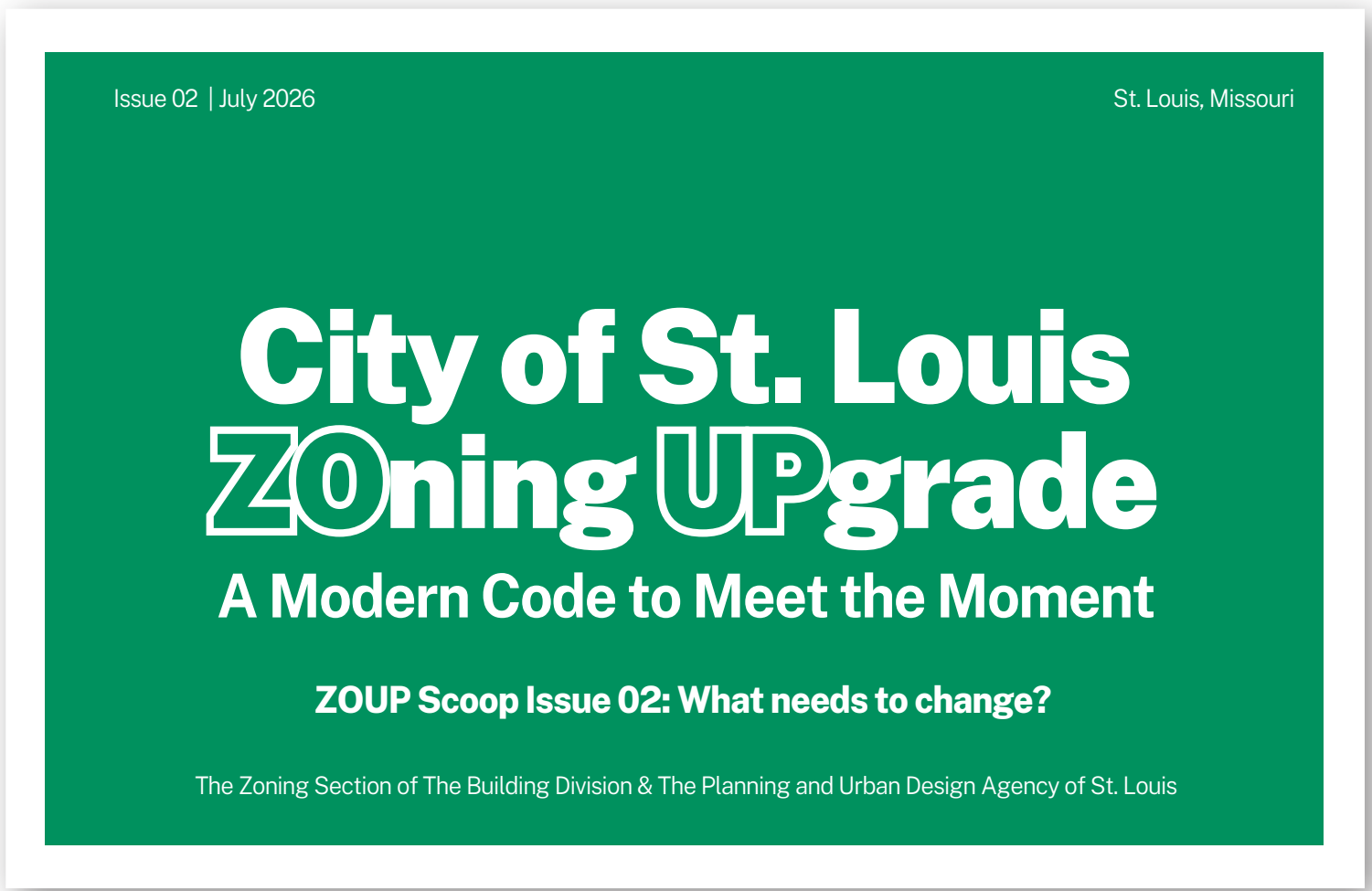


The Zoning Section of The Building Division
& The Planning and Urban Design Agency
of the City of St. Louis

Timeline

The ZOning UPgrade (ZOUP) is a roughly three-year process, targeting a first complete draft in early 2027. Additional public review and input will continue beyond that, leading to an anticipated legislative adoption in late 2027.

Pick up the second ZOUP Scoop today!



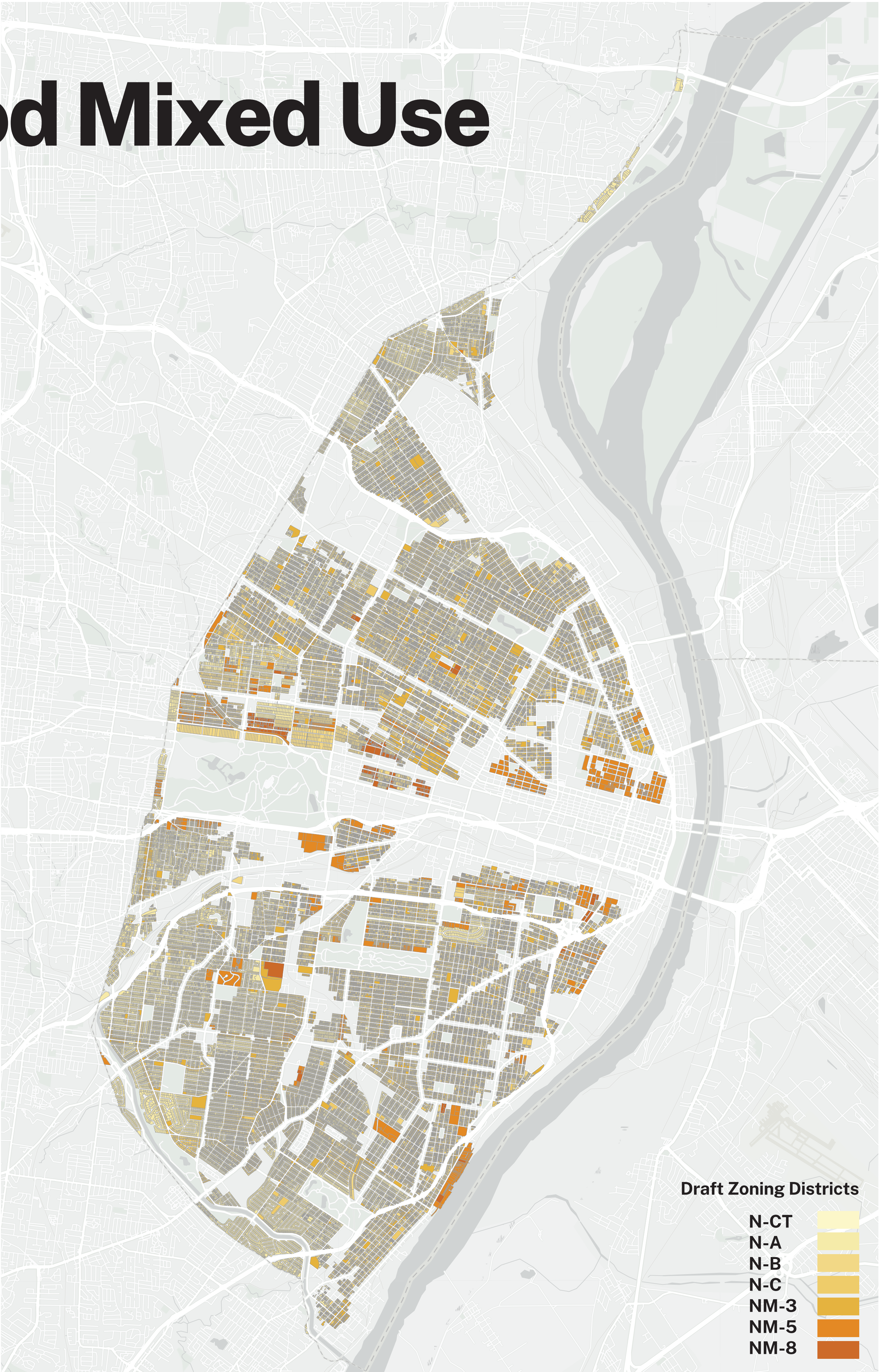
Neighborhood and Neighborhood Mixed Use

The Neighborhood (N-) and Neighborhood Mixed Use (NM-) zoning districts align with the Strategic Land Use Plan’s Neighborhood land use designations.

What did we hear about in Draft 1?

- + Both support for, and opposition to, the lack of a single family-only zoning district, equivalent to "A" today.
- + Specific comments about where N- and NM- districts were mapped (some concerns about the draft map going too far with intensity, but others felt it didn’t go far enough and left some existing buildings non-conforming).
- + Concerns about parking impact of allowing more intensification.
- + Allowing limited commercial uses in some neighborhoods (some concern, while others felt it should go further).

What is new in this draft?	Why the change?
+ 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 updated to better reflect existing patterns and avoid over-zoning flood plains.	+ Matching zoning districts to alley access proved not to be a very good indicator of current character and intensity. Instead, the three N- zoning districts were remapped based on an analysis of existing patterns of units per building. + Parts of the city within flood plains are given a lower intensity zone to prevent over-building there.
+ Uses in Neighborhoods • Certain small commercial uses now allowed conditionally on corners within N- zones • Most existing commercial buildings internal to neighborhoods (i.e., established corner commercial uses) are given NM-3.	+ Changes to N- zoning districts allows the possibility of things like new neighborhood coffee shops or hair salons in future, subject to conditional review. + More careful NM-3 mapping of existing commercial buildings within neighborhoods captures some businesses (or storefronts that previously supported businesses) that were missed in the last draft. This supports by-right permissions for some small businesses.
+ Units per lot • The N-C zoning district no longer caps the number of units per lot.	+ Makes the N-C zoning district more flexible, allowing it to be applied to larger apartments, as long as they are no more than 3 stories high. + Creates an alternative to NM-3, that allows apartments, but more strongly emphasizes residential use.



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

Intent: 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.

Units/lot (max)	2 + 1 ADU
Height (max)	Existing context (2.5 story default)
Front setback (min)	Existing range (10 ft default)
Parking between building and street	Not allowed
Lot width (min/max)	Existing range (25 ft default)



Examples of uses allowed by right:

- ✓ Detached houses
- ✓ Duplexes
- ✓ Accessory Dwelling Units (ADUs)
- ✓ Home businesses
- ✓ Home daycares
- ✓ Places of worship

Examples of uses allowed conditionally:

- ✓ Small shops*
- ✓ Small offices*
- ✓ Cafes*
- ✓ Hair salons*

*Under 1,500 sf and on corners only.

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

Intent: 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.

Units/lot (max)	4
Height (max)	Existing context (3 story default)
Front setback (min)	Existing range (10 ft default)
Parking between building and street	Not allowed
Lot Width (min)	No minimum



Examples of uses allowed by right:

- ✓ Detached houses
- ✓ Duplexes
- ✓ Townhouses
- ✓ Tri/Quadplexes
- ✓ Home businesses
- ✓ Home daycares
- ✓ Places of worship

Examples of uses allowed conditionally:

- ✓ Small shops*
- ✓ Small offices*
- ✓ Cafes*
- ✓ Hair salons*

*Under 1,500 sf and on corners only.

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

Intent: 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.

Units/lot (max)	No maximum
Height (max)	Existing context (3 story default)
Front setback (min)	Existing range (10 ft default)
Parking between building and street	Not allowed
Lot Width (min)	No minimum



Examples of uses allowed by right:

- ✓ Detached houses
- ✓ Duplexes
- ✓ Townhouses
- ✓ Small Apartments
- ✓ Home businesses
- ✓ Home daycares
- ✓ Places of worship

Examples of uses allowed conditionally:

- ✓ Small shops*
- ✓ Small offices*
- ✓ Cafes*
- ✓ Hair salons*

*Under 1,500 sf and on corners only.

PLEASE LEAVE COMMENTS HERE

N-CT Neighborhood Cottage

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

This zoning district is currently only mapped on five properties, but would serve as an option to rezone to, for future developments of this type.

Units/lot (max)	No maximum
Height (max)	1.5 stories
Front setback (min)	Existing range (10 ft default)
Parking between building and street	Not allowed
Lot size (min)	0.5 acres



Examples of uses allowed by right:

- ✓ Manufactured or tiny home parks
- ✓ Home businesses
- ✓ Home daycares
- ✓ Places of worship

PLEASE LEAVE COMMENTS HERE

NM-3Neighborhood Mixed Use, 3 Stories

Intent: 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.	Units/lot (max)	No limit
	Height (max)	3 stories
	Front setback (min/max)	Existing range (10-20 ft default)
	Build-to (min)	70%
	Parking between building and street	Not allowed



- Examples of uses allowed by right:
- ✓ Detached houses
- ✓ Duplexes
- ✓ Townhouses
- ✓ Apartments
- ✓ Home businesses
- ✓ Daycares
- ✓ Schools
- ✓ Places of worship
- ✓ Small shops*
- ✓ Small offices*
- ✓ Cafes*
- ✓ Restaurants (no alcohol)*
- ✓ Hair salons*
- ✓ Small medical offices*
- ✓ Community gardens

*Under 3,000 sf and on ground floor only.

- Examples of uses allowed conditionally:
- ✓ Bars
- ✓ Brewpubs
- ✓ Restaurants with alcohol sales

NM-5Neighborhood Mixed Use, 5 Stories

Intent: 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.	Units/lot (max)	No limit
	Height (max)	5 stories
	Front setback (min/max)	Existing range (10-20 ft default)
	Build-to (min)	70%
	Parking between building and street	Not allowed



- Examples of uses allowed by right:
- ✓ Detached houses
- ✓ Duplexes
- ✓ Townhouses
- ✓ Apartments
- ✓ Home businesses
- ✓ Daycares
- ✓ Schools
- ✓ Places of worship
- ✓ Small shops*
- ✓ Small offices*
- ✓ Cafes*
- ✓ Restaurants (no alcohol)*
- ✓ Hair salons*
- ✓ Small medical offices*
- ✓ Community gardens

*Under 3,000 sf and on ground floor only.

- Examples of uses allowed conditionally:
- ✓ Bars
- ✓ Brewpubs
- ✓ Restaurants with alcohol sales

NM-8Neighborhood Mixed Use, 8 Stories

Intent: 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.	Units/lot (max)	No limit
	Height (max)	8 stories
	Front setback (min/max)	Existing range (10-20 ft default)
	Build-to (min)	70%
	Parking between building and street	Not allowed



- Examples of uses allowed by right:
- ✓ Detached houses
- ✓ Duplexes
- ✓ Townhouses
- ✓ Apartments
- ✓ Home businesses
- ✓ Daycares
- ✓ Schools
- ✓ Places of worship
- ✓ Small shops*
- ✓ Small offices*
- ✓ Cafes*
- ✓ Restaurants (no alcohol)*
- ✓ Hair salons*
- ✓ Small medical offices*
- ✓ Community gardens

*Under 3,000 sf and on ground floor only.

- Examples of uses allowed conditionally:
- ✓ Bars
- ✓ Brewpubs
- ✓ Restaurants with alcohol sales

PLEASE LEAVE COMMENTS HERE

Change in N-A Mapping

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

N-A, the least intensive type of residential neighborhood zoning, was previously applied only to lots that did not have alley access.

In the current draft, it is applied more widely, based on existing patterns. Areas with very few or no buildings over 2 units, were given N-A zoning.

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

PLEASE LEAVE
COMMENTS HERE



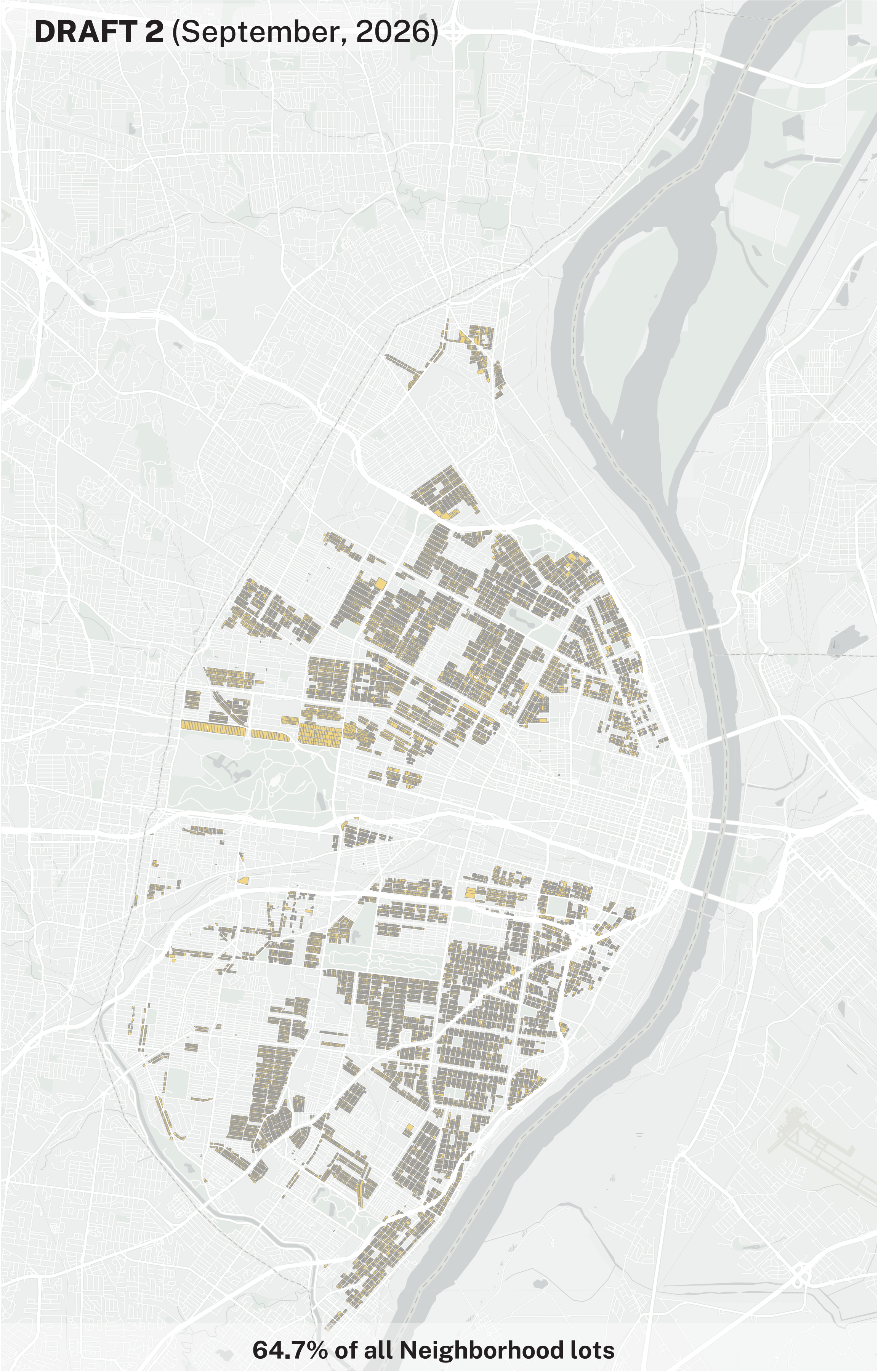
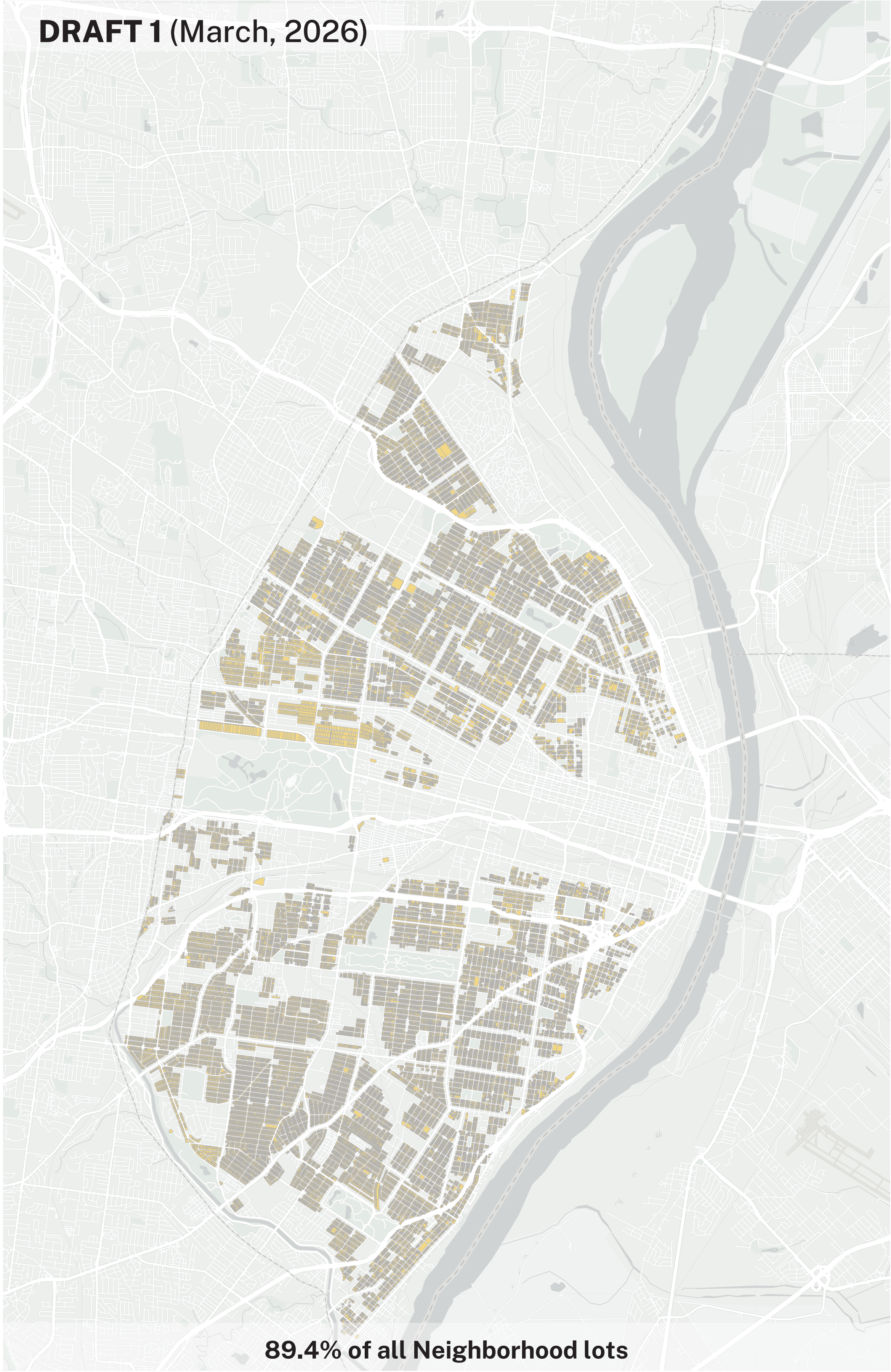
Change in N-B Mapping

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

N-B, the most widely applied type of residential neighborhood zoning, is reduced in the current draft, based on existing patterns.

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

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Change in N-C Mapping

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

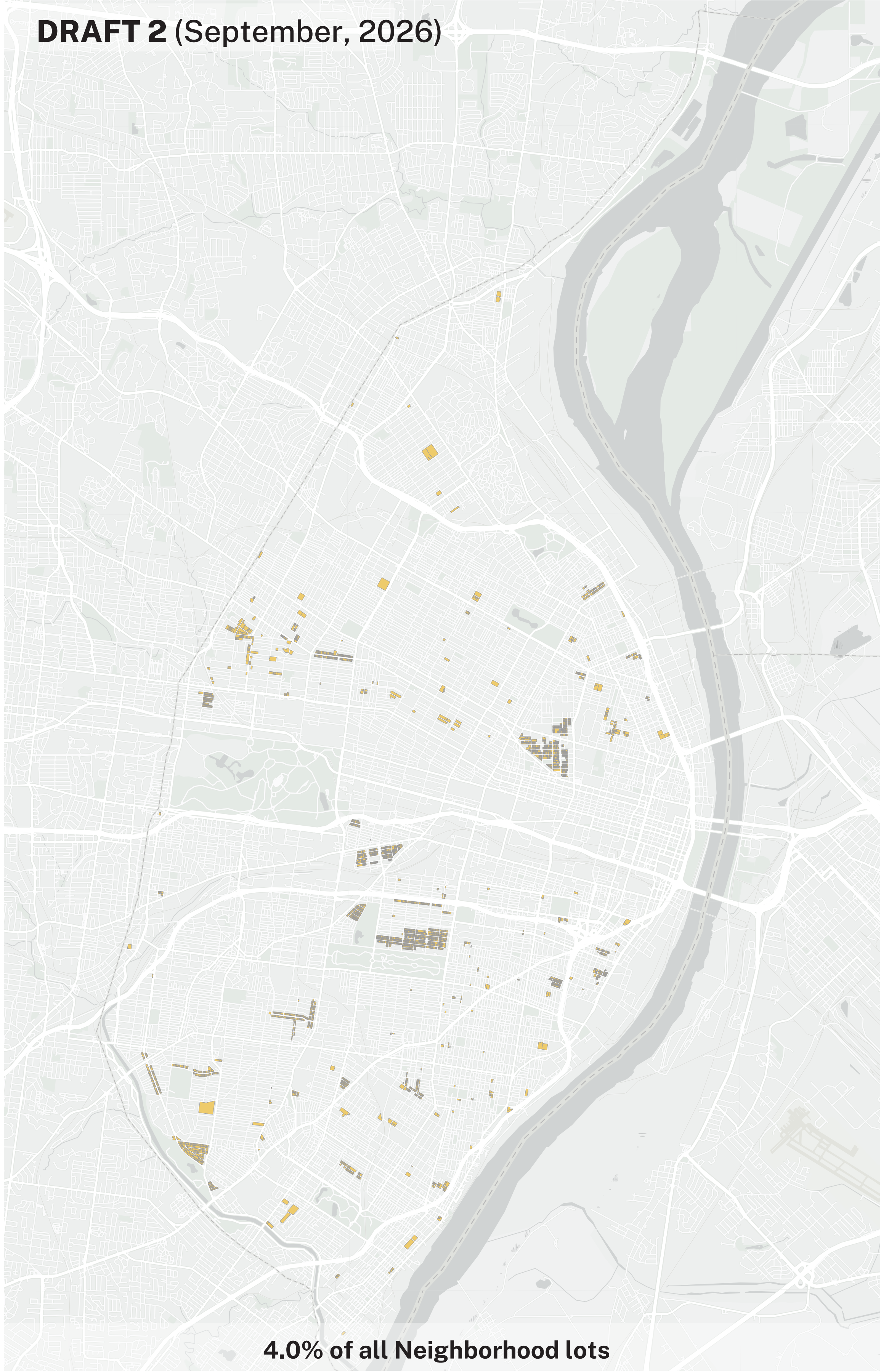
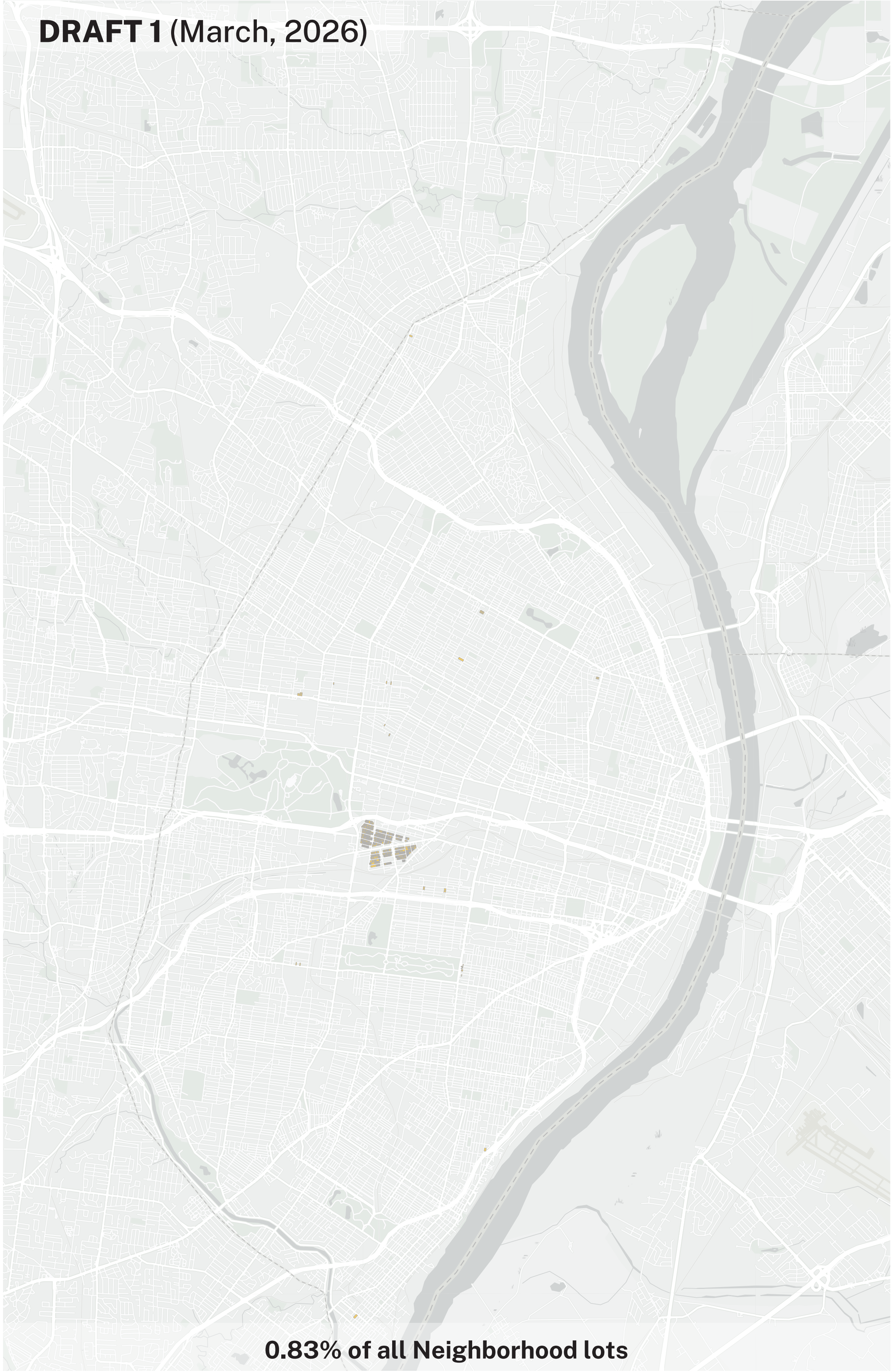
N-C, the most intensive type of residential neighborhood zoning, is applied more widely, based on existing patterns.

Areas with existing buildings over 4 units were given N-C zoning. These included apartment complexes, or simply areas with a higher concentration of medium or large apartments that are 3 stories or less.

The N-C zoning district is still less intense than the NM-3 district, which allows some commercial permissions by right.

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

PLEASE LEAVE
COMMENTS HERE



What Informed the Mapping Change?

Example 1: Residential Parts of St. Louis Hills / Princeton Heights



Draft 1 was mostly influenced by the current zoning and whether or not lots had alley access, with most non-alley lots being given N-A.

Draft 2 is more informed by existing patterns of buildings.

- + N-A: Areas with few or no buildings over 2 units.
- + N-B: Areas with some 3-4 unit buildings, or along busier streets.
- + N-C: Areas with some buildings over 4 units.



Draft Zoning District	
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 2: Residential Parts of Walnut Park / Mark Twain



Draft 1 was mostly influenced by the current zoning and whether or not lots had alley access, with most neighborhoods with alleys being given N-B.

Draft 2 is more informed by existing patterns of buildings.

- + N-A: Areas with few or no buildings over 2 units.
- + N-B: Areas with some 3-4 unit buildings, or along busier streets.
- + N-C: Areas with some buildings over 4 units.

Draft Zoning District

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

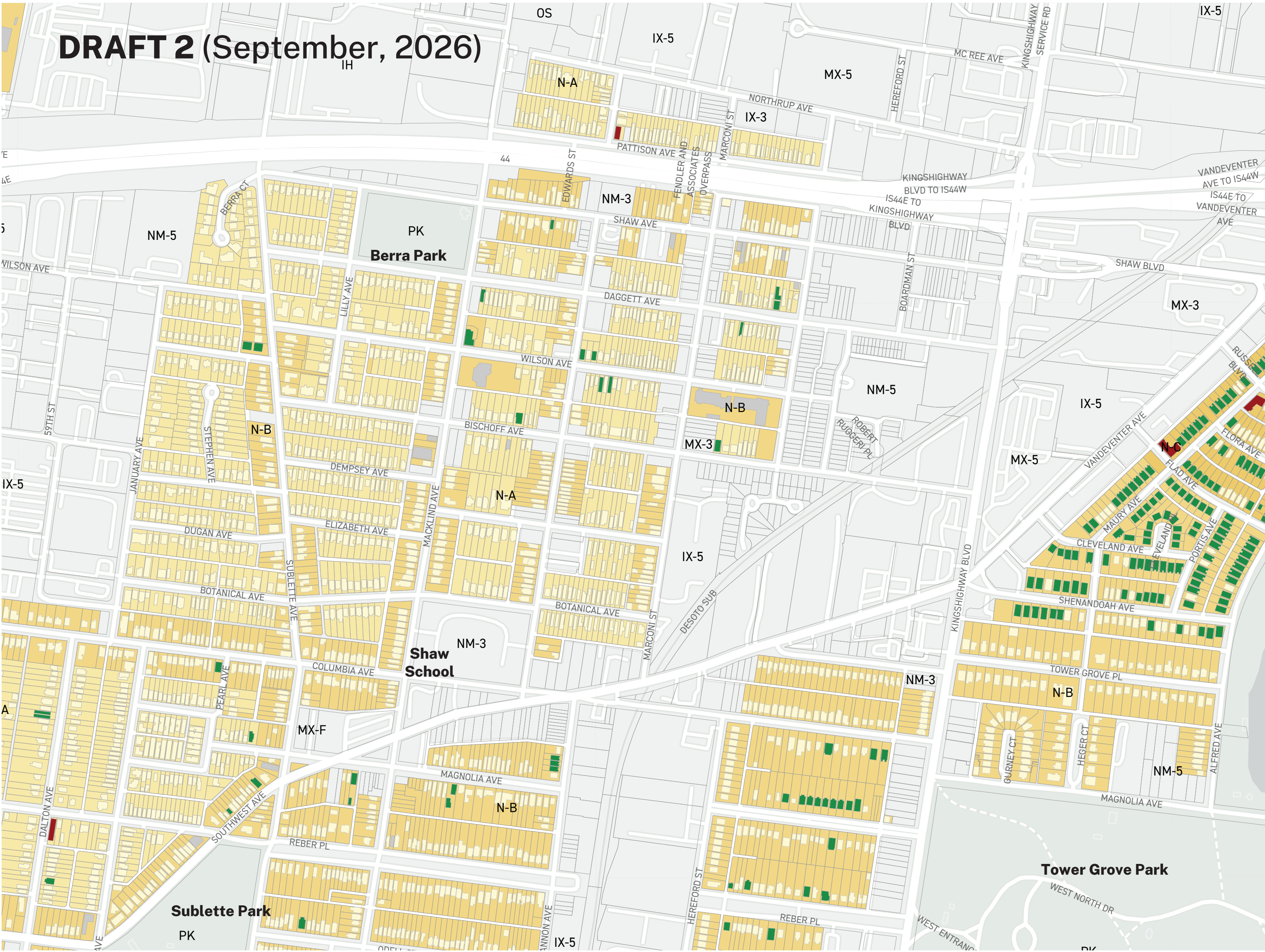
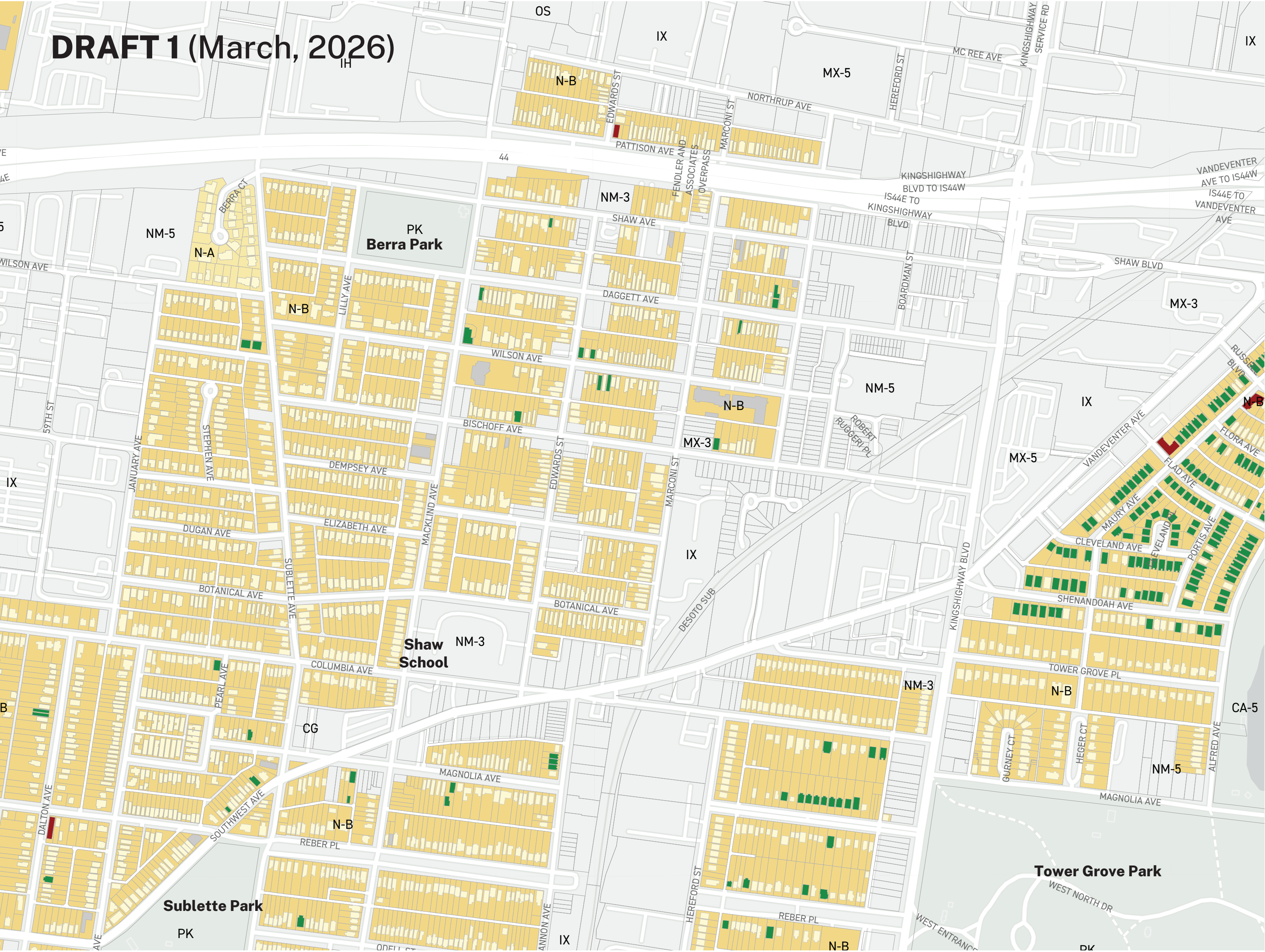
1 - 2 Units

3-4 Units

5+ Units

What Informed the Mapping Change?

Example 3: Residential Parts of The Hill / Southwest Garden



Draft 1 was mostly influenced by the current zoning and whether or not lots had alley access, with most neighborhoods with alleys being given N-B.

Draft 2 is more informed by existing patterns of buildings.

- + N-A: Areas with few or no buildings over 2 units.
- + N-B: Areas with some 3-4 unit buildings, or along busier streets.
- + N-C: Areas with some buildings over 4 units.

Draft Zoning District

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

Mixed Use

The Mixed Use (MX-) zoning districts align to the Strategic Land Use Plan’s Central Areas, Nodes and Corridors.

What did we hear about in Draft 1?

- + Concerns about **having an auto-oriented commercial district** (Commercial General, or CG) that did not allow residential uses.
- + **Too much CG**, and some inconsistency in the logic of where it was mapped.
- + Observation that some of the draft zoning **didn’t match existing and proposed Historic Districts** and might cause confusion (or even incentivize loss of historic buildings).
- + Specific comments about **where MX districts were mapped** (wanting more or less height in some places)
- + Wanting **more restrictions on certain uses**, including gas stations, auto-oriented businesses, drive-thrus.

What is new in this draft?	Why the change?
+ Change of “Commercial General (CG)” to “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. • While most of the former CG area is now MX-F, some is changed to MX-3. + Various other small refinements made to the mapping of MX- districts.	+ The CG zoning district was intended to allow a better standard of auto-oriented use, but it also would have prohibited residential development. MX-F is a more flexible approach that gives property owners the option to choose a more urban approach, as well as the option to do residential development. + The mapping of CG was inconsistent and needed revision. + Parts of the city within flood plains are given a lower intensity zone to prevent over-building there. + Changes to reduce conflicts with historic districts. + Changes to avoid over-zoning very shallow sites, where height transition development standards would prevent the maximum height from being realized. + Small changes to the map to resolve inconsistency in MX- district mapping.



MX-FMixed Use Flexible

Intent: Allows the same forms of development as MX-3, but also provides flexibility for some auto-oriented forms and uses.	Height (max)	3 stories (45 ft)
	Length (max)	275 ft
	Front setback (min/max)	0-30 ft
	Build-to (min)	40%
	Parking between building and street	Not allowed



- Examples of uses allowed by right:
- Shops
 - Offices
 - Cafes
 - Restaurants
 - Hair salons
 - Medical offices
 - Car sales and rental
 - Places of worship
 - Townhouses
 - Apartments
 - Daycares
 - Schools
 - Hotels
 - Community gardens
 - Car repair
 - Bars
 - Hospitals

- Examples of uses allowed conditionally:
- Drive-thrus
 - Convenience stores
 - Vape stores
 - Car washes
 - Small warehouses
 - Self-storage
 - Gas stations
 - Nightclubs

MX-3Mixed Use, 3 Stories

Intent: Allows up to a 3-story residential, commercial or mixed use building. Also includes detached and attached houses, duplexes, stacked townhouses, multiplexes, and apartments.	Height (max)	3 stories
	Length (max)	175 ft
	Front setback (min/max)	0-15 ft
	Build-to (min)	80%
	Parking between building and street	Not allowed



- Examples of uses allowed by right:
- Shops
 - Offices
 - Cafes
 - Restaurants
 - Hair salons
 - Medical offices
 - Car sales and rental
 - Places of worship
 - Townhouses
 - Apartments
 - Daycares
 - Schools
 - Hotels
 - Community gardens
 - Bars
 - Hospitals
 - Car repair

- Examples of uses allowed conditionally:
- Drive-thrus
 - Convenience stores
 - Vape stores
 - Nightclubs

MX-5Mixed Use, 5 Stories

Intent: Allows up to a 5-story residential, commercial or mixed use building. Also includes detached and attached houses, duplexes, stacked townhouses, multiplexes, and apartments.	Height (max)	5 stories
	Length (max)	200 ft
	Front setback (min/max)	0-15 ft
	Build-to (min)	80%
	Parking between building and street	Not allowed



- Examples of uses allowed by right:
- Shops
 - Offices
 - Cafes
 - Restaurants
 - Hair salons
 - Medical offices
 - Car sales and rental
 - Places of worship
 - Townhouses
 - Apartments
 - Daycares
 - Schools
 - Hotels
 - Community gardens
 - Bars
 - Hospitals
 - Car repair

- Examples of uses allowed conditionally:
- Drive-thrus
 - Convenience stores
 - Vape stores
 - Nightclubs

PLEASE LEAVE COMMENTS HERE

MX-8Mixed Use, 8 Stories

Intent: Allows up to a 8-story residential, commercial or mixed use building. Also includes stacked townhouses, multiplexes, and apartments.	Height (max)	3 stories (45 ft)
	Length (max)	225 ft
	Front setback (min/max)	0-15 ft
	Build-to (min)	80%
	Parking between building and street	Not allowed



- Examples of uses allowed by right:
- ✓ Shops

✓ Offices

✓ Cafes

✓ Restaurants

✓ Hair salons

✓ Medical offices

✓ Places of worship

✓ Community gardens

✓ Townhouses

✓ Apartments

✓ Daycares

✓ Schools

✓ Hotels

✓ Bars

✓ Hospitals

✓ Car repair

✓ Nightclubs
- Examples of uses allowed conditionally:
- ✓ Convenience stores

✓ Vape stores

✓ Car sales and rental

MX-15Mixed Use, 15 Stories

Intent: Allows up to a 15-story residential, commercial or mixed use building. Also includes stacked townhouses, multiplexes, and apartments.	Height (max)	3 stories (45 ft)
	Length (max)	250 ft
	Front setback (min/max)	0-20 ft
	Build-to (min)	90%
	Parking between building and street	Not allowed



- Examples of uses allowed by right:
- ✓ Shops

✓ Offices

✓ Cafes

✓ Restaurants

✓ Hair salons

✓ Medical offices

✓ Places of worship

✓ Community gardens

✓ Townhouses

✓ Apartments

✓ Daycares

✓ Schools

✓ Hotels

✓ Bars

✓ Hospitals

✓ Car repair

✓ Nightclubs
- Examples of uses allowed conditionally:
- ✓ Convenience stores

✓ Vape stores

✓ Car sales and rental

MX-UMixed Use, Unlimited Height

Intent: Allows a residential, commercial or mixed use building of unlimited height (except where constrained by an overlay that limits height around the Gateway Arch).	Height (max)	3 stories (45 ft)
	Length (max)	275 ft
	Front setback (min/max)	0-20 ft
	Build-to (min)	90%
	Parking between building and street	Not allowed



- Examples of uses allowed by right:
- ✓ Shops

✓ Offices

✓ Cafes

✓ Restaurants

✓ Hair salons

✓ Medical offices

✓ Places of worship

✓ Community gardens

✓ Townhouses

✓ Apartments

✓ Daycares

✓ Schools

✓ Hotels

✓ Bars

✓ Hospitals

✓ Car repair

✓ Nightclubs
- Examples of uses allowed conditionally:
- ✓ Convenience stores

✓ Vape stores

✓ Car sales and rental

PLEASE LEAVE COMMENTS HERE

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

PLEASE LEAVE COMMENTS HERE

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

PLEASE LEAVE COMMENTS HERE

If a new development was planned that met all the requirements for an MX- zoning district, what information would you expect neighbors to receive about the plans? Why?

PLEASE LEAVE COMMENTS HERE

Other Districts

The Industrial Mixed Use (IX-) zoning districts align to the Strategic Land Use Plan’s Industrial Flex designation. Industrial Light (IL) and Industrial Heavy (IH) align to its Industrial Core designation.

Parks, Open Space and Campus each relate directly to a designation of the same name in the Strategic Land Use Plan.

What did we hear about in Draft 1?

- + Some felt that there should have been more aggressive rezoning of existing industrial areas.
- + There was interest in adding more heights to IX to better align with its context.

What is new in this draft?	Why the change?
+ 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, particularly when they are close to neighborhoods.
+ Refinements to Industrial Mapping Various small refinements were made to industrial mapping, including changing some small pockets next to neighborhoods to other zoning districts.	+ Some errors and inconsistencies in industrial zoning needed to be resolved.
+ Refinements to Parks and Open Space Mapping - The PK and OS zoning districts are now mapped only to publicly-owned land. - Some additional waterfront lands, owned by the City, were changed to OS.	+ To avoid legal risks associated with limiting rights of private landowners, private land is best not zoned as PK or OS. + Open spaces uses (e.g. playgrounds, community gardens, urban agriculture, etc) are still permitted on private lands. + Rezoning some waterfronts land to OS may create future opportunities for some form of conservation or public use.
+ Removal of Previously-Proposed Agriculture (AG) District The proposed but unmapped Agriculture zoning district has been removed.	+ This avoids the potential procedural difficulty of forcing landowners to go through a rezoning. + Urban agriculture uses are now allowed throughout most other zoning districts instead.
+ Different Approach to Campus Zoning - There is now only one Campus (CA) zoning district, which is flexible to reflect an individual master plan agreement reached between an institutional land owner and the City. This is based on the existing Community Unit Plan (CUP) tool. - Only the Washington University Danforth and Medical Campuses have CA zoning in this draft, reflecting their existing Community Unit Plan (CUP) overlays. - Campuses that do not have such an agreement today are assigned other zoning (e.g. MX-, NM-), similar to the way they have today.	+ Zoning, which is applied at the individual lot level, is often not an easy fit for campuses, which function more as a whole. + The new proposed approach will allow campuses with specific master plan agreements with the City to be given customized zoning.



IX-3 Industrial Mixed Use

Intent: Allows up to a 3-story residential, commercial, light industrial or mixed use building. Also includes stacked townhouses, multiplexes, and apartments.	Height (max)	3 stories (45 ft)
	Length (max)	275 ft
	Front setback (min/max)	0-20 ft
	Build-to (min)	80%
	Parking between building and street	Not allowed



Examples of uses allowed by right:

- ✓ Low-Impact Industrial*
- ✓ Small warehouses
- ✓ Live-work
- ✓ Shops
- ✓ Restaurants
- ✓ Hair salons
- ✓ Car sales and rental
- ✓ Car repair
- ✓ Townhouses
- ✓ Apartments
- ✓ Daycares
- ✓ Schools
- ✓ Offices
- ✓ Community gardens
- ✓ Bars
- ✓ Drive-thrus
- ✓ Places of worship

*Under 5,000 sf.

Examples of uses allowed conditionally:

- ✓ Convenience stores
- ✓ Vape stores
- ✓ Nightclubs

IX-5 Industrial Mixed Use

Intent: Allows up to a 5-story residential, commercial, light industrial or mixed use building. Also includes stacked townhouses, multiplexes, and apartments.	Height (max)	5 stories (75 ft)
	Length (max)	275 ft
	Front setback (min/max)	0-20 ft
	Build-to (min)	90%
	Parking between building and street	Not allowed



Examples of uses allowed by right:

- ✓ Low-Impact Industrial*
- ✓ Small warehouses
- ✓ Live-work
- ✓ Shops
- ✓ Restaurants
- ✓ Hair salons
- ✓ Car sales and rental
- ✓ Car repair
- ✓ Townhouses
- ✓ Apartments
- ✓ Daycares
- ✓ Schools
- ✓ Community gardens
- ✓ Bars
- ✓ Drive-thrus
- ✓ Places of worship

*Under 5,000 sf.

Examples of uses allowed conditionally:

- ✓ Convenience stores
- ✓ Vape stores
- ✓ Nightclubs

PLEASE LEAVE COMMENTS HERE

I-L

Industrial Light

Intent: Allows a range of lower-impact industrial activity - the majority of activity is conducted indoors with limited accessory outdoor storage.	Height (max)	60 ft
	Length (max)	No maximum
	Front setback (min)	0 ft
	Parking between building and street	Allowed



Examples of uses allowed by right:

- ✓ Low-Impact Industrial
- ✓ Waste storage
- ✓ Warehouses
- ✓ Car repair
- ✓ Car sales and rental
- ✓ Gas stations
- ✓ Car washes

Examples of uses allowed conditionally:

- ✓ Freight terminals

I-H

Industrial Heavy

Intent: Allows a range of larger footprint, higher-impact industrial activity. Allows more outdoor storage.	Height (max)	60 ft
	Length (max)	No maximum
	Front setback (min)	0 ft
	Parking between building and street	Allowed



Examples of uses allowed by right:

- ✓ Low-Impact Industrial
- ✓ Waste storage
- ✓ Warehouses
- ✓ Car repair
- ✓ Car sales and rental
- ✓ Gas stations
- ✓ Car washes

Examples of uses allowed conditionally:

- ✓ Freight terminals
- ✓ High-Impact Industrial
- ✓ Incinerators

PLEASE LEAVE COMMENTS HERE

PK

Parks & Community Space

Intent: Publicly-held open space that serves the passive and active recreational needs of the community. Includes parks, playgrounds, and sports fields.	Height (max)	45 ft
	Length (max)	No maximum
	Front setback (min)	10 ft
	Parking between building and street	Allowed



- Examples of uses allowed by right:
- ✓ Parks
 - ✓ Sport facilities
 - ✓ Playgrounds
 - ✓ Trails
 - ✓ Farmers' markets
 - ✓ Food and beverage sales

OS

Other Open Spaces

Intent: Cemeteries, stormwater management areas and other publicly-held open spaces that serve a primarily non-recreational purpose.	Height (max)	45 ft
	Length (max)	No maximum
	Front setback (min)	10 ft
	Parking between building and street	Allowed



- Examples of uses allowed by right:
- ✓ Cemeteries
 - ✓ Stormwater facilities
 - ✓ Trails

CA

Campus

Intent: 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.	Height (max)	Determined by plan
	Length (max)	Determined by plan
	Front setback (min)	Determined by plan
	Parking between building and street	Determined by plan



- Examples of uses allowed by right*:
- ✓ Universities and colleges
 - ✓ Trade schools
 - ✓ Hospitals
 - ✓ Parks
 - ✓ Government facilities
 - ✓ Apartments
 - ✓ Sport facilities
 - ✓ Shops
 - ✓ Places of worship
 - ✓ Offices
 - ✓ Cafes
 - ✓ Restaurants

*Additional uses could be allowed subject to a master plan agreement with the City.

PLEASE LEAVE COMMENTS HERE

STATION 5

Administration

A MORE PREDICTABLE DEVELOPMENT REVIEW SYSTEM

Replacing discretionary exceptions with clear, measurable standards



SUMMARY OF PROPOSED 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



	APPLICABILITY			DECISION-MAKER	
	MINOR SITE PLAN	MAJOR SITE PLAN		MINOR SITE PLAN	MAJOR SITE PLAN
	Up to 8 dwelling units OR up to 20,000 sq. ft.	Exceeds 8 dwelling units OR exceeds 20,000 sq. ft.		Zoning Administrator	Zoning Administrator with Department/Agency review

STATION 5

Administration

CONDITIONAL USE PERMIT

A flexible, case-by-case process for uses with potential external impacts

- + Allows a use with potential external impacts to be located in a zoning district where it is conditionally permitted, on terms tailored to the specific site, rather than not allowing the use or allowing it by right.

MINOR CONDITIONAL USE PERMIT

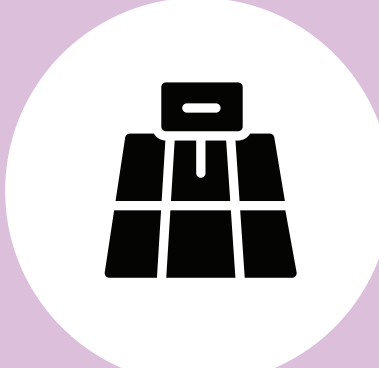
Smaller-scale projects with limited impact



≤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

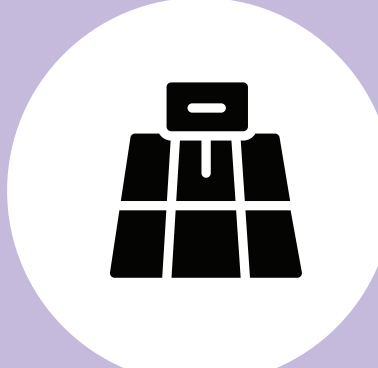
Larger or more impactful projects



> 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.

APPROVAL CRITERIA

The application must:

 Meets all applicable zoning district standards and use-specific standards.

 Meets all other applicable technical requirements of the City.

REVIEW PROCESS

Steps for each review track. The Major CUP includes additional community and Planning Commission review.

MINOR CUP (5 STEPS)



1. Pre-Application Conference



2. Submit Application



3. Staff Review



4. Hearing Officer Hearing



5. BPS Decision

MAJOR CUP (6 STEPS)



1. Pre-Application Conference



2. Neighborhood Meeting



3. Submit Application



4. Staff Review



5. Planning Commission Hearing & Recommendations



6. BPS Decision

POSSIBLE CONDITIONS

Approvals may include conditions tailored to the site, such as:

• Site design and building placement

• Hours of operation

• Additional landscaping and buffering

• Access and circulation

• Lighting

• Noise, glare, or emissions

• Ongoing maintenance

• Other measures to mitigate impacts

VARIANCE

A variance provides a narrow mechanism of relief from unnecessary hardship without amending the underlying zoning district standards, consistent with Missouri law and the intent of this Zoning Code.

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.

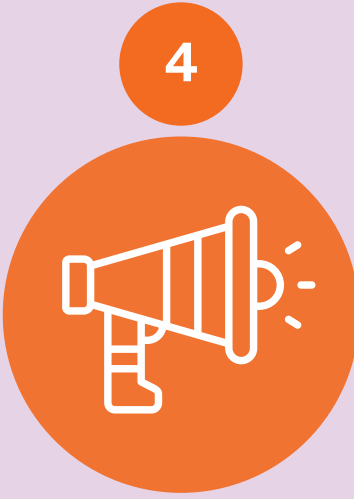
3



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.

1



Submit Appeal

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

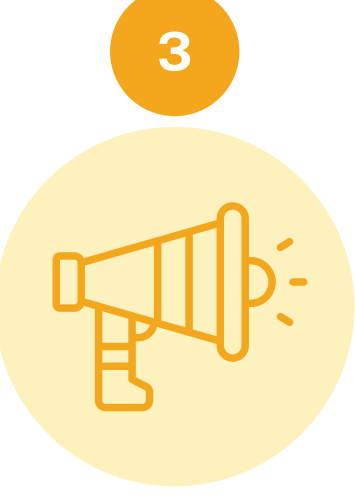
2



Staff Action

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

3



Public Notice

Notice of the public hearing provided.

4



Board of Adjustment Hearing

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

5



Appeal

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

Administration

EARLY CONVERSATION BEFORE APPLICATION SUBMITTAL

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



WHEN REQUIRED

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

SIZE THRESHOLDS

Exceeds any one:

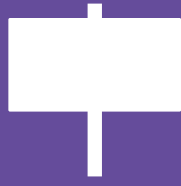
- 50 dwelling units
- 50,000 SF gross floor area
- 2 acres

APPLICANT RESPONSIBILITY

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

WHO GETS NOTICE — AND HOW?

A clear notice matrix establishes the required method for each type of zoning action.

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

STATION 5

Administration

NONCONFORMITIES

PROTECT EXISTING DEVELOPMENT. ALLOW IT TO EVOLVE.

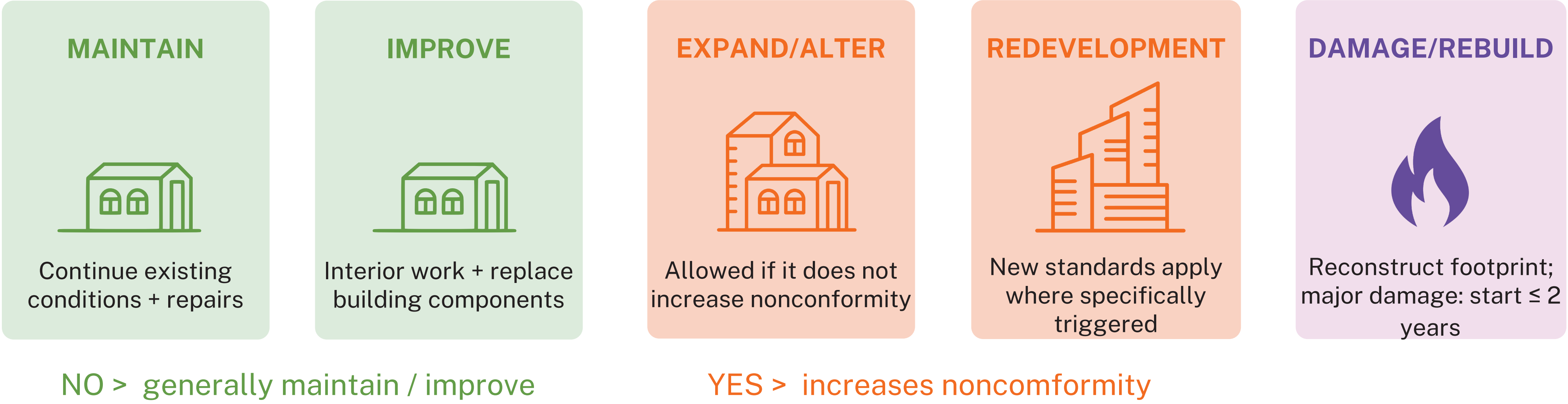
A zoning code change does not automatically require an existing lawful property to come into compliance.



WHAT HAPPENS WHEN THE PROPERTY CHANGES?

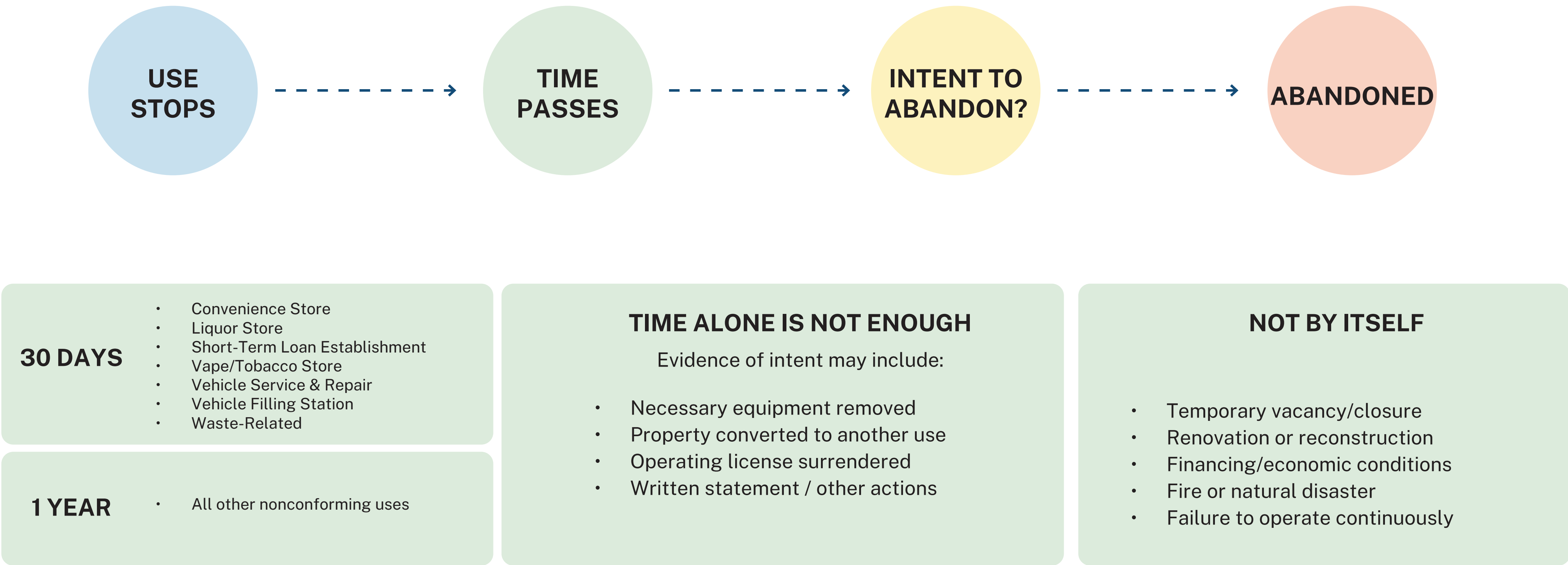
The code becomes more demanding as the scope of change increases.

Does the change make the existing condition less compliant?



WHEN IS A NONCONFORMING USE ABANDONED?

The draft combines a discontinuance period with evidence of intent — time alone does not establish abandonment.



Administration

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

PLEASE LEAVE COMMENTS HERE

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?

PLEASE LEAVE COMMENTS HERE

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?

PLEASE LEAVE COMMENTS HERE

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

PLEASE LEAVE COMMENTS HERE