

# Alphabet ZOUP

## SOME TERMS YOU MAY HEAR

### Commercial Use

A property generally used for business, retail, restaurant, and/or office purposes.

### Conditional Use

Some uses that present unique circumstances with respect to their location and relationship with potential surrounding land uses. These conditional uses are not allowed in a particular zoning district “by right” but require special consideration. They may be made compatible by attaching certain conditions to their development. This is accomplished through the conditional use hearing process.

### Dwelling

Any building, or portion thereof, which is designed for or used for residential purposes.

### Form-Based District

In St. Louis, form-based districts are a zoning tool which acts as an overlay, providing additional and very specific regulations focused on land use and the physical form of buildings, desired scale, architecture, and connection to the public realm. Form-based zoning also refers to a general approach to development regulation that prioritizes the form and physical characteristics of buildings and the public realm over traditional zoning’s focus on land use.

### Frontage

Frontage is the length of a property line that borders a public right-of-way, typically a street.

### Industrial Use

Industrial uses include a broad spectrum of uses involving manufacturing, processing, and production.

### Mixed Use

A “mixed-use” building or development includes some combination of residential and commercial uses.

### Nonconforming Use

Any building or use legally in place before current zoning regulations, and which is in conflict with one or more of the current regulations of the district it is in.

### Permitted Use

Land uses that are allowed within a specific zoning district.

### Residential Use

A residential use generally refers to property that is being used for dwelling purposes.

### Rezone

A legal process by which a land is changed from one zoning district to another zoning district with different restrictions on land use and development. Rezoning is reviewed by the Planning Commission for consistency with adopted plans before they are considered by the Board of Aldermen and established by ordinance.

### Setback

The minimum distance a structure or building must be from a property line.

### Use-by-right

A land use that is permitted within a zoning district that does not need conditional use approval or special exceptions.

### Variance

An exception to zoning district regulations that allows a property owner to use their land in a way that would otherwise be prohibited. Variances are not a change to the zoning law itself, but rather an exception to its rules for a particular property. Variances stay with the land even if the property is sold.

### Zoning Code

Land use rules used by cities that regulate how land can be used within specific areas or zones. Zoning helps ensure the health, safety, and wellbeing of the community in a way that aligns with formally adopted plans (like neighborhood plans and the Strategic Land Use Plan).

### Zoning District

Areas or zones within a city tied to specific regulations that govern land use, building placement, and other development standards (set by the zoning code).

### Zoning Map

The official map that shows each parcel of land within the city and its designated zoning district.

# Conceptual Zoning Districts

## WHAT ARE “CONCEPTUAL ZONING DISTRICTS”?

The conceptual zoning districts being shown today have been developed by the consultant team **as a way to start a conversation** about what type of zoning St. Louisans would like to see in their city. It’s important to understand that:

- + The conceptual zoning districts represent a **potential “concept” only** and should not be seen as a formal proposal or draft. Their role is to **generate feedback**.
- + Each conceptual zoning district is **organized in relationship to the SLUP’s land use categories**, as shown in the diagram at right. In some cases the relationship is direct, while in others (particularly the Corridors, Nodes and Central Areas) there is overlap.

## HOW DO I READ THE CONCEPTUAL ZONING DISTRICTS?

The conceptual zoning districts are illustrated on boards **for discussion and to collect your input**. Each is **described in broad terms –its role, its general approach to uses and its key form standards**.

Full name of district

Abbreviation

SLUP Land Uses: Which land uses on the SLUP map that these zones would fall within.

Description: General description of the vision and intent for the district.

CX-3

Commercial Mixed Use-3

SLUP Land Uses:

MEDIUM-INTENSITY CORRIDOR

MEDIUM-INTENSITY NODE

Commercial mixed use buildings up to a maximum height of 3 stories. Strict approach to parking, allowing it only behind the building or within it.

Two sub-types of CX-3 would exist: one with a broad mix of uses, and one more restrictive where there are concerns about problematic uses.

Uses

SUB-TYPE 1

Residential, broad range of commercial

SUB-TYPE 2

Residential, limited commercial

Height (max)

3 stories

Building Length (max)

175'

Front setback (min/max)

0-15'

Build-to (min)

80%

Parking location

Rear

**Key Standards:** Listing of the conceptual district’s key defining standards, including:

- **Uses:** A general idea of what uses would be allowed. Where necessary, sub-types of the zone may need to exist to accommodate different mixes of uses.
- **Height (max):** Maximum height in stories.
- **Building length (max):** Maximum unbroken length of a building. Longer buildings may be acceptable if they are visually broken by a courtyard or other feature)
- **Front setback (min/max):** Minimum and maximum distance (or sometimes only minimum) the front of the building may be from the front property line. Where labeled “contextual,” this would be calculated based on neighboring buildings.
- **Build-to (min):** Minimum percentage of the lot width that would have to be occupied by a building. This is intended to ensure that buildings establish a significant street presence.
- **Parking Location:** Options for locating parking, relative to the building.

# SLUP Land Uses

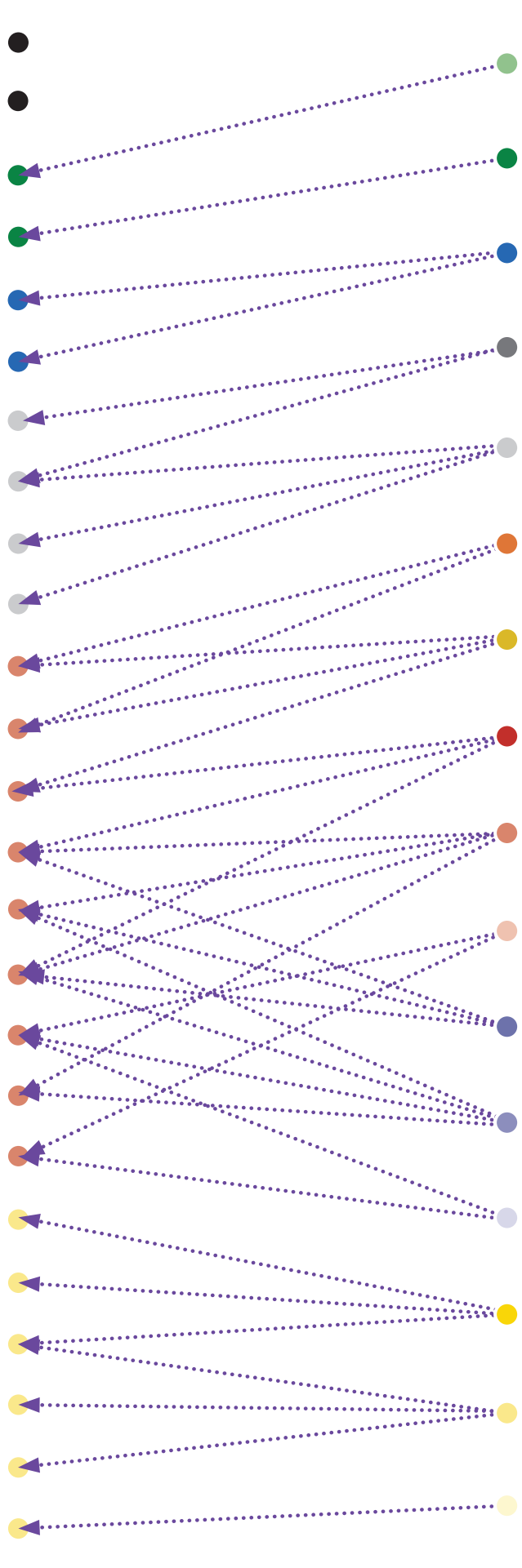
		LAND USE	HEIGHT (MAX)	RESIDENTIAL UNITS PER LOT (MAX)	PARKING BETWEEN BUILDING & STREET	PARKING TO THE SIDE OF BUILDING
NEIGHBORHOODS		Higher-Intensity	5-8 Stories	No maximum	Not allowed	Discouraged
		Medium-Intensity	3 Stories	4-8	Not allowed	Discouraged
		Lower-Intensity	3 Stories	1-2 + ADU	Not allowed	Discouraged
CORRIDORS		Higher-Intensity	8-10 Stories	No maximum	Not allowed	Not allowed
		Medium-Intensity	3-5 Stories	No maximum	Not allowed	Discouraged
		Lower-Intensity	3 Stories	No maximum	Not allowed	Allowed
NODES		Higher-Intensity	8-15 Stories	No maximum	Not allowed	Not allowed
		Medium-Intensity	3-5 Stories	No maximum	Not allowed	Discouraged
		Lower-Intensity	3 Stories	No maximum	Allowed	Allowed
CENTRAL AREAS		East	30 Stories- Unlimited	No maximum	Not allowed	Discouraged
		West	20-30 Stories	No maximum	Not allowed	Discouraged
CAMPUSES		Campuses	Variable	Not applicable	Not allowed	Variable
INDUSTRIAL AREAS		Core	5 Stories	No applicable	Allowed	Allowed
		Flex	3-8 Stories	Variable	Allowed	Allowed
OPEN SPACES		Parks/Community	Not applicable	Not applicable	Not applicable	Not applicable
		Other	Not applicable	Not applicable	Not applicable	Not applicable

\* Except where driveway connects to garage.

## Conceptual District - SLUP Relationships

### Conceptual Zoning Districts

Neighborhood			Commercial							Industrial		Campus		Open Space		“Floating” Districts								
Limited Use			Mixed Use			Ltd. Use	Mixed Use						Mixed Use		Limited Use									
N-A	N-B	NX-3A	NX-3B	NX-5	NX-8	C	CX-3	CX-3F	CX-5	CX-5F	CX-8	CX-15	CX-25	CX-U	IX-3	IX-5	I-L	I-H	CA-5	CA-15	OS-PK	OS-0	TH	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	