



GRAND STATION TRANSIT-ORIENTED DEVELOPMENT DISTRICT

CITY OF ST. LOUIS, MO DRAFT | SEPTEMBER 20, 2013

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1.0 GENERAL PROVISIONS

1.1 DEFINITIONS

Except for terms defined below in this section, all terms have the same meaning as those defined in Title 26 (the “Zoning Code”) of the Revised Code of the City of St. Louis. The following new terms apply only to this Ordinance and mean:

A. DEFINITIONS, “A.”

1. **Abutting:** “Abutting” shall mean two (2) or more properties which share a common lot line.
2. **Accessory Building:** “Accessory Building” shall mean a detached building or use subordinate to a Principal Building on the same lot and serving a purpose naturally and normally incidental to the Principal Building.
3. **Accessory Dwelling Unit:** “Accessory Dwelling Unit” shall mean an apartment not greater than 600 square feet sharing ownership with a Principal Building. An Accessory Dwelling Unit may or may not be within an outbuilding. Accessory Dwelling Units do not count toward maximum density calculations in the zoning districts.
4. **Addition:** “Addition” shall mean and include an extension or increase of Gross Floor Area, number of stories, or height of a building or structure.
5. **Address (as in address the street):** “Address” shall mean the relationship between a building and a street; in which case the building should have primary facades and a main entrance on the street.
6. **Adjacent Sidewalk:** “Adjacent Sidewalk” shall mean the sidewalk immediately in front of, or situated along a lot line facing the primary street or side street.
7. **Adult Uses:** “Adult Uses” shall mean a specific list of uses as contained in Section 5.0
8. **Agricultural Uses:** “Agricultural Use” shall mean a specific list of uses as contained in Section 5.0: Use Tables.
9. **Alteration:** “Alteration” shall mean and include any construction or Renovation to an existing structure, other than a repair or addition.
10. **Amenities:** “Amenities” shall mean desirable or useful feature (or features) or facility (or facilities) within a building, on a streetscape, or in a public space.
11. **Ancillary Building (Abbreviated Anc. Bldg.):**

“Ancillary Building” shall mean a building incidental to, related and clearly subordinate to the main building on the same lot, which does not alter the use nor serve property other than the lot where the main building is located.

12. **Awning:** See Section 3.6: Frontage Types.

B. DEFINITIONS, “B.”

1. **Back Façade:** “Back Façade” shall mean the building facade located on the rear of a building facing the rear setback which would typically have an alley.
2. **Below-Grade:** “Below-Grade” shall mean the elevation level below the surface of existing or formed earth; such as a “below-grade parking structure” or “below-grade utility”.
3. **Between Buildings:** “Between Buildings” shall mean the dimensional space between the Back Façade of the main building and an internal facade of an ancillary building.
4. **Block:** “Block” shall mean an increment of land comprised of lots, alleys, and tracts circumscribed and not traversed by any streets. Blocks shall be measured along the frontage of the associated property lines.
5. **Block Corner:** “Block Corner” shall mean the outside corner of a block at the intersection of any two (2) or more streets.
6. **Block Face:** “Block Face” shall mean the aggregate of all the building façades on one side of a block. The Block Face provides the context for establishing architectural harmony.
7. **Boulevard Type 2 (B2):** See Section 3.0: Building Envelope Standards.
8. **Build-to-Line (Shorthand is B-T-L):** “Build-to-Line” (or “B-T-L”) shall mean a line a set distance from the back of curb or public right-of-way which establishes required facade lines of a building.
9. **Building Line:** “Building Line” shall mean the facade or edge of a building located along the build-to-line which has been required for a particular building on a particular lot.
10. **Building Envelope Standard(s):** “Building Envelope Standard(s)” shall mean a part of the District which establishes the basic parameters regulating building form, such as height and setback. See Section 3.0: Building Envelope Standards.
11. **Building Form:** “Building Form” shall mean a

component of the building placement criteria in this District required for each Building Envelope Standard. These requirements typically define the shape and form of how a building interfaces with the build-to-line.

12. **Building Height:** “Building Height” shall mean the vertical extent of a building measured in stories and feet, not including a raised basement or a habitable attic under a pitched roof. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. Building Height shall be measured from the average grade of the adjacent ground to the bottom of the eaves, or base of the parapet.
13. **Building Height Maximum:** “Building Height Maximum” shall mean the maximum vertical dimension (in stories or feet) allowed for building height.
14. **Building Height Minimum:** “Building Height Minimum” shall mean the minimum vertical dimension (in stories or feet) allowed for building height.
15. **Building Placement:** “Building Placement” shall mean the siting or placement of a building on a lot or parcel of property; and includes how a building relates to the build-to-line and setbacks.

C. DEFINITIONS, “C.”

1. **Campus (CA):** See Section 3.0: Building Envelope Standards.
2. **Canopy (Canopies):** See Section 3.6: Frontage Types.
3. **City:** “City” shall mean the City of St. Louis, Missouri ; referred to as “the City.”
4. **Civic/Institutional Uses:** “Civic / Institutional Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.
5. **Civic/Landmark Building:** “Civic/Landmark Building” shall mean a building designed specifically for a civic function.
6. **Clear Depth (measured in Feet and Inches):** “Clear Depth” shall mean a dimensional measurement of an item which is clear of obstructions and appurtenances.
7. **Common Entry:** “Common Entry” shall mean a condition where a single entrance to a building serves multiple dwelling units.
8. **Common Lot Lines:** “Common Lot Lines” shall mean lot lines shared by adjacent lot(s) or parcel(s).

D. DEFINITIONS, “D.”

1. **Diameter at Breast Height (DBH):** “Diameter at Breast Height (DBH)” shall mean Diameter at breast height; a measurement used to specify tree size.
2. **Direct Frontage:** “Direct Frontage” shall mean a main entrance to building being located on a primary street or side street where access to and from the building is through a direct passageway from the building to sidewalk.
3. **District:** “District” shall mean the Grand Station Transit-Oriented Development District; as established in Section 1.2 of this Code.
4. **Dormitory:** “Dormitory” shall mean a space in a building where group sleeping accommodations are provided in one room, or in a series of closely associated rooms, for persons not members of the same family, group, under joint occupancy and single management, as in college dormitories or fraternity houses.
5. **Double Loaded:** “Double Loaded” shall mean the layout of a building in which a floor (or multiple floors) are arranged in which individual units are located on both sides of a circulation passageway.
6. **Driveway:** “Driveway” shall mean a short, narrow vehicular lane leading from a public right-of-way through a lot to a rear garage, carriage house, parking lot, or parking garage
7. **Dwelling Unit:** “Dwelling Unit” shall mean a single (1) unit which provides complete and independent living of an individual or individuals.

E. DEFINITIONS, “E.”

1. **Eaves:** “Eaves” shall mean the underside of a projecting overhang where a roof meets a wall.
2. **Elevation:** “Elevation” shall mean an exterior wall of a building not along a Frontage Line.
3. **Encroachment:** “Encroachment” shall mean a building, a part of a building, or an obstruction that physically intrudes upon, overlaps, or trespasses across the Build-To-Line, the property of another, or the public right of way.
4. **Encroachment Area:** “Encroachment Area” shall mean the area impacted by Encroachments.
5. **Entrance, Principal:** “Entrance/Principal” shall mean the main point of access of pedestrians into a building.

F. DEFINITIONS, "F."

1. **Facade:** See Primary Building Facade and Secondary Building Façade.
2. **Finished Ground Floor Level:** "Finished Ground Floor Level" shall mean the dimensional measurement (measured in feet and inches) of the level surface of the floor above an adjacent sidewalk or lot.
3. **First Floor Ceiling Heights:** "First Floor Ceiling Heights" shall mean the dimensional measurement (measured in feet and inches) from the finished ground floor level to the finished surface of the ceiling, as specific to the first story of any building.
4. **Flats:** "Flats" shall mean a dwelling unit typically divided into a series of interior spaces such as a bedroom, kitchen, bathroom, closets, and spare room, etc.
5. **Floor to Ceiling (Abbreviated F to C):** "Floor to Ceiling" (or "F to C") shall mean the dimensional measurement (measured in feet and inches) from the finished floor level to the finished surface of the ceiling
6. **Footcandles (Abbreviated FC):** "Footcandles" (or "FC") shall mean the illuminance cast by a one (1) candela source from a distance of one (1) foot.
7. **Forecourt:** See Section 3.6: Frontage Types.
8. **Frontage:** "Frontage" shall mean lot lines adjacent to public rights-of-way such as primary street frontage, side street frontage or alley frontage.
9. **Frontage Type:** "Frontage Type" shall mean any of a series of seven basic model building frontages which are required by this District. See Section 3.6.

G. DEFINITIONS, "G."

1. **Gross Floor Area:** "Gross Floor Area" shall mean and include the floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projections of the roof or floor above. The gross floor area shall exclude shafts with no openings or interior courts. Gross Floor Area shall be interpreted in a manner consistent with Section 10-1002 of the International Building Code, as revised from time to time by the City of St. Louis.

2. **Ground (Abbreviated ground):** "Ground" (or "grnd") shall mean the solid surface of the earth.
3. **Ground Floor Use:** "Ground Floor Use" shall mean uses (as defined in the Section 5.0: Use Tables) which are allowed on the first (1) floor of any building, typically adjacent and accessible to the street level and sidewalks.

H. DEFINITIONS, "H."

1. **Hardscapes (or Hardscaping):** "Hardscapes" (or "Hardscaping") shall mean exterior constructions of a building, public space, or park which is constituted by paved areas, retaining walls, pathways, sidewalks, patios, and decks.

I. DEFINITIONS, "I."

1. **Industrial Uses:** "Industrial Uses" shall mean a specific list of uses as contained in Section 5 0: Use Tables.
2. **Infill Development (also Infill and Infill Lots):** "Infill Development" shall mean the development or redevelopment of vacant or underutilized sites within an existing urban context of buildings, network of streets, and infrastructure.

J. DEFINITIONS, "J."

None.

K. DEFINITIONS, "K."

None.

L. DEFINITIONS, "L."

1. **Landscape Buffer:** "Landscape Buffer" shall mean a landscaped area located within the sidewalk zone intended to screen or separate the public sidewalk from the buildings.
2. **Layer (Lot Layer):** "Layer (Lot Layer)" shall mean a method of classifying areas of a lot based on the location of the building frontage.
3. **Liner Building:** "Liner Building" shall mean a building specifically designed to mask a parking lot or a parking garage from a Frontage.
4. **Loft:** "Loft" shall mean a dwelling unit typically free of any walls or dividers separating the interior space.
5. **Lot:** "Lot" shall mean a designated parcel, tract or area of land having its principal frontage upon a street

or a place permitted under the subdivision ordinance and established by plat or subdivision or as otherwise permitted by law to be used, developed or built upon.

6. **Lot Depth:** “Lot Depth” shall mean the dimensional measurement (measured in feet and inches) from the lot line along a primary street to the lot line along an alley, in the case of a typical lot. In other non-typical cases the lot depth may be measured a variety of ways, typically starting from the lot line along a primary street and ending on the back side of the lot.
7. **Lot Line:** “Lot Line” shall mean the boundary that legally and geometrically demarcates a lot (see Frontage Line) and serves as the baseline for measuring setbacks.
8. **Lot Width:** “Lot Width” shall mean the dimensional measurement (measured in feet and inches) along a lot line adjacent to a primary street where the primary building facade would be located.

M. DEFINITIONS, “M.”

1. **Main Building:** “Main Building” shall mean the primary building on any lot. The main building must be classified as a building type for the purposes of this District.
2. **Main Entrance:** “Main Entrance” shall mean the primary entrance to any building.
3. **Max From B.O. Eave to T.O. Parapet or Roof:** “Max From B.O. Eave to T.O. Parapet or Roof” shall mean the maximum dimensional measurement (measured in feet and inches) from the elevation of the eaves or bottom of a parapet on a building or the top elevation of a parapet wall or finished roof pitch.
4. **Mixed-Use (also mix of uses):** “Mixed-Use” shall mean a building or development which contains multiple functions through superimposition of a variety of different uses; for example, a building having primary retail use(s) as the ground floor use, and residential use(s) as the upper floor use would be considered a mixed-use building.
5. **Multiple Dwelling (also Multiple Dwelling Unit):** “Multiple Dwelling” (also “Multiple Dwelling Unit”) shall mean a singular (1) building which contains multiple dwelling units.

N. DEFINITIONS, “N.”

1. **Neighborhood Center Type 2 (NC3):** See Section 3.0: Building Envelope Standards.
2. **New Construction:** “New Construction” shall mean and include site preparations for, and construction of, any entirely new structure on the site, including a Parking Facility of any kind, whether or not the site was previously occupied.
3. **Nonconforming Use:** “Nonconforming Use” shall mean any building, structure or land lawfully occupied with a use on the effective date of this Ordinance, or on the effective date of any amendment to this Ordinance, which on said effective date would otherwise be in conflict with one or more of the regulations of this ordinance.

O. DEFINITIONS, “O.”

1. **Office Uses:** “Office Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.

P. DEFINITIONS, “P.”

1. **Parapet (also Parapet Wall):** “Parapet” (also “Parapet Wall”) shall mean a short protective wall along the edge of a flat or sloped roof.
2. **Parapet Roof:** “Parapet Roof” shall mean a flat or sloped roof which contains a parapet wall.
3. **Parcel:** See lot.
4. **Parking Facility:** “Parking Facility” shall mean and include any building, structure, land, or facility used for off-street parking of motor vehicles.
5. **Parking Garage:** “Parking Garage” shall mean a building containing one (1) or more levels (or stories) of parking above-grade or below-grade.
6. **Parking Lot (also Off-Street Parking):** “Parking Lot” (also “Off-Street Parking”) shall mean an at-grade asphalt or concrete (or pervious material) surface parking lot for the storage of motor vehicles off-street.
7. **Parking Requirement:** “Parking Requirement” shall mean the number of parking spaces, if any, required by a particular Building Envelope Standard for a particular use (as defined in the use requirement) and square footage. For determining the Parking Requirement square footage shall be calculated by subtracting common areas and space devoted to walls, mechanical

spaces, and other service and support spaces from the gross square footage. For civic and institutional uses, the Parking Requirement shall be determined in accordance with Sec. 26.20.040 of the Revised Code of the City of St. Louis.

8. **Parking Uses:** “Parking Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.
9. **Pedestrian Realm:** “Pedestrian Realm” shall mean the areas of the street and public spaces which are devoid of vehicular traffic such as the sidewalk, amenities zone, public gardens, pathways, or a pedestrian square.
10. **Pervious Surface:** “Pervious Surface” shall mean porous groundcover with spaces in the material such as landscaping, gravel, and alternative pavers.
11. **Porch:** See Section 3.6: Frontage Types.
12. **Primary Building Façade:** “Primary Building Façade” shall mean building facades located on a primary street or side street; and the rear facade on the first lot adjacent to an alley.
13. **Primary Retail Uses:** “Primary Retail Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.
14. **Primary Street:** “Primary Street” shall mean a category of street frontage (for the purposes of this District) for which all building shall be designed to address, and all main entrances shall have direct frontage. The following streets shall be considered primary streets for the purpose of this District, unless otherwise specified in the reference notes of the building envelope standards: Grand Avenue, Gratiot Street, South Compton Street, South Theresa Avenue, South Spring Street and Choteau Avenue.
15. **Primary Street Build-to-Line:** “Primary Street Build-to-Line” shall mean a line established along a primary street defined for each lot, describing where the building facades must be placed.
16. **Principal Building:** “Principal Building” shall mean the main building on a lot, usually located toward the Frontage Line.
17. **Private Frontage:** “Private Frontage” shall mean the privately held layer between the frontage line and the Principal Building façade. The structures and landscaping within the Private Frontage may be held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches

and galleries.

18. **Property Line:** “Property Line” shall mean the official recorded boundary of a lot (or parcel) as defined by the City.
19. **Public Frontage:** “Public Frontage” shall mean the area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the type of curb, walk, planter, street tree and streetlight.
20. **Public Right-of-Way:** “Public Right-of-Way” shall mean those areas which are under control and ownership of the City. Public rights-of-way include but not limited to public parks, tree lawns, sidewalks, streets and street rights of way.
21. **Public Spaces:** “Public Spaces” shall mean a social space (such as a town square or public park) which is accessible and open to all members of the public. Public spaces do not necessarily have to be under ownership and responsibility of the City.

Q. DEFINITIONS, “Q.”

None.

R. DEFINITIONS, “R.”

1. **Rear, Ancillary Building Uses:** “Rear, Ancillary Building Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.
2. **Rear Setback:** “Rear Setback” shall mean a line defined for each lot, describing a range of dimensions (measured in feet and inches) where the rear building facades must be placed within.
3. **Regulating Plan:** “Regulating Plan” shall mean the coding key for the building envelope standards which provide specific information and requirements regarding the form and bulk of each lot within the area. See Section 2.0: The Regulating Plan.
4. **Renovation:** “Renovation” shall mean and include the Alteration of any part of an existing building which does not result in an extension or increase of Gross Floor Area, number of stories, or height of a building or structure.
5. **Residential Uses:** “Residential Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.

S. DEFINITIONS, “S.”

1. **Secondary Retail Uses:** “Secondary Retail Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.
2. **Setback:** “Setback” shall mean the area of a lot measured from the lot line to a building façade or elevation. This area must be maintained clear of permanent structures with the exception of: galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first story level) which are permitted to encroach into the Setback.
3. **Setback Line:** “Setback Line” shall mean a line defined for each lot where the rear and side building facades must be placed at; or a range of distance from the property line with which the building facade must be placed within.
4. **Shopfront:** See Section 3.6: Frontage Types.
5. **Side Setback:** “Side Setback” shall mean a line defined for each lot, describing a range of dimensions (measured in feet and inches) where the side building facades must be placed within.
6. **Side Street:** “Side Street” shall mean a category of street frontage (for the purposes of this District) for which all building shall be designed to address, and all main entrances shall have direct frontage.
7. **Sidewalk Story:** “Sidewalk Story” shall mean the first story of a building that is directly accessible from the Principal Entrance on the Frontage Line. The Sidewalk Story may be raised several feet to accommodate a raised entry such as a Stoop.
8. **Special Uses:** “Special Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.
9. **Stoop:** See Section 3.6: Frontage Types.
10. **Story (Stories):** “Story” (“Stories”) shall mean any habitable floor level within a building.
11. **Streetscape:** “Streetscape” shall mean the urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building façades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, streetlights, etc.).
12. **Streetscreen:** “Streetscreen” shall mean a freestanding

wall built along the Frontage Line, or coplanar with the façade, often for the purpose of masking a parking lot from the street.

T. DEFINITIONS, “T.”

1. **Temporary Uses:** “Temporary Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.
2. **Transit Platform (TP):** See Section 3.0: Building Envelope Standards.

U. DEFINITIONS, “U.”

1. **Uniformity:** “Uniformity” shall mean the maximum-to-minimum illuminance at grade-level applicable to a lighting fixture placed within the sidewalk zone.
2. **Upper Floor Ceiling Heights:** “Upper Floor Ceiling Heights” shall mean the dimensional measurement (measured in feet and inches) from the finished floor level to the finished surface of the ceiling in stories of buildings on the second (2) level or higher.
3. **Upper Floor Use:** “Upper Floor Use” shall mean uses (as defined in the Section 8.2: Use Tables) which are allowed on the second (2) floor or higher of any building, typically adjacent an accessible to the street level and sidewalks.
4. **Use:** “Use” shall mean the purpose for which a building, structure, or lot of land may be arranged or occupied or the activity conducted or proposed in a building, structure, or lot of land, or for which it is occupied or maintained, let, or leased.
5. **Utility / Communication Uses:** “Utility / Communication Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.

V. DEFINITIONS, “V.”

1. **Variance:** “Variance” shall mean an exception to a requirement of this District which allows the use or development of the lot outside the requirements for that lot. See Section 1.2: General Provisions for further information.

W. DEFINITIONS, “W.”

None.

X. DEFINITIONS, "X."

None.

Y. DEFINITIONS, "Y."

None.

Z. DEFINITIONS, "Z."

1. **Zero Lot Line:** "Zero Lot Line" shall mean any building which is placed on a lot with no setback from the build-to-line resulting in a building façade flush with the public right-of-way and sidewalk.
2. **Zoning Code:** "Zoning Code" shall mean Chapter 26 of the Revised Code of the City of St. Louis.

1.2 ADMINISTRATION

1.2.1 TITLE AND PURPOSE

This District shall be known, and may be cited as the “Grand Station Transit-Oriented Development District.” Form-based zoning provides a method of regulating development to achieve a desired urban form. Form-based provisions address the relationships between building facades and the public realm, the form and mass of buildings, and the size, character, and type of streets and blocks. The purpose of this District is to promote health, safety, convenience, comfort, prosperity and the general welfare of the community by establishing specific allowed use and development standards for properties within the designated District.

1.2.2 DISTRICT

- A. References to the “District” or to the “Code” within this text are references to the Grand Station Transit-Oriented Development District, which is illustrated by the Regulating Plan located in Section 2.0 of this Code. These standards help preserve and protect the existing historic and distinctive character of the District by requiring new construction and additions to existing buildings to be integrated into and complement the built environment. The application of these standards address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.
- B. The Regulating Plan focuses on form and character rather than merely distinguishing the types of land uses. This Code recognizes the unique architectural and historic character of the District and identifies a special set of development standards, allowed use regulations, and other special use regulations that, when applied to New Construction and Additions will ensure that the historic and distinctive character of the area is positively complemented.

1.2.3 AUTHORITY

This District is enacted based on the authority vested in the City of St. Louis by the State of

Missouri, including but not limited to the Missouri Constitution, and Chapter 89 of the Missouri Revised Statutes.

Pursuant to the above-mentioned authority and in accordance with Ordinance 69199, the Planning Commission desired to create the Grand Station Transit-Oriented Development District, as an overlay zoning district, for the Grand Station area as a means of guiding future growth in an environmentally, socially, and economically sustainable manner.

1.2.4 RESPONSIBILITY FOR ADMINISTRATION

This District shall be administered by the Zoning Administrator. The Building Commissioner may, with the approval of the Director of Public Safety, appoint one or more additional members of his department, as well as members of other City departments who have a particular skill or competence to act for the Zoning Administrator. The term “Zoning Administrator” as elsewhere used in this District shall be deemed to include such appointees. All findings, approvals, determinations, or other exercise of discretionary judgment or any other delegation of authority pursuant to this District by the Zoning Administrator, or any other decision making authorities, shall be carried out in a manner consistent with the purposes of this District, the Zoning Code, the Strategic Land Use Plan of St. Louis, and the orderly development of the City.

1.2.5 APPLICABILITY

- A. **Relationship to the Zoning Code:** This District applies to parcels within the boundaries of the Regulating Plan set forth in Section 2.1 of this Code, as follows. Any parcel which becomes subject to the rules and regulations of the District shall no longer be subject to the Zoning Code, except as to regulatory subjects not addressed by the District but which are addressed by the Zoning Code.
- B. **New Construction:** Applications for building permits and/or occupancy permits that consist of or include New Construction shall comply with all applicable standards of this District. No building or occupancy permit shall be issued by the City unless the proposed New

- Construction complies with all applicable provisions of this District. New Construction and permits pertaining to New Construction shall additionally comply with any regulatory subjects not addressed by the District but which are addressed by the existing Zoning Code. Procedures for review and grant of any permit pertaining to New Construction shall be prescribed by the Zoning Administrator, as established by internal procedures.
- C. **Additions:** Applications for building permits and/or occupancy permits that consist of or include Additions shall comply with all applicable standards of this District. Except as provided herein, no permit of any kind shall be issued by the City unless the proposed Addition complies with all applicable provisions of this District. Additions shall also comply with any regulatory subjects not addressed by the District but which are addressed by the existing Zoning Code. Procedures for review and grant of any permit pertaining to Additions shall be prescribed by the Zoning Administrator, as established by internal procedures.
- D. **Occupancy Permits:** This District applies to applications for occupancy permits insofar as the parcel to which the occupancy permit relates is subject to the District. Thus, any occupancy permit regarding a parcel not subject to the District shall be reviewed under the generally applicable Zoning Code. Any occupancy permit regarding a parcel subject to the District shall be reviewed under the regulations and provisions stated herein.
- E. **Comprehensive Sign Code Regulations:** The Comprehensive Sign Control Regulations shall apply according to the conversion table for signage set forth in Section 4.7 of this text.
- F. **Parking Facilities:** The creation of a Parking Facility or an Addition to a Parking Facility is not permitted, except as specifically allowed in the District.
- (setbacks, building typology, materials, etc.). With the exceptions noted herein, the standards set forth in this text apply to all property in the District. The development standards applicable to a property shall be those for the respective zone and street frontage as reflected in the Regulating Plan.
- B. The District includes the following regulatory subjects:
- 2.0: The Regulating Plan
 - 3.0: Building Envelope Standards
 - 4.0: Site Development Standards
 - 5.0: Use Tables
- C. The District will only serve as an overlay code on the subject matters specified in the District and regulatory subjects not included in the District will continue to be regulated by the existing Zoning Code.

1.2.07 CONSOLIDATION OF LOTS WITH DIFFERENT BUILDING ENVELOPE STANDARDS

In the event a property owner desires to consolidate one or more adjacent parcels, and such parcels have different Building Envelope Standards, the parcels shall be rezoned such that all parcels shall be subject to the same Building Envelope Standard. In rezoning the parcels, the City shall take into account Building Envelope Standards applicable to other parcels in the vicinity and the purposes of this ordinance. The procedures for rezoning shall be as prescribed by the City, as established by internal procedures and applicable state statute.

1.2.08 INTERFACE WITH OTHER REGULATORY REQUIREMENTS

This District is an overlay of the Zoning Code of the City. As is the case with other provisions of the Zoning Code, all other provisions of the Zoning Code continue to apply within the District, except as provided in this text. In any instance where there is no conflict between a requirement of this District and a requirement or other provision of the Zoning Code because a regulatory subject is addressed elsewhere in the Zoning Code but not in this District, such as, by way of example but without limitation, the Comprehensive Sign Control

1.2.06 REGULATING STANDARDS

- A. Generally, the District shall define both the character and allowed uses for the subject site and the development and design standards

Regulations the Zoning Code is intended to and shall apply. In the event of any conflict between the regulatory subject requirements of this District and the Zoning Code, this District shall control over the conflicting provisions to the extent applicable.

1.2.09 VARIANCES

- A. **Administrative Variance:** The Zoning Administrator has power to grant or deny minor variances as provided for in Section 26.88.020(1) of the Zoning Code, and in the District may also grant or deny minor variances of not more than ten percent (10%) of any length, depth or height requirement set forth in this ordinance, provided, however, the Zoning Administrator shall not have authority to grant or deny an increase in the height of any accessory structure in the District.
- B. **Other Variance:** There shall be a variance procedure for circumstances which are not addressed by Section 26.88.020.I of the Zoning Code or the authority of the Zoning Administrator stated in Section 1.2.09 herein. Appeals regarding this District shall be heard by the Board of Adjustment according to established procedures and shall be determined in accordance with the Zoning Code and the laws of this State.

1.2.10 EXEMPTIONS FROM OR EXCEPTIONS TO THIS DISTRICT

- A. **The existing Zoning Code is to maintain its force and effect as to parcels not subject to this District:** See Section 1.2.05 for an explanation of applicability of the District.
- B. **Force Majeure:** Notwithstanding Section 26.16.070, this District shall not be in force and effect as to any parcel to the extent that an improvement thereon existing as of the effective date of this Ordinance is destroyed by causes beyond the owner's reasonable control, including but not limited to acts of God, war, riot, environmental events, embargoes, acts of military authorities, fire, floods, windstorms or accidents. Improvements destroyed by the foregoing shall be replaced within four (4) years and shall be of equivalent size and intensity of use as the destroyed structure.

- C. **Certain Chapter 353 Urban Redevelopment Corporations:** This District shall not operate to limit or restrict the authority, rights, and privileges of any redevelopment corporation or any successor entities thereto, as may exist as of the effective date of this Ordinance or in the future.
- D. **Applicability to Community Unit Plan:** No provision of this District shall be interpreted in any way to repeal, amend, limit, or restrict the provisions of any adopted Community Unit Plan in the area, as amended or as may be amended in the future.
- E. **Applicability to Certain Residential Structures; Restricted to Residential Use:** Any residential structure consisting of four (4) or more residential units built on or before the effective date of this District shall be restricted to residential use. Upon application and after a public hearing, a conditional use permit may be issued to allow a commercial use of a unit in such residential structures, provided the use is in conformity with the general purpose and intent of the District and in keeping with the existing uses in said structure.

2.0 THE REGULATING PLAN

2.1 PURPOSE OF THE REGULATING PLAN

The purpose of the Regulating Plan is to establish zones of a particular desired scale and bulk within the Form-Based District in order to effectively regulate the form of improvements, and enhance the vibrancy and atmosphere of the neighborhood with a cohesive urban form and character. The particular purpose of the Regulating Plan is to assist property owners and land developers in understanding which zone of Building Envelope Standards apply to a specific parcel of property.

2.2 REGULATING PLAN ELEMENTS

The Grand Station TOD District Regulating Plan, as conceptually illustrated in Section 6.0 designates the following elements:

- A. **Public Parking:** Recommended locations for publicly-accessible and potentially publicly-funded/subsidized parking garages or lots (see 4.3 for design requirements.)
- B. **Streets:** Recommended locations for new streets and design configurations for existing streets.
- C. **Grand Avenue Bridge Frontage:** A frontage built to provide a sidewalk story pedestrian entry from the back edge of the curb along the Grand Avenue Bridge, see Section 3.3.
- D. **Pedestrian/Bicycle Connections:** Designated locations require a minimum 12-foot-wide pedestrian access way and 20 foot right-of-way right be reserved between buildings.
- E. **Public Spaces:** The Regulating Plan indicates where Public Space currently exists and should be enhanced or expanded; or, where new Public Spaces are generally recommended. These spaces are conceptual in nature and suggestive of the general scale and location of Public Space, but do not preclude other locations for such space. However, where a Public Space is designated on a particular block, such space shall be included in development plans for that block. See 4.1 for detailed applicability and amenity requirements.
- F. **Designation of Primary Streets:** Primary Streets are a category of street frontage (for the purposes of this District) for which all building shall be designed to address, and all main entrances shall have direct frontage. Primary Streets include the following streets within the District:
 - Grand Avenue (See 3.3 for Grand Avenue Bridge)
 - Gratiot Street
 - South Compton Street
 - South Theresa Avenue
 - South Spring Street
 - Chouteau Avenue

3.0 BUILDING ENVELOPE STANDARDS

3.1 BUILDING ENVELOPE STANDARDS

- A. **Purpose and Intent:** The purpose of the Building Envelope Standards is to define the height and bulk of improvements within the Form-Based District in order to effectively regulate and maintain a cohesive and predictable urban form. The particular purpose of the Building Envelope Standards is to assist property owners and land developers in understanding the basic form requirements which apply to a specific parcel of property, including the following: building placement, building height, building types, encroachments, use requirements, and parking requirements.
- B. **Building Envelope Types:** There are 4 zones of Building Envelope Standards established within this Ordinance which establish various desired characteristics, they are as follows:
- Transit Platform Area (See 3.2)
 - Boulevard Type 2 (See 3.3)
 - Neighborhood Center Type 3 (See 3.4)
 - Campus (See 3.5)
- C. **Application of Standards:** After determining which Building Envelope Standards apply to the parcel(s) of property, the following sequence of steps should be performed in order to use the Building Envelope Standards correctly:
1. **Proceed to the Applicable Building Envelope Standards:** Turn to the correct page of this document with the applicable Building Envelope Standards.
 2. **Read and Understand the Intent of the Building Envelope Standards:** On the first page of the Building Envelope Standard, there is an intent statement. This statement is not regulatory, but is recommended that the intent is read and understood.

3. **Ensure Compliance to Each Requirement of the Building Envelope Standards:** On the remaining pages of the Building Envelope Standard, there are a series of requirements with which the property must comply. Read and ensure compliance with each requirement.

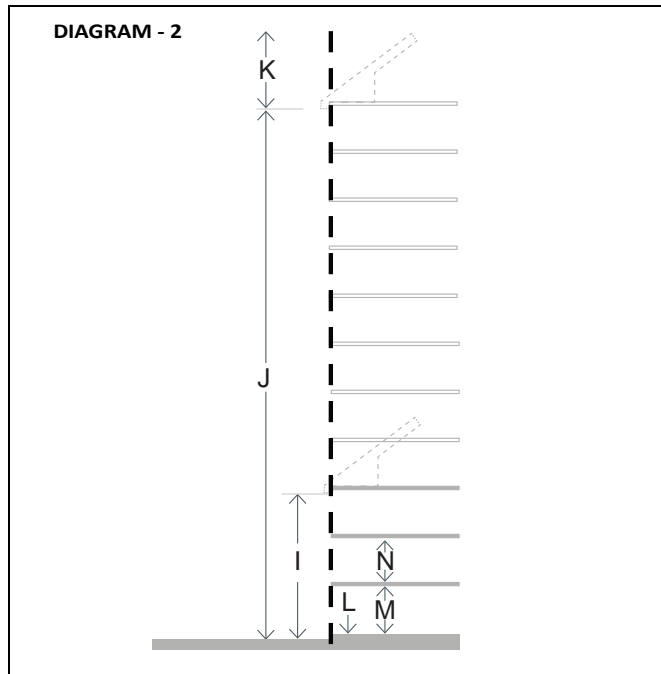
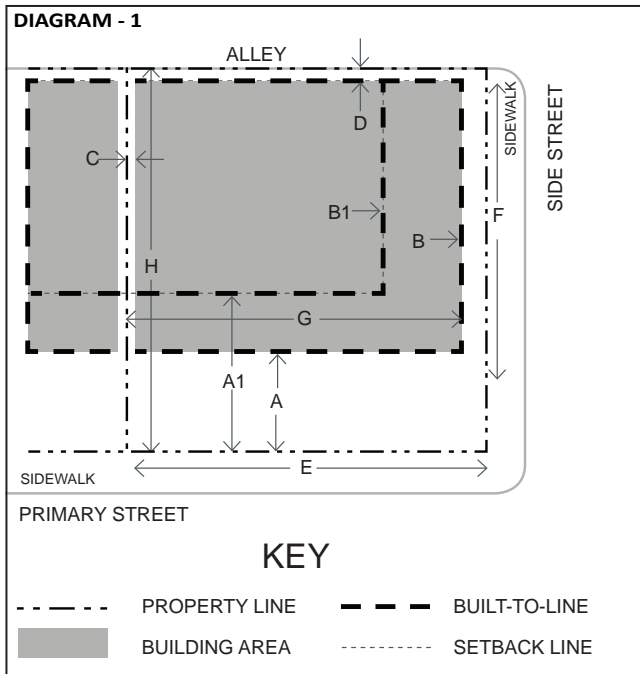
3.2 TRANSIT PLATFORM (TP)

- A. **Intent Statement:** The intent of the Transit Platform Area Building Envelope Standard is to regulate the physical form of the properties within approximately 400 feet of the transit station platform which require additional regulations to accommodate active Sidewalk Story buildings that support the transit station. The physical form of these mixed-use areas follow the existing pattern of the area with a variety of building types that frame a vibrant pedestrian realm. This intent statement and the images shown below are advisory only.



EXAMPLES OF CHARACTER





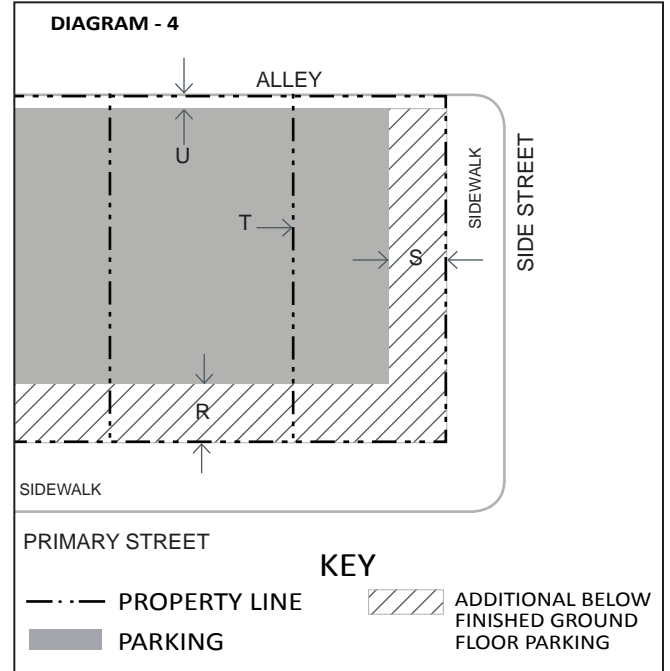
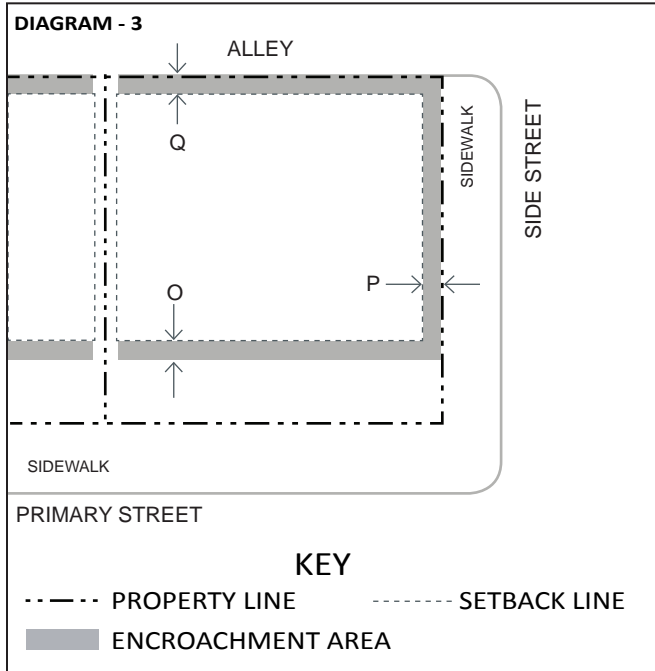
B. BUILDING PLACEMENT

Build-To Line	
[A] Primary Street	[A] Stories 0-12 0 ft Min 50 ft Max [A1] Stories 13+ 30 ft Min 80 ft Max
[B] Side Street	[B] Stories 0-12 0 ft Min 50 ft Max [B1] Stories 13+ 30 ft Min 80 ft Max
Setback	
[C] Side	5 ft Min 10 ft Max
[D] Alley	5 ft Min 10 ft Max
Building Form	
[E] Frontage Build-out on Primary Street ¹	At Least 85% of Build-to-Line
[F] Frontage Build-out on Side Street	At Least 85% of Build-to-Line
[G] Lot Width	Per Existing
[H] Lot Depth	Per Existing

See 3.6 for Frontage Build-out details

C. BUILDING HEIGHT

[I] Building Height Minimum	3 Stories and 40 ft
[J] Building Height Maximum	Unlimited Height
[K] Max from Bottom of Eave to Top of Parapet or Roof	15 ft Max
[L] Finished Ground Floor Level	2 ft Min 3 ft Max from Back of Sidewalk Or Adjacent Lot Level For Residential; All Other Uses are 6 ft Max
[M] First Floor Ceiling Heights	12 ft Min 25 ft Max (F to C)
[N] Upper Floor Ceiling Heights	8 ft Min 15 ft Max (F to C) Mezzanines and Podiums Greater Than 1/3 of the Floor Plate Area Shall Be Counted as a Full Story



D. ENCROACHMENTS

Location	
[O] Primary Street	10 ft Max
[P] Side Street	10 ft Max
[Q] Alley	5 ft Max

See 2.2.G for designation of Primary Streets

E. USE REQUIREMENTS

Sidewalk Story	Primary Retail
Upper Stories	Office Residential Secondary Retail

See 5.0 Use Tables for further details.

F. PARKING REQUIREMENTS

Location	
[R] Primary Street Setback	80 ft Min
[S] Side Street Setback	30 ft Min
[T] Side Setback	30 ft Min If Surface Lot Per Main Building If Structured Parking
[U] Alley Setback	5 ft Min
Required Spaces	
Office Uses	
< 7,500 sq ft	No Off-Street Parking Requirement
> 7,500 sq ft	No Off-Street Parking Requirement
Primary Retail Uses	
< 3,000 sq ft	No Off-Street Parking Requirement
> 3,000 sq ft	No Off-Street Parking Requirement
Residential Uses	
	One (1) Space Per Dwelling Unit
Secondary Retail Uses	
< 7,500 sq ft	No Off-Street Parking Requirement
> 7,500 sq ft	No Off-Street Parking Requirement

H. REFERENCE NOTES

1. Building Frontage
 - A. Private Frontages shall be either the Shopfront & Awning or Gallery Frontage Type (see Section 3.6).
 - B. Properties adjacent to the Grand Avenue Bridge shall provide a pedestrian entry at-grade with the bridge. See 3.6.1.G.

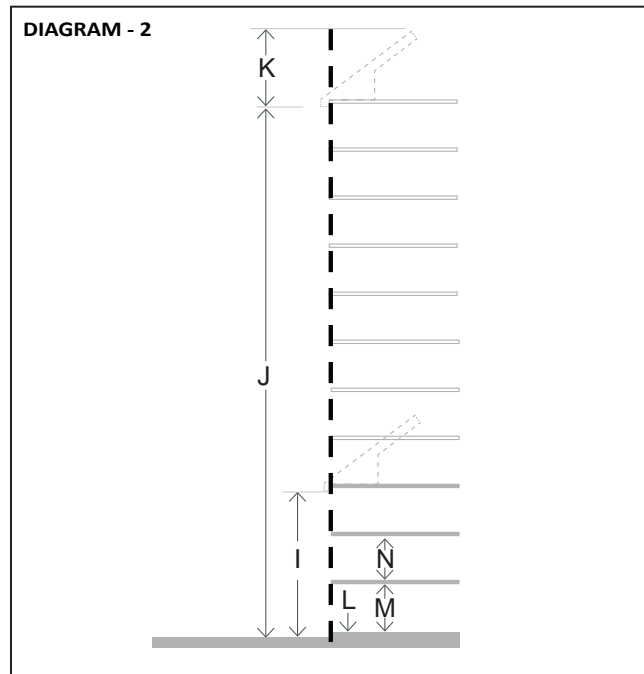
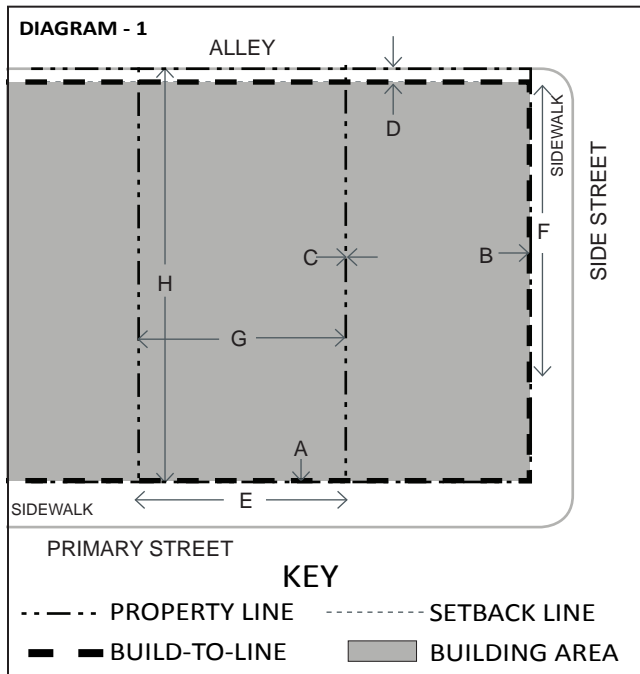
3.3 BOULEVARD TYPE (B2)

- A. **Intent Statement:** The intent of this Building Envelope Standard is to regulate the physical form of Boulevard Type 2 areas which are near important city-wide boulevards with adjacent mixed use high density areas in order to establish, preserve or enhance the existing vibrant, pedestrian oriented character of these areas while allowing flexibility in use. The physical form of these mixed-use areas follow the existing pattern of the area wherein there is a great variety of building types with zero lot lines and a variety of frontage types. This intent statement and the images shown below are advisory only.



EXAMPLES OF CHARACTER





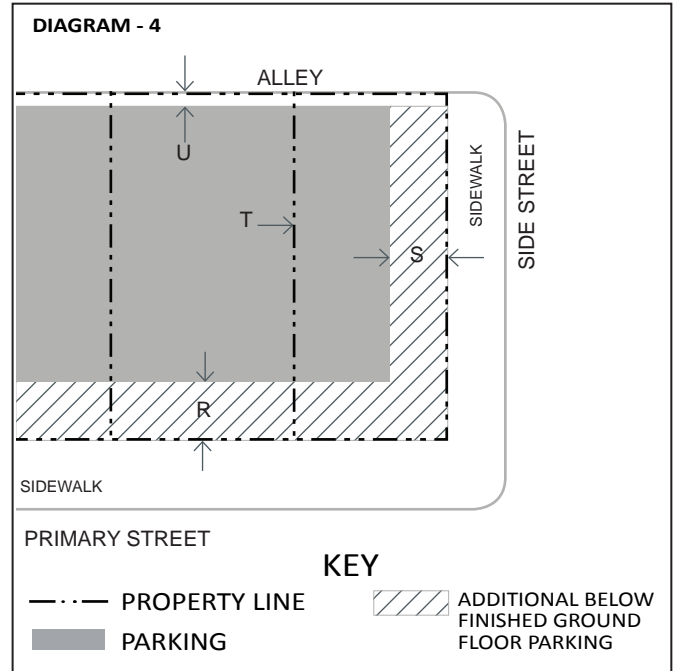
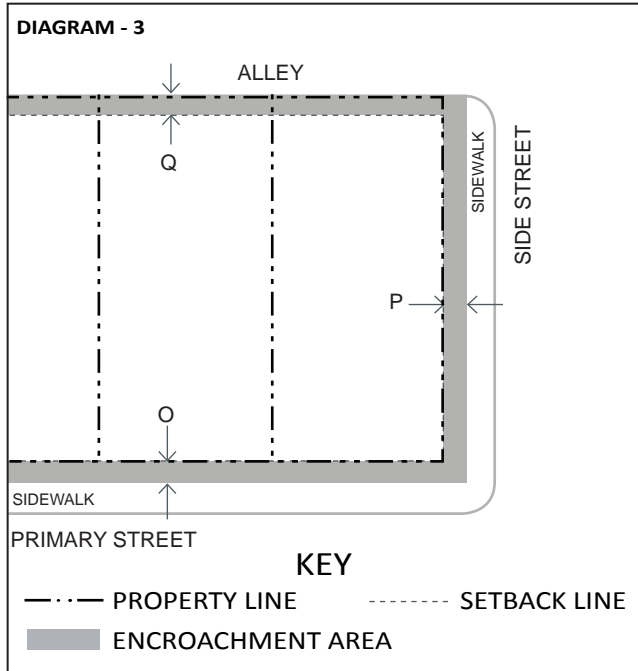
B. BUILDING PLACEMENT

Build-To Line	
[A] Primary Street	0 ft
[B] Side Street	0 ft
Setback	
[C] Side	0 ft Min 10 ft Max
[D] Alley	5 ft Min 10 ft Max
Building Form	
[E] Frontage Build-out on Primary Street ¹	At Least 85% of Build-to-Line
[F] Frontage Build-out on Side Street	At Least 85% of Build-to-Line
[G] Lot Width	Per Existing
[H] Lot Depth	Per Existing

See 3.6 for Frontage Build-out details

C. BUILDING HEIGHT

[I] Building Height Minimum	3 Stories and 40 ft
[J] Building Height Maximum	12 Stories and 130 ft
[K] Max from Bottom of Eave to Top of Parapet or Roof	15 ft Max
[L] Finished Ground Floor Level	6 ft Max Above Back of Sidewalk Or Adjacent Lot Level
[M] First Floor Ceiling Heights	12 ft Min 25 ft Max (F to C)
[N] Upper Floor Ceiling Heights	8 ft Min 15 ft Max (F to C)
[N1] Mezzanines and Podiums	Mezzanines and Podiums Greater Than 1/3 of the Floor Plate Area Shall Be Counted as a Full Story



D. ENCROACHMENTS

Location	
[O] Primary Street	10 ft Max
[P] Side Street	10 ft Max
[Q] Alley	5 ft Max

See 2.2.G for designation of Primary Streets

E. USE REQUIREMENTS

Ground Floor	Office Primary Retail Residential Secondary Retail Special
Upper Floor	Office Residential Special

See 5.0 Use Tables for further details.

F. PARKING REQUIREMENTS

Location	
[R] Primary Street Setback	30 ft Min
[S] Side Street Setback	30 ft Min
[T] Side Setback	0 ft
[U] Alley Setback	10 ft Min
Required Spaces	
Office Uses	
< 7,500 sq ft	No Off-Street Parking Requirement
> 7,500 sq ft	One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT
Primary Retail Uses	
< 3,000 sq ft	No Off-Street Parking Requirement
> 3,000 sq ft	One (1) Space Per 700 SQ FT in Excess of the 3,000 SQ FT
Residential Uses	
	One (1) Space Per Dwelling Unit
Secondary Retail Uses	
< 7,500 sq ft	No Off-Street Parking Requirement
> 7,500 sq ft	One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT

H. REFERENCE NOTES

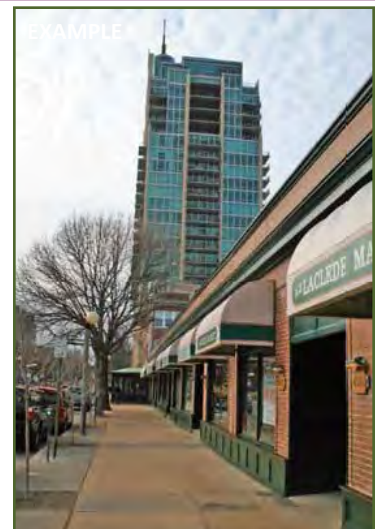
1. Building Frontage
 - A. Properties adjacent to the Grand Avenue Bridge shall provide a pedestrian entry at-grade with the bridge. See 3.6.1.G.

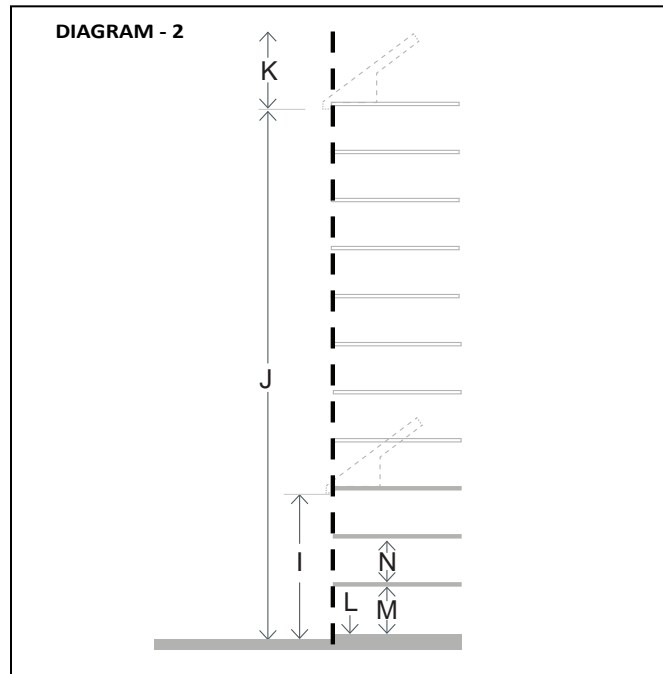
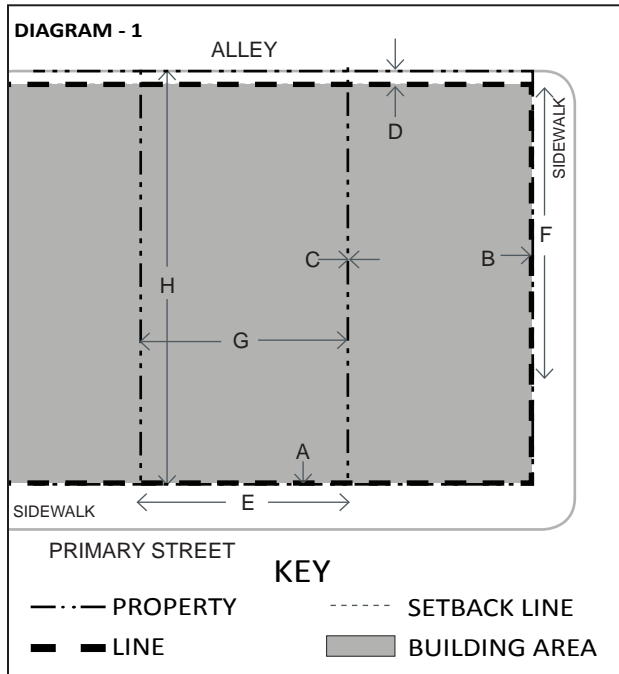
3.4 NEIGHBORHOOD CENTER TYPE 3 (NC3)

- A. **Intent Statement:** The intent of this Building Envelope Standard is to regulate the Neighborhood Center Type 3 areas which are typically neighborhood retail centers in order to establish, preserve or enhance the vibrant, pedestrian oriented character of these walkable neighborhood main streets. The physical form of the buildings are regulated while allowing flexibility in use. The area is designed to provide convenient shopping and servicing establishments for persons residing in the neighborhood, so long as such uses are compatible with adjacent residential uses. This intent statement and the images shown below are advisory only..



EXAMPLES OF CHARACTER



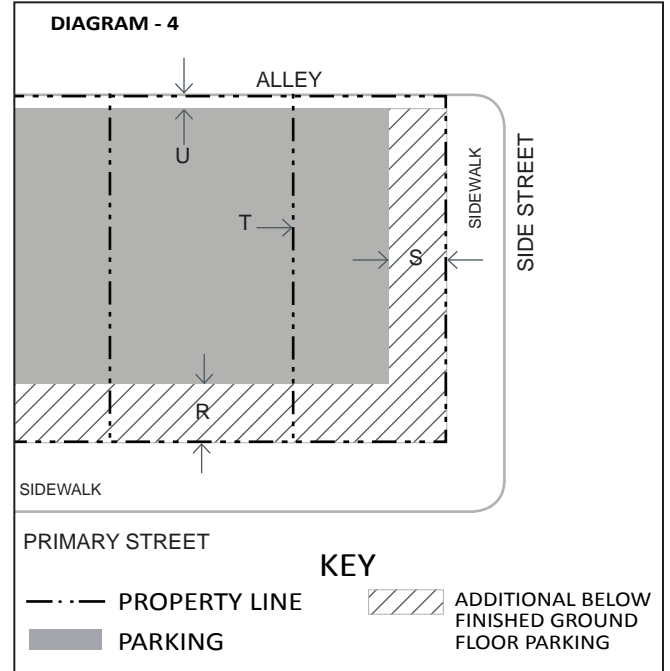
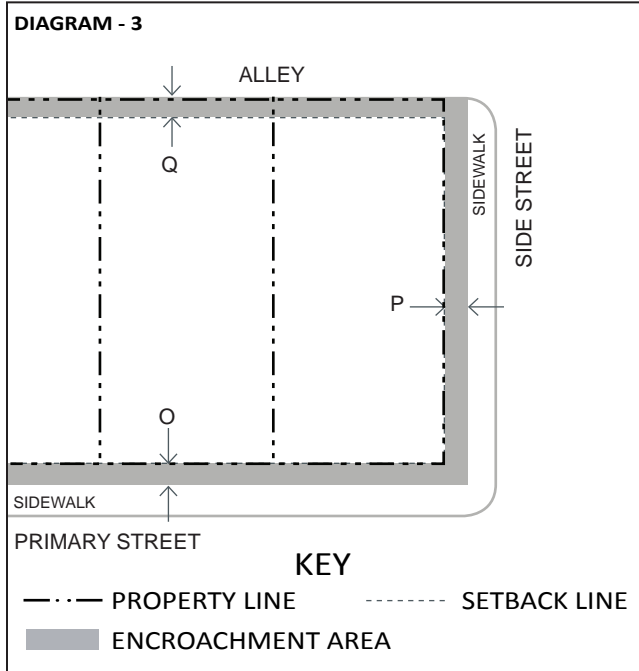


B. BUILDING PLACEMENT

Build-To Line	
[A] Primary Street	30 ft Min 50 ft Max
[B] Side Street	10 ft
Setback	
[C] Side	5 ft Min 10 ft Max
[D] Alley	5 ft Min 10 ft Max
Building Form	
[E] Frontage Build-out on Primary Street ¹	At Least 85% of Build-to-Line
[F] Frontage Build-out on Side Street	At Least 25% of Build-to-Line
[G] Lot Width	Per Existing
[H] Lot Depth	Per Existing
<i>See 3.6 for Frontage Build-out details</i>	

C. BUILDING HEIGHT

[I] Building Height Minimum	2 Stories and 25 ft
[J] Building Height Maximum	5 Stories and 65 ft
[K] Max from Bottom of Eave to Top of Parapet or Roof	15 ft Max
[L] Finished Ground Floor Level	2 ft Min 3 ft Max from Back of Sidewalk Or Adjacent Lot Level For Residential; All Other Uses are 6 ft Max
[M] First Floor Ceiling Heights	12 ft Min 25 ft Max (F to C)
[N] Upper Floor Ceiling Heights	8 ft Min 15 ft Max (F to C)



D. ENCROACHMENTS

Location	
[O] Primary Street	12 ft Max
[P] Side Street	10 ft Max
[Q] Alley	5 ft Max

See 2.2.G for designation of Primary Streets

E. USE REQUIREMENTS

Ground Floor	Office Residential Secondary Retail
Upper Floor	Office Residential

See 5.0 Use Tables for further details.

F. PARKING REQUIREMENTS

Location	
[R] Primary Street Setback	60 ft Min
[S] Side Street Setback	30 ft Min
[T] Side Setback	0 ft Min, If Surface Lot Per Main Building If Structured Parking
[U] Alley Setback	5 ft Min
Required Spaces	
Office Uses	
< 7,500 sq ft	No Off-Street Parking Requirement
> 7,500 sq ft	One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT
Primary Retail Uses	
< 3,000 sq ft	No Off-Street Parking Requirement
> 3,000 sq ft	One (1) Space Per 700 SQ FT in Excess of the 3,000 SQ FT
Residential Uses	
	One (1) Space Per Dwelling Unit
Secondary Retail Uses	
< 7,500 sq ft	No Off-Street Parking Requirement
> 7,500 sq ft	One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT

H. REFERENCE NOTES

1. Building Frontage
 - A. Properties adjacent to the Grand Avenue Bridge shall provide a pedestrian entry at-grade with the bridge. See 3.6.1.G.

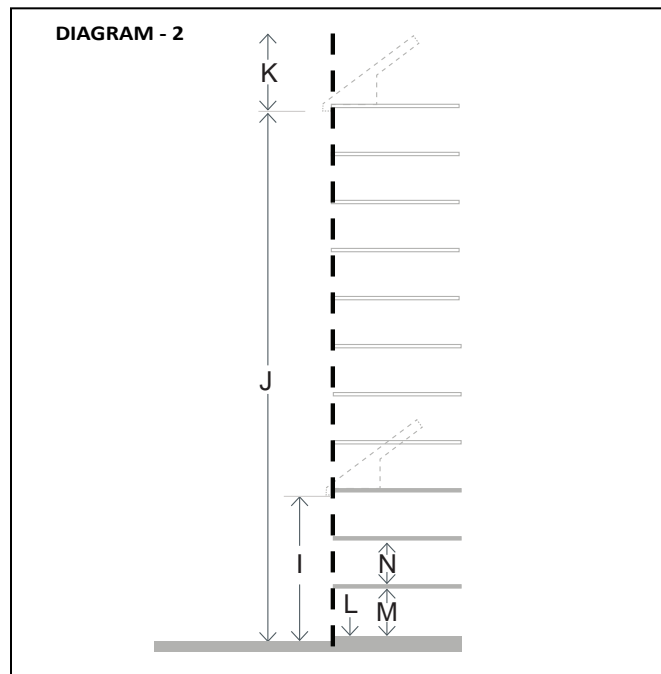
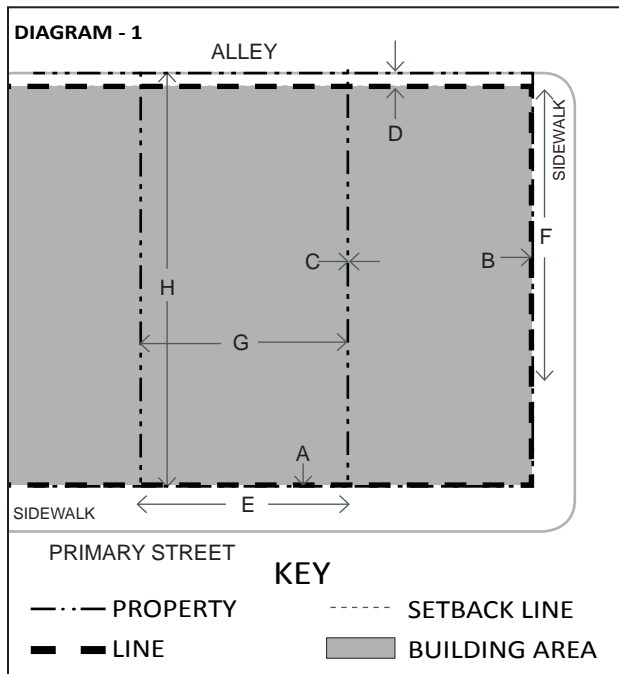
3.5 CAMPUS (CA)

- A. **Intent Statement:** The intent of this Building Envelope Standard is to regulate the physical form of Campus areas which are near important city-arterial thoroughfares adjacent mixed use-high density areas in order to establish, preserve or enhance the existing vibrant, pedestrian oriented character of these areas while allowing flexibility in use. The physical form of these mixed-use areas follow the existing pattern of the area wherein there is a great variety of building types set back from the sidewalk with a common yard. This intent statement and the images shown below are advisory only.



EXAMPLES OF CHARACTER



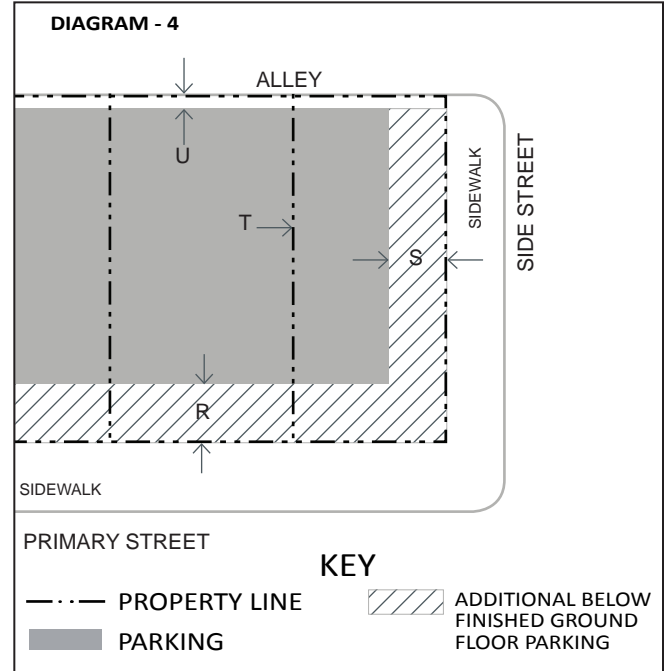
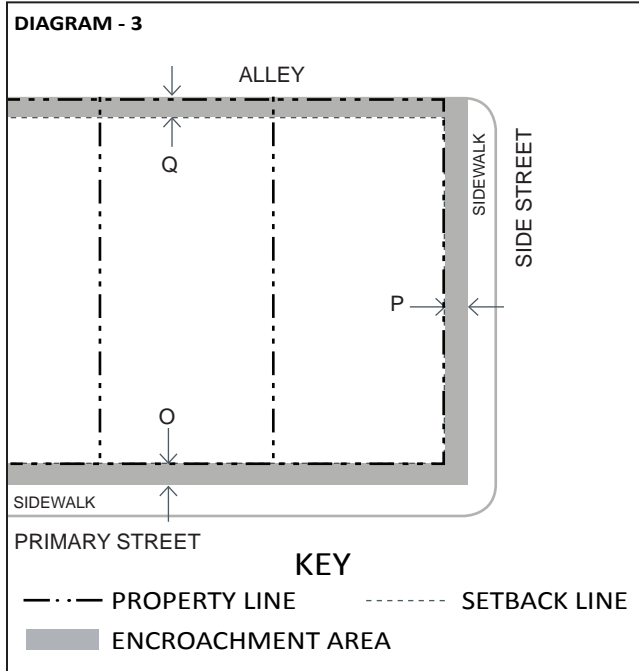


B. BUILDING PLACEMENT

Build-To Line	
[A] Primary Street	30 ft Min 50 ft Max
[B] Side Street	10 ft
Setback	
[C] Side	5 ft Min 10 ft Max
[D] Alley	5 ft Min 10 ft Max
Building Form	
[E] Frontage Build-out on Primary Street ¹	At Least 85% of Build-to-Line
[F] Frontage Build-out on Side Street	At Least 25% of Build-to-Line
[G] Lot Width	Per Existing
[H] Lot Depth	Per Existing
<i>See 3.6 for Frontage Build-out details</i>	

C. BUILDING HEIGHT

[I] Building Height Minimum	3 Stories and 40 ft'
[J] Building Height Maximum	12 Stories and 130 ft
[K] Max from Bottom of Eave to Top of Parapet or Roof	15 ft Max
[L] Finished Ground Floor Level	2 ft Min 3 ft Max from Back of Sidewalk Or Adjacent Lot Level For Residential
[M] First Floor Ceiling Heights	12 ft Min 25 ft Max (F to C)
[N] Upper Floor Ceiling Heights	XX' Min XX' Max (F to C)
	Mezzanines and Podiums Greater Than 1/3 of the Floor Plate Area Shall Be Counted as a Full Story



D. ENCROACHMENTS

Location	
[O] Primary Street	12 ft Max
[P] Side Street	10 ft Max
[Q] Alley	5 ft Max

See 2.2.G for designation of Primary Streets

E. USE REQUIREMENTS

Ground Floor	Civic Institutional Office Residential Secondary Retail
Upper Floor	Civic Institutional Office Residential

See 5.0 Use Tables for further details.

F. PARKING REQUIREMENTS

Location	
[R] Primary Street Setback	60 ft Min
[S] Side Street Setback	30 ft Min
[T] Side Setback	0 ft Min If Surface Lot Per Main Building If Structured Parking
[U] Alley Setback	5 ft Min
Required Spaces	
Office Uses	
< 7,500 sq ft	No Off-Street Parking Requirement
> 7,500 sq ft	One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT
Primary Retail Uses	
< 3,000 sq ft	No Off-Street Parking Requirement
> 3,000 sq ft	One (1) Space Per 700 SQ FT in Excess of the 3,000 SQ FT
Residential Uses	
	One (1) Space Per Dwelling Unit
Secondary Retail Uses	
< 7,500 sq ft	No Off-Street Parking Requirement
> 7,500 sq ft	One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT

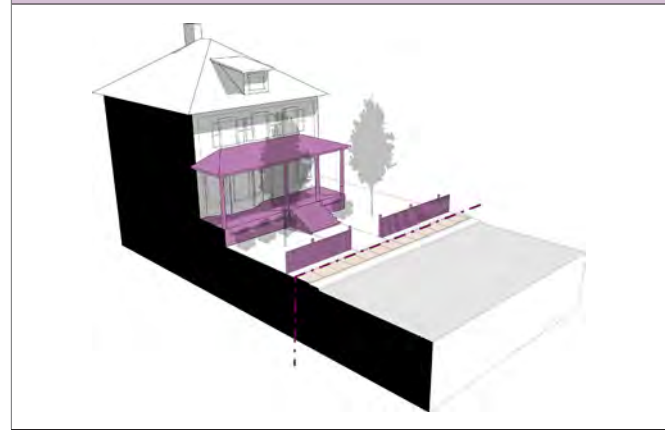
H. REFERENCE NOTES

1. Building Frontage
 - A. Properties adjacent to the Grand Avenue Bridge shall provide a pedestrian entry at-grade with the bridge. See 3.6.1.G.

3.6: FRONTAGE TYPES AND RESTRICTIONS

3.6.1 Frontage Types Table: The table below provides descriptions and diagrams of the permitted Frontage Types in accordance with Article 2. Encroachments are permitted in accordance with subsection D (Encroachments) of each Building Envelope Type (Sections 3.2-3.5).

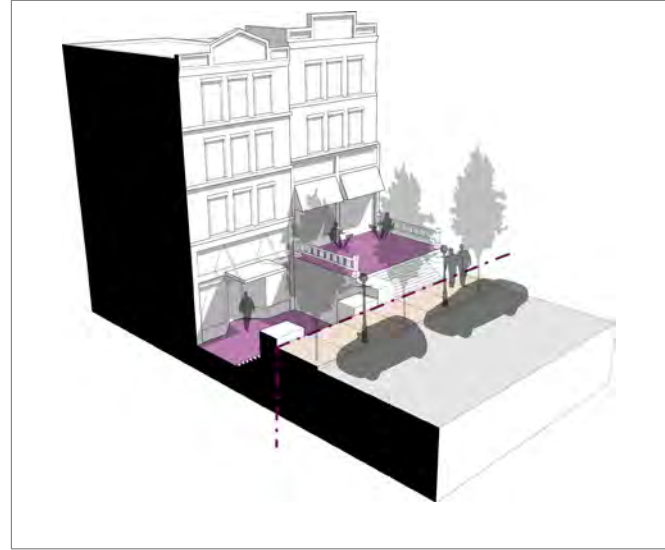
[A] Porch and Fence
 A frontage where the façade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains the demarcation of the yard.
 Permitted with Building Envelope Types: B2, CA



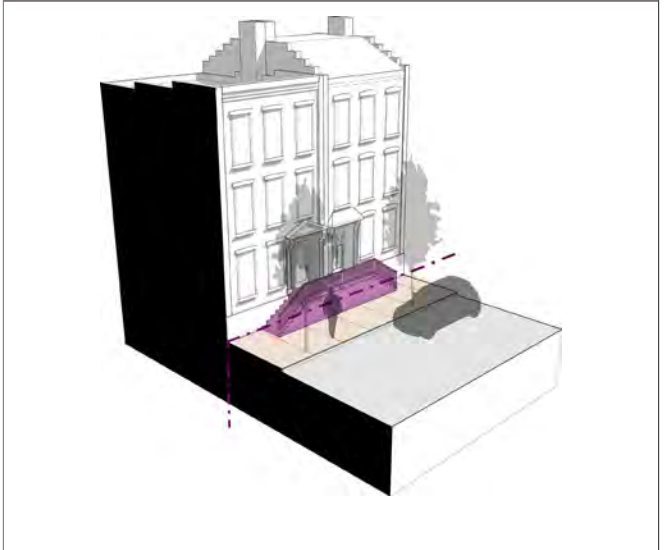
[C] Forecourt
 A frontage where a portion of the façade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.
 Permitted with Building Envelope Types: B2, CA, TP, NC3



[B] Terrace or Light Court
 A frontage where the façade is set back from the frontage line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes.
 Permitted with Building Envelope Types: B2, CA, TP, NC3



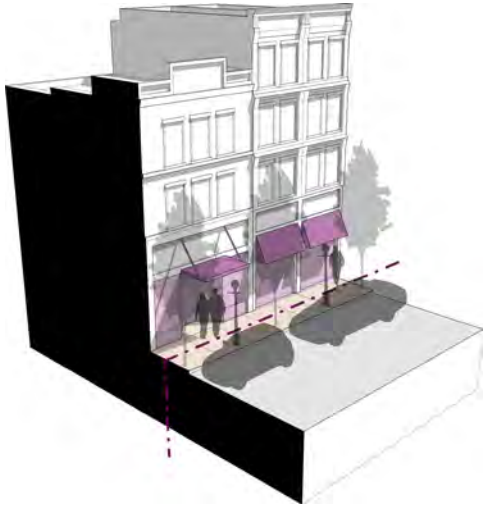
[D] Stoop
 A frontage where the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.
 Permitted with Building Envelope Types: B2, CA, TP, NC3



[E] Shopfront & Awning

A frontage where the façade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk.

Permitted with Building Envelope Types: B2, CA, TP, NC3
Shopfront & Awning or Gallery Frontage Required in Transit Platform Area (See 3.6.2)



[G] Grand Avenue Bridge Frontage

A frontage built to provide a sidewalk story pedestrian entry from the back edge of the curb along the Grand Avenue Bridge.

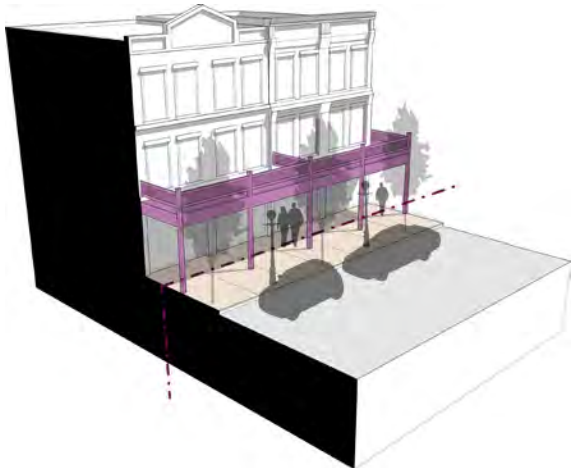
Required in Grand Avenue Bridge Frontage (See 3.6.3)



[F] Gallery

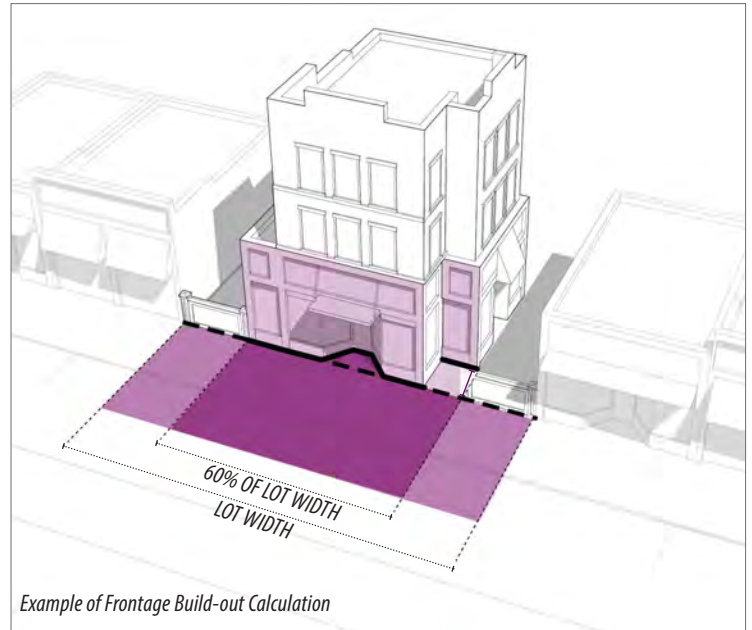
A frontage where the façade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery may encroach into the right-of-way.

Permitted with Building Envelope Types: B2, CA, TP, NC3
Shopfront & Awning or Gallery Frontage Required in Transit Platform Area (See 3.6.2)



3.6.2 Required Frontage Build-out:

- A. The Sidewalk Story façade shall extend along a minimum percentage of the Frontage Line within the Setback range established in Sections 3.2 - 3.5.
- B. **Breezeways and Driveways:** The width of a pedestrian breezeway and/or driveway provided on the Frontage Line shall be exempt from this requirement.
- C. **Streetscreen:** In the absence of a building along the remainder of the Frontage Line, a Streetscreen (4.5.2) shall be built on the same plane with the façade.



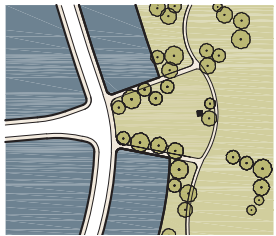
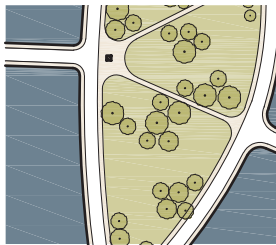
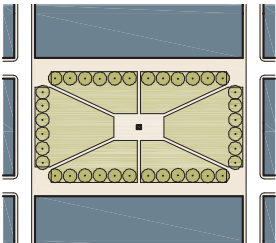
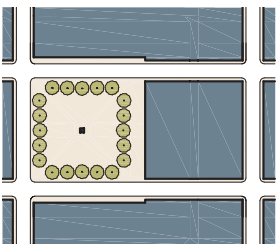
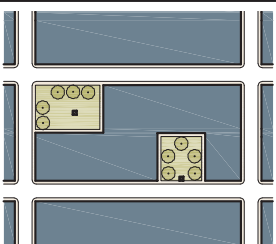
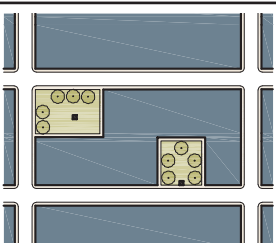
4.0 SITE DEVELOPMENT STANDARDS

4.1 PUBLIC SPACE

All development shall provide Public Space in accordance with the following provisions:

A. Minimum Standards:

Regulation Type	Required Public Space Type	Additional Requirements
Transit Platform Area	Plaza or Square	Within 500 feet of the Transit Platform
Neighborhood Center (NC3)	Plaza or Square	Required as a central element
Boulevard Type 2 (B2) Campus (C)	Any Permitted Public Space	No dwelling shall be further than 900 feet from a Public Space

B. PUBLIC SPACE TYPE	DIAGRAM	TYPICAL FACILITIES	REQUIRED AMENITIES
<p>1. Greenway: A linear public space that may follow natural corridors providing unstructured and limited amounts of structured recreation.</p>		<p>Passive and Active Recreation; Drinking Fountains; Paths and Trails</p>	<p>Paved path a minimum of 10 feet in width located within an easement or right-of-way that is a minimum of 20 feet in width</p>
<p>2. Park/Green: A public space available for passive and active recreation.</p>		<p>Passive and Active (unstructured or structured) Recreation; Accessory Structure; Drinking Fountains; Paths and Trails</p>	<p>Public Seating: Provide seating areas appropriate to the intended use of the space (e.g., park benches, steps, garden wall seats) with a minimum of 2.5 linear feet of seating shall be provided for every 500 square feet of open space (up to 4 acres), with a minimum of 10 linear feet of seating.</p> <p>Tree Planting: The public space shall be designed to have a minimum of 25% tree canopy coverage at tree maturity. All plantings shall follow the specifications established in 4.3.1</p>
<p>3. Square: A public space available for civic purposes, unstructured and limited amounts of structured recreation.</p>		<p>Passive and Active (unstructured or structured) Recreation; Accessory Structure; Drinking Fountains; Paths and Trails</p>	<p>Pervious Surface: A minimum of 25% of the public space shall be covered in a pervious surface.</p> <p>Water: A minimum of one water tap for each 5,000 square feet of each landscaped recreation space shall be provided.</p> <p>Trash Receptacle: One garbage receptacle and one recycling receptacle for every 5,000 square feet of each physically separated public space shall be provided.</p>
<p>4. Plaza: A formal public space available for civic purposes and commercial activities. Plazas are typically hardscaped.</p>		<p>Passive Recreation; Accessory Structure; Drinking Fountains; Paths and Trails</p>	
<p>5. Playground: A public space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds may be included within other public spaces.</p>		<p>Accessory Structure; Drinking Fountains; Paths and Trails</p>	<p>Surface Materials: Playing surfaces shall be covered in sand, wood chips, or other equivalent material. Paths and walkways shall be paved in concrete, crushed gravel, brick pavers, or similar material.</p> <p>Certified Equipment: Playground equipment shall be equivalent to the standards established by the Consumer Products Safety Commission and ASTM for playgrounds.</p>
<p>6. Community Garden: A public open space designed as a grouping of garden plots that are available to nearby residents for small-scale cultivation. Community Gardens may be included within other public spaces.</p>		<p>Accessory Structure; Drinking Fountains; Paths and Trails</p>	<p>Water: A minimum of one water tap for each 5,000 square feet shall be provided.</p>

Notes: The illustration and description of each public space type is illustrative in nature and not regulatory.

4.2 STREETS

4.2.1 **Street Design:** See Form-Based Code Thoroughfare Standards

4.2.2 **Primary and Side Streets:** See 2.2.G

4.3 PARKING REQUIREMENTS

4.3.1 **Number of Required Vehicle Parking Spaces and Location:** Based on Building Envelope Type as noted in Sections 3.2 - 3.5.

4.3.2 Parking Configuration

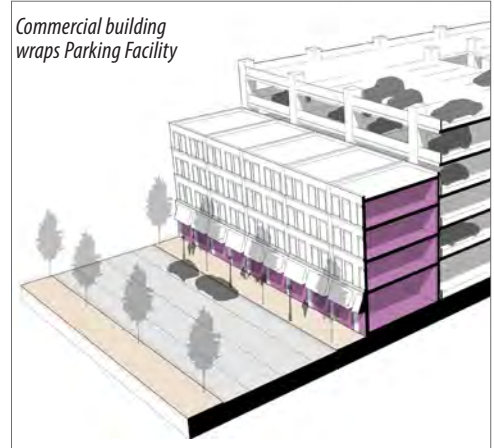
- D. **Vehicle Access:** Parking must be accessed from a rear alley or a secondary frontage unless a variance has been granted.
- E. **Screening Required:** Parking lots shall be masked from the Frontage Line by a Liner Building or Streetscreen (4.5.2)
- F. **Landscaping:** See 4.5.3
- G. **Entrance:** A pedestrian entrance to all parking lots shall be provided directly from a Frontage Line.

4.3.3 **Bicycle Parking:** Bicycle parking is required for all non-residential uses and for residential uses with more than 4 units per building.

- A. **Minimum Number of Spaces:** A minimum of one bicycle parking space for every 4 vehicle parking spaces shall be provided. Per this calculation, no more than 20 bicycle parking spaces shall be required, but more than 20 spaces are permitted at the discretion of the applicant.
- B. **Required Racks:** “Inverted U” type racks or other racks that support the bicycle at two points on the bicycle frame are required. A single inverted U rack shall count as 2 bicycle spaces.

4.3.4 Parking Structure

- A. **Pedestrian Entrances:** A pedestrian entrance to all parking structures shall be provided directly from a Frontage Line. For underground parking structures, the only pedestrian entrance may be directly from a Principal Building.
- B. **Lighting:** Lighting shall be designed so as not to create glare off-site.
- C. **Screening Required:** The sidewalk story of an above-ground parking structure shall be screened by commercial or multifamily uses along the Frontage Line in such a way that cars are not visible from the sidewalk. If screening the structure with commercial or multifamily uses is not feasible due to lot size, necessary parking deck size, or other conditions as determined by the Zoning Administrator, then the building wall or walls along the Frontage Line shall be designed so as to resemble a building in use with elements such as window indentions, brick patterns and articulated surfaces.



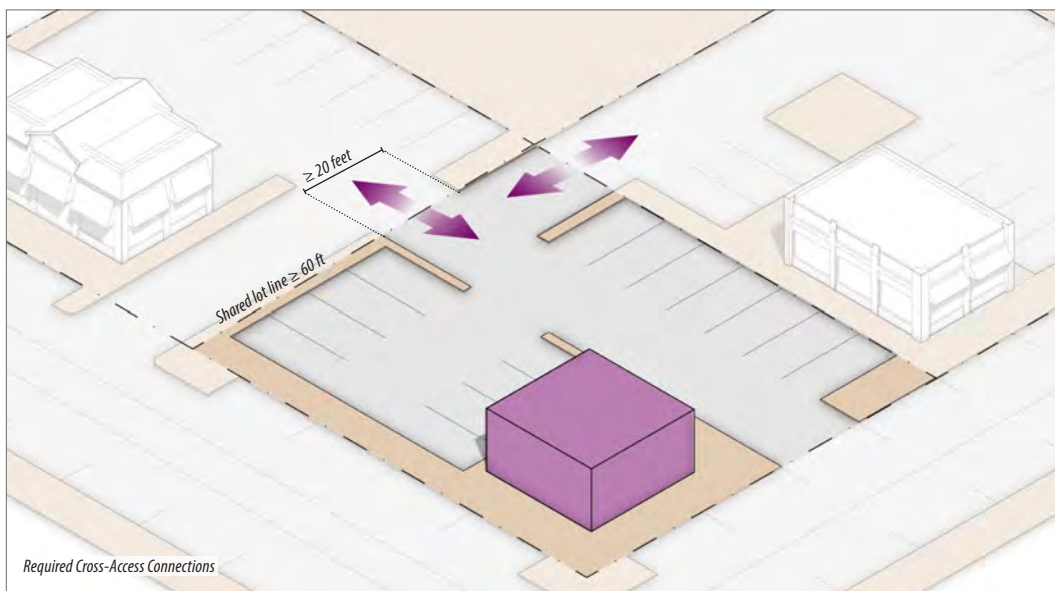
4.4: DRIVEWAYS AND CROSS-ACCESS CONNECTIONS

4.4.1 Driveways

- A. **Mid-block Lot Driveways:** A mid-block lot that has no access to a side street or alley is permitted one driveway with a maximum width of 24 feet.
- B. **Corner Lot Driveways:** Corner lots may take access from a side street or Secondary Frontage only. Preference for access shall be given to the minor street as determined by the Zoning Administrator. Driveways shall be located as far from the adjacent public street intersection as practical to achieve maximum available corner clearance, with consideration given to property limits, adjacent curb cuts, topography, and existing drainage facilities.
- C. **Driveway Widths:** Vehicular entrances to parking lots and Parking Structures shall be no wider than 24 feet at the Frontage Line.

4.4.2 Cross-Access Connections: Cross-access easements and connections to adjoining properties shall be required to connect driveways and parking lots. The following guidelines shall apply:

- A. At least 1 connection is provided at all lot lines that are coincident for at least 60 feet with another lot that has primary frontage on the same street.
- B. The connection is at least 20 feet in width.
- C. If applicable, the connection aligns with a connection that has been previously constructed on an adjacent property.
- D. The connection has a slope of no greater than 15%.
- E. In the event these conditions cannot be met without undue hardship, or if such connections would create undesirable traffic flow, the Zoning Administrator may waive the connection requirement.
- F. Where a parking lot connection is required an easement for ingress and egress to adjacent lots shall be recorded by the property owner in the form of an easement plat.



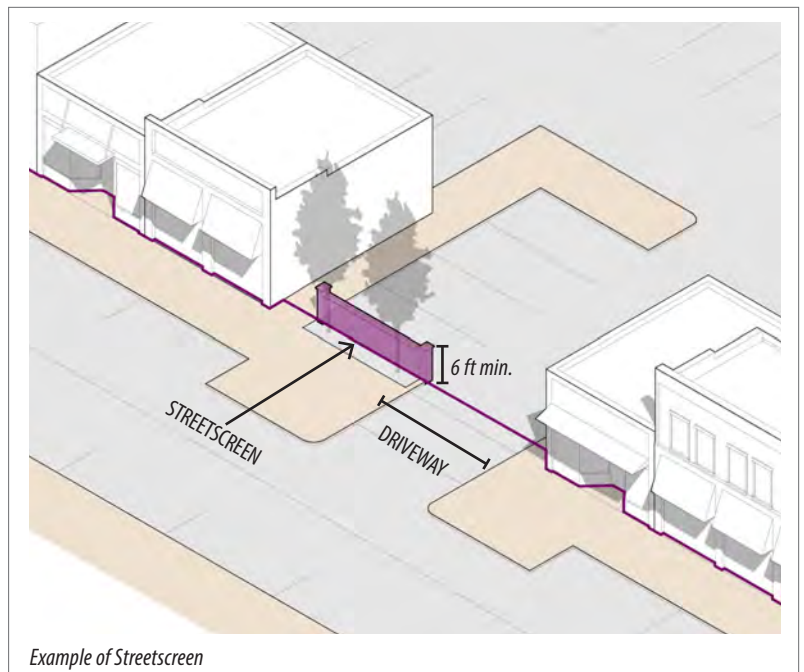
4.5 SITE LANDSCAPING

4.5.1 General Planting Standards: Trees and shrubs planted to meet the requirements of this chapter shall be in accordance with the following:

- A. **Species:** All plant species shall be either indigenous to the St. Louis area or have a proven performance value in the area over time, and shall be tolerant of urban environments. Plant species designated as Plants of Merit by the Missouri Botanical Garden shall be considered plants that meet these requirements.
- B. **Trees:**
 1. **Canopy:** Canopy Trees shall be an expected mature height of 35 feet or greater and an expected mature crown spread of 30 feet or greater. When planted, canopy trees must be a minimum of 8 feet high, and have a minimum caliper of 2 inches as measured at breast height (or approximately 4.5 feet above grade – DBH). Multi-stemmed trees shall have at least 3 stalks (minimum 1-inch DBH) and be at least 8 feet in height when planted.
 2. **Understory:** Understory Trees shall be a minimum of 6 feet high and 1-inch DBH when planted. When mature, understory trees shall be between 15 and 30 feet in height.
 3. **Evergreen:** Evergreen Trees shall have green foliage that lasts through all seasons and an expected mature height of 20 feet or greater. Evergreen trees shall be a minimum of 8 feet in height and have a 2-inch DBH when planted.

4.5.2 Streetscreens: Streetscreens serve to minimize gaps between buildings along the Frontage Line. Construction of Streetscreens shall meet the following requirements:

- A. **Minimum Height:** 6 feet above sidewalk level.
- B. **Materials:** Streetscreens shall be constructed of a material matching the adjacent building façade, and shall be at least 30% permeable. The Streetscreen may be replaced by a hedge or fence subject to approval of the Zoning Administrator.
- C. **Openings:** Streetscreens shall have openings no larger than necessary to allow pedestrian and/or vehicle access.



4.5.3 Parking Lot Landscaping:

- A. **Applicability:** The following provisions for parking lot landscaping shall apply to all parking lots containing more than 12 spaces.
- B. **Parking Lot Islands / Planting Areas**
 1. A minimum of 1 canopy tree or 2 understory trees per 12 parking spaces is required.
 2. All trees and plantings shall be in planting areas or landscape islands, protected by curbs or wheel stops, with a minimum area of 180 square feet and a minimum width of 10 feet.

3. Parking lot islands or planting areas with a minimum of 1 canopy tree or 2 understory trees shall be placed at the end of every row of parking.
 4. No parking space shall be more than 50 feet from the base of a tree.
- C. **Pedestrian Access:** Sidewalks or paths shall be provided within required landscaped areas as necessary to connect to access ways.

4.6 LIGHTING

4.4.1 **Street Lighting:** Street lighting shall be placed on all streets to allow for the safe use of streets by both pedestrians and vehicles. All street lighting shall be placed in accordance with the following minimum design standards:

- A. **Minimum Average Maintained Illuminance:** 0.8 footcandles
- B. **Location:**
 1. **Intersections:** Lighting shall be placed at all street intersections and is preferred at street curves.
 2. **Alleys:** Alleys are excluded from the spacing and lighting requirements of this Section.
- C. **Scale and Type:** Pedestrian-scaled street lighting (no taller than 20 feet) using decorative acorn, globe, or pendant style fixtures shall be required. Such lighting shall be prioritized over automobile lighting in all districts. Lighting shall be placed in a manner to limit the casting of shadows on sidewalks.
- D. **Cutoff Fixture Required:** All street lights shall utilize a cutoff fixture. Where buildings are close to the street (less than 15 feet from the right-of-way), full cutoff fixtures are required to limit glare and light spillage on upper levels.



4.4.2 **Building and Landscaping Lighting:** Lighting shall be located, aimed, and shielded so that direct illumination is focused exclusively on the building façade, plantings, or other site features and does not glare into adjoining properties or the street right-of-way.

4.4.3 **Other Lighting Requirements**

- A. **Parking Structures:** See 4.1.5

4.7 SIGNS

4.7.1 All Signage within the Sustainable Development Form-Based District area shall be subject to the City of St. Louis Revised Code Chapter 26.68 Comprehensive Sign Control Regulations.

- A. **Conversion Table for Signage:** The table below converts the Building Envelope Standards within this District to City of St. Louis Zoning Districts for application of the Comprehensive Sign Control Regulations.

BES CATEGORY	STL ZONING
TP	F
NC3	I
CA	F
B2	F

5.0 USE TABLE

The purpose of the Use Tables is to convert the language of existing City of Saint Louis land uses contained within the zoning ordinance to the simplified language of the Form-Based District.

In general with respect to the use tables, this District is intended to foster and preserve the core residential character of the neighborhood, while allowing for a mix of uses and intensities to exist along the edges of the area, within developing areas, and along key vibrant streets.

The Use Tables are constructed as a series of reference tables which each have a set of uses (as defined within the existing zoning ordinance) as rows, and the Building Envelope Standard as columns. Within the specific table, the user can identify what type of use they intend to use, and what Building Envelope Standards apply to the property; thus identifying whether the use is permitted (P), conditional (C), or prohibited (NA) on the parcel of land.

4.1 ADULT USE(S)

Adult Use(s)	TP	NC3	CA	B2
Adult Book Store(s)	NA ¹	NA ¹	NA ¹	NA ¹
Adult Motion Picture Theater(s)	NA ¹	NA ¹	NA ¹	NA ¹
Adult Peep Show(s)	NA ¹	NA ¹	NA ¹	NA ¹
Adult Video Store(s)	NA ¹	NA ¹	NA ¹	NA ¹
Massage Establishment(s)	NA ¹	NA ¹	NA ¹	NA ¹
Other Adult Use(s)	NA ¹	NA ¹	NA ¹	NA ¹

1) Prohibited Under all Building Envelope Standards

4.2 AGRICULTURAL USE(S)

Agricultural Use(s)	TP	NC3	CA	B2
Abattoir(s) or Stockyard(s)	NA	NA	NA	NA
Community Garden(s)	C	C	C	C
Farming & Truck Gardening	C	C	C	C
Greenhouse(s) - For Commercial / Sale Purposes	NA	NA	NA	NA
Livery Stable(s)	NA	NA	NA	NA
Other Agricultural Use(s)	C	C	C	C
Riding Academy(ies)	NA	NA	NA	NA
Stockyard(s), Corral or Pen	NA	NA	NA	NA

4.3 CIVIC/INSTITUTIONAL USE(S)

Civic/Institutional Use(s)	TP	NC3	CA	B2
Art Gallery(ies), Publicly Owned	C	C	P	C
Cemetery(ies)	C	C	C	C
Church(es)	P	P	P	P
Governmental Building(s)	C	C	C	C
Hospital(s)	C	C	P	C
Library(ies), Publicly Owned	C	C	P	C
Museum(s), Publicly Owned	C	C	P	C
Other Civic Institutional Use(s)	C	C	P	C
Park(s), Privately Owned with Private Commercial Activities	C	C	P	C
Park(s), Privately Owned with NO Private Commercial Activities	P	P	P	P
Park(s), Publicly Owned with Private Commercial Activities	C	C	P	C
Park(s), Publicly Owned with NO Private Commercial Activities	P	P	P	P
Penal Institution(s)	NA	NA	NA	NA
Place(s) of Assembly; Arena, Auditorium, Meeting Room, Community Center	NA	NA	P	NA
Playground(s), Privately Owned with Private Commercial Activities	C	C	P	C
Playground(s), Privately Owned with No Private Commercial Activities	C	C	P	C
Playground(s), Publicly Owned with Private Commercial Activities	C	C	P	C
Playground(s), Publicly Owned with No Private Commercial Activities	P	P	P	P
School(s)	C	C	P	C

4.4 INDUSTRIAL USE(S)

Industrial Use(s)	TP	NC3	CA	B2
Acetylene Gas Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Acid Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Ammonia Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Arsenal	NA ¹	NA ¹	NA ¹	NA ¹
Asphalt Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Asphalt Refining	NA ¹	NA ¹	NA ¹	NA ¹
Automobile Body Shop(s)	NA ¹	NA ¹	NA ¹	NA ¹
Automobile Salvage Yard(s)	NA ¹	NA ¹	NA ¹	NA ¹
Bag Cleaning	NA ¹	NA ¹	NA ¹	NA ¹
Blast Furnace	NA ¹	NA ¹	NA ¹	NA ¹
Bleaching Powder Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Boiler Work(s)	NA ¹	NA ¹	NA ¹	NA ¹
Bottling Plant(s)	NA ¹	NA ¹	NA ¹	NA ¹
Brass, Foundry(ies)	NA ¹	NA ¹	NA ¹	NA ¹
Brass, Work(s)	NA ¹	NA ¹	NA ¹	NA ¹
Brick Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Candle Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Celluloid Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Cement Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Chlorine Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Copper, Foundry(ies)	NA ¹	NA ¹	NA ¹	NA ¹
Copper, Work(s)	NA ¹	NA ¹	NA ¹	NA ¹
Curing of Green Salted Hides or Skins	NA ¹	NA ¹	NA ¹	NA ¹
Dead Animal, Dumping	NA ¹	NA ¹	NA ¹	NA ¹
Dead Animal, Incineration	NA ¹	NA ¹	NA ¹	NA ¹
Dead Animal, Reduction	NA ¹	NA ¹	NA ¹	NA ¹
Dextrine Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Distillation of Bones	NA ¹	NA ¹	NA ¹	NA ¹
Distillation of Coal	NA ¹	NA ¹	NA ¹	NA ¹
Distillation of Wood	NA ¹	NA ¹	NA ¹	NA ¹
Dye Stuff Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Dyeing Work(s) and Cleaning Work(s)	NA ¹	NA ¹	NA ¹	NA ¹
Emery Cloth Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Emery Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Explosive(s), Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Explosive(s), Storage	NA ¹	NA ¹	NA ¹	NA ¹
Exposure(s), Manufacture or Storage	NA ¹	NA ¹	NA ¹	NA ¹
Fat Rendering	NA ¹	NA ¹	NA ¹	NA ¹
Fender Repair Shop(s)	NA ¹	NA ¹	NA ¹	NA ¹
Fertilizer Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Fireworks, Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Fireworks, Storage	NA ¹	NA ¹	NA ¹	NA ¹
Flour Milling	NA ¹	NA ¹	NA ¹	NA ¹
Forge Plant	NA ¹	NA ¹	NA ¹	NA ¹
Fuel Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Garbage, Dumping	NA ¹	NA ¹	NA ¹	NA ¹
Garbage, Reduction	NA ¹	NA ¹	NA ¹	NA ¹
Gas, Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Gas, Storage	NA ¹	NA ¹	NA ¹	NA ¹
Gelatin and Size Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Glass Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Glucose Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Glue Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Grain Milling	NA ¹	NA ¹	NA ¹	NA ¹
Gutta Percha Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Gypsum Manufacture	NA ¹	NA ¹	NA ¹	NA ¹

Industrial Use(s)	TP	NC3	CA	B2
Iron, Foundry(ies)	NA ¹	NA ¹	NA ¹	NA ¹
Iron, Work(s)	NA ¹	NA ¹	NA ¹	NA ¹
Lamp Black Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Leather Coloring	NA ¹	NA ¹	NA ¹	NA ¹
Leather Dressing	NA ¹	NA ¹	NA ¹	NA ¹
Lime Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Linoleum Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Match Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Meat Packing	NA ¹	NA ¹	NA ¹	NA ¹
Metal, Refining	NA ¹	NA ¹	NA ¹	NA ¹
Metal, Smelting	NA ¹	NA ¹	NA ¹	NA ¹
Milk Bottling Plant(s)	NA ¹	NA ¹	NA ¹	NA ¹
Milk Distributing Plant(s)	NA ¹	NA ¹	NA ¹	NA ¹
Offal, Dumping	NA ¹	NA ¹	NA ¹	NA ¹
Offal, Incineration	NA ¹	NA ¹	NA ¹	NA ¹
Offal, Reduction	NA ¹	NA ¹	NA ¹	NA ¹
Oilcloth Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Oiled Goods Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Ore Reduction	NA ¹	NA ¹	NA ¹	NA ¹
Other Industrial Use(s)	NA ¹	NA ¹	NA ¹	NA ¹
Paint Materials Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Paper Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Paper Pulp Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Petroleum Products, Refining	NA ¹	NA ¹	NA ¹	NA ¹
Petroleum Products, Wholesale Storage	NA ¹	NA ¹	NA ¹	NA ¹
Petroleum Refining	NA ¹	NA ¹	NA ¹	NA ¹
Pickle Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Plaster-of-Paris Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Potash Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Potash Refining	NA ¹	NA ¹	NA ¹	NA ¹
Proxilin Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Quarry(ies)	NA ¹	NA ¹	NA ¹	NA ¹
Refining Metal(s)	NA ¹	NA ¹	NA ¹	NA ¹
Refuse	NA ¹	NA ¹	NA ¹	NA ¹
Rock Crushing	NA ¹	NA ¹	NA ¹	NA ¹
Rolling Mill(s)	NA ¹	NA ¹	NA ¹	NA ¹
Rubber Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Salt Work(s)	NA ¹	NA ¹	NA ¹	NA ¹
Sand Paper Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Sauer-Kraut Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Saw Mill(s)	NA ¹	NA ¹	NA ¹	NA ¹
Shoe Polish Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Smelting Metal(s)	NA ¹	NA ¹	NA ¹	NA ¹
Soap Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Starch Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Steel, Foundry(ies)	NA ¹	NA ¹	NA ¹	NA ¹
Steel, Work(s)	NA ¹	NA ¹	NA ¹	NA ¹
Stone Mill(s)	NA ¹	NA ¹	NA ¹	NA ¹
Storage of Green Salted Hides or Skins	NA ¹	NA ¹	NA ¹	NA ¹
Storage, of Barrels	NA ¹	NA ¹	NA ¹	NA ¹
Storage, of Bottles	NA ¹	NA ¹	NA ¹	NA ¹
Storage, of Iron	NA ¹	NA ¹	NA ¹	NA ¹
Storage, of Junk	NA ¹	NA ¹	NA ¹	NA ¹
Storage, of Rags	NA ¹	NA ¹	NA ¹	NA ¹
Storage, of Scrap Paper	NA ¹	NA ¹	NA ¹	NA ¹
Stove Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Sugar Refining	NA ¹	NA ¹	NA ¹	NA ¹
Tanning of Green Salted Hides or Skins	NA ¹	NA ¹	NA ¹	NA ¹

Industrial Use(s)	TP	NC3	CA	B2
Tar Distillation	NA ¹	NA ¹	NA ¹	NA ¹
Tar Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Tar Roofing Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Terra Cotta Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Tile Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Tobacco (chewing) Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Tobacco (chewing) Treatment	NA ¹	NA ¹	NA ¹	NA ¹
Vinegar Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Washing Soda Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Water Proofing Manufacture	NA ¹	NA ¹	NA ¹	NA ¹
Wool Pulling	NA ¹	NA ¹	NA ¹	NA ¹
Wool Scouring	NA ¹	NA ¹	NA ¹	NA ¹
Yeast Manufacture	NA ¹	NA ¹	NA ¹	NA ¹

1) Prohibited under all Building Envelope Standards.

4.5 OFFICE USE(S)

Office Use(s)	TP	NC3	CA	B2
General Office(s) - Not Exceeding 3,500 Square Feet.	P	P	P	P
General Office(s) - Exceeding 3,500 Square Feet.	P	P	P	P
Other Office Use(s) - Not Exceeding 3,500 Square Feet.	C	C	C	C
Professional Office(s) - Not Exceeding 3,500 Square Feet.	P	P	P	P
Professional Office(s) - Exceeding 3,500 Square Feet.	P	P	P	P

4.6 PARKING USE(S)

Parking Use(s)	TP	NC3	CA	B2
Automobile Parking Facility(ies) or Garage(s), Off-Street	C ¹	C ¹	C ¹	P ¹
Other Parking Use(s)	C ¹	C ¹	C ¹	C
Parking Facility(ies) - Located Between the Front Yard Line / BTL and Structure	NA	NA	NA	NA
Parking Lot(s), Commercial	C ¹	C ¹	C ¹	C
Parking Lot(s) - Open Lots Located B/T the Front Yard Line / BTL and Structure	NA	NA	NA	NA
Rear Garage(s)	NA	NA	NA	NA

1) Must meet the Parking Requirements in Section 4.3

4.7 PRIMARY RETAIL USE(S)

Primary Retail Use(s)	TP	NC3	CA	B2
Bakery Shop(s)	P ¹	P ¹	P ¹	P ¹
Bar(s)	P ¹	P ¹	P ¹	P ¹
Book Store(s)	P ¹	P ¹	P ¹	P ¹
Butcher Shop(s)	P ¹	P ¹	P ¹	P ¹
Club(s), Private	C ¹	C ¹	C ¹	C ¹
Café(s)	P ¹	P ¹	P ¹	P ¹
Coffee Shop(s)	P ¹	P ¹	P ¹	P ¹
Computer Store(s)	P ¹	P ¹	P ¹	P ¹
Deli(s)	P ¹	P ¹	P ¹	P ¹
Drug Store(s)	P ¹	P ¹	P ¹	P ¹
Dry Goods Shop(s)	P ¹	P ¹	P ¹	P ¹
Florist Shop(s)	P ¹	P ¹	P ¹	P ¹
Gift Shop(s)	P ¹	P ¹	P ¹	P ¹
Grocery Store(s) - Not Exceeding 3,500 Square Feet	P ¹	P ¹	P ¹	P ¹
Grocery Store(s) - Exceeding 3,500 Square Feet	P ¹	P ¹	P ¹	P ¹
Hardware Store(s)	P ¹	P ¹	P ¹	P ¹
Hobby Shop(s)	P ¹	P ¹	P ¹	P ¹
Lodge(s), Private	C ¹	C ¹	C ¹	C ¹
Magazine Store(s)	P ¹	P ¹	P ¹	P ¹
Other Commercial Use(s)	P ¹	P ¹	P ¹	P ¹
Other Primary Retail Use(s)	P ¹	P ¹	P ¹	P ¹
Pet Shop(s)	P ¹	P ¹	P ¹	P ¹
Record Store(s)	P ¹	P ¹	P ¹	P ¹
Restaurant(s)	P ¹	P ¹	P ¹	P ¹
Retail Store(s) ¹	P ¹	P ¹	P ¹	P ¹
Stationary Store(s)	P ¹	P ¹	P ¹	P ¹
Tavern(s)	P ¹	P ¹	P ¹	P ¹
Tea Shop(s)	P ¹	P ¹	P ¹	P ¹
Toy Shop(s)	P ¹	P ¹	P ¹	P ¹
Video Store(s)	P ¹	P ¹	P ¹	P ¹

1) Only permitted on the ground floor per use requirements of the Building Envelope Standards.

4.8 REAR, ANCILLARY BUILDING USE(S)

Rear, Ancillary Building Use(s)	TP	NC3	CA	B2
Accessory Structure with Residential Unit (Only)	NA	NA	P1	NA
Accessory Structure with Residential Unit and Private Parking Garage	NA	NA	P1	NA
Accessory Structure with Private Parking Garage (Only)	NA	NA	NA	NA
Carriage House(s)	NA	NA	P1	NA
Granny Flat(s)	NA	NA	P1	NA
Other Accessory Use(s)	NA	NA	NA	NA
Toolshed or Storage Building - Less than 120 Square Feet.	NA	NA	NA	NA
Toolshed or Storage Building - Greater than 120 Square Feet.	NA	NA	NA	NA

4.9 RESIDENTIAL USE(S)

Residential Use(s)	TP	NC3	CA	B2
Attached Single-Family Dwelling(s)	P	P	P	P
Carriage House(s)				
Courtyard Building(s)	P	P	P	NA
Detached Single-Family Dwelling(s)	NA	NA	NA	NA
Duplex(es), Triplex(es), and Fourplex(es)	P	P	P	P
Flex Building(s)	P	P	P	P
Granny Flat(s)				
High Rise Residential Building(s)	P	P	P	P
Live / Work Unit(s)	P	P	P	P
Multiple-Family Dwelling(s) - Not Exceeding four (4) families.	P	P	P	P
Multiple-Family Dwelling(s) - Exceeding four (4) families.	P	P	P	P
Rowhouse(s) or Courtyard Rowhouse(s)	P	P	P	P
Semi-Attached or Semi-Detached Two-Family Dwelling(s)	P	P	P	P
Stacked Flat(s)	P	P	P	P
Town House(s) or Townhome(s) - Not Exceeding one (1) family.	NA	NA	NA	NA
Two-Family Dwelling(s)	P	P	P	P

4.10 SECONDARY RETAIL USE(S)

Secondary Retail Use(s)	TP	NC3	CA	B2
Art Gallery(ies)	P	P	P	P
Art Studio(s)	P	P	P	P
Arcade(s)	NA	NA	NA	NA
Auto Detailing and Washing	NA	NA	NA	NA
Auto Rental Lot(s)	NA	NA	NA	NA
Auto Repair and Body Work	NA	NA	NA	NA
Auto Sales and Leasing (New and Used)	NA	NA	NA	NA
Barber Shop(s)	P	P	P	P
Beauty Shop(s)	P	P	P	P
Billiard(s)	NA	NA	NA	NA
Catering Establishment(s)	P	P	P	P
Convenience Store(s)	C	C	C	C
Check Cashing Establishment(s)	NA	NA	NA	NA
Dance Hall(s)	C	C	C	C
Dry Cleaning Pick-up Station(s)	P	P	P	P
Financial Institution(s)	P	P	P	P
Fitness Center(s)	P	P	P	P
Funeral Parlor(s)	C	C	C	C
Gym(s)	P	P	P	P
Laundry(ies)	C	C	C	C
Laundromat(s)	C	C	C	C
Loan Establishments(s), Short-Term	NA	NA	NA	NA
Motor Fuel Pumping Station(s)	C	C	C	C
Open Air Farmer's and Produce Market(s)	P	P	P	P
Other Commercial Use(s) - Exceeding 3,500 Square Feet	C	C	C	C
Other Commercial Use(s) - Exceeding 7,000 Square Feet	C	C	C	C

Secondary Retail Use(s)	TP	NC3	CA	B2
Other Secondary Retail Use(s) - Exceeding 3,500 Square Feet	C	C	C	C
Other Secondary Retail Use(s) - Exceeding 7,000 Square Feet	C	C	C	C
Pawnbroker(s)	NA	NA	NA	NA
Pawn Shop(s)	NA	NA	NA	NA
Package Liquor Store(s)	NA	NA	NA	NA
Pet Boarding Facility(ies), Kenneling and Daycare	NA	NA	NA	NA
Pet Service(s), Grooming and Veterinarian	P	P	P	P
Pool Hall(s)	NA	NA	NA	NA
Printing Shop(s)	P	P	P	P
Restaurant(s) - Which includes a Sales Window or Service Window	NA	NA	NA	NA
Retail Use(s) - Which includes a Sales Window or Service Window	NA	NA	NA	NA
Salvage Storage, Retail or Wholesale	NA	NA	NA	NA
Sheetmetal Shop(s)	C	C	C	C
Shoe Repair Shop(s)	P	P	P	P
Storage, Outdoor or Open	NA	NA	NA	NA
Tattoo Parlor(s)	NA	NA	NA	NA
Theater(s)	P	P	P	P
Tinsmith Shop(s)	NA	NA	NA	NA
Used Appliance Shop(s)	C	C	C	C
Used Furniture Shop(s)	C	C	C	C
Warehousing or Inside Storage	C	C	C	C
Wholesale Business(es)	C	C	C	C
Yoga Therapy or Yoga Studio(s)	P	P	P	P

4.11 SPECIAL USE(S)

Special Uses	TP	NC3	CA	B2
Adult Day Care(s) - 24 Hours or Otherwise	P	P	P	C1
Babysitting Center(s)	P	P	P	C1
Bed and Breakfast, Guest(s)	P	P	P	C1
Bed and Breakfast, Homestay(s)	P	P	P	C1
Bed and Breakfast, Inn(s)	P	P	P	C1
Boarding House(s)	NA	NA	NA	NA
Business / Research Use(s)	P	P	P	P
Children's Home(s)	P	P	P	C1
Convalescent Home(s)	P	P	P	C1
Day Care Center(s)	P	P	P	NA
Dormitory(ies)	P	P	P	C
Film Studio(s)	P	P	P	C
Group Home(s)	NA	NA	NA	NA
Halfway House(s)	NA	NA	NA	NA
Home Occupation(s)	C	C	C	C
Home(s) for Mentally Handicapped	P	P	P	NA
Home(s) for Physically Handicapped	P	P	P	NA
Home(s) for the Aged	P	P	P	C
Hospital(s)	P	P	P	C
Hotel(s)	P	P	P	P
Medical Center Use(s)	P	P	P	P
Motel(s)	NA	NA	NA	NA
Nursing Home(s)	P	P	P	C

Special Uses	TP	NC3	CA	B2
Other Special Use(s)	NA	NA	NA	C
Recording Studio(s)	P	P	P	C
Residential Facility(ies) for Treatment of Alcohol	NA	NA	NA	NA
Residential Facility(ies) for Treatment of Drug Abuse	NA	NA	NA	NA
Residential Care Facility(ies)	NA	NA	NA	C
Retirement Center(s)	P	P	P	C
Rooming House(s)	NA	NA	NA	NA
Transitional Housing	NA	NA	NA	C

4.12 TEMPORARY USE(S)

Temporary Use(s)	TP	NC3	CA	B2
Construction Building(s)	C	C	C	C
Other Temporary Use(s)	C	C	C	C
Temporary Building(s)	C	C	C	C
Temporary Structure(s)	C	C	C	C

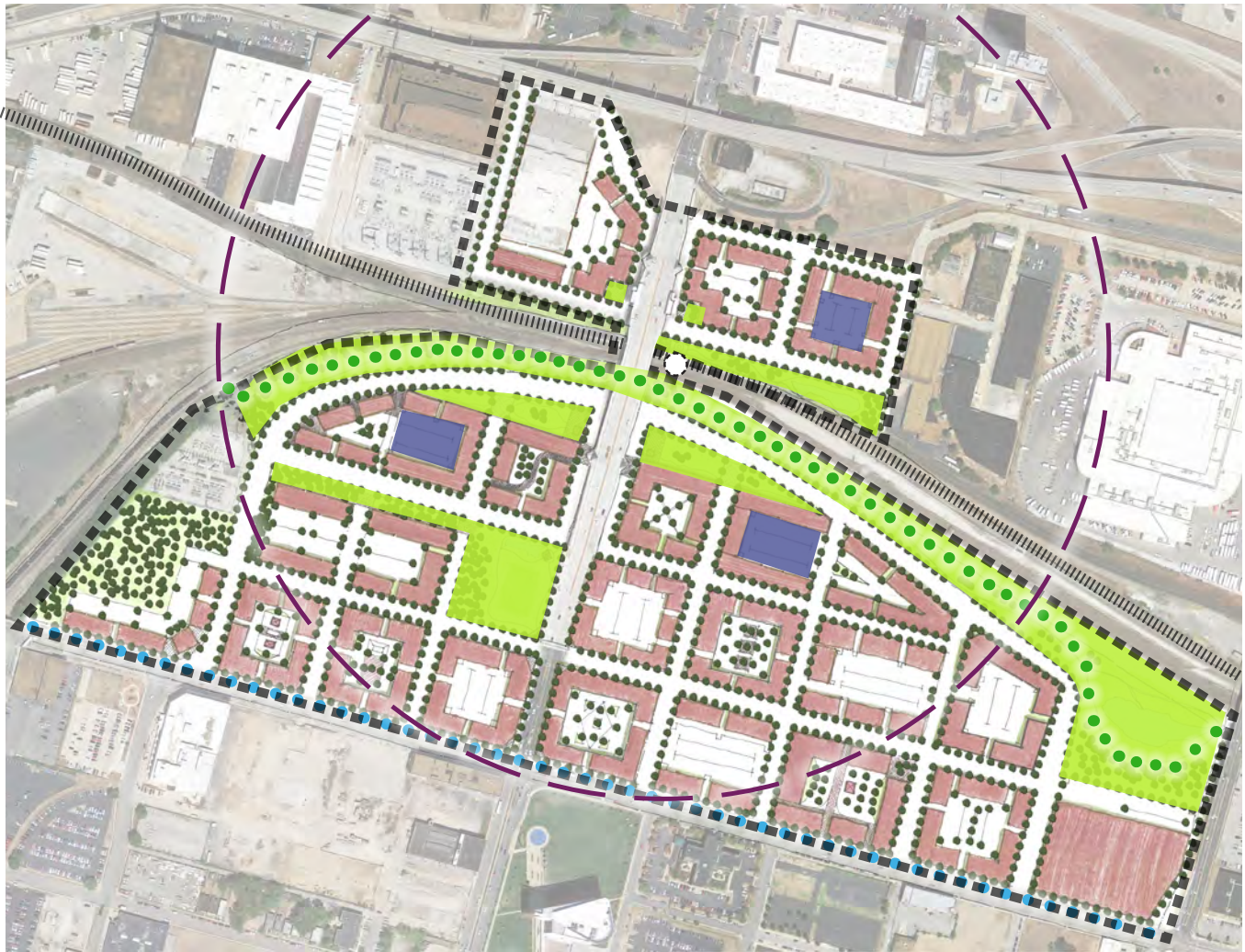
4.13 UTILITY/COMMUNICATION USE(S)







Utility/Communication Use(s)	TP	NC3	CA	B2
Cellular Tower(s)	C	C	C	C
Other Utility Use(s)	C	C	C	C
Radio Station(s)	C	C	C	C
Utility Station(s)	C	C	C	C
Utility Tower(s)	C	C	C	C

6.0 CONCEPTUAL ILLUSTRATIONS

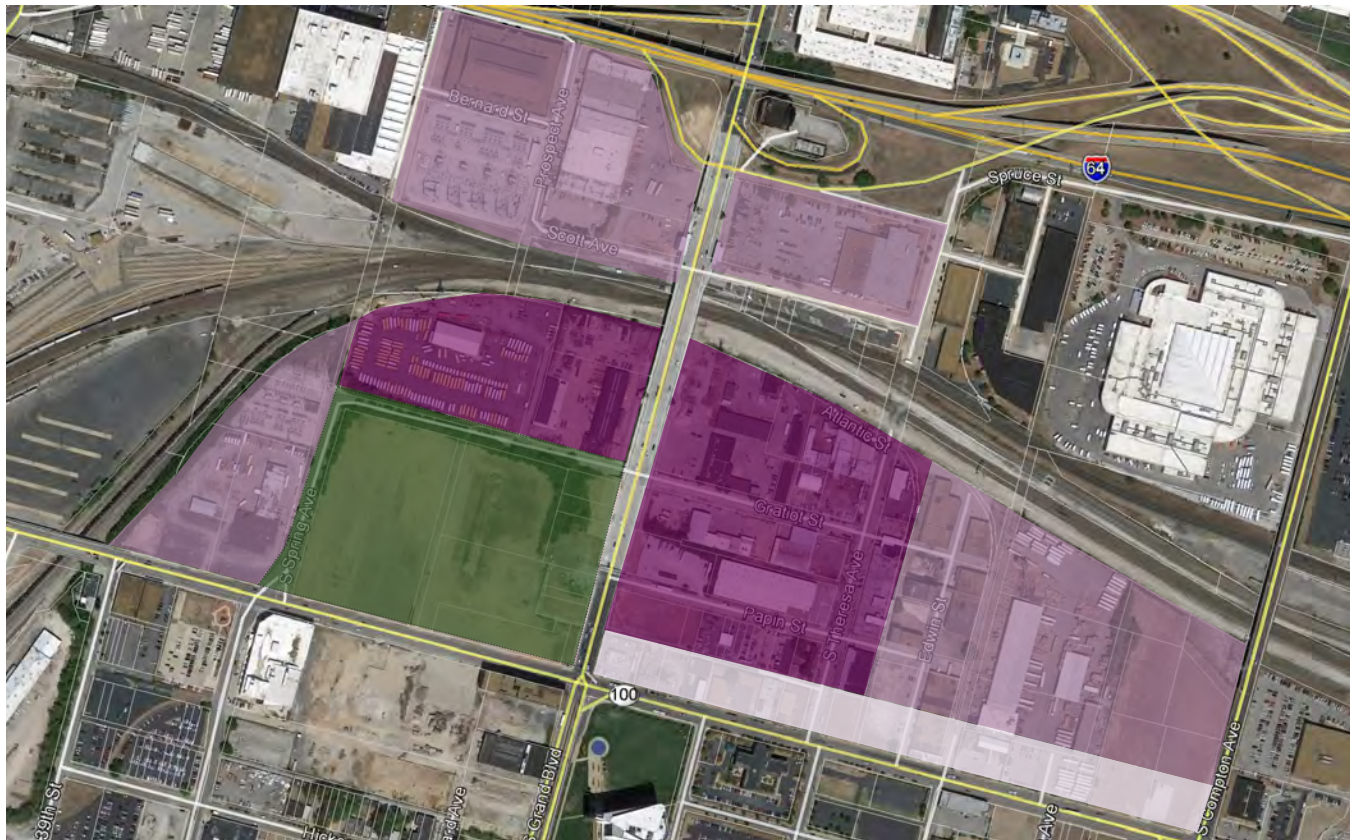
The conceptual plan and zoning plan are included for illustrative purposes only to show one example of how a Regulating Plan and Coding strategy might be constructed for this area. Any final plans are subject to a formal and public process to determine the preferred vision for this area and the supporting regulatory boundaries.





6.1 CONCEPTUAL REDEVELOPMENT PLAN



-  Grand Avenue Station
-  TOD Overlay District
-  Choteau Greenway
-  Public Space
-  Public Parking
-  MetroLink

6.2 CONCEPTUAL REGULATING PLAN



-  Transit Platform Area (TP)
-  Neighborhood Center 3 (NC3)
-  Campus (CA)
-  Boulevard 2 (B2)

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