

AN ORDINANCE AMENDING THE LAKE SAINT LOUIS MUNICIPAL CODE, TITLE IV. LAND USE, CHAPTER 410: ZONING DISTRICTS AND REGULATIONS, SPECIFICALLY BY MODIFYING ARTICLE I. ESTABLISHMENT OF DISTRICTS AND DISTRICT PROVISIONS, AND BY CREATING A NEW ARTICLE XV. DOWNTOWN LAKEFRONT REDEVELOPMENT OVERLAY DISTRICT.

Be it ordained by the Board of Aldermen for the City of Lake Saint Louis, Missouri:

SECTION 1. That the inventory of zoning districts found in Section 410.010: Zoning Districts located in Article I. Establishment of Districts and District Provisions in Chapter 410: Zoning Districts and Regulations of Title IV. Land Use of the Lake Saint Louis Municipal Code, is amended as follows (additions to text shown in bold):

Non-Urban Districts.

"NU" Non-Urban District

Residential Districts.

"SR1" Single-Family Residential District – Fifteen thousand (15,000) square feet

"SR2" Single-Family Residential District – Nine thousand (9,000) square feet

"MR" Multi-Family Residential District

"PR" Planned Residential District

Non-Residential Districts.

"CB" Community Business District

"OP" Office and Research Park District

"LI" Light Industrial District

"HC" Highway Commercial

Special Districts.

"PD" Planned Development District

"PA" Public Activity District

"FP" Flood Plain Overlay District

“DLR” Downtown Lakefront Redevelopment Overlay District

SECTION 2. That a new Article XV. “DLR” Downtown Lakefront Redevelopment Overlay District, containing Sections 410.900 through 410.960, be incorporated into Chapter 410: Zoning Districts and Regulations of Title IV. Land Use of the Lake Saint Louis Municipal Code, which title will include the following text:

ARTICLE XV. DOWNTOWN LAKEFRONT REDEVELOPMENT OVERLAY DISTRICT

SECTION 410.900: INTENT AND PURPOSE

The Community of Lake Saint Louis recognizes the significance of our “downtown lakefront business district” – loosely defined as that area between the big lake and Veterans Memorial Parkway and on both sides of the dam – as an important cultural, economic and entertainment resource. The “overlay district” described herein provides a procedure by which development of property and redevelopment of property within this business district may be reviewed and modified in order to enhance the aesthetic beauty of the area and maintain the desirable qualities of the district and, consequently, the economic value of property and the general welfare of the citizens.

The Downtown Lakefront Redevelopment Overlay District (“Overlay District”) is intended to allow the development of tracts of land to their fullest extent and; at the same time, comply with the City’s Strategic Lakefront Redevelopment Land Use Plan (“Redevelopment Plan”). This Overlay District offers opportunities for more intensive redevelopment of housing, shopping and businesses to complement the commercial lakefront area. Improvements should preserve and highlight the natural beauty and the unique relationship of Lake Saint Louis to the urban environment, as well as expand cultural and entertainment opportunities in the lakefront redevelopment area. It is the City’s intention that all redevelopment occurring in the Overlay District will promote the following objectives:

- a. Encourage development that is compatible with the surrounding built and natural environments.
- b. Provide a maximum choice in the types of uses available to the public and allow the placement of more than one (1) main or principal building on a single lot or parcel, thereby allowing a development that would not be possible under the strict application of the other sections of the Land Use title of the Municipal Code.
- c. Preserve common open space and recreation areas and facilities.
- d. Support an efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds and buildings, and other facilities.
- e. Facilitate innovations in residential, commercial, and mixed-use development so that growing demands of the population may be met by greater variety in type, design, and layout of the buildings, and by the conservation and more efficient use of open space ancillary to said buildings.
- f. Encourage use of pedestrian-oriented street fronts and outdoor public spaces.
- g. Provide visual access of the lake to the community as a whole.

SECTION 410.905: DOWNTOWN LAKEFRONT REDEVELOPMENT OVERLAY DISTRICT; BOUNDARIES OF DISTRICT AND SUBDISTRICTS

The attached map, entitled “Exhibit A. Downtown Lakefront Redevelopment Overlay District”, illustrates the boundaries of the overlay district and the subdistricts contained within it.

[Insert map entitled “Exhibit A. Downtown Lakefront Redevelopment Overlay District”.]

SECTION 410.910: REZONING TO DOWNTOWN LAKEFRONT REDEVELOPMENT OVERLAY DISTRICT; WHEN REQUIRED

Any new use or change in use in the City’s Downtown Lakefront District shall require rezoning to the Downtown Lakefront Redevelopment Overlay District with the following exceptions:

- a. New additions to legally existing structures, provided the new addition does not increase the degree of noncompliance with these standards or require any waivers or modification of any district or other regulation.
- b. The change is not detrimental to the neighboring properties or community, does not materially alter or impact traffic, public improvements, or public financial burdens, and is otherwise consistent with all established City plans, policies and ordinances.

Rezoning requests must be brought before the Planning & Zoning Commission and the Board of Aldermen, as otherwise required by Municipal Code.

SECTION 410.915: PERMITTED USES BY DEVELOPMENT SUBDISTRICT

The permitted uses and mixture of uses will be determined based on compatibility with the existing adjacent uses and the uses permitted by right or by special use in the underlying zoning districts.

Generally, the ground floor of buildings should have active uses. The ground level is where people are walking and driving. This is where people expect to find the goods and services they need. When street frontages are active, the City is perceived to be vibrant. To achieve an active ground level in the City’s downtown lakefront business district, the space must be comfortable to pedestrians, the storefronts should be closer to the traffic, and the area must have some dense uses, such as apartments or offices. The permitted uses are listed in Table 1.

[Insert table labeled “Table 1. Downtown Lakefront Redevelopment Overlay District Permitted Uses”.]

Certain uses in the Gateway West, Lakeview and Edgewater Point Subdistricts will be allowed only by Special Use Permit when proposed for lakefront location.

Docks in the Gateway West, Lakeview and Edgewater Point Subdistricts will be permitted only by Special Use Permit and only with explicit permission of the Lake Saint Louis Community Association.

SECTION 410.920: UNLISTED USES

Uses not listed in Table 1. have been determined either not to be appropriate in the Overlay District, incompatible with certain existing uses, or sufficiently rare or unexpected as to be incapable of being listed at the time of adoption of this Ordinance. Uses not specifically listed in Table 1. are not allowed except where the Board of Aldermen, after review by the Planning & Zoning Commission, determines that the proposed use is sufficiently similar to a use expressly authorized. Any other use not listed as a permitted use, but constituting a use that is required to be permitted by law, shall be authorized subject to the following conditions:

- a. The use shall be permitted only to the extent required by law to be permitted;
- b. The use shall be located no closer than 1,000 feet from any residence, residential property, park, school, or church, except as may be modified by the Board of Aldermen;
- c. The use shall maintain a distance of at least 1,000 feet from any other such use;
- d. No use shall occupy a structure in excess of 5,000 square feet without an approved parking plan designed for that use and supported by a traffic study submitted to, and approved by, the Board of Aldermen.

SECTION 410.925: PARKING

Off-street parking shall be provided at a ratio of four (4) stalls per 1,000 square feet of finished floor area for retail uses, and 1.5 stalls per dwelling unit for residential uses. No off-street parking shall be required for non-residential uses located within 500 feet of a public parking garage or lot. Parking space for uses other than these will be provided as required by Municipal Code. All parking facilities shall meet the parking construction standards as required by Municipal Code.

SECTION 410.930: LOT REQUIREMENTS

As specified below:

- a. Minimum Lot Area: none
- b. Minimum Lot Width: none

- c. Maximum Lot Coverage: The maximum lot coverage shall be eighty percent (80%). Lot coverage includes those portions of the net site area covered by the ground floor of any structure, parking lots, and streets and drives. Lot coverage does not include sidewalks or plazas.

SECTION 410.935: HEIGHT REQUIREMENTS

As specified below:

- a. The height of any proposed alteration or construction shall be restricted to no more than seven (7) stories or 75 feet, measured from the building's front stoop, and should be compatible with the style and character of the surrounding structures.
- b. The actual building height can be up to 10 stories or 125 feet, measured from the building's front stoop, at the discretion of the Board of Aldermen and the issuance of a Special Use Permit (SUP).
- c. Consideration of height above 125 feet, measured from the building's front stoop, may be afforded by the Board of Aldermen, upon recommendation of the Planning & Zoning Commission, but will require a dedication to the City of land or building space for community recreational purposes, or construction of public facilities for community recreational purposes of a magnitude that allows the Board to determine, in its sole discretion, that additional height is more than offset by the dedication of recreational facilities/amenities.

SECTION 410.940: BUILDING SETBACKS

As specified below:

- a. Front: none
- b. Side: none, except no structure shall be closer than 12 feet to another structure.
- c. Rear: none
- d. Setback from Lake Saint Louis in Gateway West, Lakeview, and Edgewater Point Subdistricts: As needed to allow for construction of boardwalk/pedestrian/bike-trail system, but in no case less than 20'
- e. Buildings fronting Lake Saint Louis Boulevard must be located no closer than 20 feet and no further than 30 feet from the right-of-way line of Lake Saint Louis Boulevard. No parking will be allowed in this setback area.

SECTION 410.945: MAXIMUM DENSITIES FOR RESIDENTIAL DEVELOPMENTS

In order to encourage an appropriate mix of residential and retail/service uses that will be determined by both the market and the City, and which meets the needs of residents within the district and in the larger community of Lake Saint Louis, and in order to encourage innovative designs in housing types that maximize visibility of Lake Saint Louis, limitations on the number of units within the Overlay District will not be determined by density restrictions or Floor Area Ratios, but rather by the establishment of a maximum number of

units allowed for each Subdistrict. The maximum number of dwelling units that will be permitted in each Subdistrict is as follows:

- Gateway West – 50 du's
- Lakeview – 150 du's
- Edgewater Point – 60 du's
- Bent Oak West – 60-72 du's (assuming primary vehicular access off Veterans Memorial Parkway)
- Anchor – 50 du's (assuming vehicular access from Veterans Memorial Parkway only)

SECTION 410.950: RESTRICTIONS

As specified below:

- a. Following adoption of the Redevelopment Plan and Overlay District, no use shall exceed 5,000 SF without authorization of said use and approval of accompanying Site Plan by the Board of Aldermen, as recommended by the Planning & Zoning Commission.
- b. The permitted outside display of merchandise for sale to the public shall be restricted to a maximum of 10 percent of the lot. In no case shall merchandise for sale be displayed in any required set back or interfere with pedestrian or vehicular access or parking. All such displays and sales areas shall be allowed by Special Use Permit only.
- c. All retail uses shall front Lake Saint Louis Boulevard or other public or private roadways. Uses other than residential may front on Lake Saint Louis in the Gateway West, Lakeview and Edgewater Point subdistricts by Special Use Permit only.
- d. Loft residential units shall be allowed by Special Use Permit only.
- e. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public or private street. No floodlights are allowed within the Development District. Lighting intensity should be a minimum of 1.8 footcandles within the parking field and entry & exit driveways; a minimum of 1.0 footcandles along any perimeter drives; and 0.0 footcandles on adjoining, non-district properties.
- f. Residential uses shall be restricted from street-level building floors, except as specifically permitted by the Board of Aldermen. In no case shall a residential use occupy a street-level storefront.
- g. Outdoor seating for restaurants and cafes will be allowed by Special Use Permit only and will comply with the following restrictions:
 - i. Shall be designed to not conflict or otherwise interfere with the operation of neighboring uses.
 - ii. Clear and unobstructed walkways shall be provided to allow access to all tables during operating hours.
 - iii. All seating areas must be located on-site of the requesting business.

SECTION 410.955: PROCEDURES

The overlay designation process may be initiated by one (1) or more of the owners of record or owners under contract for a lot or tract of land, or their authorized representative. Any property within the Lakefront Redevelopment Area that requires rezoning shall be subject to the City's rezoning requirements, pursuant to SECTION 405.310: PROCEDURES FOR A CHANGE IN ZONING CLASSIFICATION; ARTICLE V. "PR" PLANNED RESIDENTIAL DISTRICT; and ARTICLE IX. "PD" PLANNED DEVELOPMENT DISTRICT of the Zoning Code and the following requirements and procedures:

- a. Following approval of the rezoning and Preliminary Development Plan (PDP), a Final Development Plan (FDP) shall be submitted to the Planning & Zoning Commission for review and approval. The PDP, updated to reflect all structures, units and maximum square footage of buildings constructed or approved for construction, shall be provided with the subsequent submittal of the FDP for each additional building, lot, phase or plat representing a portion of the PDP. The approved PDP shall be used to track existing site development, insuring that the current proposal complies with the Downtown Lakefront Strategic Land Use Plan. The PDP and FDP may be submitted concurrently at the rezoning stage at the option of the developer.
- b. In the event that the FDP contains substantial changes from the approved PDP, the applicant shall submit a revised PDP for approval per the City Code approval procedure requirements. This resubmittal shall require a new public hearing in the same manner as the original submittal. No development or redevelopment of property located within the Downtown Lakefront Redevelopment District shall take place until an FDP has been reviewed and approved, pursuant to the requirements of this Section.
- c. Upon final approval, the owner shall provide copies of the approved FDP to the City. Building permits shall be issued only in accordance with the approved FDP and after approval of the improvement plans.
- d. Upon final approval of the Downtown Lakefront Redevelopment District Overlay rezoning, FDP and authorization of a building and grading permit, construction may proceed. Conformance with the plan and all supporting documentation is mandatory.
- e. All proposals made under this Overlay District must be reviewed and approved by the City's Development Review Board (DRB).
- f. All development proposals in the Overlay district must include a Tree Stand Delineation Study (TSD) and Tree Preservation Plan (TPP), as specified in CHAPTER 245: TREE PRESERVATION of the City Code.

SECTION 410.960: SITE AND BUILDING DESIGN

Site design, as presented in Preliminary Development Plan, will be approved by the Board of Aldermen on recommendation of the Planning & Zoning Commission (P&ZC). Building design will be approved by the City's Development Review Board (DRB).

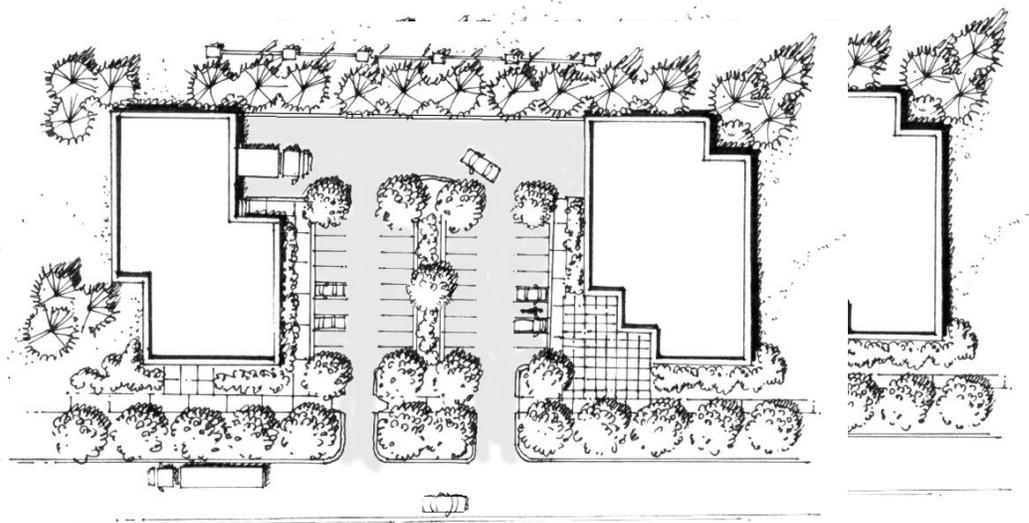
- a. *Compatibility with Other Existing and Anticipated Development:*
 - i. The form and proportion of buildings shall be consistent or compatible with the scale, form and proportion of other development within the downtown lakefront redevelopment area and with anticipated development, as called for in the City's Strategic Lakefront Redevelopment Land Use Plan.
 - ii. The rhythm of structural mass to voids, such as windows and glass doors, of a front facade should relate to the rhythms established in adjacent buildings.
 - iii. Care shall be exercised to coordinate final grades and site arrangement with those of adjoining properties and streets.
- b. *Location:* Buildings shall be located to ensure the provision of adequate open space for outdoor gathering areas, facilities, services and amenities and to provide natural indoor light, air and privacy to the extent possible. All buildings, parking lots and other structures shall be located to integrate with the natural topography and to avoid deep cuts and fills, excessive foundation wall depth, unnecessary steps and steep access gradients and to avoid unnecessary cutting of trees and tree stands.
- c. *Design Focus:* Facades that front the lake, a street and the main entrance(s) shall be designed as focal points to the building. The main entrances should incorporate devices such as canopies, overhangs, arcades, raised parapets over the door, larger door openings, display windows, accent colors, and other architectural details such as moldings. The remaining portions of the building should be designed in a way that complements and is consistent with the building's street facade.
- d. *Visual Interest:* All elevations of the building shall be designed in a consistent and coherent architectural manner. Architectural design should create visual interest through the use of different textures, complementary colors, shadow lines and contrasting shapes. Monotonous design shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. Facades shall be articulated with variations in the building plane and parapet height, materials and colors, entrance canopies, and landscaping.

At a minimum, facades facing a public or private street or the lake shall incorporate at least three (3) of the following features along each applicable façade. These standards shall be applied to each façade individually:

 - i. Recesses and projections along at least 20 percent of the length of the building façade.
 - ii. Windows, awnings, arcades or other significant architectural features used along at least 60 percent of the front building façade length or 30 percent of the side or rear building façade length.
 - iii. The use of brick, stucco, natural or fabricated stone, treated wood, shall be used on at least 50 percent of the front facade and main entrances and at least 25 percent on the side and rear building façade.
 - iv. Landscaping islands or planting against the building, covering at least 30 percent of the length of the building façade. (Note: In no case will

foundation landscaping equal less than one (1) tree or shrub for each 10 linear feet of all facades on the building.)

- v. The use of unusual shapes, color and other characteristics that cause new buildings to call excessive attention to themselves and create disharmony shall not be allowed.
- vi. Loading docks, trash enclosures, outdoor storage, ground mounted mechanical equipment and similar facilities and functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are reduced to as great an extent as possible and are out of view from adjacent properties and public street.
- e. *Building Color:* Building color shall be limited to light, medium and dark shades of muted colors. Primary and complimentary color schemes will be discouraged. Approximately 90 percent of each building wall surface shall be light and medium colors. The remaining surfaces shall be restricted to a darker color. The use of walls in a single color, with little detailing or completely blank, is not permitted.
- f. *Roofs:* Careful consideration of durable materials, proportions, and shapes, emphasizing the importance of roofs as integral and embracing elements of the over-all design, is particularly important. Screening of mechanical and other roof-mounted equipment must be an integral part of the building's architecture and roof design. Building roof tops shall have at least two of the following features:
 - i. Overhanging eaves;
 - ii. Sloped roofs;
 - iii. Three or more roof slope planes.
- g. *Parking:* Parking shall be designed to not overpower the character of the development nor appear as a dominant feature of the site. Parking shall be located to the rear and interior side of the building. Shared parking is encouraged. The diagram below depicts a layout that maximizes usable space and provides additional circulation. The building on the left incorporates a recession in the facade to screen loading. The building on the right uses a variation in materials and recession to create focus at the main entrance. In no case will parking be allowed between the lake and building or allowed adjacent to lake.



- h. *Pedestrian Accommodations and Boardwalk/Lakefront Pedestrian/Bike Pathway:*
- In approving this Overlay District, it is the intent of the City, working with the land owner/developer, to create a campus-like, pedestrian-friendly environment which will enable any walker patronizing operations in the District to walk from front door to front door on a sidewalk, crosswalk or other clearly delineated pathway. Front doors of all operations within the District will be physically and visually connected to one another by sidewalks or other pedestrian pathways that clearly delineate the importance of the pedestrian and pedestrian movement.
 - Crosswalks will be placed at all street intersections and drive entrances where sidewalks or pathways intersect the streets or drives. In order to enhance pedestrian safety and comfort, as well as the attractiveness of the pedestrian access walkways within the District, all crosswalks will be built in compliance with District-wide standards (durable, low maintenance surface materials such as pavers, bricks or scored or imprinted concrete) yet to be specified, and be built to a minimum width of six (6) feet.
 - Throughout the District, internal pedestrian walkways need to be distinguished from driving surfaces through the construction of crosswalks built in compliance with District-wide standards (durable, low maintenance surface materials such as pavers, bricks or scored or imprinted concrete) yet to be specified, and be built to a minimum width of six (6) feet.
 - Casual meeting areas in park-like settings featuring landscaping, benches, pedestrian oriented lighting, are encouraged along pathways.
- i. *Sidewalks:* Pedestrian access shall be an integral part of the overall design of the development. The pedestrian access shall provide not only safe and convenient access to and from off-street parking areas, but should also connect with abutting properties and developments so as to accommodate an alternative means of transportation, such as walking or biking to and from the surrounding uses and activities. Sidewalks, at least six (6) feet in width, shall be provided on both sides of all streets and/or along the full length of any facade featuring a customer entrance and along any facade abutting a public parking area. Sidewalks are required extending from the public pathway system to front door of the establishment.
- ii. *Boardwalk / Lakefront Pathway:* All projects having lake frontage shall provide for walking access along the lake within the boundaries of the property being developed. The projects will also provide for pedestrian/bike/trail connections to the City's sidewalk/bike/trail system, including the installation of paved pathways across the site as generally called for in the Redevelopment Plan. All pathways in this category shall be an eight (8) foot paved surface and include bollard lighting (to be specified for the entire district).
- i. *Landscaping:* Landscaping plans, addressing the following elements, will be approved by the Planning & Zoning Commission and Board of Aldermen, as part of the review procedure for site development, or by the Development Review Board, as part of the DRB's review of Building Design.
- i. *Street Trees:* One street tree shall be required for every 40 feet of lot street frontage. Street trees shall be located in the street yard setback, and shall not be located in the right-of-way. All landscaping will be

- reviewed by the City' Arborist and the plantings must be included in the City's acceptable plant list.
- ii. *Foundation Landscaping:* All building foundations, exposed to public view, shall be landscaped at a ratio of at least one (1) shrub or tree for every 10 feet of exterior wall. Clustering the plantings is encouraged. All shrubs shall be a minimum of two (2) feet in height and 18 inches wide at time of planting, reach an average height of three (3) feet within 2 years of planting.
 - iii. *Parking Lot Landscaping:* The interior of all parking lots with be landscaped at the rate of five percent of the total parking stall square footage with the standard parking space measured at nine (9) feet by 18 feet for a total of 162 sq. ft. per space. Landscaped islands shall have a minimum width of eight (8) feet measured from the back of curb and shall be covered with living ground cover, sod, or mulch. All parking rows shall have landscaped end islands. Trees within the parking lot shall be a minimum of three (3) inches caliper at time of planting and have a minimum height of 40 feet at time of maturity. One (1) canopy/shade tree shall be planted for each 160 sq. ft. of landscaped island area. Short hedges or an uninterrupted line of shrubbery may be required on parking lot perimeters.
 - iv. *Irrigation:* All landscaped and grassed areas – all of which much be sodded, except by permission of the Planning & Zoning Commission and the Board of Aldermen – must be irrigated by an in-ground, automatically controlled system with only a minimum amount of water allowed as overspray onto sidewalks and other pavements. Property owners/lessees shall maintain the irrigation system in working order.
 - v. *Maintenance and irrigation of adjacent rights-of-way:* Except as provided elsewhere in this portion of the Municipal Code, property owners adjacent to public rights-of-way shall establish these areas as lawn and will maintain them as such. These rights-of-way will be irrigated as provided immediately above, though no irrigation facilities or equipment will be allowed within the right-of-way.
 - vi. *Landscaping and Maintenance (including irrigation) of Veterans' Memorial Parkway right-of-way:* Landscaping and maintenance of the south side of Veterans' Memorial Parkway right-of-way will be the responsibility of the abutting property owner. As approved by the Planning & Zoning Commission and the Board of Aldermen in the procedure provided for in Section 410.955 above, the planting scheme for this right-of-way planting will be similar to that in place at the Maryville Center development along the north side of I-64/US 40-61 in Chesterfield.
 - j. *Roof Mounted Equipment:* Roof mounted equipment shall be screened from view (100% opacity) or isolated so as not to be visible from ground level of any adjacent public thoroughfare or residentially-zoned area or the lake, up to a maximum of 300 feet away. Roof mounted equipment must be screened or concealed by parapet or other roof features that are designed as an integral part of the building's architecture.
 - k. *Utilities:* All telephone and cable television lines, electrical services and distribution lines shall be placed underground, except that this provision shall not include meters, electric and telephone service pedestals, transformers, three-phase feeder lines, sub-transmission and transmission lines, electrical substations and such other facilities as the utility may deem necessary to install utilizing "above ground" type construction. These above ground utilities shall be located as close to the building as permitted by the utility company and screened from view of public and

private streets and adjacent properties, to the extent possible, through the use of landscaping or screening walls that are integrated into the overall site design. The specific location of such facilities and their screening shall be approved by Planning & Zoning Commission and Board of Aldermen as part of Site's PDP.

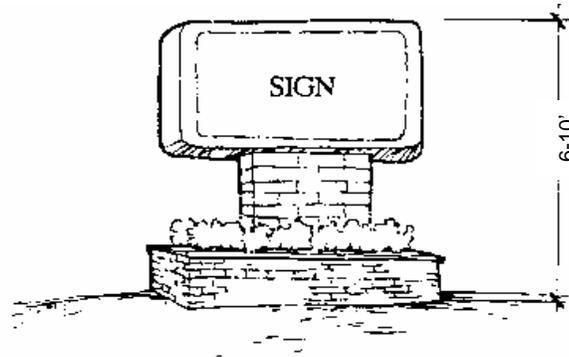
- l. *Mechanical Equipment*: All electrical and mechanical equipment located adjacent to the building and visible from any adjacent public or private roadway or from adjacent properties shall be screened from view (100% opacity), up to a maximum of 300 feet away. Screening shall completely obscure from ground level all surfaces of the equipment. Such screens and enclosures shall be treated as integral elements of the building's appearance.
- m. *Trash*: All trash, refuse, debris or garbage shall be contained within an enclosed building or container designed for such purposes. Outdoor containers or dumpsters shall be shielded on all sides by a wall or decorative fence constructed of the same or complementary materials to those used on the primary building. The use of landscaping to further decrease the visual impact of the trash enclosures is required. The dumpster enclosure shall be two (2) feet taller than the dumpster and shall include gateless pedestrian access.
- n. *Loading Docks*: Loading areas shall not be located at the front of the building and, where visible from the front of the building or from any public or private street, shall be screened from view from the street and neighboring properties. Where possible, the screening shall be an integral part of the building structure and be used in conjunction with landscaping, ground cover, trees and shrubbery. If the screening is not an integral part of the building, then landscaping ground cover, trees and shrubbery shall be used to screen the loading area.
- o. *Signs' Landscaping*: Complementary landscaping shall be included in the design of all ground signs at the entrance to the site. The use of ornamental trees, flowering or ornamental shrubs and ground covers are encouraged.
- p. *Lighting*: Lighting plans, addressing the following elements, will be approved by the Planning & Zoning Commission and Board of Aldermen as part of the review procedure for site development or by the Development Review Board as part of the DRB's review of Building Design. (*Note: It is anticipated that detailed standards for lighting will be developed for the various kinds of lighting that will be necessary within the district; standards will address fixtures and pole heights, types of lighting (i.e. high pressure sodium, halite), and photometric limitations for street lighting, parking lot lighting, pathway lighting, etc.*)
 - i. Full cut-off lighting fixtures and lighting shields shall be used to prevent spill-over and glare onto adjoining streets, residential properties and onto Lake Saint Louis.
 - ii. Exposed lighting sources, such as unshielded wall packs, shall not be permitted. Parking lot lighting shall be of a type that provides sufficient lighting for safety and security without distorting the perception of color.
 - iii. Light fixtures that broadcast light over large areas or that are a source of glare, sky-glow or other light pollution shall not be permitted.
 - iv. Building mounted lighting shall not extend above the roofline of the building on which it is mounted.

- v. Photometric plans, demonstrating compliance with standards – yet to be promulgated, but which will include, at a minimum, the requirement that footcandles fade to a 0.0 reading at property lines abutting the lake and abutting residential properties outside the District – will be required with each proposal for development.
- vi. Architectural lighting, particularly as buildings are viewed from the lake, is highly encouraged. All architectural lighting must be approved by the DRB as part of Building Design. No neon, florescent, LED or other lighting will be used on a building except as provided for in paragraph q. *Signs* below.
- q. *Signs*: All signs allowed within the District will be by permit only and will be approved by the City's Development Review Board as part of the Building Design proposal.
 - All signs will be on-site signs.
 - The maximum sign surface area on any one (1) lot within the District having an underlying zoning district designation of CB (Community Business) or PD (Planned Development) shall not exceed four-thousandths (.004) square feet times the total lot area (calculated in square feet) up to one (1) acre, plus one-thousandth (.001) square feet times the area (calculated in square feet) of a lot in excess of one (1) acre.
 - The maximum sign surface area on any one (1) lot within the District having an underlying zoning district designation of HC (Highway Commercial) shall not exceed one-hundredth (0.01) square feet times the total lot area (calculated in square feet) up to one (1) acre, plus four-thousandths (.004) square feet times the area (calculated in square feet) of a lot in excess of one (1) acre.
 - The maximum signage surface area to be displayed on any façade, within the District – including wall signs, projecting signs, window signs, flush mounted signs, and awning, canopy, or marquee signs – shall be limited to six percent (6%) of the area of the façade.
 - Unless specified below, information displayed on any and all signs within the District shall be limited to the Owner/Operator's store name and/or type of store and store logo.
 - No signs shall be displayed on any façade fronting Lake Saint Louis or on the sides of any building having a façade fronting Lake Saint Louis.
 - Illumination of the signs shall be limited to 40 percent of the surface of the sign. Neon lighting is prohibited. In all instances, illumination shall not be a nuisance to surrounding property nor conflict with aircraft operations. All lighting shall be shielded and confined within property lines. Internal illumination brightness level shall be from 100-200 foot lamberts. Illuminated signs shall be illuminated only during hours in which the advertised business is open for business.

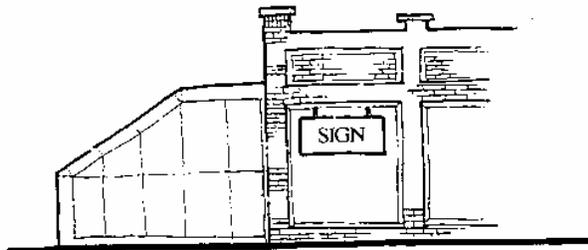
(Temporary signs, banners, window signs for special events will be allowed on-site pursuant to rules yet to be promulgated. However, as they are under current code, they will likely be limited for size, duration of display, frequency, etc.)

The following on-site types of signs only will be permitted within the District.

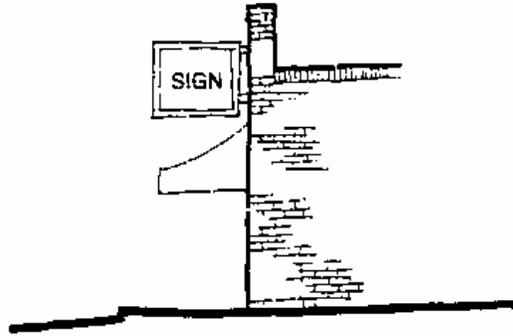
- i. *On-Site Ground Sign/Monument Signs:* Defined as a sign on one or more supports erected parallel with (one-sided) or at right angles to (two-sided) the street frontage – will be allowed for properties having a minimum size of two (2) acres; one monument sign only shall be permitted on each such property. The ground sign shall not exceed six (6) feet in height from ground elevation, and shall not exceed 50 square feet in area total for both sides of the sign (see the ground sign illustration below). Maximum height may be increased to 10 feet, and maximum area may be increased to a maximum of 100 square feet total for both sides of the sign for signs serving a property having its primary entrance off Veterans Memorial Parkway; such sign must be located at primary entrance off Veterans Memorial Parkway.



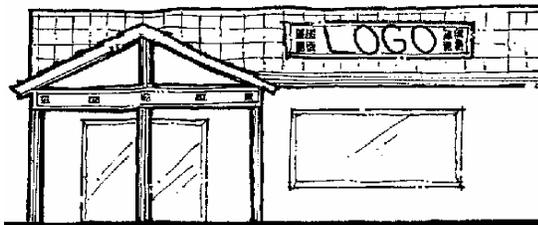
- ii. *Window Sign:* Any permanent sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, or service, that is placed inside a window or upon the windowpanes or glass and is visible from the exterior of the window. Window signs shall be limited to 25 percent of window area. Window signs are limited to retail and restaurant uses.



- iii. *Projecting Sign:* A sign that is wholly or partly dependent upon a structure for support and which projects more than 12 inches from such structure. The maximum projection is 1/2 the sidewalk width, or a maximum of three (3) feet. The sign cannot project over a public right-of-way and is limited to ground floor retail and restaurant uses along Lake Saint Louis Boulevard. The maximum sign area shall not exceed six percent (6%) of the storefront elevation.



- iv. *Flush-Mounted Sign:* A sign totally supported on the roof or façade of a structure that displays the logo or name of the tenant of such structure. Flush-mounted logo signs shall be mounted parallel to and flush with the roof or structural surface upon which it is attached. In no case shall a flush-mounted logo roof sign project above the highest point of the roof. These signs shall be limited to designating the owner/operator's store name and/or type of store and store logo only and shall contain no advertising devices, slogans, or marks other than the name and/or type of store. Corporate logos are encouraged within size limitations. The signage cannot exceed six percent (6%) of the building frontage elevation and the width of the sign cannot exceed 75 percent of the storefront. Signage lettering shall not exceed 42 inches" in height.



- v. *Awning, Canopy or Marquee Sign:* A sign that is mounted on, painted on, or attached to, an awning, canopy or marquee. No such signs shall project above, below or beyond the awning, canopy or marquee. Lighted canopies shall be considered a sign for purposes of calculating maximum signage surface area.



SECTION 3. All other portions and sections of Chapter 410 shall remain in full force and effect.

SECTION 4. This ordinance shall be in full force and effect from and after its passage and approval.

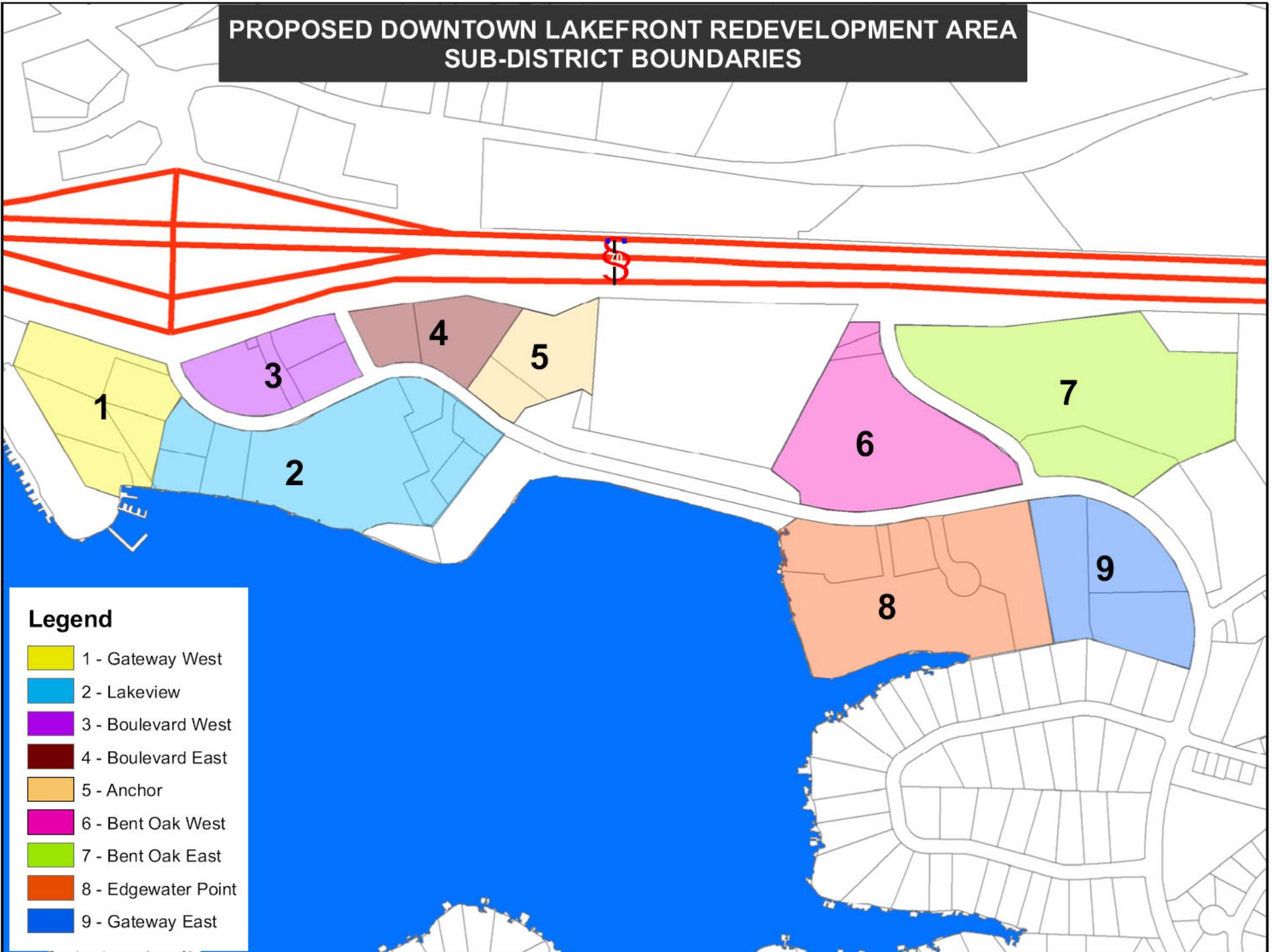
PASSED AND APPROVED THIS _____ DAY OF _____, 2007.

Michael Potter, Mayor

ATTEST: _____
Donna F. Daniel, City Clerk

APPROVED AS TO FORM: _____
Jay A. Summerville, City Attorney

PROPOSED DOWNTOWN LAKEFRONT REDEVELOPMENT AREA SUB-DISTRICT BOUNDARIES



Legend

- 1 - Gateway West
- 2 - Lakeview
- 3 - Boulevard West
- 4 - Boulevard East
- 5 - Anchor
- 6 - Bent Oak West
- 7 - Bent Oak East
- 8 - Edgewater Point
- 9 - Gateway East

TABLE 1.

TABLE 1: DOWNTOWN LAKEFRONT REDEVELOPMENT OVERLAY DISTRICT									
BASIC PERMITTED USES (P)	USES PERMITTED WITH SPECIAL USE PERMIT (S)								
USES	SUBDISTRICTS								
	ANCHOR	LAKEVIEW	BLVD. WEST	BLVD. EAST	W. GTWY.	BENT OAK W.	BENT OAK E.	EDGEWATER PNT.	E. GTWY.
1. ARTISAN & PHOTOGRAPHY STUDIOS/GALLERIES		P	P	P	P				P
2. DWELLINGS - MULTIFAMILY	P	P	S	S	P	P	P	P	P
3. LOFT RESIDENTIAL		P	P	P	P				P
4. PUBLIC PARKS AND PLAYGROUNDS	P	P	P	P	P	P	P	P	P
5. BAKERY	P	P	P	P	P	P	P	P	P
6. BAR/TAVERN (IN COMPLIANCE WITH CITY CODE)	P	S	P	P	S	S		S	
7. BUSINESS, INSTITUTIONAL, OR VOCATIONAL SCHOOL		P	P	P	P		P		P
8. COMMUNITY FACILITIES	P	P			P	P	P		P
9. DANCE STUDIO OR SCHOOL			P	P	P		P		P
10. DAY CARE FACILITY - COMMERCIAL		P	P	P	P	P	P		P
11. DRUG STORE (PHARMACY)		P	P	P	P	P	P	P	P
12. DRY CLEANING / LAUNDRY PICK-UP	P	P	P	P	P	P	P		P
13. FINANCIAL SERVICES (BANKS, S & L, CU) W. DRIVE-THRU		P	P	P	P	P	P	S	S
14. FOOD STORE	P	P	P	P	P	P	P	P	P
15. GOVERNMENT/PUBLIC BUILDINGS	P	P	P	P	P	P	P	P	P
16. HEALTH CLUB - FITNESS CENTER	P	P	P	P	P	P	P	P	P
17. HOTEL OR MOTEL	P	P	P	P	P	S	S		S
18. INDOOR RECREATION (ARCADES, BOWING, BILLARDS, ETC.)	P	P	P	P		P	P		
19. LIQUOR STORE	P		P	P		P	P		
20. MASSAGE FACILITY, THERAPEUTIC (LICENSED)	P		P	P	P	P	P		
21. MEDICAL OR DENTAL OFFICES	P	P	P	P	P	P	P	P	P
22. OFFICE, GENERAL	P	P	P	P	P	P	P	P	P
23. OPEN-AIR FARMERS' MARKETS	P	P	P	P		P	P		
24. PARKING GARAGE OR LOT (PUBLIC OR PRIVATE)	P	P	P	P	P	P	P	P	P
25. PERSONAL SERVICES (BEAUTY/BARBER SHOPS)	P	P	P	P		P	P	P	
26. RESTAURANT - GENERAL	P	P	P	P	P	P	P	P	P
27. RETAIL SALES AND SERVICE		P	P	P	P	P	P	P	P
28. THEATER, PERFORMING ARTS	P	P	P	P		P	P	P	

AMENDED

BILL NO. 2692

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE LAKE SAINT LOUIS MUNICIPAL CODE, TITLE IV. LAND USE, CHAPTER 410: ZONING DISTRICTS AND REGULATIONS, SPECIFICALLY BY MODIFYING ARTICLE I. ESTABLISHMENT OF DISTRICTS AND DISTRICT PROVISIONS, AND BY CREATING A NEW ARTICLE XV. DOWNTOWN LAKEFRONT REDEVELOPMENT OVERLAY DISTRICT.

Be it ordained by the Board of Aldermen for the City of Lake Saint Louis, Missouri:

SECTION 1. That the inventory of zoning districts found in Section 410.010: Zoning Districts located in Article I. Establishment of Districts and District Provisions in Chapter 410: Zoning Districts and Regulations of Title IV. Land Use of the Lake Saint Louis Municipal Code, is amended as follows (additions to text shown in bold):

Non-Urban Districts.

"NU" Non-Urban District

Residential Districts.

"SR1" Single-Family Residential District – Fifteen thousand (15,000) square feet

"SR2" Single-Family Residential District – Nine thousand (9,000) square feet

"MR" Multi-Family Residential District

"PR" Planned Residential District

Non-Residential Districts.

"CB" Community Business District

"OP" Office and Research Park District

"LI" Light Industrial District

"HC" Highway Commercial

Special Districts.

"PD" Planned Development District

"PA" Public Activity District

"FP" Flood Plain Overlay District

“DLR” Downtown Lakefront Redevelopment Overlay District

SECTION 2. That a new Article XV. “DLR” Downtown Lakefront Redevelopment Overlay District, containing Sections 410.900 through 410.960, be incorporated into Chapter 410: Zoning Districts and Regulations of Title IV. Land Use of the Lake Saint Louis Municipal Code, which title will include the following text:

ARTICLE XV. DOWNTOWN LAKEFRONT REDEVELOPMENT OVERLAY DISTRICT

SECTION 410.900: INTENT AND PURPOSE

The Community of Lake Saint Louis recognizes the significance of our “downtown lakefront business district” – loosely defined as that area between the big lake and Veterans Memorial Parkway and on both sides of the dam – as an important cultural, economic and entertainment resource. The “overlay district” described herein provides a procedure by which development of property and redevelopment of property within this business district may be reviewed and modified in order to enhance the aesthetic beauty of the area and maintain the desirable qualities of the district and, consequently, the economic value of property and the general welfare of the citizens.

The Downtown Lakefront Redevelopment Overlay District (“Overlay District”) is intended to allow the development of tracts of land to their fullest extent and; at the same time, comply with the City’s Strategic Lakefront Redevelopment Land Use Plan (“Redevelopment Plan”). This Overlay District offers opportunities for more intensive redevelopment of housing, shopping and businesses to complement the commercial lakefront area. Improvements should preserve and highlight the natural beauty and the unique relationship of Lake Saint Louis to the urban environment, as well as expand cultural and entertainment opportunities in the lakefront redevelopment area. It is the City’s intention that all redevelopment occurring in the Overlay District will promote the following objectives:

- a. Encourage development that is compatible with the surrounding built and natural environments.
- b. Provide a maximum choice in the types of uses available to the public and allow the placement of more than one (1) main or principal building on a single lot or parcel, thereby allowing a development that would not be possible under the strict application of the other sections of the Land Use title of the Municipal Code.
- c. Preserve common open space and recreation areas and facilities.
- d. Support an efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds and buildings, and other facilities.
- e. Facilitate innovations in residential, commercial, and mixed-use development so that growing demands of the population may be met by greater variety in type, design, and layout of the buildings, and by the conservation and more efficient use of open space ancillary to said buildings.
- f. Encourage use of pedestrian-oriented street fronts and outdoor public spaces.
- g. Provide visual access of the lake to the community as a whole.

SECTION 410.905: DOWNTOWN LAKEFRONT REDEVELOPMENT OVERLAY DISTRICT; BOUNDARIES OF DISTRICT AND SUBDISTRICTS

The attached map, entitled “Exhibit A. Downtown Lakefront Redevelopment Overlay District”, illustrates the boundaries of the overlay district and the subdistricts contained within it.

[Insert map entitled “Exhibit A. Downtown Lakefront Redevelopment Overlay District”.]

SECTION 410.910: REZONING TO DOWNTOWN LAKEFRONT REDEVELOPMENT OVERLAY DISTRICT; WHEN REQUIRED

Any new use or change in use in the City’s Downtown Lakefront District shall require rezoning to the Downtown Lakefront Redevelopment Overlay District with the following exceptions:

- a. New additions to legally existing structures, provided the new addition does not increase the degree of noncompliance with these standards or require any waivers or modification of any district or other regulation.
- b. The change is not detrimental to the neighboring properties or community, does not materially alter or impact traffic, public improvements, or public financial burdens, and is otherwise consistent with all established City plans, policies and ordinances.

Rezoning requests must be brought before the Planning & Zoning Commission and the Board of Aldermen, as otherwise required by Municipal Code.

SECTION 410.915: PERMITTED USES BY DEVELOPMENT SUBDISTRICT

The permitted uses and mixture of uses will be determined based on compatibility with the existing adjacent uses and the uses permitted by right or by special use in the underlying zoning districts.

Generally, the ground floor of buildings should have active uses. The ground level is where people are walking and driving. This is where people expect to find the goods and services they need. When street frontages are active, the City is perceived to be vibrant. To achieve an active ground level in the City’s downtown lakefront business district, the space must be comfortable to pedestrians, the storefronts should be closer to the traffic, and the area must have some dense uses, such as apartments or offices. The permitted uses are listed in Table 1.

[Insert table labeled “Table 1. Downtown Lakefront Redevelopment Overlay District Permitted Uses”.]

In addition to the uses allowed only by Special Use Permit (SUP) listed in Table 1., non-residential ~~Certain~~ uses in the Gateway West, Lakeview and Edgewater Point Subdistricts will be allowed only by Special Use Permit when proposed for lakefront location.

~~Docks in the Gateway West, Lakeview and Edgewater Point Subdistricts will be permitted only by Special Use Permit and only with explicit permission of the Lake Saint Louis Community Association.~~

SECTION 410.920: UNLISTED USES

Uses not listed in Table 1. have been determined either not to be appropriate in the Overlay District, incompatible with certain existing uses, or sufficiently rare or unexpected as to be incapable of being listed at the time of adoption of this Ordinance. Uses not specifically listed in Table 1. are not allowed except where the Board of Aldermen, after review by the Planning & Zoning Commission, determines that the proposed use is sufficiently similar to a use expressly authorized. Any other use not listed as a permitted use, but constituting a use that is required to be permitted by law, shall be authorized subject to the following conditions:

- a. The use shall be permitted only to the extent required by law to be permitted;
- b. The use shall be located no closer than 1,000 feet from any residence, residential property, park, school, or church, except as may be modified by the Board of Aldermen;
- c. The use shall maintain a distance of at least 1,000 feet from any other such use;
- d. No use shall occupy a structure in excess of 5,000 square feet without an approved parking plan designed for that use and supported by a traffic study submitted to, and approved by, the Board of Aldermen.

SECTION 410.925: PARKING

Off-street parking shall be provided at a ratio of four (4) stalls per 1,000 square feet of finished floor area for retail uses, and ~~4.5~~ **2.0** stalls per dwelling unit for residential uses. **The parking requirement for residential developments may be reduced by the Board of Aldermen, upon recommendation of the Planning & Zoning Commission, to less than 2.0 stalls per unit upon presentation of a parking-traffic analysis prepared by a competent traffic engineer demonstrating, by clear and convincing evidence, that the expected vehicle use and parking space demand for the development will require fewer stalls per unit; in no case, will the requirement be reduced to less than 1.5 stalls per unit.** No off-street parking shall be required for non-residential uses located within 500 feet of a public parking garage or lot. Parking space for uses other than these will be provided as required by Municipal Code. All parking facilities shall meet the parking construction standards as required by Municipal Code.

SECTION 410.930: LOT REQUIREMENTS

As specified below:

- a. Minimum Lot Area: none
- b. Minimum Lot Width: none
- c. Maximum Lot Coverage: The maximum lot coverage shall be eighty percent (80%). Lot coverage includes those portions of the net site area covered by the ground floor of any structure, parking lots, and streets and drives. Lot coverage does not include sidewalks or plazas.

SECTION 410.935: HEIGHT REQUIREMENTS

As specified below:

- a. The height of any proposed alteration or construction shall be restricted to no more than seven (7) stories or 75 feet, measured from the building's front stoop, and should be compatible with the style and character of the surrounding structures.
- b. The actual building height can be up to 10 stories or 125 feet, measured from the building's front stoop, at the discretion of the Board of Aldermen and the issuance of a Special Use Permit (SUP).
- c. Consideration of height above 125 feet, measured from the building's front stoop, may be afforded by the Board of Aldermen, upon recommendation of the Planning & Zoning Commission, but will require a dedication to the City of land or building space for community recreational purposes, or construction of public facilities for community recreational purposes of a magnitude that allows the Board to determine, in its sole discretion, that additional height is more than offset by the dedication of recreational facilities/amenities.

SECTION 410.940: BUILDING SETBACKS

As specified below:

- a. Front: none
- b. Side: none, except no structure shall be closer than 12 feet to another structure.
- c. Rear: none
- d. Setback from Lake Saint Louis in Gateway West, Lakeview, and Edgewater Point Subdistricts: As needed to allow for construction of boardwalk/pedestrian/bike-trail system, but in no case less than 20'
- e. Buildings fronting Lake Saint Louis Boulevard must be located no closer than 20 feet and no further than 30 feet from the right-of-way line of Lake Saint Louis Boulevard. No parking will be allowed in this setback area.

SECTION 410.945: MAXIMUM DENSITIES FOR RESIDENTIAL DEVELOPMENTS

In order to encourage an appropriate mix of residential and retail/service uses that will be determined by both the market and the City, and which meets the needs of residents within the district and in the larger community of Lake Saint Louis, and in order to encourage innovative designs in housing types that maximize visibility of Lake Saint Louis, limitations on the number of units within the Overlay District will not be determined by density restrictions or Floor Area Ratios, but rather by the establishment of a maximum number of units allowed for each Subdistrict. The maximum number of dwelling units that will be permitted in each Subdistrict is as follows:

- Gateway West – 50 du's
- Lakeview – 150 du's
- Edgewater Point – 60 du's
- Bent Oak West – 60-72 du's (assuming primary vehicular access off Veterans Memorial Parkway)
- Anchor – 50 du's (assuming vehicular access from Veterans Memorial Parkway only)

SECTION 410.950: RESTRICTIONS

As specified below:

- a. Following adoption of the Redevelopment Plan and Overlay District, no use shall exceed 5,000 SF without authorization of said use and approval of accompanying Site Plan by the Board of Aldermen, as recommended by the Planning & Zoning Commission.
- b. The permitted outside display of merchandise for sale to the public shall be restricted to a maximum of 10 percent of the lot. In no case shall merchandise for sale be displayed in any required set back or interfere with pedestrian or vehicular access or parking. All such displays and sales areas shall be allowed by Special Use Permit only.
- c. All retail uses shall front Lake Saint Louis Boulevard or other public or private roadways. Uses other than residential may front on Lake Saint Louis in the Gateway West, Lakeview and Edgewater Point subdistricts by Special Use Permit only.
- d. Loft residential units shall be allowed by Special Use Permit only.
- e. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public or private street. No floodlights are allowed within the Development District. Lighting intensity should be a minimum of 1.8 footcandles within the parking field and entry & exit driveways; a minimum of 1.0 footcandles along any perimeter drives; and 0.0 footcandles on adjoining, non-district properties.
- f. Residential uses shall be restricted from street-level building floors, except as specifically permitted by the Board of Aldermen. In no case shall a residential use occupy a street-level storefront.

- g. Outdoor seating for restaurants and cafes will be allowed by Special Use Permit only and will comply with the following restrictions:
 - i. Shall be designed to not conflict or otherwise interfere with the operation of neighboring uses.
 - ii. Clear and unobstructed walkways shall be provided to allow access to all tables during operating hours.
 - iii. All seating areas must be located on-site of the requesting business.

SECTION 410.955: PROCEDURES

The overlay designation process may be initiated by one (1) or more of the owners of record or owners under contract for a lot or tract of land, or their authorized representative. Any property within the Lakefront Redevelopment Area that requires rezoning shall be subject to the City's rezoning requirements, pursuant to SECTION 405.310: PROCEDURES FOR A CHANGE IN ZONING CLASSIFICATION; ARTICLE V. "PR" PLANNED RESIDENTIAL DISTRICT; and ARTICLE IX. "PD" PLANNED DEVELOPMENT DISTRICT of the Zoning Code and the following requirements and procedures:

- a. Following approval of the rezoning and Preliminary Development Plan (PDP), a Final Development Plan (FDP) shall be submitted to the Planning & Zoning Commission for review and approval. The PDP, updated to reflect all structures, units and maximum square footage of buildings constructed or approved for construction, shall be provided with the subsequent submittal of the FDP for each additional building, lot, phase or plat representing a portion of the PDP. The approved PDP shall be used to track existing site development, insuring that the current proposal complies with the Downtown Lakefront Strategic Land Use Plan. The PDP and FDP may be submitted concurrently at the rezoning stage at the option of the developer.
- b. In the event that the FDP contains substantial changes from the approved PDP, the applicant shall submit a revised PDP for approval per the City Code approval procedure requirements. This resubmittal shall require a new public hearing in the same manner as the original submittal. No development or redevelopment of property located within the Downtown Lakefront Redevelopment District shall take place until an FDP has been reviewed and approved, pursuant to the requirements of this Section.
- c. Upon final approval, the owner shall provide copies of the approved FDP to the City. Building permits shall be issued only in accordance with the approved FDP and after approval of the improvement plans.
- d. Upon final approval of the Downtown Lakefront Redevelopment District Overlay rezoning, FDP and authorization of a building and grading permit, construction may proceed. Conformance with the plan and all supporting documentation is mandatory.
- e. All proposals made under this Overlay District must be reviewed and approved by the City's Development Review Board (DRB).

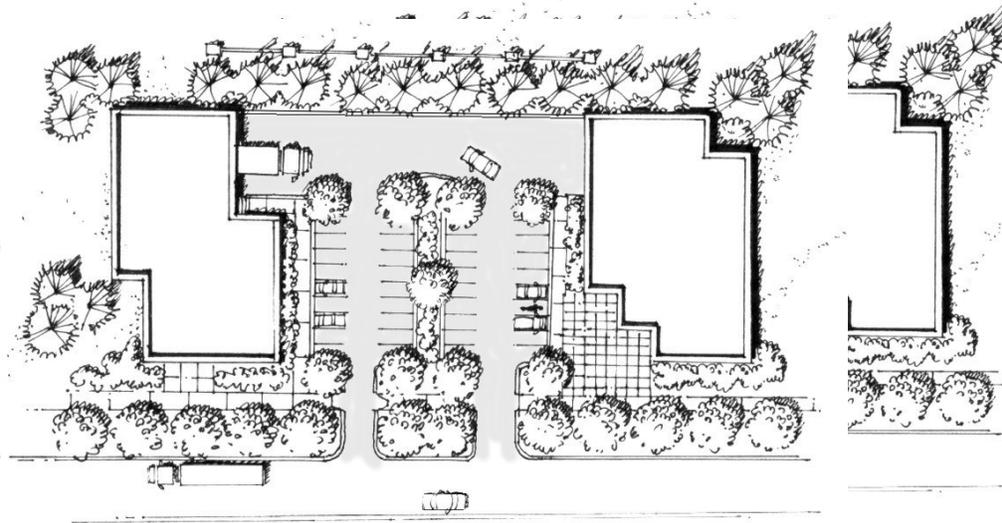
- f. All development proposals in the Overlay district must include a Tree Stand Delineation Study (TSD) and Tree Preservation Plan (TPP), as specified in CHAPTER 245: TREE PRESERVATION of the City Code.

SECTION 410.960: SITE AND BUILDING DESIGN

Site design, as presented in Preliminary Development Plan, will be approved by the Board of Aldermen on recommendation of the Planning & Zoning Commission (P&ZC). Building design will be approved by the City's Development Review Board (DRB).

- a. *Compatibility with Other Existing and Anticipated Development:*
- i. The form and proportion of buildings shall be consistent or compatible with the scale, form and proportion of other development within the downtown lakefront redevelopment area and with anticipated development, as called for in the City's Strategic Lakefront Redevelopment Land Use Plan.
 - ii. The rhythm of structural mass to voids, such as windows and glass doors, of a front facade should relate to the rhythms established in adjacent buildings.
 - iii. Care shall be exercised to coordinate final grades and site arrangement with those of adjoining properties and streets.
- b. *Location:* Buildings shall be located to ensure the provision of adequate open space for outdoor gathering areas, facilities, services and amenities and to provide natural indoor light, air and privacy to the extent possible. All buildings, parking lots and other structures shall be located to integrate with the natural topography and to avoid deep cuts and fills, excessive foundation wall depth, unnecessary steps and steep access gradients and to avoid unnecessary cutting of trees and tree stands.
- c. *Design Focus:* Facades that front the lake, a street and the main entrance(s) shall be designed as focal points to the building. The main entrances should incorporate devices such as canopies, overhangs, arcades, raised parapets over the door, larger door openings, display windows, accent colors, and other architectural details such as moldings. The remaining portions of the building should be designed in a way that complements and is consistent with the building's street facade.
- d. *Visual Interest:* All elevations of the building shall be designed in a consistent and coherent architectural manner. Architectural design should create visual interest through the use of different textures, complementary colors, shadow lines and contrasting shapes. Monotonous design shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. Facades shall be articulated with variations in the building plane and parapet height, materials and colors, entrance canopies, and landscaping.
- At a minimum, facades facing a public or private street or the lake shall incorporate at least three (3) of the following features along each applicable façade. These standards shall be applied to each façade individually:
- i. Recesses and projections along at least 20 percent of the length of the building façade.
 - ii. Windows, awnings, arcades or other significant architectural features used along at least 60 percent of the front building façade length or 30 percent of the side or rear building façade length.

- iii. The use of brick, stucco, natural or fabricated stone, treated wood, shall be used on at least 50 percent of the front facade and main entrances and at least 25 percent on the side and rear building façade.
- iv. Landscaping islands or planting against the building, covering at least 30 percent of the length of the building façade. (Note: In no case will foundation landscaping equal less than one (1) tree or shrub for each 10 linear feet of all facades on the building.)
- v. The use of unusual shapes, color and other characteristics that cause new buildings to call excessive attention to themselves and create disharmony shall not be allowed.
- vi. Loading docks, trash enclosures, outdoor storage, ground mounted mechanical equipment and similar facilities and functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are reduced to as great an extent as possible and are out of view from adjacent properties and public street.
- e. *Building Color:* Building color shall be limited to light, medium and dark shades of muted colors. Primary ~~and complimentary~~ color schemes ~~will be discouraged~~ **are prohibited**. Approximately 90 percent of each building wall surface shall be light and medium colors. The remaining surfaces shall be restricted to a darker color. The use of walls in a single color, with little detailing or completely blank, is not permitted.
- f. *Roofs:* Careful consideration of durable materials, proportions, and shapes, emphasizing the importance of roofs as integral and embracing elements of the over-all design, is particularly important. Screening of mechanical and other roof-mounted equipment must be an integral part of the building's architecture and roof design. Building roof tops shall have at least two of the following features:
 - i. Overhanging eaves;
 - ii. Sloped roofs;
 - iii. Three or more roof slope planes.
- g. *Parking:* Parking shall be designed to not overpower the character of the development nor appear as a dominant feature of the site. Parking shall be located to the rear and interior side of the building. Shared parking is encouraged. The diagram below depicts a layout that maximizes usable space and provides additional circulation. The building on the left incorporates a recession in the facade to screen loading. The building on the right uses a variation in materials and recession to create focus at the main entrance. In no case will parking be allowed between the lake and building or allowed adjacent to lake.



h. *Pedestrian Accommodations and Boardwalk/Lakefront Pedestrian/Bike Pathway:*

- In approving this Overlay District, it is the intent of the City, working with the land owner/developer, to create a campus-like, pedestrian-friendly environment which will enable any walker patronizing operations in the District to walk from front door to front door on a sidewalk, crosswalk or other clearly delineated pathway. Front doors of all operations within the District will be physically and visually connected to one another by sidewalks or other pedestrian pathways that clearly delineate the importance of the pedestrian and pedestrian movement.
 - Crosswalks will be placed at all street intersections and drive entrances where sidewalks or pathways intersect the streets or drives. In order to enhance pedestrian safety and comfort, as well as the attractiveness of the pedestrian access walkways within the District, all crosswalks will be built in compliance with District-wide standards (durable, low maintenance surface materials such as pavers, bricks or scored or imprinted concrete) yet to be specified, and be built to a minimum width of six (6) feet.
 - Throughout the District, internal pedestrian walkways need to be distinguished from driving surfaces through the construction of crosswalks built in compliance with District-wide standards (durable, low maintenance surface materials such as pavers, bricks or scored or imprinted concrete) yet to be specified, and be built to a minimum width of six (6) feet.
 - Casual meeting areas in park-like settings featuring landscaping, benches, pedestrian oriented lighting, are encouraged along pathways.
- i. *Sidewalks:* Pedestrian access shall be an integral part of the overall design of the development. The pedestrian access shall provide not only safe and convenient access to and from off-street parking areas, but should also connect with abutting properties and developments so as to accommodate an alternative means of transportation, such as walking or biking to and from the surrounding uses and activities. Sidewalks, at least six (6) feet in width, shall be provided on both sides of all streets and/or along the full length of any facade featuring a customer entrance and along any facade abutting a public parking

- area. Sidewalks are required extending from the public pathway system to front door of the establishment.
- ii. *Boardwalk / Lakefront Pathway*: All projects having lake frontage shall provide for walking access along the lake within the boundaries of the property being developed. The projects will also provide for pedestrian/bike/trail connections to the City's sidewalk/bike/trail system, including the installation of paved pathways across the site as generally called for in the Redevelopment Plan. All pathways in this category shall be an eight (8) foot paved surface and include bollard lighting (to be specified for the entire district).
 - i. *Landscaping*: Landscaping plans, addressing the following elements, will be approved by the Planning & Zoning Commission and Board of Aldermen, as part of the review procedure for site development, or by the Development Review Board, as part of the DRB's review of Building Design.
 - i. *Street Trees*: One street tree shall be required for every 40 feet of lot street frontage. Street trees shall be located in the street yard setback, and shall not be located in the right-of-way. All landscaping will be reviewed by the City' Arborist and the plantings must be included in the City's acceptable plant list.
 - ii. *Foundation Landscaping*: All building foundations, exposed to public view, shall be landscaped at a ratio of at least one (1) shrub or tree for every 10 feet of exterior wall. Clustering the plantings is encouraged. All shrubs shall be a minimum of two (2) feet in height and 18 inches wide at time of planting, reach an average height of three (3) feet within 2 years of planting.
 - iii. *Parking Lot Landscaping*: The interior of all parking lots with be landscaped at the rate of five percent of the total parking stall square footage with the standard parking space measured at nine (9) feet by 18 feet for a total of 162 sq. ft. per space. Landscaped islands shall have a minimum width of eight (8) feet measured from the back of curb and shall be covered with living ground cover, sod, or mulch. All parking rows shall have landscaped end islands. Trees within the parking lot shall be a minimum of three (3) inches caliper at time of planting and have a minimum height of 40 feet at time of maturity. One (1) canopy/shade tree shall be planted for each 160 sq. ft. of landscaped island area. Short hedges or an uninterrupted line of shrubbery may be required on parking lot perimeters.
 - iv. *Irrigation*: All landscaped and grassed areas – all of which much be sodded, except by permission of the Planning & Zoning Commission and the Board of Aldermen – must be irrigated by an in-ground, automatically controlled system with only a minimum amount of water allowed as overspray onto sidewalks and other pavements. Property owners/lessees shall maintain the irrigation system in working order.
 - v. *Maintenance and irrigation of adjacent rights-of-way*: Except as provided elsewhere in this portion of the Municipal Code, property owners adjacent to public rights-of-way shall establish these areas as lawn and will maintain them as such. These rights-of-way will be irrigated as provided immediately above, though no irrigation facilities or equipment will be allowed within the right-of-way.
 - vi. *Landscaping and Maintenance (including irrigation) of Veterans' Memorial Parkway right-of-way*: Landscaping and maintenance of the south side of Veterans' Memorial Parkway right-of-way will be the responsibility of the abutting property owner. As approved by the

Planning & Zoning Commission and the Board of Aldermen in the procedure provided for in Section 410.955 above, the planting scheme for this right-of-way planting will be similar to that in place at the Maryville Center development along the north side of I-64/US 40-61 in Chesterfield.

- j. *Roof Mounted Equipment:* Roof mounted equipment shall be screened from view (100% opacity) or isolated so as not to be visible from ground level of any adjacent public thoroughfare or residentially-zoned area or the lake, up to a maximum of 300 feet away. Roof mounted equipment must be screened or concealed by parapet or other roof features that are designed as an integral part of the building's architecture.
- k. *Utilities:* All telephone and cable television lines, electrical services and distribution lines shall be placed underground, except that this provision shall not include meters, electric and telephone service pedestals, transformers, three-phase feeder lines, sub-transmission and transmission lines, electrical substations and such other facilities as the utility may deem necessary to install utilizing "above ground" type construction. These above ground utilities shall be located as close to the building as permitted by the utility company and screened from view of public and private streets and adjacent properties, to the extent possible, through the use of landscaping or screening walls that are integrated into the overall site design. The specific location of such facilities and their screening shall be approved by Planning & Zoning Commission and Board of Aldermen as part of Site's PDP.
- l. *Mechanical Equipment:* All electrical and mechanical equipment located adjacent to the building and visible from any adjacent public or private roadway or from adjacent properties shall be screened from view (100% opacity), up to a maximum of 300 feet away. Screening shall completely obscure from ground level all surfaces of the equipment. Such screens and enclosures shall be treated as integral elements of the building's appearance.
- m. *Trash:* All trash, refuse, debris or garbage shall be contained within an enclosed building or container designed for such purposes. Outdoor containers or dumpsters shall be shielded on all sides by a wall or decorative fence constructed of the same or complementary materials to those used on the primary building. The use of landscaping to further decrease the visual impact of the trash enclosures is required. The dumpster enclosure shall be two (2) feet taller than the dumpster and shall include gateless pedestrian access.
- n. *Loading Docks:* Loading areas shall not be located at the front of the building and, where visible from the front of the building or from any public or private street, shall be screened from view from the street and neighboring properties. Where possible, the screening shall be an integral part of the building structure and be used in conjunction with landscaping, ground cover, trees and shrubbery. If the screening is not an integral part of the building, then landscaping ground cover, trees and shrubbery shall be used to screen the loading area.
- o. *Signs' Landscaping:* Complementary landscaping shall be included in the design of all ground signs at the entrance to the site. The use of ornamental trees, flowering or ornamental shrubs and ground covers are encouraged.
- p. *Lighting:* Lighting plans, addressing the following elements, will be approved by the Planning & Zoning Commission and Board of Aldermen as part of the review procedure for site development or by the Development Review Board as part of the DRB's review of Building

Design. (Note: It is anticipated that detailed standards for lighting will be developed for the various kinds of lighting that will be necessary within the district; standards will address fixtures and pole heights, types of lighting (i.e. high pressure sodium, halite), and photometric limitations for street lighting, parking lot lighting, pathway lighting, etc.)

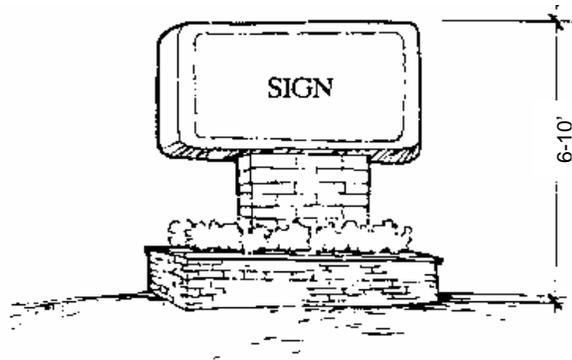
- i. Full cut-off lighting fixtures and lighting shields shall be used to prevent spill-over and glare onto adjoining streets, residential properties and onto Lake Saint Louis.
 - ii. Exposed lighting sources, such as unshielded wall packs, shall not be permitted. Parking lot lighting shall be of a type that provides sufficient lighting for safety and security without distorting the perception of color.
 - iii. Light fixtures that broadcast light over large areas or that are a source of glare, sky-glow or other light pollution shall not be permitted.
 - iv. Building mounted lighting shall not extend above the roofline of the building on which it is mounted.
 - v. Photometric plans, demonstrating compliance with standards – yet to be promulgated, but which will include, at a minimum, the requirement that footcandles fade to a 0.0 reading at property lines abutting the lake and abutting residential properties outside the District – will be required with each proposal for development.
 - vi. Architectural lighting, particularly as buildings are viewed from the lake, is highly encouraged. All architectural lighting must be approved by the DRB as part of Building Design. No neon, florescent, LED or other lighting will be used on a building except as provided for in paragraph q. *Signs* below.
- q. *Signs*: All signs allowed within the District will be by permit only and will be approved by the City's Development Review Board as part of the Building Design proposal.
- All signs will be on-site signs.
 - The maximum sign surface area on any one (1) lot within the District having an underlying zoning district designation of CB (Community Business) or PD (Planned Development) shall not exceed four-thousandths (.004) square feet times the total lot area (calculated in square feet) up to one (1) acre, plus one-thousandth (.001) square feet times the area (calculated in square feet) of a lot in excess of one (1) acre.
 - The maximum sign surface area on any one (1) lot within the District having an underlying zoning district designation of HC (Highway Commercial) shall not exceed one-hundredth (0.01) square feet times the total lot area (calculated in square feet) up to one (1) acre, plus four-thousandths (.004) square feet times the area (calculated in square feet) of a lot in excess of one (1) acre.
 - The maximum signage surface area to be displayed on any façade, within the District – including wall signs, projecting signs, window signs, flush mounted signs, and awning, canopy, or marquee signs – shall be limited to six percent (6%) of the area of the façade.
 - Unless specified below, information displayed on any and all signs within the District shall be limited to the Owner/Operator's store name and/or type of store and store logo.
 - No signs shall be displayed on any façade fronting Lake Saint Louis or on the sides of any building having a façade fronting Lake Saint Louis.
 - Illumination of the signs shall be limited to 40 percent of the surface of the sign. Neon lighting is prohibited. In all instances, illumination shall not be a nuisance to surrounding property nor conflict with aircraft operations. All lighting shall be shielded and confined within property

lines. Internal illumination brightness level shall be from 100-200 foot lamberts. Illuminated signs shall be illuminated only during hours in which the advertised business is open for business.

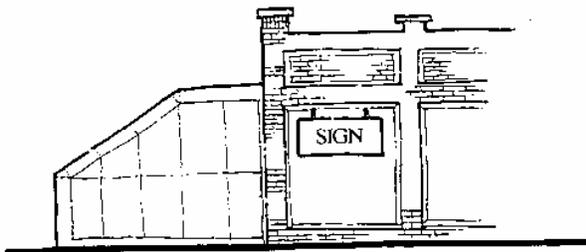
(Temporary signs, banners, window signs for special events will be allowed on-site pursuant to rules yet to be promulgated. However, as they are under current code, they will likely be limited for size, duration of display, frequency, etc.)

The following on-site types of signs only will be permitted within the District.

- i. *On-Site Ground Sign/Monument Signs:* Defined as a sign on one or more supports erected parallel with (one-sided) or at right angles to (two-sided) the street frontage – will be allowed for properties having a minimum size of two (2) acres; one monument sign only shall be permitted on each such property. The ground sign shall not exceed six (6) feet in height from ground elevation, and shall not exceed 50 square feet in area total for both sides of the sign (see the ground sign illustration below). Maximum height may be increased to 10 feet, and maximum area may be increased to a maximum of 100 square feet total for both sides of the sign for signs serving a property having its primary entrance off Veterans Memorial Parkway; such sign must be located at primary entrance off Veterans Memorial Parkway.

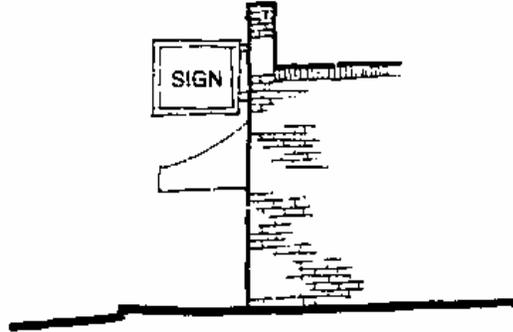


- ii. *Window Sign:* Any permanent sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, or service, that is placed inside a window or upon the windowpanes or glass and is visible from the exterior of the window. Window signs shall be limited to 25 percent of window area. Window signs are limited to retail and restaurant uses.

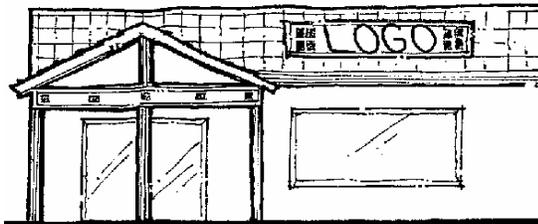


- iii. *Projecting Sign:* A sign that is wholly or partly dependent upon a structure for support and which projects more than 12 inches from

such structure. The maximum projection is $\frac{1}{2}$ the sidewalk width, or a maximum of three (3) feet. The sign cannot project over a public right-of-way and is limited to ground floor retail and restaurant uses along Lake Saint Louis Boulevard. The maximum sign area shall not exceed six percent (6%) of the storefront elevation.



- iv. *Flush-Mounted Sign:* A sign totally supported on the roof or façade of a structure that displays the logo or name of the tenant of such structure. Flush-mounted logo signs shall be mounted parallel to and flush with the roof or structural surface upon which it is attached. In no case shall a flush-mounted logo roof sign project above the highest point of the roof. These signs shall be limited to designating the owner/operator's store name and/or type of store and store logo only and shall contain no advertising devices, slogans, or marks other than the name and/or type of store. Corporate logos are encouraged within size limitations. The signage cannot exceed six percent (6%) of the building frontage elevation and the width of the sign cannot exceed 75 percent of the storefront. Signage lettering shall not exceed 42 inches" in height.



- v. *Awning, Canopy or Marquee Sign:* A sign that is mounted on, painted on, or attached to, an awning, canopy or marquee. No such signs shall project above, below or beyond the awning, canopy or marquee. Lighted canopies shall be considered a sign for purposes of calculating maximum signage surface area.



SECTION 3. All other portions and sections of Chapter 410 shall remain in full force and effect.

SECTION 4. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2007.

Michael Potter, Mayor

ATTEST: _____
Donna F. Daniel, City Clerk

APPROVED AS TO FORM: _____
Jay A. Summerville, City Attorney

TABLE 1.

TABLE 1: DOWNTOWN LAKEFRONT REDEVELOPMENT OVERLAY DISTRICT									
BASIC PERMITTED USES (P)	USES PERMITTED WITH SPECIAL USE PERMIT (S)								
USES	SUBDISTRICTS								
	ANCHOR	LAKEVIEW	BLVD. WEST	BLVD. EAST	W. GTWY.	BENT OAK W.	BENT OAK E.	EDGEWATER PNT.	E. GTWY.
1. ARTISAN & PHOTOGRAPHY STUDIOS/GALLERIES		P	P	P	P				P
2. DWELLINGS - MULTIFAMILY	P	P	S	S	P	P	P	P	P
3. LOFT RESIDENTIAL	S	PS	PS	PS	PS				P
4. PUBLIC PARKS AND PLAYGROUNDS	P	P	P	P	P	P	P	P	P
5. BAKERY	P	P	P	P	P	P	P	P	P
6. BAR/TAVERN (IN COMPLIANCE WITH CITY CODE)	P	SP	P	P	SP	SP	P	S	
7. BUSINESS, INSTITUTIONAL, OR VOCATIONAL SCHOOL		P	P	P	P		P		P
8. COMMUNITY FACILITIES	P	P			P	P	P		P
9. DANCE STUDIO OR SCHOOL			P	P	P		P		P
10. DAY CARE FACILITY - COMMERCIAL		P	P	P	P	P	P		P
11. DRUG STORE (PHARMACY)		P	P	P	P	P	P	P	P
12. DRY CLEANING / LAUNDRY PICK-UP	P	P	P	P	P	P	P		P
13. FINANCIAL SERVICES (BANKS, S & L, CU) W. DRIVE-THRU		P	P	P	P	P	P	S	S
14. FOOD STORE	P	P	P	P	P	P	P	P	P
15. GOVERNMENT/PUBLIC BUILDINGS	P	P	P	P	P	P	P	P	P
16. HEALTH CLUB - FITNESS CENTER	P	P	P	P	P	P	P	P	P
17. HOTEL OR MOTEL	P	P	P	P	P	S	S		S
18. INDOOR RECREATION (ARCADES, BOWING, BILLARDS, ETC.)	P	P	P	P		P	P		
19. LIQUOR STORE	P		P	P		P	P		
20. MASSAGE FACILITY, THERAPEUTIC (LICENSED)	P		P	P	P	P	P		
21. MEDICAL OR DENTAL OFFICES	P	P	P	P	P	P	P	P	P
22. OFFICE, GENERAL	P	P	P	P	P	P	P	P	P
23. OPEN-AIR FARMERS' MARKETS	P	P	P	P		P	P		
24. PARKING GARAGE OR LOT (PUBLIC OR PRIVATE)	P	P	P	P	P	P	P	P	P
25. PERSONAL SERVICES (BEAUTY/BARBER SHOPS)	P	P	P	P		P	P	P	
26. RESTAURANT - GENERAL	P	P	P	P	P	P	P	P	P
27. RETAIL SALES AND SERVICE		P	P	P	P	P	P	P	P
28. THEATER, PERFORMING ARTS	P	P	P	P		P	P	P	

PROPOSED CHANGES TO BILL NO. 2602, ENTITLED “AN ORDINANCE AMENDING THE LAKE SAINT LOUIS MUNICIPAL CODE, TITLE IV. LAND USE, CHAPTER 410: ZONING DISTRICTS AND REGULATIONS, SPECIFICALLY BY MODIFYING ARTICLE I. ESTABLISHMENT OF DISTRICTS AND DISTRICT PROVISIONS, AND BY CREATING A NEW ARTICLE XV. DOWNTOWN LAKEFRONT REDEVELOPMENT OVERLAY DISTRICT”

Bill No. 2692, which bill proposes adoption of Article XV. “DLR” Downtown Lakefront Redevelopment Overlay District, containing Sections 410.900 through 410.960, and which would be incorporated into Chapter 410: Zoning Districts and Regulations of Title IV. Land Use of the Lake Saint Louis Municipal Code, was presented to the Board of Aldermen on Monday, December 3, 2007, at which time the bill was read one time.

Since the first reading of the bill, the following changes have been incorporated into the text and will be presented to the Board on Monday, December 17, 2007:

In proposed Section 410.915: Permitted Uses by Development Subdistrict, the words, “In addition to the uses allowed only by Special Use Permit (SUP) listed in Table 1., non-residential”, were added to the first sentence of the third paragraph and the word “Certain” was stricken from this sentence, so that it now reads:

In addition to the uses allowed only by Special Use Permit (SUP) listed in Table 1., non-residential uses in the Gateway West, Lakeview and Edgewater Point Subdistricts will be allowed only by Special Use Permit when proposed for lakefront location.

In proposed Section 410.915: Permitted Uses by Development Subdistrict, the fourth paragraph was stricken. The fourth paragraph read:

Docks in the Gateway West, Lakeview and Edgewater Point Subdistricts will be permitted only by Special Use Permit and only with explicit permission of the Lake Saint Louis Community Association.

In proposed Section 410.925: Parking, the parking requirement for residential uses was changed from 1.5 stalls per dwelling unit to 2.0 stalls per dwelling unit, so that the first sentence of the section will read as follows:

Off-street parking shall be provided at a ratio of four (4) stalls per 1,000 square feet of finished floor area for retail uses, and 2.0 stalls per dwelling unit for residential uses.

In proposed Section 410.925: Parking, the following sentence was inserted as the second sentence of the section:

The parking requirement for residential developments may be reduced by the Board of Aldermen, upon recommendation of the Planning & Zoning Commission, to less than 2.0 stalls per unit upon presentation of a parking-traffic analysis prepared by a competent traffic engineer demonstrating, by clear and convincing evidence, that the expected vehicle use and parking space demand

for the development will require fewer stalls per unit; in no case, will the requirement be reduced to less than 1.5 stalls per unit.

In proposed paragraph e. Building Color: of Section 410.960: Site and Building Design, the second sentence was changed from, “Primary and complimentary color schemes will be discouraged.” to “Primary color schemes are prohibited.”

Proposed Table 1. Downtown Lakefront Redevelopment Overlay District, detailing Basic Permitted Uses and Uses Permitted by Special Use Permit by Subdistrict, was modified to reconcile the contents of the Table with the text of the proposed ordinance and to assure that permitted and special uses accurately reflected uses allowed in the subdistricts’ underlying zoning district. A copy of the modified table – showing changes – is attached.