

Sponsors: Steve Hollander

AN ORDINANCE AMENDING CHAPTER 400, THE ZONING CODE, OF THE CODE OF ORDINANCES, SPECIFICALLY SECTIONS 400.220 AND 400.230, TO PERMIT "RECREATIONAL VEHICLE STORAGE" WITHIN THE "C-2" GENERAL BUSINESS DISTRICT.

Be It Ordained by the City Council of the City of St. Charles, as Follows:

SECTION 1. Subsection (C)(1) of Section 400.220 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.220. "C-2" General Business District.

C. Conditional Uses.

1. The following uses may be permitted in the "C-2" district as conditional uses if approved by the City Council following recommendation by the Planning and Zoning Commission:

a. Any conditional use permitted in the "C-1" Neighborhood Business District unless otherwise permitted by the "C-2" district.

b. Indoor firearm ranges.

(1) Conditional Use Regulations.

(a) An indoor firearm range facility must be designed to offer a completely controlled shooting environment that includes impenetrable walls, floor and ceiling, adequate ventilation and lighting systems and acoustical treatment for

(b) sound attenuation suitable for the range's approved use.

(c) Noise levels at the nearest residential property line to an indoor firearm range shall not exceed thirty-five (35) decibels.

(d) Noise levels at the nearest commercial property line to an indoor firearm range shall not exceed forty-five (45) decibels.

(e) An indoor firearm range shall not operate between the hours of 10:00 P.M. and 7:00 A.M.

(f) An indoor firearm range must be authorized in writing by the Chief of Police and Building Code Official.

(g) The construction and operation of an indoor firearm range must comply with all State and Federal regulations.

c. Motor vehicle sales and rentals, new and used and temporary motor vehicle and recreational vehicle storage.

(1) Conditional Use Regulations.

(a) The setback of any overhead canopy or similar structure shall be a minimum of ten (10) feet from all street rights-of-way lines, a minimum of twenty (20) feet from all residentially zoned property lines and shall be a minimum of five (5) feet from all

other property lines. The total height of any overhead canopy or similar structure shall not exceed twenty (20) feet as measured to the highest part of the structure. The setback requirements may be recommended for modification by the Planning and Zoning Commission and modified by the City Council where it is found that due to pre-existing circumstances the provision of said setback will cause an undue burden on the ability to effectively use the property.

- (b) All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum four-ton axle load.
- (c) The facility shall provide a minimum six-foot-high, solid, earthtone-color, vinyl fence with a combination of shrubs [eighteen (18) inches to twenty-four (24) inches tall or three (3) feet to four (4) feet wide at the time of planting], understory trees [six (6) feet to eight (8) feet tall at the time of planting] and canopy trees [two and one-half (2 1/2) inches to three (3) inches caliper at the time of planting] as recommended by the Planning and Zoning Commission and approved by the City Council along all borders of the property directly abutting a residentially zoned property. These requirements may be recommended for modification by the Planning and Zoning Commission and modified by the City Council where it is found that due to pre-existing circumstances the provision of the setback will cause an undue burden on the ability to effectively use the property.
- d. Microbreweries, brew pubs, craft distilleries, bars, and wineries.
 - (1) Conditional Use Regulations. Due to the potential negative secondary effects of the location and operations of establishments that predominantly sell intoxicating beverages, the City Council may place additional regulations on these uses to reduce or eliminate these effects, including but not limited to hours of operation, separation and location restrictions, noise levels, and the manner of operation.
- e. Shipping container structures.
 - (1) Conditional Use Regulations.
 - (a) Shipping containers structures shall be painted or treated so as to prevent rust.
 - (b) Shipping containers structures shall be affixed to a permanent foundation.
 - (c) Shipping containers structures shall be certified by a Missouri licensed professional engineer as structurally sound, shall be fully compliant with Chapter 500, and shall be a permanent structure.
 - (d) This Subsection shall not supersede the availability of temporary commercial storage containers permitted via Section 400.520.
- f. Secondhand sales.

- g. Taxicab stations and stands.
- h. Taxidermy.
- 2. The provisions of this Section shall apply to all new uses and to existing uses where a substantial change or expansion to the layout, operation or configuration is proposed.

SECTION 2. Subsection (C)(1) of Section 400.230 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.230. "C-3" Highway Business District.

C. Conditional Uses.

- 1. The following uses may be permitted in the "C-3" District as a conditional use if approved by the City Council following recommendation by the Planning and Zoning Commission:
 - a. Any conditional use permitted in the "C-2" District unless permitted by the "C-3" District.
 - b. Fertilizer storage in bags or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building associated with a retail business, but not manufacturing or processing.
 - c. Material storage yards, in connection with a permitted use, where storage is incidental to the approved occupancy of the building, provided all products and materials used or stored are enclosed by a masonry wall, sight-proof fence or hedge not less than six (6) feet in height. Storage of motor vehicles and trucks used in connection with the permitted trade or business is permitted within the walls or screen, but not including storage of heavy equipment, such as road-building or excavating equipment.
 - d. Sale or storage of stone products, sand and gravel, but not crushing or grinding.
 - e. Welding or soldering shops.
 - f. Agricultural or farm implements for sale, storage or repair.
 - g. Boat and boat trailer, repair, sales and storage.
 - h. Mobile home sales, display and storage or sales, ~~display and storage of travel trailers and campers, sale of recreational vehicles,~~ provided that all units shall be in usable condition, none shall be placed in a required front yard, the minimum parcel area shall be one-half (1/2) acre, the storage area shall be separated from the display areas by a continuous visual screen with a minimum height of eight (8) feet, such screen consisting of a compact evergreen hedge or foliage screening or louvered fence or masonry wall.
 - i. Tattooing, body piercing or branding establishment.
 - (1) One establishment shall not be located within seven thousand five hundred (7,500) feet of a similar establishment.
 - (2) No establishment shall be located in the South Main Preservation District.

- j. Truck stop.
- k. Bus terminal.
- 1. More than one (1) dwelling unit above the ground floor up to a maximum of eighteen (18) units per acre.
- 2. The provisions of this Section shall apply to all new uses and to existing uses where a substantial change or expansion to the layout, operation or configuration is proposed.

SECTION 3. It is the intention of the City Council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of St. Charles, Missouri, and the sections of this ordinance may be renumbered to accomplish such intention.

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

August 18, 2026
Date Passed

[Signature]
Mark Hollander, Presiding Officer

8-20-26
Date Approved by Mayor

[Signature]
Daniel J. Borgmeyer, Mayor

Approved as to Legal Form:

Attest:

Holly Magdziarz 7/24/26
Holly Magdziarz, City Attorney Date

[Signature]
Kimberly Hudson, City Clerk



RCA FORM (OFFICE USE ONLY)Bill # 14113MEETING/DATE: 8/4/2026Regular ☒ Special ☐ Work Session ☐ATTACHMENT: YES ☒ NO ☐Report ☒ Resolution ☐ Ordinance ☒**Request for Council Action**Ward(s): AllSponsor(s): Steve Hollander**Description:**

Case No. TA-2026-03. (City of St. Charles) An application to amend Chapter 400 Zoning Code of the Code of Ordinances, specifically to permit "recreational vehicle storage" within the "C-2" General Business District.

Contract Extension/Renewal: Yes ☐ No ☒**Information Paper Attached:** Yes ☐ No ☒**Staff Recommendation:**Approve ☒Disapprove ☐**Board/Committee/Commission Recommendation:**Approve ☒Disapprove ☐**Summary:**

This text amendment would allow recreational vehicle storage within the C-2 General Business District through conditional use approval, while maintaining recreational vehicle sales as a use permitted only in the C-3 Highway Business District. Currently, recreational vehicle storage requires C-3 zoning and conditional use approval. Staff finds that recreational vehicle storage has similar or lesser impacts than standard vehicle storage, which is already permitted by conditional use in the C-2 district, due to lower traffic generation and site activity. Recreational vehicle storage would remain subject to all existing conditional use regulations, including buffering and screening requirements, ensuring compatibility with surrounding properties while allowing site specific review of each proposal. The published public hearing notice inadvertently referenced an incorrect application number due to a scrivener's error. This error was subsequently identified and duly corrected. The correction did not alter the substance of the application or the required public notice for the requested action.

The Planning and Zoning Commission considered this item at their July 13, 2026 meeting where the staff introduced the item and there were 0 public speakers. The Commission voted 8 in favor, 0 opposed to forward the application as submitted to the City Council with a favorable recommendation.

Budget Impact: (revenue generated, estimated cost, CIP item, etc.)**Fiscal Impact:** N/A**Account #:** N/A**Project #:** N/ARCA prepared by: MPB Dept. Dir. JB Finance Dir. qao Dir. of Admin. 4



Memorandum

To: Planning and Zoning Commission

From: Madelyn P. Brown, Planner

Date: July 13, 2026

Subject: Case No. TA-2026-02. (City of St. Charles) An application to amend Chapter 400 Zoning Code of the Code of Ordinances, specifically Article II District Regulations, to permit Recreational Vehicle storage (subject to conditional use approval) within the C-2 General Business District.

Per Section 400.230(C)(1)(h) of the City of St. Charles zoning code, recreational vehicle storage is grouped with the sale, storage, and display of mobile homes, and cannot occur until the C-3 Highway Business District zoning via the approval of a conditional use. On the contrary, standard motor vehicle storage can occur via conditional use, beginning in the C-2 General Business District.

Based on staff review, recreational vehicle storage would have a similar or lesser potential impact on the neighbors and neighborhood compared to standard vehicle storage. Recreational vehicles are typically transported less frequently due to longer-term storage and lower purchasing activity, resulting in reduced traffic generation, noise, and daily site activity. Additionally, existing buffers and screening requirements applicable to outdoor vehicle storage would remain in place and continue to ensure compatibility with adjacent properties. The use would also remain subject to conditional use approval, allowing for site-specific review and conditions to address any potential impacts. Furthermore, it may be more preferable to store larger vehicles at C-2 properties that are not adjacent to highway frontage, allowing C-3-zoned properties to remain focused on higher-visibility commercial uses along major corridors.

For these reasons, staff believes that a text amendment would be appropriate to permit the storage of recreational vehicles in the C-2 General Business District, subject to conditional use approval.

This text amendment proposes that the sale of recreational vehicles is to remain within the C-3 district, while recreational vehicle storage be removed from Section 400.230(C)(1)(h) and added to the C-2 district within the existing Section 400.220(C)(1)(c), which lists vehicle sales and storage as a use permitted through conditional use approval within the C-2 district.

With this amendment, all Conditional Use Regulations which are applicable to standard vehicle storage will also apply to recreational vehicle storage to ensure the use will not have a negative impact on surrounding properties. These regulations are as follows:

- a) *"The setback of any overhead canopy or similar structure shall be a minimum of ten (10) feet from all street rights-of-way lines, a minimum of twenty (20) feet from all residentially zoned property lines and shall be a minimum of five (5) feet from all other property lines. The total height of any overhead canopy or similar structure shall not exceed twenty (20) feet as*

measured to the highest part of the structure. The setback requirements may be recommended for modification by the Planning and Zoning Commission and modified by the City Council where it is found that due to pre-existing circumstances the provision of said setback will cause an undue burden on the ability to effectively use the property.

- b) All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum four-ton axle load.*
- c) The facility shall provide a minimum six-foot-high, solid, earth-tone-color, vinyl fence with a combination of shrubs [eighteen (18) inches to twenty-four (24) inches tall or three (3) feet to four (4) feet wide at the time of planting], understory trees [six (6) feet to eight (8) feet tall at the time of planting] and canopy trees [two and one-half (2 1/2) inches to three (3) inches caliper at the time of planting] as recommended by the Planning and Zoning Commission and approved by the City Council along all borders of the property directly abutting a residentially zoned property. These requirements may be recommended for modification by the Planning and Zoning Commission and modified by the City Council where it is found that due to pre-existing circumstances the provision of the setback will cause an undue burden on the ability to effectively use the property. "*

Based on the above, staff concludes that permitting recreational vehicle storage within the C-2 General Business District through the conditional use process is appropriate and consistent with the intent of the Zoning Code. The proposed amendment maintains the existing review process and development standards, ensuring that recreational vehicle storage remains compatible with surrounding properties.

Recommended Motion:

Motion to approve application TA-2026-02 to amend Chapter 400 of the Code of Ordinances, specifically sections 400.230(C)(1)(h) and 400.220(C)(1)(c), to permit the storage of recreational vehicles in the C-2 General Business District through the approval of a Conditional Use Permit.

Drafted RV Storage Text Amendment

Section 400.220(C)(1)(c)

Mobile home sales, display and storage or sales, ~~display and storage of travel trailers and campers~~ sale of recreational vehicles, provided that all units shall be in usable condition, none shall be placed in a required front yard, the minimum parcel area shall be one-half (1/2) acre, the storage area shall be separated from the display areas by a continuous visual screen with a minimum height of eight (8) feet, such screen consisting of a compact evergreen hedge or foliage screening or louvered fence or masonry wall.

Section 400.230(C)(1)(h)

Motor vehicle sales and rentals, new and used and temporary motor vehicle and recreational vehicle storage.