

ORDINANCE NO. 8235

AN ORDINANCE AMENDING OR REPEALING CERTAIN SECTIONS AND ENACTING NEW SECTIONS OF THE MUNICIPAL CODE OF THE CITY OF ST. PETERS TITLE IV: LAND USE DEALING WITH THE ESTABLISHMENT OF ZONING AND REGULATING LAND USE IN THE CITY LIMITS OF THE CITY OF ST. PETERS, MISSOURI AND PROVIDING FOR THE ESTABLISHMENT OF REGULATIONS FOR LAND SUBDIVISION IN THE LIMITS OF THE CITY OF ST. PETERS, MISSOURI AND TITLE IV: BUILDING AND CONSTRUCTION DEALING WITH THE REGULATION OF BUILDING AND CONSTRUCTION IN THE LIMITS OF THE CITY OF ST. PETERS, MISSOURI

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, AS FOLLOWS:

SECTION 1. That SECTION 405.100 DEFINITIONS AND RULES OF CONSTRUCTION of the Municipal Code of the City of St. Peters Title IV: Land Use Subsections, be modified as follows:

YARD, FRONT

A yard extending across the front of a lot between the side lot lines and being the distance between the front lot line and *all facades of* the principal building ~~or any projection thereof~~.

SECTION 2. That SECTION 405.130 R-1 SINGLE FAMILY RESIDENTIAL DISTRICT of the Municipal Code of the City of St. Peters Title IV: Land Use, Subsection J.1. be amended as follows:

J. Miscellaneous Requirements.

1. Garages. Within all single-family residential developments, in any home constructed to originally include a garage, said garage cannot be removed and must be continued to be used as a garage and cannot be converted to living quarters. On lots platted after July 1, 2000, a two (2) car garage shall be required, and the garage shall be a minimum width of twenty- two (22) feet. In lieu of this minimum width, garages may be twenty (20) feet wide if one (1) foot of additional depth is provided in the garage for storage or extended vehicles. All garages shall include doors capable of closing.

SECTION 3. That SECTION 405.140 R-1(A) SINGLE FAMILY RESIDENTIAL DISTRICT of the Municipal Code of the City of St. Peters Title IV: Land Use Subsection J.1. be amended as follows:

J. Miscellaneous Requirements.

1. Garages. Within all single-family residential developments, in any home constructed to originally include a garage, said garage cannot be removed and must be continued to be used as a garage and cannot be converted to living quarters. On lots platted after July 1, 2000, a two (2) car garage shall be required, and the garage shall be a minimum width of twenty- two (22) feet. In lieu of this minimum width, garages may be twenty (20) feet wide if a one (1) foot of additional depth is provided in the garage for storage or extended vehicles. All garages shall include doors capable of closing.

SECTION 4. That SECTION 405.150 R-2 TWO-FAMILY RESIDENTIAL DISTRICT of the Municipal Code of the City of St. Peters Title IV: Land Use Subsection H.8. be amended as follows:

H. Yard Requirements:

8. Within all units that include a garage, said garage cannot be removed and shall not be converted to living quarters. Garages shall be two (2) car and have a minimum width of twenty- two (22) feet. In lieu of this minimum width, garages may be twenty (20) feet wide if one (1) foot of additional depth is provided in the garage for storage or extended vehicles. All garages shall include doors capable of closing.

SECTION 5. That SECTION 405.190 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT of the Municipal Code of the City of St. Peters Title IV: Land Use, Subsection H.4, be amended as follows:

H. Miscellaneous Requirements:

4. Where a "C-1" Neighborhood Commercial District is adjacent to any residential zoning district, a landscaped green belt at least ten (10) feet in width shall be provided continuously on the back and/or sides of the commercial property lines and shall consist of a compact evergreen hedge, foliage screening, solid masonry wall, solid wood fence, solid vinyl fence or other type of screening with a minimum height of six (6) feet above grade, so long as the degree of screening is not less than the screening afforded by the fence, and shall be maintained along the appropriate property line by the users of the "C-1" Neighborhood Commercial property. All landscaping shall be maintained in a healthy growing condition by the property owner, and the green belt shall not be used for off-street parking facilities or for loading space.

SECTION 6. That SECTION 405.200 C-2 COMMUNITY COMMERCIAL DISTRICT of the Municipal Code of the City of St. Peters Title IV: Land Use Subsection I.2. be amended as follows:

I. Miscellaneous Requirements:

2. Where a "C-2" Community Commercial District is adjacent to any residential zoning district, a landscaped green belt at least ten (10) feet in width shall be provided continuously on the back and/or sides of the commercial property lines and shall consist of a compact evergreen hedge, foliage screening, solid masonry wall, solid wood fence, solid vinyl fence or other type of screening with a minimum height of six (6) feet above grade, so long as the degree of screening is not less than the screening afforded by the fence, and shall be maintained along the appropriate property line by the users of the "C-1" Neighborhood Commercial property. All landscaping shall be maintained in a healthy growing condition by the property owner, and the green belt shall not be used for off-street parking facilities or for loading space.

SECTION 7. That SECTION 405.210 C-3 GENERAL COMMERCIAL DISTRICT of the Municipal Code of the City of St. Peters Title IV: Land Use Subsection I.2. be amended as follows:

I. Miscellaneous Requirements:

2. Where a "C-2" Community Commercial District is adjacent to any residential zoning district, a landscaped green belt at least ten (10) feet in width shall be provided continuously on the back and/or sides of the commercial property lines and shall consist of a compact evergreen hedge, foliage screening, solid masonry wall, solid wood fence, solid vinyl fence or other type of screening with a minimum height of six (6) feet above grade, so long as the degree of screening is not less than the screening afforded by the fence, and shall be maintained along the appropriate property line by the users of the "C-1" Neighborhood Commercial property. All landscaping shall be maintained in a healthy growing condition by the property owner and the green belt shall not be used for off-street parking facilities or for loading space.

SECTION 8. That SECTION 405.260 ST. PETERS CENTRE SPECIAL DISTRICT of the Municipal Code, Subsections J.3., K.8., and N. of the City of St. Peters Title IV: Land Use, be amended or added as follows:

J. Architectural Criteria.

3. Building elevations for each development shall be submitted to the Planning and Zoning Commission for review and approval. These elevations shall comply with the requirements of Section 405.460(E)(3) guidelines/requirements.

K. Sign Regulations.

8. Notwithstanding the requirements in this section, all signs shall comply with the applicable sign requirements of Article IX Permanent Sign Regulations.

N. Table 1 – Land Use Category.

Land Use Category	"SD-I" (Institutional)	"SD-OC" (Office/Com)	"SD-RC" (Retail/Com)	"SD-LI" (Light Ind)	"SD-T" (Technical)
Restaurants/bar:					
Specialty and Sports Entertainment	P	A	A	A	P
Services:					
Kennels	P	S	S	S	P

SECTION 9. That SECTION 405.265 ST. PETERS LAKESIDE 370 SPECIAL DISTRICT of the Municipal Code, Subsections H.2.a., H.2.b, and L of the City of St. Peters Title IV: Land Use, be amended as follows:

H. Site Design Requirements.

2. Screening and Berming.

- a. All ground level HVAC units, electric, telephone, and gas meters, satellite dishes, and other mechanical apparatus shall be screened with appropriate materials or landscaping to conceal the visibility of the object. All roof top utilities, such as, but not limited to, cooling towers and heating and cooling equipment installed in conjunction with any buildings or installed on any building heretofore erected shall be screened/enclosed with walls of brick, wood, or other similar architectural material extending to the height of the highest projection of such equipment from all sides. Roof top utilities on industrial/warehouse buildings taller than twenty-five feet shall be exempt from the screening requirement if set back a minimum of forty (40) feet from the edge of the building.
- b. Outside solid waste enclosures shall be screened by a sight proof vinyl fence or masonry enclosure; within commercial office and retail areas, such

enclosures shall be screened with a masonry material to match or complement the primary building. The masonry or vinyl screening shall be a maximum of six (6) feet in height unless otherwise approved by the Planning Commission.

L. Table 1 – Land Use Category.

Office/Warehouse Facilities; Processing and Research

Chemical storage and processing

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SECTION 10. That SECTION 405.360 FENCE REQUIREMENTS Subsections D.12.a. and D.12.b. of the Municipal Code of the City of St. Peters Title IV: Land Use be amended as follows:

D. Fence Regulations for “R” (Residential) Districts.

12. Fence Materials.

- a. Fences which are four (4) feet or less in height may be constructed of wood, masonry, vinyl materials, metal in the appearance of wrought iron, or chain link materials. Vinyl materials shall be considered slats or planks; vinyl coated chain link fencing or metal shall not be considered vinyl fencing. Slats of vinyl, metal, wood, or other materials inserted within chain link fencing shall not be permitted.
- b. Fences which are greater than four (4) feet in height shall be constructed of wood, metal in the appearance of wrought iron, or vinyl materials. Vinyl materials shall be considered slats or planks; vinyl coated chain link fencing or other vinyl coated metal fencing shall not be considered vinyl fencing.
 - (1) Chain link and masonry may be used if approved by the Administrative Officer after substantial evidence has been provided indicating that other materials are not practical and that such fencing will not create an aesthetic problem. Slats of vinyl, metal, wood or other materials inserted within chain link fencing shall not be permitted.

SECTION 11. That SECTION 405.380 HOME-BASED WORK of the Municipal Code of the City of St. Peters Title IV: Land Use, Subsection A.14 be amended as follows:

A. Home-based work permitted pursuant to the provisions of this Chapter is subject to, the following:

- 14. All residences used for short term non-owner-occupied residency shall be subject to an annual inspection by the City of St. Peters. The inspection shall be conducted after each

annual business license renewal and shall address health and safety conditions typically considered in the review of non-owner-occupied structures.

SECTION 12. That SECTION 405.515 EXTERIOR TREATMENT OF EXPOSED FOUNDATIONS of the Municipal Code of the City of St. Peters Title IV: Land Use, be amended as follows:

Any exposed foundation wall on any new structure, as defined in this Chapter, shall be treated with an appropriate substance to complement the appearance of the structure. The following examples would be permitted as treatment of exposed foundations: continuance of siding treatment down to within one (1) foot of grade, or a brick masonry unit, or stone, of a complementary or matching color. Textured paint or stucco may be utilized after approval by the Administrative Officer.

SECTION 13. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 14. Savings Clause.

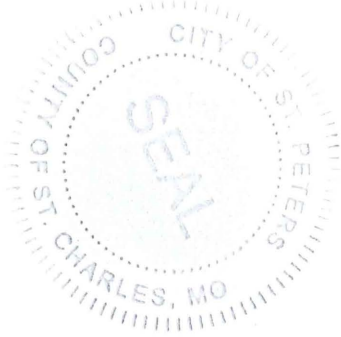
Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant, or otherwise nullify any other Ordinance of the City or the requirements thereof, whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

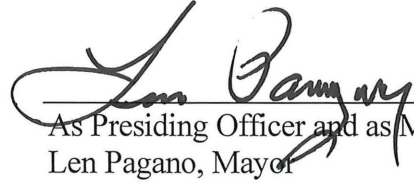
SECTION 15. Severability Clause.


If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 16. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 18th day of December, 2025.




As Presiding Officer and as Mayor
Len Pagano, Mayor

Attest: 
Lisa L. Schroeder, City Clerk