



FOREST PARK SOUTHEAST FORM-BASED DISTRICT

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Prepared by **H3** Studio

for the

PARK CENTRAL DEVELOPMENT CORPORATION

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0.0 PREAMBLE



0.1 INTRODUCTION

The Forest Park Southeast Form-Based District is an overlay form-based district for new construction and additions and allowable uses within a specified portion of the Forest Park Southeast Neighborhood and Grove Area Commercial District, including small portions of the Midtown and Botanical Heights Neighborhoods. The boundaries of this area are generally described as Kingshighway Boulevard on the west, Interstate 64 on the north, and the Union Pacific Railroad tracks on the south and east. The impetus to create this District resulted from the anticipation for increased development activity in the area over the next 10 years, and the growing concern over the quality and character of development from residents within the Community. This District was designed in partnership with the Community to harmonize new development with the existing National Register Historic District; while also embracing the eclectic qualities of the area, and reinforcing the sustainable, urban, walkable character of the neighborhood. By establishing this District, we are seeking to codify neighborhood planning goals within the City of Saint Louis Zoning Code, thereby promoting the health and welfare of the Community!

0.0 PREAMBLE



0.2 PURPOSE OF DISTRICT

The Forest Park Southeast Neighborhood is at a crossroads, and interest by developers in the area is greater than ever before. Over the last five years, the Grove Commercial District has seen over 40 new businesses open, while hundreds of new residents have moved into the area. Every day we hear about a new project or potential development; and with each, City officials and local neighborhood groups expend an extensive amount of time in negotiation with developers to ensure that the improvements will benefit the local Community. The purpose of this District is to codify the vision established by the Community within the City of St. Louis' zoning code.

Over the last few years, some of these developments have faced strong criticism relative to a variety of factors - including building height, materials, and setbacks; some manifestations of which have been deemed inappropriate by the Community. Additionally, this neighborhood has experienced and will experience a whole range of public improvements - ranging from the new streetscape on Man-

chester in 2011 and the recently completed Tower Grove Interchange, to the expected completion of the new MetroLink Station at the CORTEX Commons in 2017. These public improvements are collectively anticipated to bring even more new development into the area.

This astonishing amount of investment in the area has many members of the Community excited about the transition of vacant and under utilized areas of the neighborhood toward more vibrant uses - such as mixed-use residential or office areas. Furthermore, the Community is also concerned about development that would damage the character of the neighborhood. Residents are demanding more neighborhood services, new opportunities for walking and biking, and increased housing options in the area. This form-based district is intended to provide a consistent and clear set of regulations by which the new development and improvements will adhere, in order to leverage public investment and build the Community's vision.

0.0 PREAMBLE

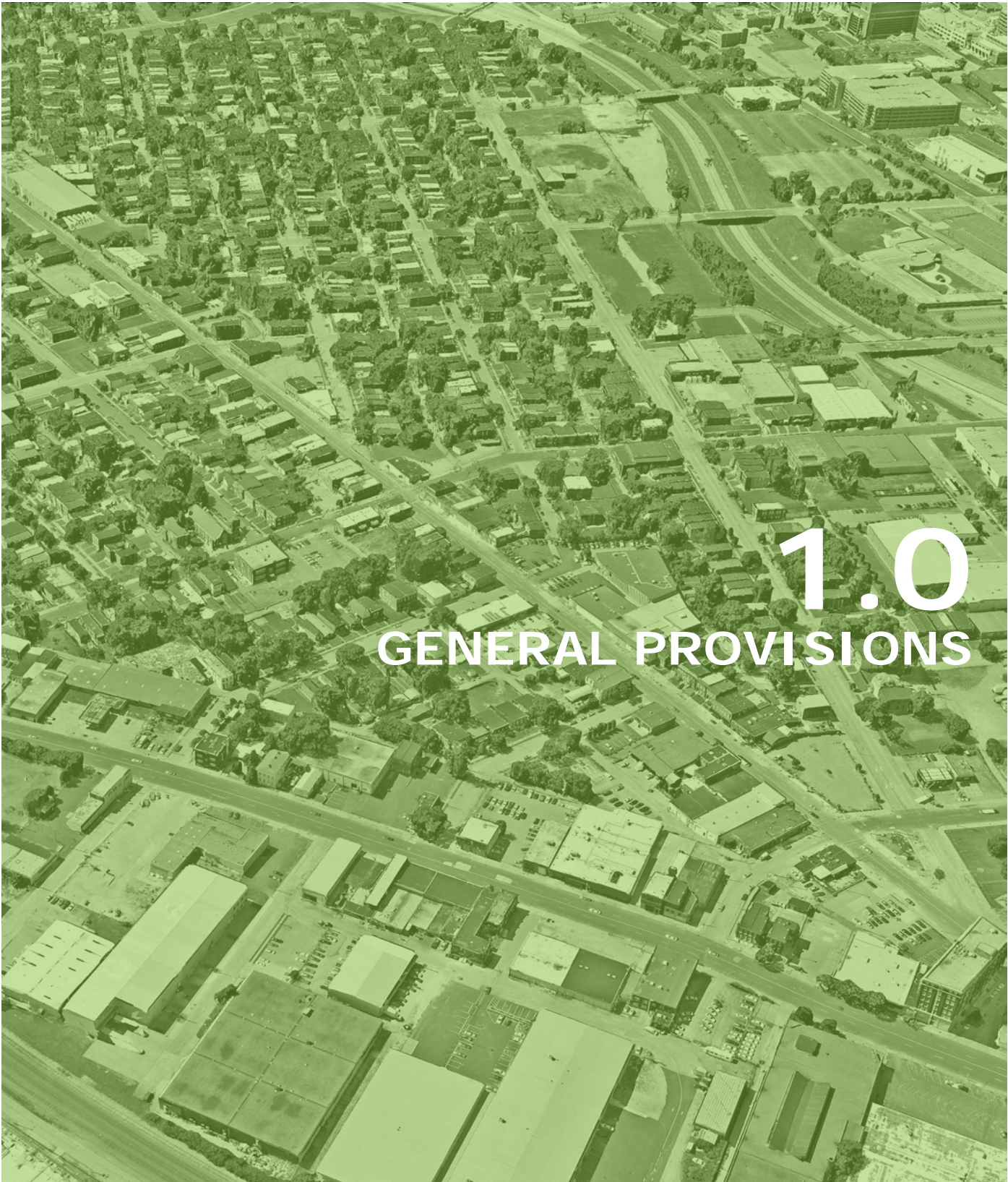


0.3 PROCESS & VISION

In 2014, the Park Central Development Corporation, a local non-profit community development corporation, embarked upon a ambitious planning process with the community - "A Vision for the Forest Park Southeast Neighborhood". The planning process allowed the consultants to work closely with residents, business owners, and local leadership in order to develop a vision for the area. The resulting vision plan for the neighborhood encompassed a series of specific and strategic recommendations for the neighborhood that will promote the general welfare, experiential quality, perceptions, identity, safety, livability, and quality of life for all of the residents in Forest Park Southeast. As per statutory requirements, zoning activities in the State of Missouri must be based on planning activities. This form-based district document was the final deliverable to this planning process, and represents the codification of those recommendations as they pertain to future development on private property. The planning process was funded with Community Development Block Grant funds from the Community Develop-

ment Administration of the City of St. Louis, and generous support from the Washington University Medical Center Redevelopment Corporation. The vision established by the Community during this process is as follows:

"We are a strong Community that wants to continue building a sustainable neighborhood around our central location, urban history & cultural diversity. By 2025, we see Forest Park Southeast as an economically-vibrant, mixed-income Community with access to a variety of living options; transit, bicycle & recreation amenities; and employment opportunities in the Region!"



1.0 GENERAL PROVISIONS

1.0 GENERAL PROVISIONS

1.1 DEFINITIONS

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

A. DEFINITIONS, “A.”

Abutting

“Abutting” shall mean two (2) or more properties which share a common Lot line.

Accent Material

“Accent Material” shall mean a material used on Facades which covers less than five (5%) percent of the surface of the Facade.

Addition

“Addition” shall mean and include an extension or increase of Gross Floor Area, number of stories, or height of a building or structure.

Address (as in address the street)

“Address” shall mean the relationship between a building and a street; in which case buildings must “address the street”, having primary Facades, and entrances, and other fenestration that acknowledges the street.

Adjacent Sidewalk

“Adjacent Sidewalk” shall mean the sidewalk immediately in front of, or situated along a Lot line facing the Primary Street or Side Street.

Adult Uses

Adult uses are a wide variety of uses which have emphasis or primary orientation of their stock-in-trade or services offered that constitute sex-oriented business (often abbreviated as SOB) or similar businesses for all or a portion thereof the intended purposes. See Section 5.0 for a complete list of each use category.

Agricultural Uses

Agricultural uses are a wide variety of uses which have emphasis or primary orientation around the use of the land for community gardening, urban farming, private gardening, private green houses, and storm water management purposes. See Section 5.0 for a complete list of each use category.

Alteration

“Alteration” shall mean and include any construction or Renovation to an existing structure, other than a repair or Addition.

Amenities

“Amenities” shall mean desirable or useful feature (or features) or facility (or facilities) within a building, on a streetscape, or in a Public Space.

Ancillary Building (Abbreviated Anc. Bldg.)

“Ancillary Building” (or Anc. Bldg.) shall mean a building incidental to, related and clearly subordinate to the main building on the same Lot, which does not alter the use nor serve property other than the lot where the main building is located. Also known as Accessory Structure.

Architectural Standards (Shorthand is AS)

See Section 4.2: Architectural Standards.

Awning

See Section 4.2: Frontage Types.

1.0 GENERAL PROVISIONS

B. DEFINITIONS, “B.”

Back Facade (or Rear Facade)

“Back Facade” (or Rear Facade) shall mean the Facade located on the rear of a building facing the rear set-back which would typically have an alley.

Balcony (Balconies)

See Section 4.2: Frontage Types.

Bay Window

See Section 4.2: Frontage Types.

Below-Grade

“Below-Grade” shall mean the elevation level below the surface of existing or formed earth; such as a “below-grade parking structure” or “below-grade utility”.

Between Buildings

“Between Buildings” shall mean the dimensional space between the Back Facade of the main building and an internal Facade of an Ancillary Building.

Block

“Block” shall mean an increment of land comprised of Lots, alleys, and tracts circumscribed and not traversed by any streets. Blocks shall be measured along the frontage of the associated property lines.

Block Corner

“Block Corner” shall mean the outside corner of a Block at the intersection of any two (2) or more streets.

Build-to-Line (Shorthand is B-T-L)

“Build-to-Line” (or “B-T-L”) shall mean a line a set distance from the back of curb or public right-of-way which establishes required Facade lines of a building.

Building Line

“Building Line” shall mean the Facade or edge of a building located along the build-to-line which has been required for a particular building on a particular lot.

Building Development Standards (Shorthand is BDS)

“Building Development Standards” (or BDS) shall mean a part of the District which establishes the basic parameters regulating building typologies, frontage, and architectural standards. See Section 4.0: Building Development Standards.

Building Envelope Standards (Shorthand is BES)

“Building Envelope Standards” (or BES) shall mean a part of the District which establishes the basic parameters regulating building form, such as height and setback. See Section 3.0: Building Envelope Standards.

Building Form

“Building Form” shall mean a component of the building placement criteria in this District required for each Building Envelope Standard. These requirements typically define the shape and form of how a building interfaces with the Build-to-Line.

Building Height

“Building Height” shall mean the vertical extent of a building measured in stories and feet, not including a raised basement or a habitable attic under a pitched roof. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. Building Height shall be measured from the average grade of the adjacent ground to the bottom of the eaves, or base of the parapet.

1.0 GENERAL PROVISIONS

Building Height Maximum

"Building Height Maximum" shall mean the maximum vertical dimension (in stories or feet) allowed for Building Height.

Building Height Minimum

"Building Height Minimum" shall mean the minimum vertical dimension (in stories or feet) allowed for Building Height.

Building Placement

"Building Placement" shall mean the siting or placement of a building on a lot or parcel of property; and includes how a building relates to the Build-to-Line and Setback Lines.

Building Types

"Building Types" shall mean any of a series of fifteen (15) basic model buildings which are required by this District. See Section 4.1: Building Types.

C. DEFINITIONS, "C."

Cafe

See Section 4.2: Frontage Types.

Candela

"Candela" shall mean the base unit of luminous intensity in the International System of Units that is equal to the luminous intensity in a given direction of a source which emits monochromatic radiation of a frequency of 540 x 10¹² hertz and has a radiant intensity in that direction of 1/683 watt per unit solid angle.

Canopy (Canopies)

See Section 4.2: Frontage Types.

Carriage House

See Section 4.1: Building Types.

City

"City" shall mean the City of St. Louis, Missouri; referred to as "the City."

Civic / Institutional Uses

Civic / institutional uses are a wide variety of uses which have emphasis or primary orientation around the use of the land for public activities and benefits such as community, educational, healthcare, assembly, governmental, or religious purposes with no private commercial activities that are ancillary to the primary use See Section 5.0 for a complete list of each use category.

Clear Depth (measured in Feet and Inches)

"Clear Depth" shall mean a dimensional measurement of an item which is clear of obstructions and appurtenances.

Code

"Code" shall mean the Forest Park Southeast Form-Based Zoning Code.

Commercial Block Building

See Section 4.1: Building Types.

Common Entry

"Common Entry" shall mean a condition where a single entrance to a building serves multiple dwelling units.

1.0 GENERAL PROVISIONS

Common Lot Lines

“Common Lot Lines” shall mean Lot lines shared by adjacent Parcel(s).

Common Yard

See Section 4.2: Frontage Types.

Cornice

“Cornice” shall mean any prominent, continuous, horizontally projecting feature surmounting a wall or other construction, or dividing it horizontally for compositional purposes.

Corner Lot

“Corner Lot” shall mean any Lot at the intersection of two (2) or more streets, either Primary Streets or Secondary Streets, or any combination thereof.

Courtyard Building

See Section 4.1: Building Types.

Courtyard Rowhouse

See Section 4.1: Building Types.

D. DEFINITIONS, “D.”

Deck

“Deck” shall mean an exterior floor system supported on at least two (2) opposing sides by an adjoining structure and / or posts, piers, or independent supports. A deck may be attached to a main building or free-standing.

Depth of Ancillary Building (or Depth of Ancillary Bldg.)

“Depth of Ancillary Building” (or Depth of Ancillary Bldg.) shall mean the dimensional measurement (measured in feet and inches) of the maximum allowed depth of an ancillary building from the alley Build-to-Line on a Lot.

Detached Single Family Dwelling

See Section 4.1: Building Types.

Direct Frontage

“Direct Frontage” shall mean a main entrance to building being located on a Primary Street or Side Street where access to and from the building is through a direct passageway from the building to sidewalk.

District

“District” shall mean the Forest Park Southeast Form-Based District; as described in Section 2.1 of the Regulating Plan.

Dormer

“Dormer” shall mean a window projecting vertically through a sloping roof (hip, gable, or shed).

Dormitory

“Dormitory” shall mean a space in a building where group sleeping accommodations are provided in one room, or in a series of closely associated rooms, for persons not members of the same family, under joint occupancy and single management, as in college dormitories or fraternity houses.

Double Loaded

“Double Loaded” shall mean the layout of a building in which a floor (or multiple floors) are arranged in which individual units are located on both sides of a circulation passageway.

Duplex

See Section 4.1: Building Types.

1.0 GENERAL PROVISIONS

Driveway

“Driveway” shall mean a short, narrow vehicular lane leading from a Public Right-of-Way through a Lot to a Rear Garage, Carriage House, Parking Lot, or Parking Garage.

Dwelling Unit (Abbreviated DU)

“Dwelling Unit” (or DU) shall mean a single (1) unit which provides complete and independent living of an individual or individuals.

E. DEFINITIONS, “E.”

Eaves

“Eaves” shall mean the underside of a projecting overhang where a roof meets a wall.

Encroachment

“Encroachment” shall mean a part of a building or an obstruction created as part of the frontage type that physically intrudes upon, overlaps, or trespasses across the Build-To-Line, the property of another, or the public right of way.

Encroachment Area

“Encroachment Area” shall mean the area impacted by Encroachments.

Entry Vestibule

“Entry Vestibule” shall mean an enclosed entryway into a building.

F. DEFINITIONS, “F.”

Facade(s)

Any vertical face of a building. See Primary Building Facade and Secondary Building Facade.

Fenestration

“Fenestration” shall mean the arrangement, proportioning and design of windows and doors in a building.

Finished Ground Floor Level

“Finished Ground Floor Level” shall mean the dimensional measurement (measured in feet and inches) of the level surface of the floor above an adjacent sidewalk or lot.

First Floor Ceiling Heights

“First Floor Ceiling Heights” shall mean the dimensional measurement (measured in feet and inches) from the finished ground floor level to the finished surface of the ceiling, as specific to the first story of any building.

Flats

“Flats” shall mean a dwelling unit typically divided into a series of interior spaces such as a bedroom, kitchen, bathroom, closets, and spare room, etc.

Flex Building

See Section 4.1: Building Types.

Floor to Ceiling (Abbreviated F to C)

“Floor to Ceiling” (or “F to C”) shall mean the dimensional measurement (measured in feet and inches) from the finished floor level to the finished surface of the ceiling

Footcandles (Abbreviated FC)

“Footcandles” (or “FC”) shall mean the illuminance cast by a one (1) candela source from a distance of one (1) foot.

Forecourt

See Section 4.2: Frontage Types.

1.0 GENERAL PROVISIONS

Form-Based District

"Form Based District" shall mean and include that certain tract of land being depicted in Section 2.1 of this text. See also "District."

Fourplex

See Section 4.1: Building Types.

Front Outdoor Space

"Front Outdoor Space" shall mean the exterior, usable outdoor space established between the public right-of-way and the front build-to-line of a building on any lot. There are specific requirements for front outdoor space required for each building type in this District.

Frontage

"Frontage" shall mean lot lines adjacent to public rights-of-way such as primary street frontage, side street frontage or alley frontage.

Frontage Type

"Frontage Type" shall mean any of a series of ten (10) basic model building Frontages which are required by this District. See Section 4.2: Frontage Types.

G. DEFINITIONS, "G."

Gable Roof

"Gable Roof" shall mean a type of roof construction in which two (2) downward sloping planes join at a single (1) central ridge with a triangular gable at each flat end.

Green Roof (also eco-roof, vegetated roof, or living roof)

"Green Roof" shall mean a type of roof construction which is partially or fully covered with vegetation (or some other growing plant medium) in order to absorb rain water, lower internal building temperature, reduce heat island effect, create a micro-habitat, or capture rain water for reuse.

Gross Floor Area

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

Ground (Abbreviated grnd)

"Ground" (or "grnd") shall mean the solid surface of the earth.

Ground Floor Use

"Ground Floor Use" shall mean uses which are allowed on the first (1) floor of any building, typically adjacent and accessible to the street level and sidewalks.

Ground Vegetation

"Ground Vegetation" shall mean plant, flower, and grass materials used on the ground.

H. DEFINITIONS, "H."

Hardscapes (or Hardscaping)

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

1.0 GENERAL PROVISIONS

High Rise Residential

See Section 4.1: Building Types.

Hip Roof

“Hip Roof” shall mean a type of roof construction in which all downward sloping planes join at central ridges in all instances.

Horizontal Plane Break

“Horizontal Plane Break” shall mean a Facade articulation in which a required portion of the Facade is set back from the build-to-line for a specified distance creating a relief in the Facade wall. Typically this horizontal plane break will correspond to a required building setback within the building envelope standards.

I. DEFINITIONS, “I.”

Industrial Uses

Industrial uses are a wide variety of uses which have emphasis or primary orientation around the use of the land for refining, manufacturing, processing, assembly, production, packaging, or storage of products or raw materials onsite or otherwise for wholesale or retail purposes. See Section 5.0 for a complete list of each use category.

Infill Development (also Infill and Infill Lots)

“Infill Development” shall mean the development or redevelopment of vacant or under utilized sites within an existing urban context of buildings, network of streets, and infrastructure.

Institutional | Civic building

See Section 4.1: Building Types.

J. DEFINITIONS, “J.”

None.

K. DEFINITIONS, “K.”

None.

L. DEFINITIONS, “L.”

Landscape Buffer

“Landscape Buffer” shall mean a landscaped area located within the sidewalk zone intended to screen or separate the public sidewalk from the buildings.

Lightcourt

See Section 4.1: Building Types.

Liner Building

See Section 4.1: Building Types.

Live | Work Unit

See Section 4.1: Building Types.

Loft

“Loft” shall mean a dwelling unit typically free of any walls or dividers separating the interior space.

Lot (or Parcel)

“Lot” (or Parcel) shall mean a designated parcel, tract or area of land having its principal frontage upon a street or a place permitted under the subdivision ordinance and established by plat or subdivision or as otherwise permitted by law to be used, developed or built upon.

1.0 GENERAL PROVISIONS

Lot Depth

“Lot Depth” shall mean the dimensional measurement (measured in feet and inches) from the Lot line along a Primary Street to the Lot line along an alley, in the case of a typical Lot. In other non-typical cases, the Lot Depth may be measured in a manner determined at the sole discretion of the Zoning Administrator, typically starting from the Lot line along a Primary Street and ending on the back side of the Lot.

Lot Width

“Lot Width” shall mean the dimensional measurement (measured in feet and inches) along a Lot line adjacent to a Primary Street or Side Street, if the only Frontage is on a Side Street, where the Primary Building Facade would be located.

M. DEFINITIONS, “M.”

Main Building

“Main Building” shall mean the primary building on any lot. The Main Building must be classified as a Building Type for the purposes of review by the Zoning Administrator under this District.

Main Entrance

“Main Entrance” shall mean the primary entrance to any building.

Mansard Roof

“Mansard Roof” shall mean a type of roof construction with four (4) sides having a double slope on all sides, with the lower slope much steeper than the upper slope.

Max From Bottom of Eave to Top of Roof

“Max From Bottom of Eave to Top of Roof” shall mean the maximum dimensional measurement (measured in feet and inches) from the elevation of the eaves or bottom of a parapet on a building to the top elevation of a parapet wall or finished roof pitch.

Mixed-Use (also Mix-of-Uses)

“Mixed-Use” (also Mix-of-Uses) shall mean a building or development which contains multiple functions through superimposition of a variety of different uses; for example, a building having primary retail use(s) as the ground floor use, and residential use(s) as the upper floor use would be considered a mixed-use building.

Multiple Dwelling (also Multiple Dwelling Unit)

“Multiple Dwelling” (also “Multiple Dwelling Unit”) shall mean a singular (1) building which contains multiple dwelling units.

N. DEFINITIONS, “N.”

Neighborhood General Type 2 (Shorthand is NG2)

See Section 3.0: Building Envelope Standards.

Neighborhood General Type 3 (Shorthand is NG3)

See Section 3.0: Building Envelope Standards.

Neighborhood Center Type 1 (Shorthand is NC1)

See Section 3.0: Building Envelope Standards.

Neighborhood Center Type 2 (Shorthand is NC2)

See Section 3.0: Building Envelope Standards.

Neighborhood Core (Shorthand is NC)

See Section 3.0: Building Envelope Standards.

1.0 GENERAL PROVISIONS

New Construction

“New Construction” shall mean and include site preparations for, and construction of, any entirely new structure on the site, including a Parking Facility of any kind, whether or not the site was previously occupied.

Nonconforming Use

“Nonconforming Use” shall mean any building, structure or land lawfully occupied with a use on the effective date of this Ordinance, or on the effective date of any amendment to this Ordinance, which on said effective date would otherwise be in conflict with one or more of the regulations of the District.

O. DEFINITIONS, “O.”

Office Uses

Office uses are a wide variety of uses which have emphasis or primary orientation around the use of the land for the daily employment of an individual or individuals for commercial, professional, medical, administrative, and general purposes. See Section 5.0 for a complete list of each use category.

Overhang

“Overhang” shall mean the part of a building or structure (typically referring to a roof) which extends outward beyond the walls creating a small covered area beneath.

P. DEFINITIONS, “P.”

Parapet (also Parapet Wall)

“Parapet” (also “Parapet Wall”) shall mean a short protective wall along the edge of a flat or sloped roof.

Parapet Roof

“Parapet Roof” shall mean a flat or sloped roof which contains a Parapet Wall.

Parcel

See Lot.

Parking Facility

“Parking Facility” shall mean and include any building, structure, land, or facility, or portion thereof, used for off-street parking of motor vehicles.

Parking Garage

“Parking Garage” shall mean a building containing one (1) or more levels (or stories) of parking above-grade or below-grade, including both public and private garages and paid or free facilities.

Parking Lot (also Off-Street Parking)

“Parking Lot” (also “Off-Street Parking”) shall mean an at-grade asphalt or concrete (or pervious material) surface parking lot for the storage of motor vehicles off-street, including both public and private garages and paid or free facilities.

Parking Requirement

“Parking Requirement” shall mean the number of parking spaces, if any, required by a particular Building Envelope Standard for a particular use (as defined in the use requirement) and square footage. For determining the Parking Requirement square footage shall be calculated by subtracting common areas and space devoted to walls, mechanical spaces, and other service and support spaces from the gross square footage. For Civic and Institutional Uses, Industrial Uses, Special Uses, or any use not listed under Required Parking Spaces; the Parking Requirement shall be determined in accordance with Sec. 26.20.040 of the Revised Code of the City of St. Louis.

1.0 GENERAL PROVISIONS

Parking Uses

Parking uses are a wide variety of uses which have emphasis or primary orientation around the use of the land for the storage of operable automobiles and other vehicles on-site through the provision of below-, at-grade or above-grade parking facilities including public or private structured parking garages, parking decks, surface parking lots, and other automobile storage purposes. See Section 5.0 for a complete list of each use category.

Pedestrian Realm

"Pedestrian Realm" shall mean the areas of the street and Public Spaces which are devoid of vehicular traffic such as the sidewalk, amenities zone, public gardens, pathways, or a pedestrian square.

Pitch

"Pitch" shall mean the slope of a roof measured by distance of rise over distance of run (rise/run); for example a roof which has a rise of six (6') feet over a run of twelve (12') has a pitch of fifty percent (50%) or 6/12.

Podium Building

See Section 4.1: Building Types.

Podium Level

"Podium Level" shall mean the area on a podium building where the "podium" (lower base portion) adjoins the "tower" (upper level tall portion) and creates an exterior space for outdoor activities, seating area, hardscaping, and common spaces.

Porch

See Section 4.2: Frontage Types.

Plane Break

See vertical plane break and horizontal plane break.

Primary Building Facade

"Primary Building Facade" shall mean Facades located on a Primary Street or Side Street; and the rear Facade on the first Lot adjacent to an alley.

Primary Material

"Primary Material" shall mean main building material exposed on a Facade's surface, limited to seventy five percent (75%) of the Facade. See the Architectural Standards for further details.

Primary Retail Uses

Primary retail uses are a wide variety of uses which have emphasis or primary orientation around the use of the land for retail, commercial, and entertainment activities that support life on the street and sidewalk through mixing-of-uses, a repetition of bays, frequent entrances, transparent building frontage, and other vibrant foot traffic-driven purposes. See Section 5.0 for a complete list of each use category.

Primary Street

"Primary Street" shall mean a category of street frontage (for the purposes of this District) for which all building shall be designed to address. The following streets are Primary Streets for the purpose of this District, unless otherwise specifically otherwise noted in the Building Envelope Standards: South Kingshighway Boulevard (south of Arco Avenue), Manchester Avenue, South Vandeventer Avenue, South Taylor Avenue, South Newstead Avenue, Tower Grove Avenue, South Boyle Avenue, Chouteau Avenue (east of South Taylor Avenue), South Sarah Street, and Hunt Avenue (west of Tower Grove Avenue). See the Regulating Plan for further details.

Primary Street Build-to-Line

"Primary Street Build-to-Line" shall mean a line established along a Primary Street defined for each lot, describing where the building Facades must be placed.

1.0 GENERAL PROVISIONS

Private Patio

“Private Patio” shall mean an exterior or covered exterior area which is private to and only accessible from a singular (1) dwelling unit in a building.

Property Line

“Property Line” shall mean the official recorded boundary of a Parcel as defined by the City.

Public Right-of-Way

“Public Right-of-Way” shall mean those areas which are under control and ownership of the City. Public rights-of-way include but are not limited to public parks, tree lawns, sidewalks, streets and street rights of way.

Public Spaces

“Public Spaces” shall mean a social space (such as a town square or public park) which is accessible and open to all members of the public. Public spaces do not necessarily have to be under ownership and responsibility of the City.

Q. DEFINITIONS, “Q.”

None.

R. DEFINITIONS, “R.”

Rear, Ancillary Building Uses

Rear, ancillary building uses are a wide variety of uses which are secondary in nature and generally on rear or back of lots including habitation, storage, private parking and other incidental uses to the primary purposes. See Section 5.0 for a complete list of each use category.

Rear Garage

See Section 4.1: Building Types.

Rear Setback

“Rear Setback” shall mean a line defined for each Lot, describing a range of dimensions (measured in feet and inches) where the rear building Facades must be placed within.

Rear Outdoor Space

“Rear Outdoor Space” shall mean the exterior, usable outdoor space established between the Public Right-of-Way and the Rear Setback of a building on any Lot. There are specific requirements for rear outdoor space required for each Building Type in this District.

Regulating Plan

“Regulating Plan” shall mean the coding key for the Building Envelope Standards which provide specific information and requirements regarding the form and bulk of each lot within the area. See Section 2.0: The Regulating Plan.

Renovation

“Renovation” shall mean and include the Alteration of any part of an existing building which does not result in an extension or increase of Gross Floor Area, number of Stories, or height of a building or structure.

Required Parking Spaces

“Required Parking Spaces”, as identified in the Parking Requirements of each Building Envelope Standard, shall mean the total number of required parking spaces as calculated based on the square footage (not including the support or service spaces incidental to the primary use) of floor space actually dedicated to the identified Use Type in the Use Requirements; and does not include the support or services spaces incidental to such uses. The Required Parking Spaces for any conditional use or other use (not listed in the Parking Requirements) shall be determined through the Zoning Code.

1.0 GENERAL PROVISIONS

Residential Uses

Residential uses are a wide variety of uses which have emphasis or primary orientation around the use of the land for the private dwelling or habitation of individuals or families, including for sale or for rent, single-family and multi-family housing purposes. See Section 5.0 for a complete list of each use category.

Rowhouse

See Section 4.1: Building Types.

S. DEFINITIONS, “S.”

Secondary Building Facade(s)

“Second Building Facade(s)” shall mean Facades located on side and alley Setbacks for a building.

Secondary Materials

“Secondary Materials” shall mean main building material exposed on a Facade’s surface, typically limited to 20% of the building Facade. See Architectural Standards for further details.

Secondary Retail Uses

Secondary retail uses are a wide variety of uses which have emphasis or primary orientation around the use of the land for commercial and wholesale activities that generally may be larger-format retailing or services, less-active building frontage, and less foot traffic-driven purposes. See Section 5.0 for a complete list of each use category.

Setback Line (also Setbacks)

“Setback Line” (also Setbacks) shall mean a line defined for each Lot where the Rear and Side Building Facades must be placed at; or a range of distance from the property line with which the Facade must be placed within.

Shed Roof

“Shed Roof” shall mean a type of roof construction in which a single (1) plane roof slopes downward in one (1) direction.

Shopfront

See Section 4.2: Frontage Types.

Shutter

“Shutter” shall mean a pair or set of hinged panels fixed to the outside of a window frame which can be closed for security or privacy or to keep light out of an interior space.

Side Setback

“Side Setback” shall mean a line defined for each Lot, describing a range of dimensions (measured in feet and inches) where the side Facades must be placed within.

Side Street

“Side Street” shall mean a category of street frontage (for the purposes of this District) for which all building shall be designed to address. The following streets shall be considered side streets for the purpose of this District, unless otherwise specifically otherwise noted in the building envelope standards: Kingshighway Boulevard (north of Arco Avenue), Chouteau Avenue (west of South Taylor Avenue), Gibson Avenue, Arco Avenue, Oakland Avenue, Wichita Avenue, Cadet Avenue, Swan Avenue, Norfolk Avenue, Vista Avenue, Hunt Avenue (east of Tower Grove Avenue), Race Course Avenue, Wittenberg Avenue, Kentucky Avenue, Talmage Avenue, Hemp Avenue, Papin Street, Gratiot Street, Bartle Avenue, Sarpy Avenue, St. Bernards Lane, and Clayton Avenue. See the Regulating Plan for further details.

Single Loaded

“Single Loaded” shall mean the layout of a building in which a floor (or multiple floors) are arranged in which individual units are located on one (1) side of a circulation passageway.

1.0 GENERAL PROVISIONS

Smoke Shop and Tobacco Store

“Smoke shop and tobacco store” shall mean any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, e-cigarettes, or tobacco paraphernalia; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes, e-cigarettes or tobacco as an ancillary sale shall not be defined as a “smoke shop and tobacco store”. Smoke Shops and Tobacco Stores are classified as a Primary Retail Use and are considered CONDITIONAL uses in all Building Envelope Standards.

Special Uses

Special uses are a wide variety of uses which do not have any specific emphasis or primary orientation, but may present potential significant negative impacts on adjacent properties, such as temporary housing, care facilities, healthcare, and overnight lodging for example. See Section 5.0 for a complete list of each use category.

Stacked Flats

See Section 4.1: Building Types.

Stoop

See Section 4.2: Frontage Types.

Story (Stories)

“Story” (“Stories”) shall mean any habitable floor level within a building.

T. DEFINITIONS, “T.”

Terrace

See Section 4.2: Frontage Types.

Temporary Uses

Temporary uses are a wide variety of uses which are temporary and short-term in nature for a limited period of time such as annually, biannually, or intermittently throughout the year including for season or temporary purposes. See Section 5.0 for a complete list of each use category.

Townhouses

“Townhouses” shall mean a Dwelling Unit typically spanning across two (2) stories in a building with common / public spaces (such as living room, kitchen, dining room, and sitting room) on the lower floor and private spaces (such as bedrooms, bathrooms, and game room) on the upper floor.

Triplex

See Section 4.1: Building Types.

U. DEFINITIONS, “U.”

Uniformity

“Uniformity” shall mean the maximum-to-minimum illuminance at grade-level applicable to a lighting fixture placed within the sidewalk zone.

Upper Floor Ceiling Heights

“Upper Floor Ceiling Heights” shall mean the dimensional measurement (measured in feet and inches) from the finished floor level to the finished surface of the ceiling in stories of buildings on the second (2) level or higher.

Upper Floor Use

“Upper Floor Use” shall mean uses which are allowed on the second (2) floor or higher of any building, typically adjacent and accessible to the street level and sidewalks.

1.0 GENERAL PROVISIONS

Urban Parking Garage

See Section 4.1: Building Types.

Use (or Use Type)

“Use” (or Use Type) shall mean the purpose for which a building, structure, or Lot may be arranged or occupied or the activity conducted or proposed in a building, structure, or Lot, or for which it is occupied or maintained, let, or leased.

Utility / Communication Uses

Utility / communications uses are a wide variety of uses which have emphasis or primary orientation around the use of the land for supportive underground, surface and above ground infrastructure for communications, transmissions, electricity, water, radio, internet, gas, and other public purposes. See Section 5.0 for a complete list of each use category. This shall exclude any wireless facilities and / or wireless support structures, which shall be regulated by the underlying zoning district.

V. DEFINITIONS, “V.”

Variance

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

Veranda

“Veranda” shall mean a roofed platform along the outside of a house, level with the finished ground floor level of a building on a Lot.

Vertical Plane Break

“Vertical Plane Break” shall mean a Facade articulation in which a required portion of the Facade is set back from the Build-to-Line for a specified distance creating a relief in the Facade wall. Vertical plane breaks will correspond to a required articulation of Facades on Building Types.

W. DEFINITIONS, “W.”

Wall Opening

“Wall Opening” shall mean a dimensional area displaced on a wall (measured in square feet; or vertical feet and inches by horizontal feet and inches) by the creation of an opening for circulation or visual access.

Window Opening

“Window Opening” shall mean a dimensional area displaced on a wall (measured in square feet; or vertical feet and inches by horizontal feet and inches) by a window unit or units.

X. DEFINITIONS, “X.”

None.

Y. DEFINITIONS, “Y.”

None.

Z. DEFINITIONS, “Z.”

Zero Lot Line

“Zero Lot Line” shall mean any building which is placed on a Lot with no Setback from the Build-to-Line resulting in Facade flush with the public right-of-way and sidewalk.

Zoning Code

“Zoning Code” shall mean Chapter 26 of the Revised Code of the City of St. Louis.

1.0 GENERAL PROVISIONS

1.2 GENERAL PROVISIONS

1.2.01 TITLE AND PURPOSE

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

These standards help preserve and protect the existing historic and distinctive character of the District by requiring New Construction and Additions to existing buildings to be integrated into and complement the built environment. This Code regulates commercial occupancies and uses, specifically with the intent of fostering mixed use areas and ground floor activity. The application of these standards address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

The Regulating Plan focuses on form and character rather than merely distinguishing the types of land uses. This Code also recognizes the unique architectural and historic character of the District and identifies a special set of development standards, allowed use regulations, and other special use regulations that, when applied to New Construction and Additions will ensure that the historic and distinctive character of the area is positively complemented.

1.2.02 DISTRICT

References to the “District” within this text are references to the Forest Park Southeast Form-Based District, which is illustrated by the Regulating Plan located in Section 2.1 of this Code.

1.2.03 AUTHORITY

This Code is enacted based on the authority vested in the City of St. Louis by the State of Missouri, including but not limited to the Missouri Constitution, and Chapter 89 of the Missouri Revised Statutes.

Pursuant to the above-mentioned authority and in accordance with Ordinance #69199, the Park Central Development Corporation (“the applicant”) desired to create the Forest Park Southeast Form-Based District, as an overlay zoning district, for the Forest Park Southeast Neighborhood as a means of guiding future growth in an environmentally, socially, and economically sustainable manner, and for the benefit of the general welfare of the District and the City of St. Louis.

1.0 GENERAL PROVISIONS

1.2.04 RESPONSIBILITY FOR ADMINISTRATION

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

1.2.05 APPLICABILITY

A. This Code applies to Parcels within the boundaries of the Regulating Plan set forth in Section 2.1, as follows. Any Parcel which becomes subject to the rules and regulations of this Code shall no longer be subject to the Zoning Code, except as to regulatory subjects not addressed by the Code but which are addressed by the Zoning Code.

B. New Construction. Applications for building permits and/or occupancy permits that consist of or include New Construction shall comply with all applicable standards of this Code. No building or occupancy permit shall be issued by the City unless the proposed New Construction complies with all applicable provisions of this Code. New Construction and permits pertaining to New Construction shall additionally comply with any regulatory subjects not addressed by this Code but which are addressed by the existing Zoning Code. Procedures for review and grant of any permit pertaining to New Construction shall be prescribed by the Zoning Administrator, as established by internal procedures of the City of St. Louis.

C. Additions. Applications for building permits and/or occupancy permits that consist of or include Additions shall comply with all applicable standards of this Code. Except as provided herein, no permit of any kind shall be issued by the City unless the proposed Addition complies with all applicable provisions of this Code. Additions shall also comply with any regulatory subjects not addressed by this Code but which are addressed by the existing Zoning Code. Procedures for review and grant of any permit pertaining to Additions shall be prescribed by the Zoning Administrator, as established by internal procedures of the City of St. Louis.

D. Occupancy Permits. In the event the Zoning Code of the City of St. Louis requires an applicant to procure an Occupancy Permit for a particular activity, but there is no New Construction or an Addition, only the provisions of Section 3.0 Building Envelope Standards, VIII - Use Requirements shall apply to the consideration of the application.

E. Comprehensive Sign Code Regulations. The Comprehensive Sign Control Regulations shall apply according to the conversion table for signage set forth in Section 4.3.7 of this Code.

F. Parking Facilities. The creation of a Parking Facility or an Addition to a Parking Facility is not permitted, except as specifically allowed in this Code.

1.0 GENERAL PROVISIONS

1.2.06 REGULATING STANDARDS

A. Other than the exceptions noted herein, this Code shall define both the character and allowed uses for the subject site and the development and design standards (setbacks, building typology, materials, etc.). Subject to the exceptions noted herein, the standards set forth in this Code apply to all property in the District. The development standards applicable to a property shall be those for the respective zone and street frontage as reflected in the Regulating Plan.

B. This Code includes the following regulatory schemes:

The Regulating Plan (Section 2.0)
Building Envelope Standards (Section 3.0)
Building Development Standards (Section 4.0)
Use Tables (Section 5.0)

C. This Code will only serve as an overlay code on the subject matters specified in this Code and any regulatory subjects not included in this Code will continue to be regulated by the existing Zoning Code.

1.2.07 CONSOLIDATION OF LOTS WITH DIFFERENT BUILDING ENVELOPE STANDARDS

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

1.2.08 INTERFACE WITH OTHER REGULATORY REQUIREMENTS

A. This Code is an overlay of the Zoning Code of the City. Other than as provided herein, all other provisions of the Zoning Code shall continue to apply within the District. In the event of any conflict between the requirements of this Code and the Zoning Code, this Code shall control.

B. Ordinance #67924 - The Grove Commercial Area Special Use District: Should a conflict arise between this district and Ordinance #67924, the Grove Commercial Area Special Use District, Ordinance #67924 shall prevail.

1.0 GENERAL PROVISIONS

1.2.09 VARIANCES

A. Administrative Variance. The Zoning Administrator has power to grant or deny minor variances as provided for in Section 26.88.020(1) of the Zoning Code, and within the District may also grant or deny minor variances of not more than ten percent (10%) of any length, depth or height requirement set forth in this Code, provided however, this authority shall not include the authority to grant an increase in the height of any Ancillary Building in the District.

B. Variance. There shall be a variance procedure for circumstances which are not addressed by Section 26.88.020.I of the Zoning Code or the authority of the Zoning Administrator stated in Section 1.2.09 herein. Appeals regarding this Code shall be heard by the Board of Adjustment according to established procedures and shall be determined in accordance with the Zoning Code and the laws of this State.

1.2.10 EXEMPTIONS FROM OR EXCEPTIONS TO THIS CODE

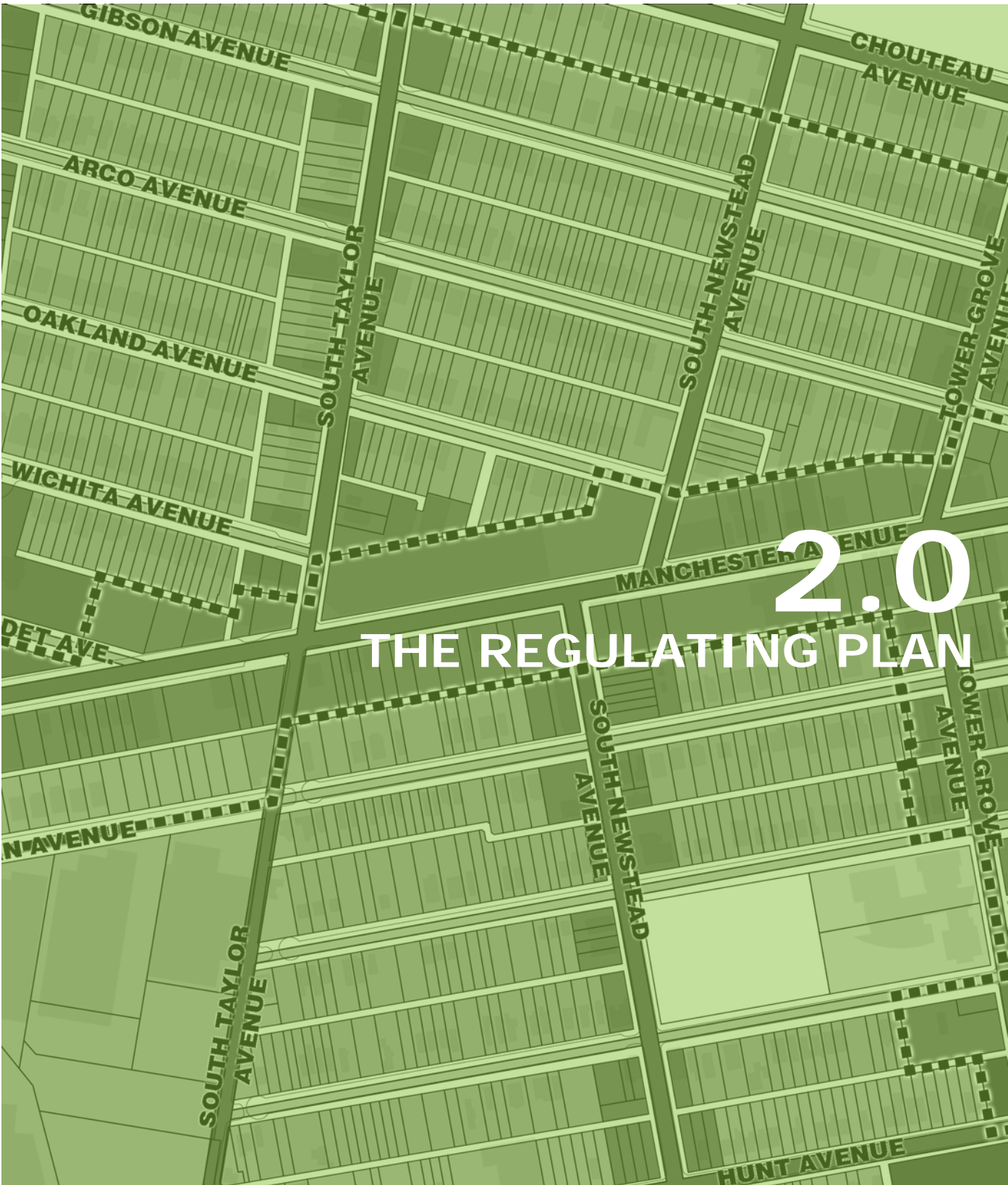
A. The existing Zoning Code shall remain in full force and effect as to parcels not subject to this Code. See Section 1.2.05 for an explanation of applicability of this Code.

B. As of the effective date of this Ordinance, in the event improvements on any parcel are not in conformance with this Code but do conform to the Zoning Code of the City, and said improvements are subsequently damaged or destroyed by causes beyond the owner's reasonable control, including but not limited to acts of God, war, riot, environmental events, embargoes, acts of military authorities, fire, flood, windstorms or accidents, the improvement may be replaced within four (4) years of the date of the damage or destruction but only to the equivalent size and intensity of use as the damaged or destroyed structure. In the event as of the effective date of this Ordinance the improvement on any parcel are not in conformance with this Code and also are a non-conforming use or building under the Zoning Code of the City, then the provisions of Section 26.16.070 shall apply and this Code shall not apply.

C. Certain Chapter 353 Urban Redevelopment Corporations. This Code shall not operate to limit or restrict the authority, rights, and privileges of the Washington University Medical Center Redevelopment Corporation or any successor entities thereto, as may exist as of the effective date of this Ordinance or in the future.

1.0 GENERAL PROVISIONS

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2.0 THE REGULATING PLAN

THE REGULATING PLAN

PURPOSE OF THE REGULATING PLAN

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

USE OF THE REGULATING PLAN

To determine the regulations applicable to the parcel(s) of property, the following sequence of steps should be performed in order to use the Regulating Plan correctly:

1. LOCATE THE PARCEL

Locate the parcel(s) of property on the Regulating Plan which is located in *Section 2.1: The Regulating Plan* on Page 2-2 of this document.

2. DETERMINE APPLICABLE BUILDING ENVELOPE STANDARDS








Once the parcel of property(s) is located, use the color legend on Page 2-3 of this document to determine which Building Envelope Standards apply to the property.

3. PROCEED TO THE BUILDING ENVELOPE STANDARDS


Once the applicable Building Envelope Standards are determined, proceed to *Section 3.0: Building Envelope Standards* of this document.


2.0 THE REGULATING PLAN

BUILDING ENVELOPE STANDARDS

-  **NEIGHBORHOOD GENERAL TYPE 2** *(See page 3-3 for NG2)*
-  **NEIGHBORHOOD GENERAL TYPE 3** *(See page 3-7 for NG3)*
-  **NEIGHBORHOOD CENTER TYPE 1** *(See page 3-11 for NC1)*
-  **NEIGHBORHOOD CENTER TYPE 2** *(See page 3-15 for NC2)*
-  **NEIGHBORHOOD CORE** *(See page 3-19 for NC)*
-  **BOULEVARD TYPE 1** *(See page 3-23 for B1)*
-  **BOULEVARD TYPE 2** *(See page 3-27 for B2)*

STREET TYPES

-  **PRIMARY STREETS** *(See Section II - Street Types of the applicable Building Envelope Standard)*
South Kingshighway Boulevard (south of Arco Avenue), Manchester Avenue, South Vandeventer Avenue, South Taylor Avenue, South Newstead Avenue, Tower Grove Avenue, South Boyle Avenue, Chouteau Avenue (east of South Taylor Avenue), South Sarah Street, and Hunt Avenue (west of Tower Grove Avenue).

-  **SIDE STREETS** *(See Section II - Street Types of the applicable Building Envelope Standard)*
South Kingshighway Boulevard (north of Arco Avenue), Chouteau Avenue (west of South Taylor Avenue), Gibson Avenue, Arco Avenue, Oakland Avenue, Wichita Avenue, Cadet Avenue, Swan Avenue, Norfolk Avenue, Vista Avenue, Hunt Avenue (east of Tower Grove Avenue), Race Course Avenue, Wittenberg Avenue, Kentucky Avenue, Talmage Avenue, Hemp Avenue, Papin Street, Gratiot Street, Bartle Avenue, Sarpy Avenue, St. Bernards Lane, and Clayton Avenue.



3.0 BUILDING ENVELOPE STANDARDS

3.0 BUILDING ENVELOPE STANDARDS

BUILDING ENVELOPE STANDARDS

PURPOSE OF THE BUILDING ENVELOPE STANDARDS

The purpose of the Building Envelope Standards is to define the height and bulk of improvements within the Form-Based District to effectively regulate and maintain a cohesive and predictable urban form. To this end, the Building Envelope Standards will assist property owners and land developers in understanding the basic form requirements which apply to a specific parcel of property, including the following: building placement, building height, building types, encroachments, parking requirements, and use requirements.

DIFFERENT TYPES OF BUILDING ENVELOPE STANDARDS

There are seven (7) different zones of Building Envelope Standards established within this Form-Based District as follows:

- 3.1** **Neighborhood General Type 2** *(SEE PAGE 3-3)*
- 3.2** **Neighborhood General Type 3** *(SEE PAGE 3-7)*
- 3.3** **Neighborhood Center Type 1** *(SEE PAGE 3-11)*
- 3.4** **Neighborhood Center Type 2** *(SEE PAGE 3-15)*
- 3.5** **Neighborhood Core** *(SEE PAGE 3-19)*
- 3.6** **Boulevard Type 1** *(SEE PAGE 3-23)*
- 3.7** **Boulevard Type 2** *(SEE PAGE 3-27)*

USE OF THE BUILDING ENVELOPE STANDARDS

After identifying the parcel(s) of property on the Regulating Plan (Section 2.0) and determining which Building Envelope Standards apply to the parcel(s) of property, the following sequence of steps should be performed in order to use the Building Envelope Standards correctly:

1. PROCEED TO THE APPLICABLE BUILDING ENVELOPE STANDARDS

Turn to the correct page of this document with the applicable Building Envelope Standards, and verify that the parcel(s) are indicated in Figure 3.X on the same page.

2. READ AND UNDERSTAND THE INTENT OF THE BUILDING ENVELOPE STANDARDS

On the first page of the Building Envelope Standard, please read Section I - Intent Statement.

3. DETERMINE THE STREET TYPES APPLICABLE TO THE PARCEL(S)

On the first page of the Building Envelope Standard, see Section II - Street Types. All streets are identified as either a Primary Street or Side Street. Identify what Street Types are applicable to the parcel(s) for use in Section III and Section VII of the Building Envelope Standards.

4. ENSURE COMPLIANCE TO EACH REQUIREMENT OF THE BUILDING ENVELOPE STANDARDS

On the remaining pages of the Building Envelope Standard, there are a series of requirements (Section III - Section VIII) with which the parcel(s) must comply. Read and ensure compliance with each requirement in the sequence.

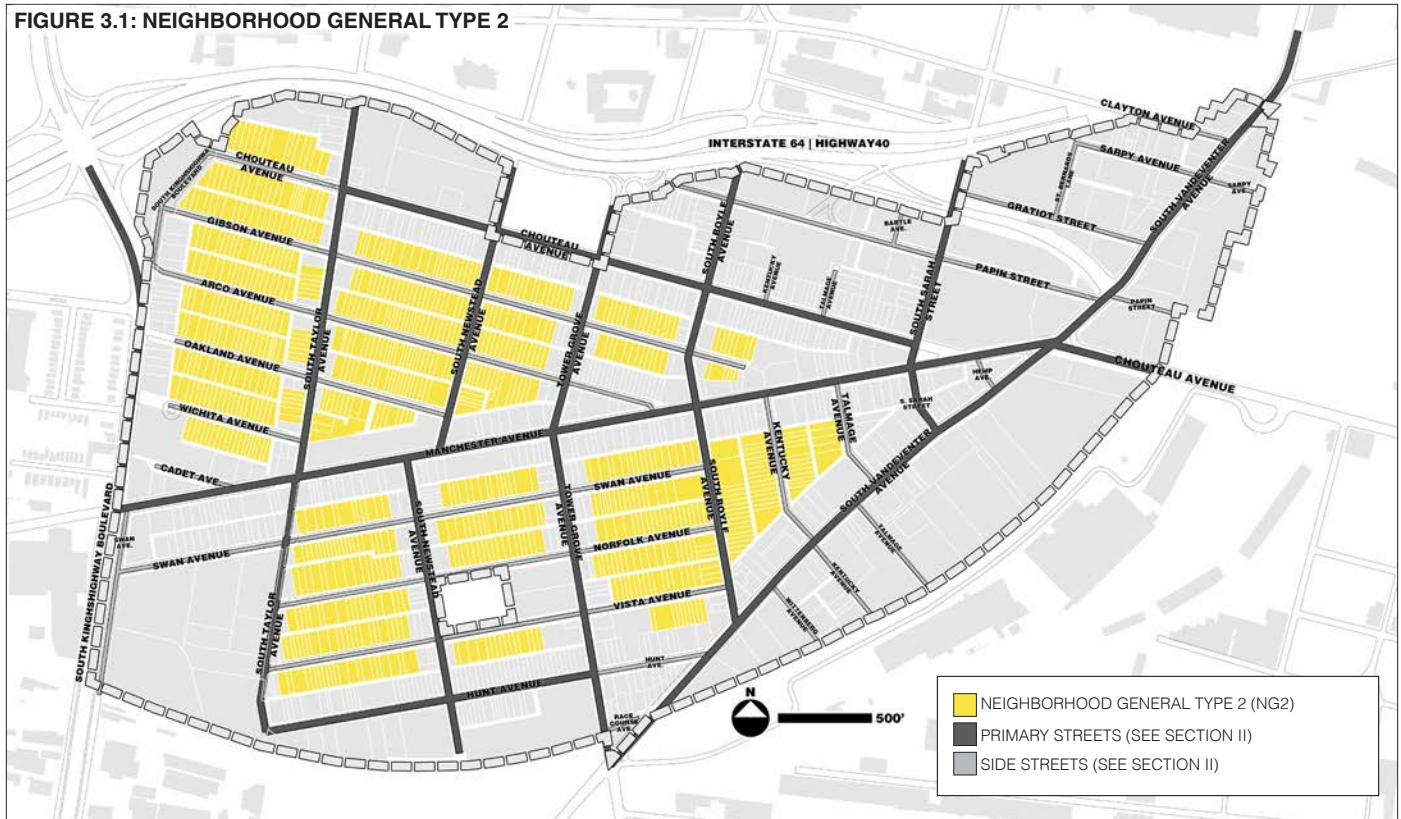
3.0 BUILDING ENVELOPE STANDARDS

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3.0 BUILDING ENVELOPE STANDARDS

3.1 NEIGHBORHOOD GENERAL TYPE 2 (NG2)

FIGURE 3.1: NEIGHBORHOOD GENERAL TYPE 2



I - INTENT STATEMENT

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood General Type 2 areas to preserve and enhance the integrity and quality of the primarily dense, historic residential cores of the neighborhood. The area is designed to provide for architecturally appropriate infill development which allows for a full variety of building types and forms; as well as preserves the historic setbacks and common yards found throughout the neighborhood. The images shown on this page are advisory only.

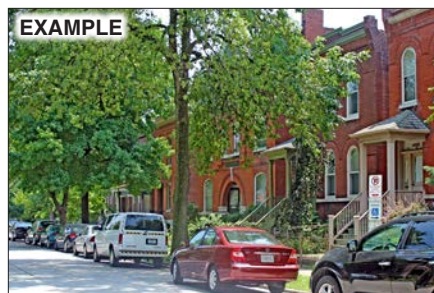
II - STREET TYPES

Primary Streets:

South Taylor Avenue, South Newstead Avenue, and South Boyle Avenue.

Side Streets:

Chouteau Avenue (west of South Taylor Avenue), Gibson Avenue, Arco Avenue, Oakland Avenue, Wichita Avenue, Swan Avenue, Norfolk Avenue, Vista Avenue, Kentucky Avenue, and Talmage Avenue.



3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD GENERAL TYPE 2

FIGURE 3.1-III: BUILDING PLACEMENT DIAGRAM

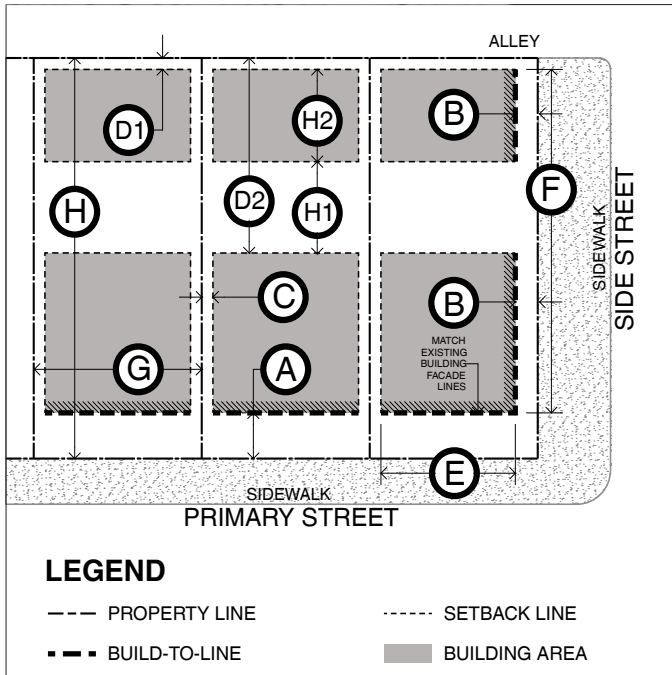
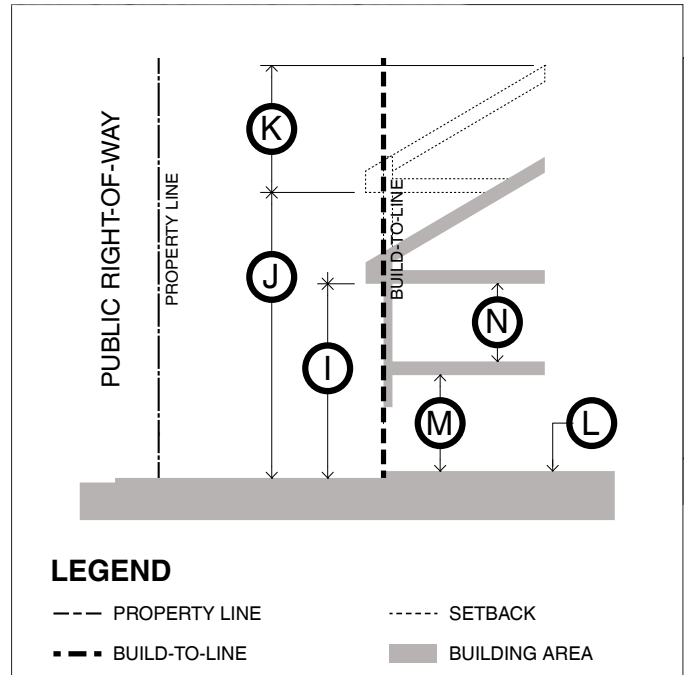


FIGURE 3.1-IV: BUILDING HEIGHT DIAGRAM



III - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 0' Min | 10' Max**
 - No building hereafter constructed shall project beyond the average front yard line so established, except that in no event shall the setback be less than the minimum or more than the maximum.
- [B] SIDE STREET: 10' Min | 20' Max**
 - Applicable to Ancillary Building & Main Building
 - No building hereafter constructed shall project beyond the average front yard line so established, except that in no event shall the setback be less than the minimum or more than the maximum.

SETBACK:

- [C] SIDE SETBACK: 0' Min | 5' Max**
 - Buildings taller than 3 stories and 40' shall setback 10'.
- [D1] ALLEY SETBACK 5' Min | 10' Max**
 - Applicable to Ancillary Building Only
 - Carriage House(s) must have 10' Side Setback; if no Alley.
- [D2] ALLEY SETBACK 50' Min | 80' Max**
 - Applicable to Main Building Only

BUILDING FORM:

- [E] PRIMARY STREET: At Least 60% of Build-to-Line**
 - 50% for Courtyard Rowhouses and Courtyard Buildings.
- [F] SIDE STREET: At Least 80% of Build-to-Line**
 - 50% for Courtyard Rowhouses and Courtyard Buildings.
- [G] LOT WIDTH: Per Existing**
- [H] LOT DEPTH: Per Existing**
- [H1] BETWEEN BUILDINGS: 25' Min**
- [H2] DEPTH OF ANCILLARY BLDG: 30' Max**

IV - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM: 2 Stories and 25'**
 - 1 Story and 15' for Lots south of Manchester Avenue.
- [J] BUILDING HEIGHT MAXIMUM: 3 Stories and 40'**
 - 4 Stories and 55' for Lots south of Manchester Avenue and west of South Newstead Avenue.
 - 3 Stories and 40' for Rear Garages and Carriage Houses; and in no case shall they be taller than the Main Building.
 - Mezzanines and Podiums greater than 1/3 of the Floor Plate Area shall be counted as a full story.
- [K] MAXIMUM FROM BOTTOM OF EAVE TO TOP OF ROOF: 15' Max**
- [L] FINISHED GROUND FLOOR LEVEL: 1' Min | 4" Max**
 - Measured from elevation of back of sidewalk or adjacent lot level.
- [M] FIRST FLOOR CEILING HEIGHTS: 12' Min | 15' Max (Floor to Ceiling)**
- [N] UPPER FLOORS CEILING HEIGHTS: 8' Min | 12' Max (Floor to Ceiling)**

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD GENERAL TYPE 2

FIGURE 3.1-VI: ENCROACHMENTS DIAGRAM

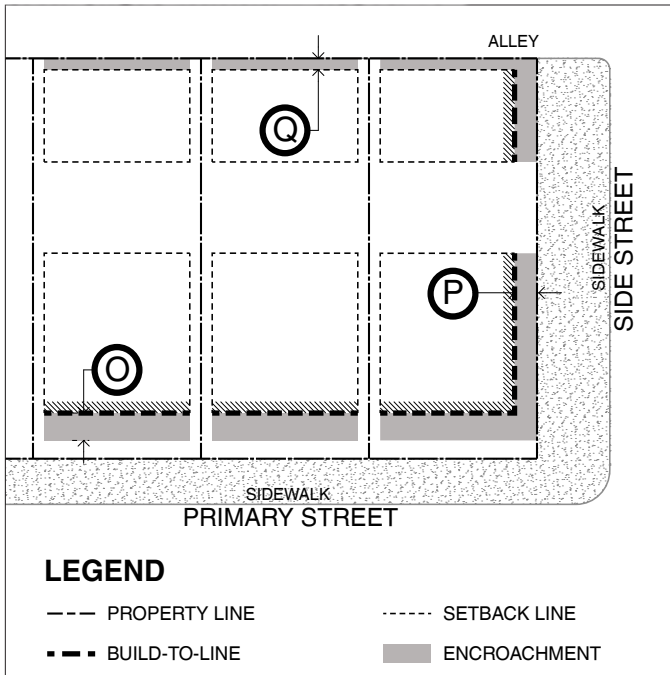
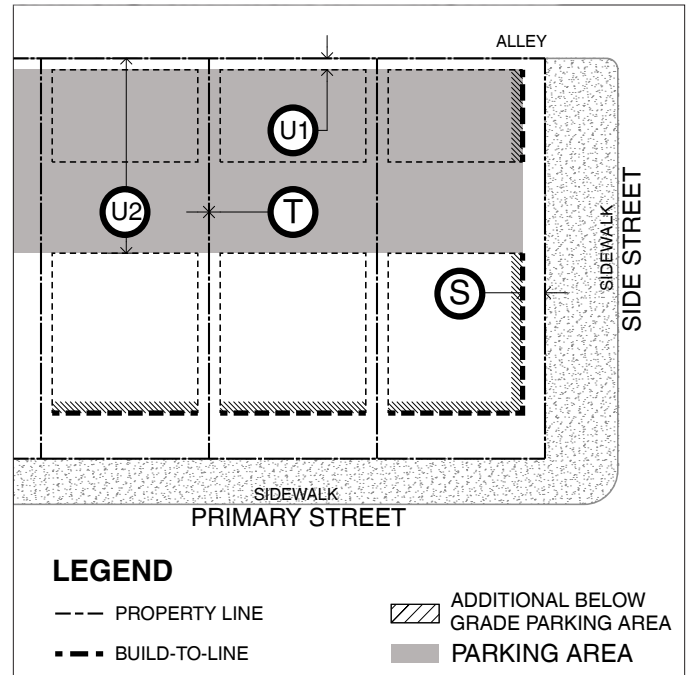


FIGURE 3.1-VII: PARKING REQUIREMENTS DIAGRAM



V - BUILDING TYPES

ALLOWED:

Detached Single-Family Dwelling Rear Garage

- May only be used on Lots that have a Main Building.

Carriage House

- May only be used on Lots that have a Main Building.

Duplex, Triplex, and Fourplex

Rowhouse and Courtyard Rowhouse

Stacked Flats

Courtyard Building

VI - ENCROACHMENTS

LOCATION:

- In no case shall an Encroachment extend beyond the Curb Line.

- [O] PRIMARY STREET: 10' Max
- [P] SIDE STREET: 12' Max
- [Q] ALLEY: 5' Max

VII - PARKING REQUIREMENTS

PARKING LOCATION:

- Above-grade Parking Garages are PROHIBITED.
- At-grade Parking Lots must match requirements R - U below.
- Below-grade Parking Garages must match Build-to-Line & Setbacks.

- [R] PRIMARY STREET SETBACK: N/A
- [S] SIDE STREET SETBACK: 20' Min
- [T] SIDE SETBACK: 0'
- [U1] ALLEY SETBACK: 5' Min
- [U2] ALLEY (MAXIMUM): 60' Max

- Maximum distance for Parking Lot from the Alley

REQUIRED PARKING SPACES:

- For uses not listed below refer to City of St. Louis Title 26.

USE TYPE:	MIN	MAX
Residential Uses	0	1 Space DU

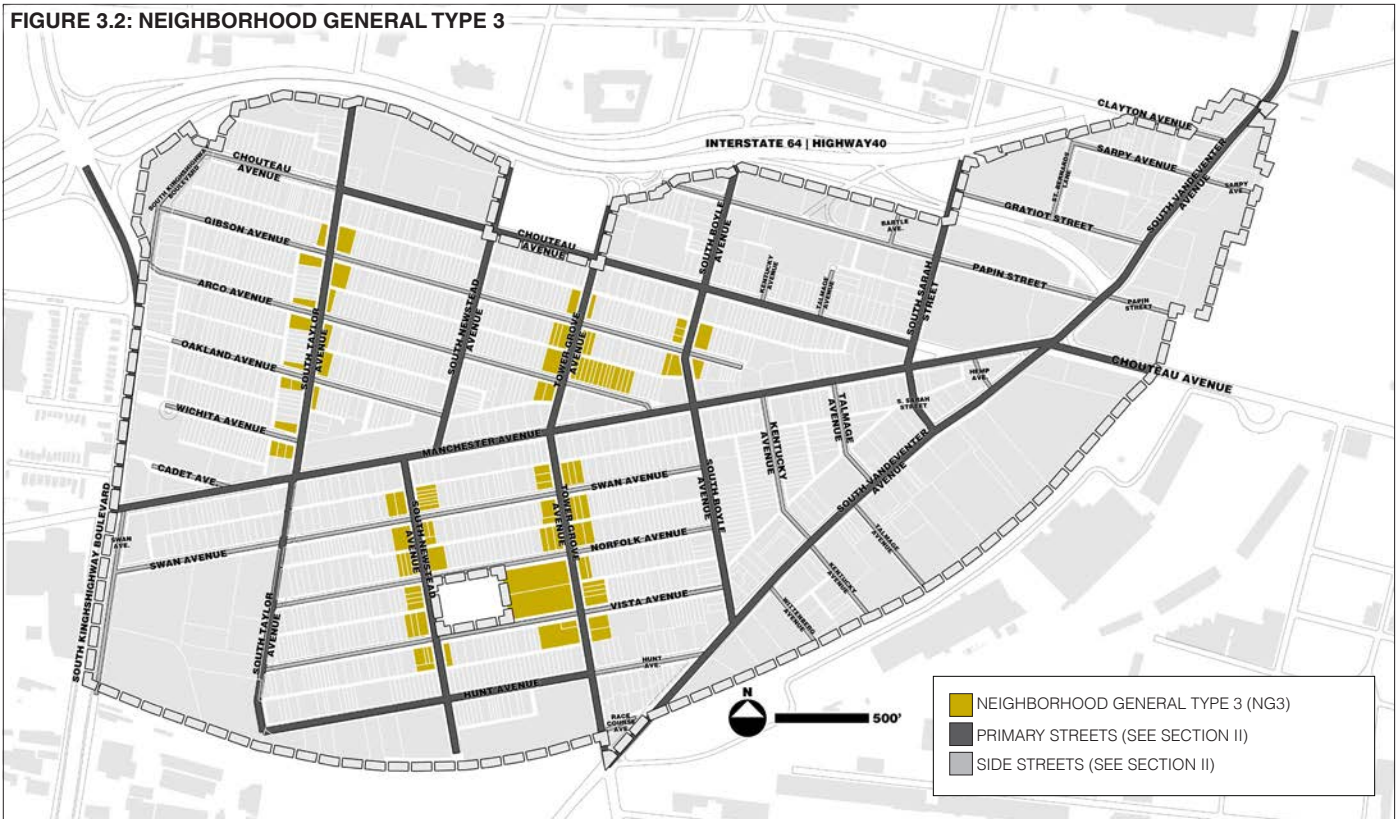
VIII - USE REQUIREMENTS

See Section 5.0 for a complete list of each use category.

<i>(P) = Permitted (C) = Conditional (NA) = Not Allowed</i>		Ground Floor	Upper Floor
Adult Uses		NA	NA
Agricultural Uses			
	<i>Urban Farming</i>	NA	NA
	<i>All other agricultural uses in Section 5.2</i>	P	P
Civic/Institutional Uses			
	<i>Places of Worship</i>	P	P
	<i>All other civic/institutional uses in Section 5.3</i>	C	C
Industrial Uses		NA	NA
Office Uses		NA	NA
Parking Uses		P	NA
Primary Retail Uses		NA	NA
Rear, Ancillary Building Uses		P	P
Residential Uses		P	P
Secondary Retail Uses		NA	NA
Special Uses		NA	NA
Temporary Uses			
	<i>Seasonal businesses operating less than 11 months of the year and/or less than 4 days a week</i>	C	C
	<i>All other temporary uses in Section 5.12</i>	C	C
Utility/Communication Uses		NA	NA

3.0 BUILDING ENVELOPE STANDARDS

3.2 NEIGHBORHOOD GENERAL TYPE 3 (NG3)



I - INTENT STATEMENT

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood General Type 3 areas to establish a flexible, mixed-use residential area that enhances and densifies the major walkable north-south streets in the neighborhood. The area is designed to provide for appropriate infill development and redevelopment which will allow for a variety of building types and forms; as well as, the establishment of more neighborhood services, corner retailing, and vibrant streetscapes. The images shown on this page are advisory only.

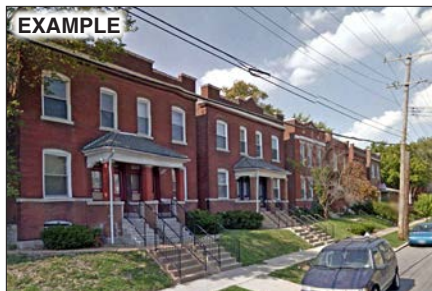
II - STREET TYPES

Primary Streets:

South Taylor Avenue, South Newstead Avenue, Tower Grove Avenue, and South Boyle Avenue.

Side Streets:

Gibson Avenue, Arco Avenue, Oakland Avenue, Wichita Avenue, Swan Avenue, Norfolk Avenue, Vista Avenue, and Hunt Avenue.



3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD GENERAL TYPE 3

FIGURE 3.2-III: BUILDING PLACEMENT DIAGRAM

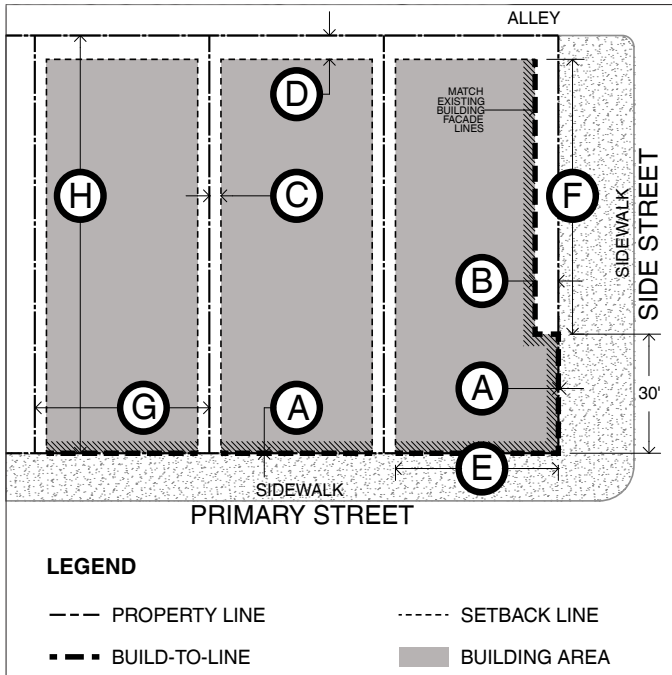
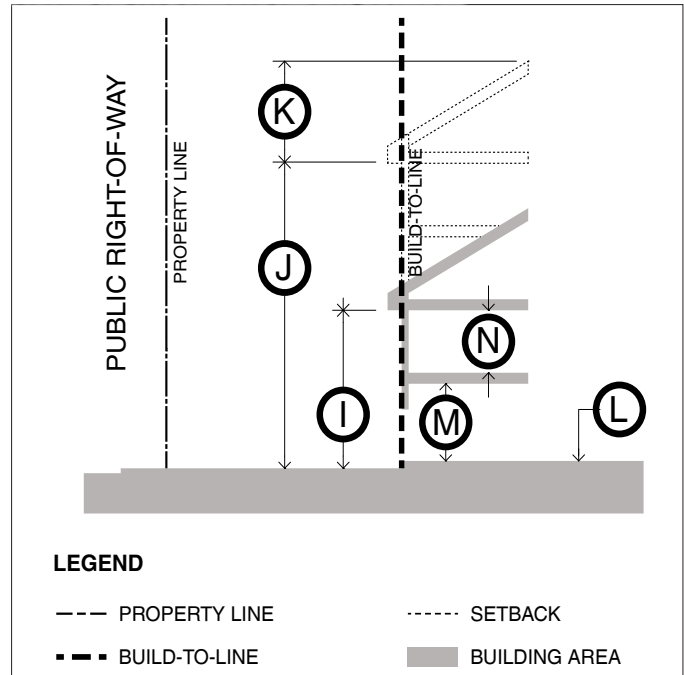


FIGURE 3.2-IV: BUILDING HEIGHT DIAGRAM



III - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 0'**
 - All Building Facades required to be placed at Zero Lot Line.
 - Stoop, Shopfront, and Terrace & Lightcourt Frontage Types may have additional setback per Section 4.2 of this code.
- [B] SIDE STREET: 0' Min | 10' Max**
 - No building hereafter constructed shall project beyond the average front yard line so established, except that in no event shall the setback be less than the minimum or more than the maximum.
 - Corner Lots shall have a Side Street Build-to-Line of 0' (Zero Lot Line) for first 30' of Building Facade abutting Side Street.

SETBACK:

- [C] SIDE SETBACK: 0' Min | 10' Max**
 - Buildings taller than 3 stories and 40' shall setback 10'.
- [D] ALLEY SETBACK: 5' Min | 10' Max**
 - Carriage House(s) must have 10' Side Setback; if no Alley.

BUILDING FORM:

- [E] PRIMARY STREET: At Least 80% of Build-to-Line**
- [F] SIDE STREET: At Least 80% of Build-to-Line**
- [G] LOT WIDTH: Per Existing**
- [H] LOT DEPTH: Per Existing**

IV - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM: 2 Stories and 25'**
- [J] BUILDING HEIGHT MAXIMUM: 4 Stories and 55'**
 - 3 Stories and 40' for Lots with Frontage on South Taylor Avenue, Oakland Avenue, Wichita Avenue, and Lots with Frontage on or within 125' from South Boyle Avenue.
 - 3 Stories and 40' for Rear Garages and Carriage Houses; and in no case shall they be taller than the Main Building.
 - Mezzanines and Podiums greater than 1/3 of the Floor Plate Area shall be counted as a full story.
- [K] MAXIMUM FROM BOTTOM OF EAVE TO TOP OF ROOF: 15' Max**
- [L] FINISHED GROUND FLOOR LEVEL: Varies**
 - 1' Min | 4' Max for Residential Uses on the Ground Floor.
 - 6" Max for all other uses on the Ground Floor.
 - Measured from elevation of back of sidewalk or adjacent lot level.
- [M] FIRST FLOOR CEILING HEIGHTS: 12' Min | 25' Max (Floor to Ceiling)**
- [N] UPPER FLOORS CEILING HEIGHTS: 8' Min | 12' Max (Floor to Ceiling)**

FIGURE 3.2-VI: ENCROACHMENTS DIAGRAM

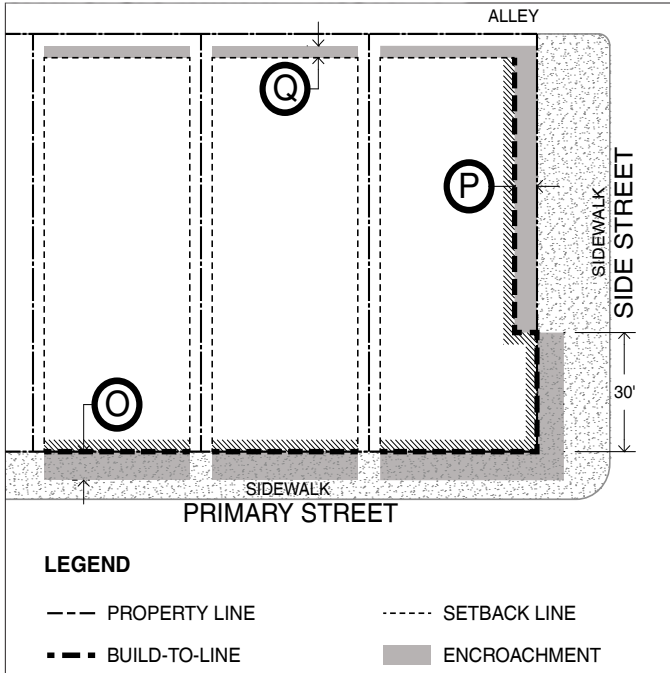
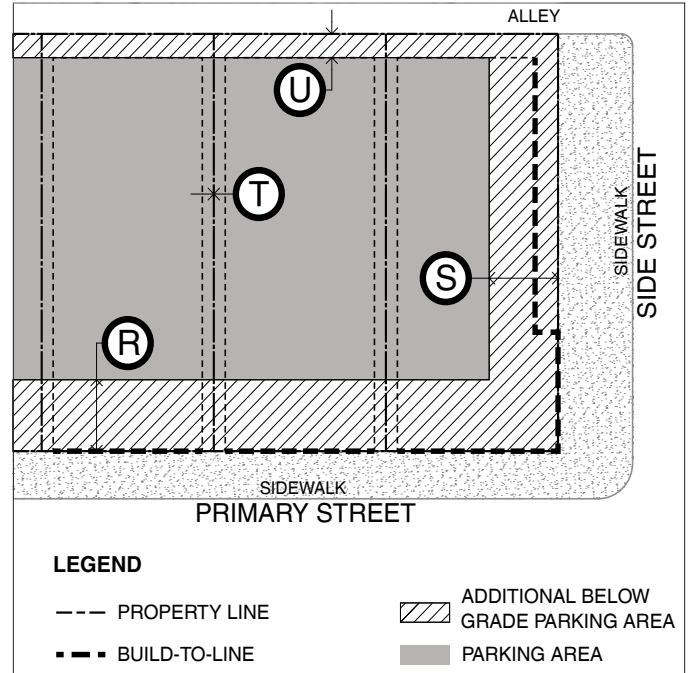


FIGURE 3.2-VII: PARKING REQUIREMENTS DIAGRAM



V - BUILDING TYPES

ALLOWED:

Rear Garage

- May only be used on Lots that have a Main Building.

Carriage House

- May only be used on Lots that have a Main Building.

Duplex, Triplex, and Fourplex

Rowhouse and Courtyard Rowhouse

Stacked Flats

Courtyard Building

Commercial Block Building

Live | Work Units

Civic | Institutional Building

- May only be used on Lots that have Frontage onto the west side of Tower Grove Avenue between Norfolk Avenue & Vista Avenue.

VI - ENCROACHMENTS

LOCATION:

- In no case shall an Encroachment extend beyond the Curb Line.

[O] PRIMARY STREET: 12' Max

[P] SIDE STREET: 10' Max

- Corner Lots shall meet Primary Street Encroachment for first 30' of Building Facade abutting Side Street.

[Q] ALLEY: 5' Max

VII - PARKING REQUIREMENTS

PARKING LOCATION:

- Above-grade Parking Garages are PROHIBITED.
- At-grade Parking Lots must match requirements R - U below.
- Below-grade Parking Garages can match Property Lines.

[R] PRIMARY STREET SETBACK: 30' Min

[S] SIDE STREET SETBACK: 30' Min

[T] SIDE SETBACK: 0'

[U] ALLEY SETBACK: 10' Min

REQUIRED PARKING SPACES:

- For uses not listed below refer to City of St. Louis Title 26.

USE TYPE:	MIN	MAX
Office Uses	0	1 Space 600 SF
Primary Retail Uses	0	1 Space 300 SF
Residential Uses	0	1 Space DU
Secondary Retail Uses	0	1 Space 450 SF

VIII - USE REQUIREMENTS

See Section 5.0 for a complete list of each use category.

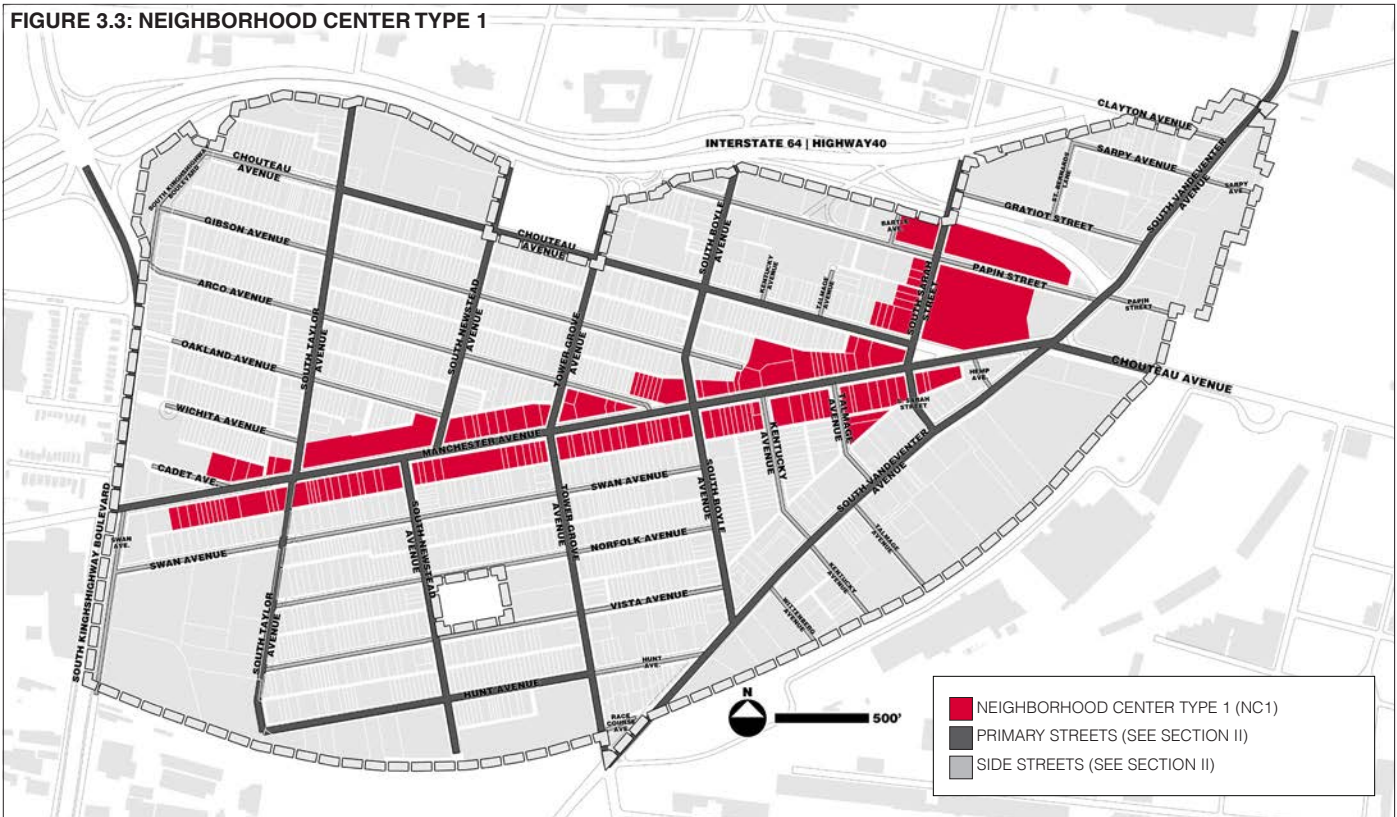
<i>(P) = Permitted (C) = Conditional (NA) = Not Allowed</i>		Ground Floor	Upper Floor
Adult Uses		NA	NA
Agricultural Uses			
	<i>Urban Farming</i>	NA	NA
	<i>All other agricultural uses in Section 5.2</i>	P	P
Civic/Institutional Uses *			
	<i>Places of Worship</i>	P	P
	<i>All other civic/institutional uses in Section 5.3</i>	C	C
Industrial Uses		NA	NA
Office Uses		NA	NA
Parking Uses		P	NA
Primary Retail Uses **			
	<i>Beauty supply stores</i>	C	C
	<i>Carry out restaurants with no indoor table service</i>	C	C
	<i>Establishments selling alcohol by the glass which do not have a restaurant permit</i>	C	C
	<i>Free standing package liquor stores</i>	C	C
	<i>Restaurants with a walk-up window</i>	C	C
	<i>Secondhand or junk clothing retail shops</i>	C	C
	<i>Smoke shop or tobacco store</i>	C	C
	<i>Tattoo and/or body piercing parlors</i>	C	C
	<i>All other primary retail uses in Section 5.7</i>	P	P
	<i>All other primary retail uses similar to but not listed in Section 5.7</i>	C	C
Rear, Ancillary Building Uses		P	P
Residential Uses		P	P
Secondary Retail Uses ***			
	<i>Any use with a drive-thru window</i>	NA	NA
	<i>Automobile dealers, parts, service or repair shops</i>	NA	NA
	<i>Automobile/truck/equipment rental shop with outside storage</i>	NA	NA
	<i>Car washing or detailing facilities</i>	NA	NA
	<i>Cell phone, beeper or pager stores</i>	C	C
	<i>Convenience food stores</i>	C	C
	<i>Laundromats open anytime between midnight and 6:00am</i>	C	C
	<i>Motor fuel pumping stations</i>	NA	NA
	<i>Open storage</i>	NA	NA
	<i>Pawn shops</i>	NA	NA
	<i>Public or private storage facilities</i>	NA	NA
	<i>Rent-to-own shops</i>	NA	NA
	<i>Short-term loan or check cashing establishments</i>	NA	NA
	<i>All other secondary retail uses in Section 5.10</i>	P	P
	<i>All other secondary retail uses similar to but not listed in Section 5.10</i>	C	C
Special Uses		NA	NA
Temporary Uses			
	<i>Seasonal businesses operating less than 11 months of the year and/or less than 4 days a week</i>	C	C
	<i>All other temporary uses in Section 5.12</i>	C	C
Utility/Communication Uses		NA	NA

NOTES

- * Schools are only PERMITTED on Lots that have Frontage onto the west side of Tower Grove Avenue between Norfolk Avenue & Vista Avenue.
- ** All Primary Retail Uses on the Upper Floor are CONDITIONAL.
- *** All Secondary Retail Uses on the Upper Floor are CONDITIONAL.

3.0 BUILDING ENVELOPE STANDARDS

3.3 NEIGHBORHOOD CENTER TYPE 1 (NC1)



I - INTENT STATEMENT

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood Center Type 1 areas to establish a mixed-use, main street character that enhances and densifies the walkable commercial corridor at the heart of the neighborhood. The area is designed to provide for appropriate infill development and redevelopment which will allow for a variety of mixed-use building types and forms. The images shown on this page are advisory only.

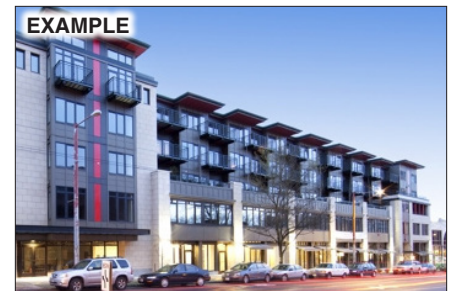
II - STREET TYPES

Primary Streets:

Manchester Avenue, South Taylor Avenue, South Newstead Avenue, Tower Grove Avenue, South Boyle Avenue, South Sarah Street, and Chouteau Avenue.

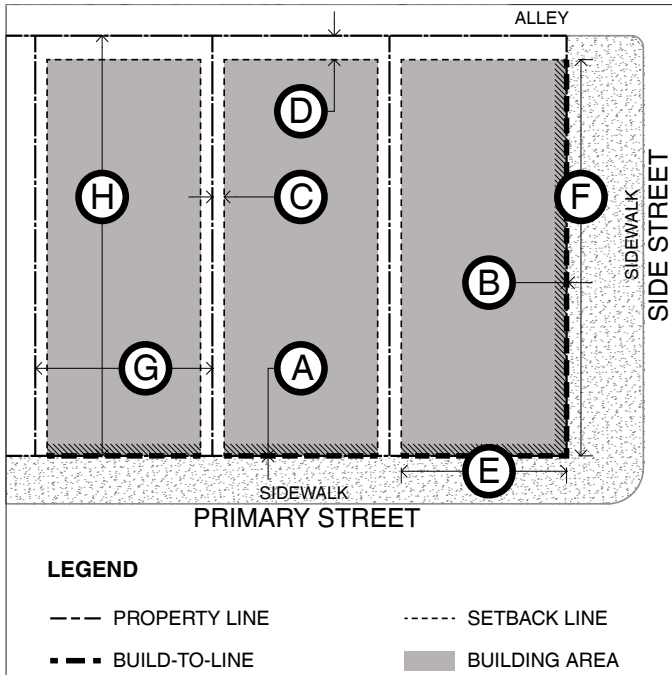
Side Streets:

Gibson Avenue, Arco Avenue, Oakland Avenue, Wichita Avenue, Cadet Avenue, Kentucky Avenue, Talmage Avenue, Papin Street, and Bartle Avenue.



3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1

FIGURE 3.3-III: BUILDING PLACEMENT DIAGRAM



III - BUILDING PLACEMENT

BUILD-TO-LINE:

[A] PRIMARY STREET: 0'

- All Building Facades required to be placed at Zero Lot Line.
- Stoop, Shopfront, and Terrace & Lightcourt Frontage Types may have additional setback per Section 4.2 of this code.

[B] SIDE STREET: 0'

- All Building Facades required to be placed at Zero Lot Line.
- Stoop, Shopfront, and Terrace & Lightcourt Frontage Types may have additional setback per Section 4.2 of this code.

SETBACK:

[C] SIDE SETBACK: 0' Min | 10' Max

- Buildings taller than 3 stories and 40' shall setback 10'.

[D] ALLEY SETBACK: 5' Min | 10' Max

BUILDING FORM:

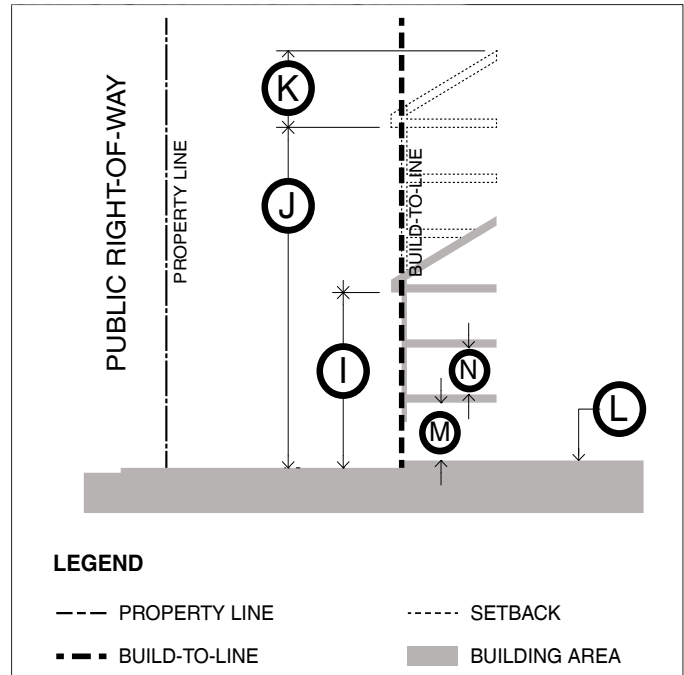
[E] PRIMARY STREET: At Least 100% of Build-to-Line

[F] SIDE STREET: At Least 80% of Build-to-Line

[G] LOT WIDTH: Per Existing

[H] LOT DEPTH: Per Existing

FIGURE 3.3-IV: BUILDING HEIGHT DIAGRAM



IV - BUILDING HEIGHT

[I] BUILDING HEIGHT MINIMUM: 3 Stories and 40'

[J] BUILDING HEIGHT MAXIMUM: 6 Stories and 75'

- 12 Stories and 150' for Lots with Frontage on South Sarah Street, Papin Street, Chouteau Avenue, and any Lot with Frontage on Manchester Avenue within 150' of South Sarah Street.
- Mezzanines and Podiums greater than 1/3 of the Floor Plate Area shall be counted as a full story.

[K] MAXIMUM FROM BOTTOM OF EAVE TO TOP OF ROOF:

15' Max

[L] FINISHED GROUND FLOOR LEVEL:

6" Max

- Measured from elevation of back of sidewalk or adjacent lot level.

[M] FIRST FLOOR CEILING HEIGHTS:

12' Min | 25' Max
(Floor to Ceiling)

[N] UPPER FLOORS CEILING HEIGHTS:

8' Min | 12' Max
(Floor to Ceiling)

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1

FIGURE 3.3-VI: ENCROACHMENTS DIAGRAM

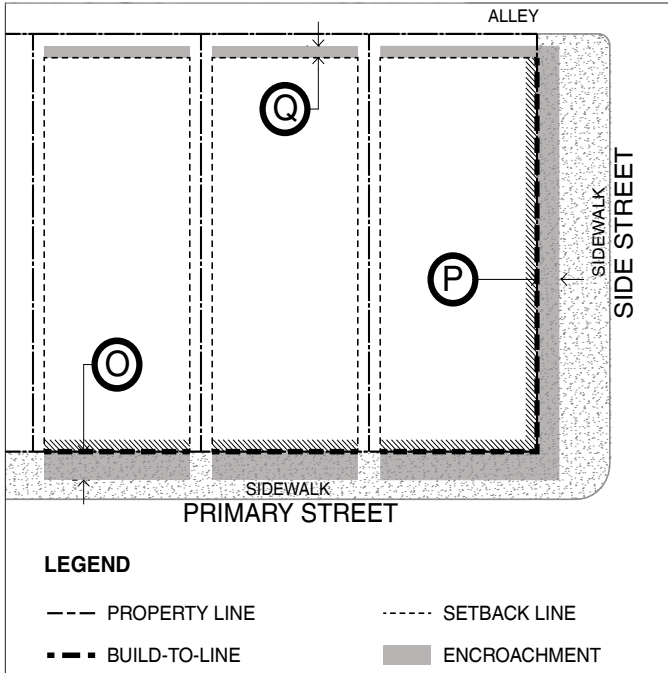
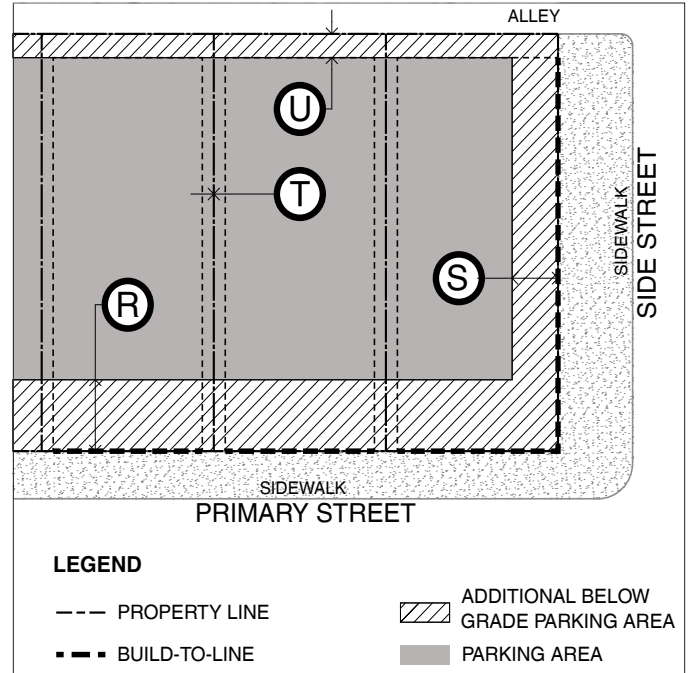


FIGURE 3.3-VII: PARKING REQUIREMENTS DIAGRAM



V - BUILDING TYPES

ALLOWED:

- Podium Building
- Commercial Block Building
- Flex Building
- Live | Work Units
- Liner Building
- Urban Parking Garage

VI - ENCROACHMENTS

LOCATION:

- In no case shall an Encroachment extend beyond the Curb Line.

[O] PRIMARY STREET:	12' Max
[P] SIDE STREET:	10' Max
[Q] ALLEY:	5' Max

VII - PARKING REQUIREMENTS

LOCATION:

- Above-grade Parking Garages must match Build-to-Line & Setbacks.
- At-grade Parking Lots must match requirements R - U below.
- Below-grade Parking Garages can match Property Lines.

[R] PRIMARY STREET SETBACK:	30' Min
[S] SIDE STREET SETBACK:	20' Min
[T] SIDE SETBACK:	0'
[U] ALLEY SETBACK:	10'

REQUIRED PARKING SPACES:

- For uses not listed below refer to City of St. Louis Title 26.

USE TYPE:	MIN	MAX
Office Uses	0	1 Space 600 SF
Primary Retail Uses	0	1 Space 300 SF
Residential Uses	0	1 Space DU
Secondary Retail Uses	0	1 Space 450 SF

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1

VIII - USE REQUIREMENTS

See Section 5.0 for a complete list of each use category.

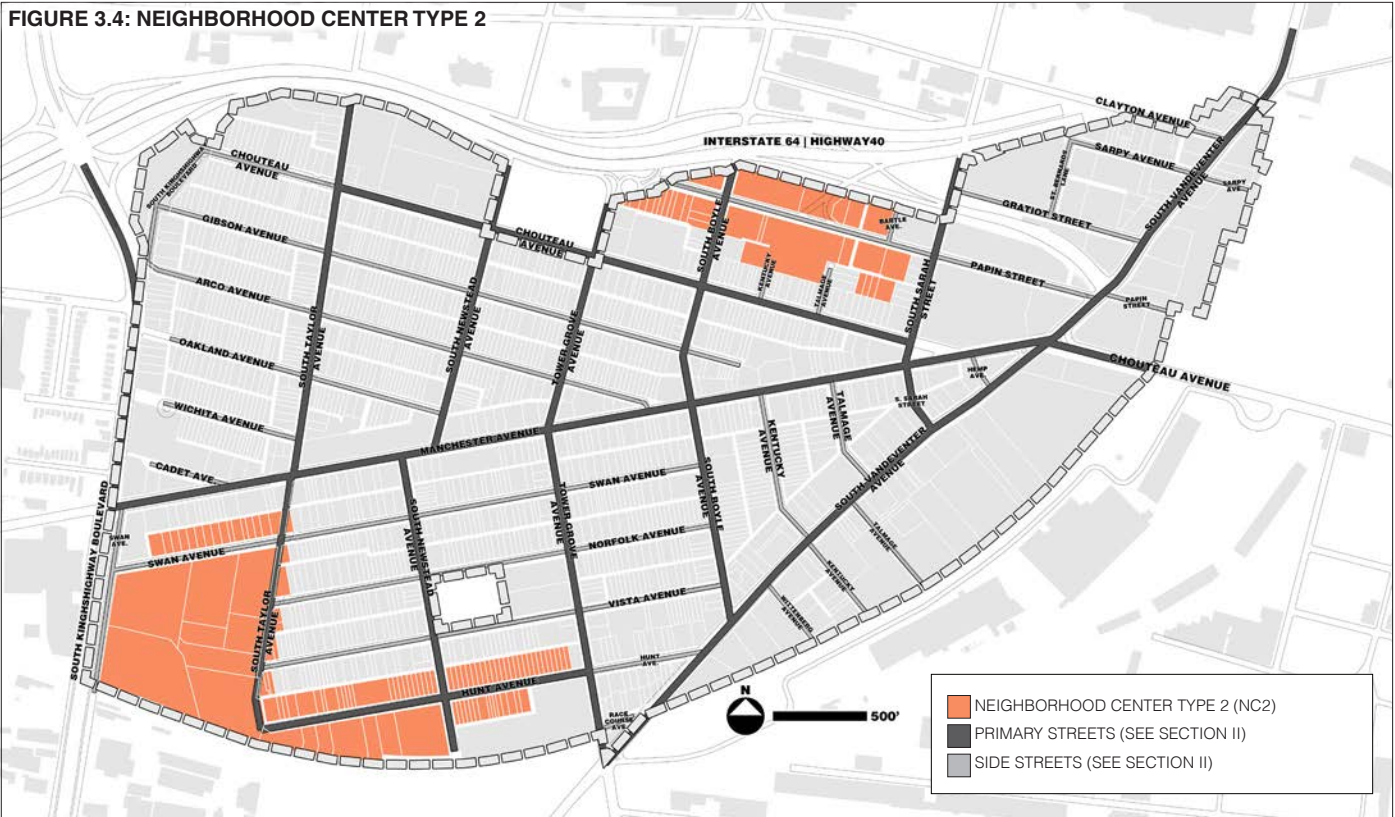
<i>(P) = Permitted (C) = Conditional (NA) = Not Allowed</i>		Ground Floor	Upper Floor
Adult Uses		NA	NA
Agricultural Uses			
	<i>Urban Farming</i>	NA	NA
	<i>All other agricultural uses in Section 5.2</i>	C	P
Civic/Institutional Uses			
	<i>Places of Worship</i>	P	P
	<i>All other civic/institutional uses in Section 5.3</i>	C	C
Industrial Uses		NA	NA
Office Uses		C	P
Parking Uses		P	P
Primary Retail Uses *			
	<i>Beauty supply stores</i>	C	C
	<i>Carry out restaurants with no indoor table service</i>	C	C
	<i>Establishments selling alcohol by the glass which do not have a restaurant permit</i>	C	C
	<i>Free standing package liquor stores</i>	C	C
	<i>Restaurants with a walk-up window</i>	C	C
	<i>Secondhand or junk clothing retail shops</i>	C	C
	<i>Smoke shop or tobacco store</i>	C	C
	<i>Tattoo and/or body piercing parlors</i>	C	C
	<i>All other primary retail uses in Section 5.7</i>	P	P
	<i>All other primary retail uses similar to but not listed in Section 5.7</i>	C	C
Rear, Ancillary Building Uses		NA	NA
Residential Uses		C	P
Secondary Retail Uses **			
	<i>Any use with a drive-thru window</i>	NA	NA
	<i>Automobile dealers, parts, service or repair shops</i>	NA	NA
	<i>Automobile/truck/equipment rental shop with outside storage</i>	NA	NA
	<i>Car washing or detailing facilities</i>	NA	NA
	<i>Motor fuel pumping stations</i>	NA	NA
	<i>Open storage</i>	NA	NA
	<i>Pawn shops</i>	NA	NA
	<i>Public storage facilities</i>	NA	NA
	<i>Rent-to-own shops</i>	NA	NA
	<i>Short-term loan or check cashing establishments</i>	NA	NA
	<i>All other secondary retail uses in Section 5.10</i>	C	P
	<i>All other secondary retail uses similar to but not listed in Section 5.10</i>	C	C
Special Uses		NA	NA
Temporary Uses			
	<i>Seasonal businesses operating less than 11 months of the year and/or less than 4 days a week</i>	C	C
	<i>All other temporary uses in Section 5.12</i>	C	C
Utility/Communication Uses		NA	NA

NOTES

- * On Manchester Avenue and Sarah Street, only Primary Retail Uses are PERMITTED on the Ground Floor; and must be accessed through Direct Frontage onto Manchester Avenue.
- ** All Secondary Retail Uses are NOT ALLOWED through Direct Frontage onto Manchester Avenue, however, all Secondary Retail Uses are PERMITTED through Direct Frontage onto any other Primary Street or Side Street in NC1.

3.0 BUILDING ENVELOPE STANDARDS

3.4 NEIGHBORHOOD CENTER TYPE 2 (NC2)



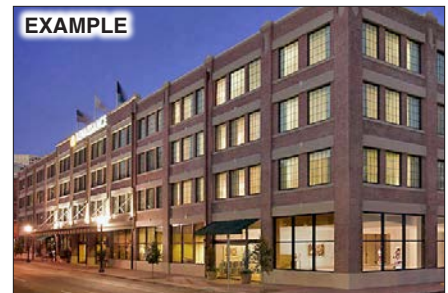
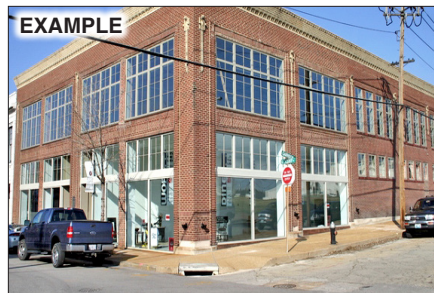
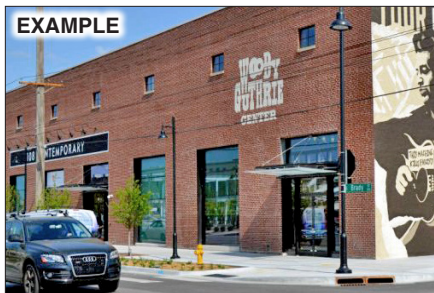
I - INTENT STATEMENT

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood Center Type 2 areas to allow these areas to transition from mostly industrial uses to more mixed-use center type areas, which may include more residential, retail, and office uses. The area south of Manchester Avenue is also designed to provide for appropriately formed light industrial or institutional infill development and redevelopment, should there be an interest for expansion of these types of activities. The images shown on this page are advisory only.

II - STREET TYPES

Primary Streets:
 South Taylor Avenue, South Newstead Avenue, South Boyle Avenue, and Hunt Avenue.

Side Streets:
 Swan Avenue, Norfolk Avenue, Vista Avenue, Kentucky Avenue, Talmage Avenue, Papin Street, and Bartle Avenue.



3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 2

FIGURE 3.4-III: BUILDING PLACEMENT DIAGRAM

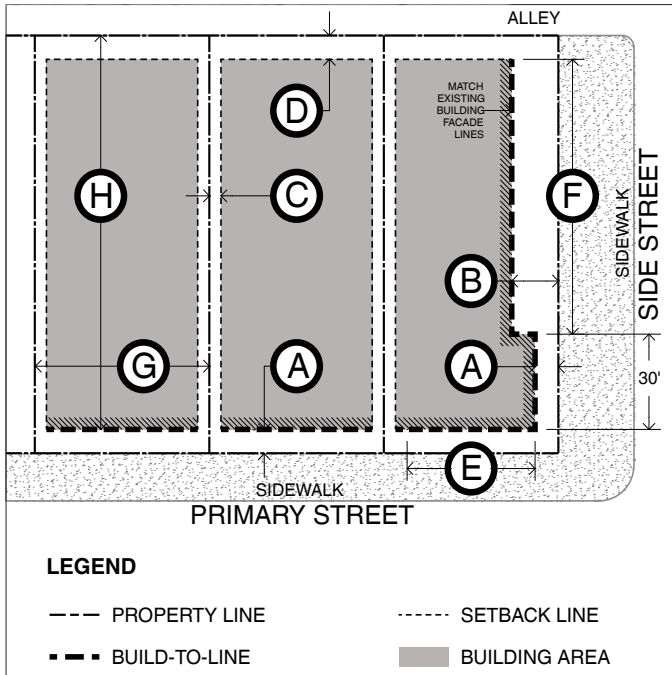
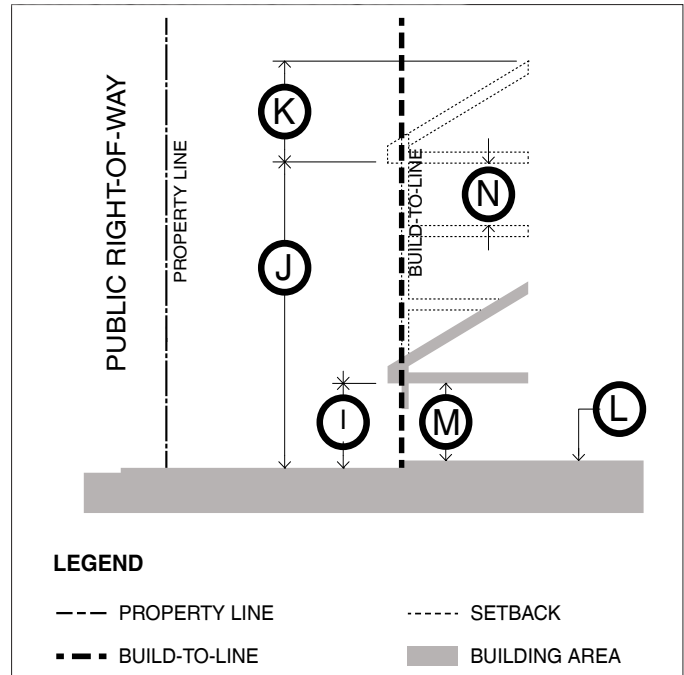


FIGURE 3.4-IV: BUILDING HEIGHT DIAGRAM



III - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 0' Min | 10' Max**
- [B] SIDE STREET: 10' Min | 20' Max**
- No building hereafter constructed shall project beyond the average front yard line so established, except that in no event shall the setback be less than the minimum or more than the maximum.
 - Corner Lots shall have a Side Street Build-to-Line of 0' (Zero Lot Line) for first 30' of Building Facade abutting Side Street.

SETBACK:

- [C] SIDE SETBACK: 5' Min | 10' Max**
- Dwelling Units opening to Side Setbacks shall setback 10'.
 - Buildings taller than 3 stories and 40' shall setback 10'.
- [D] ALLEY SETBACK: 5' Min | 10' Max**
- Carriage House(s) must have 10' Side Setback; if no Alley.

BUILDING FORM:

- [E] PRIMARY STREET: At Least 85% of Build-to-Line**
- 50% for Courtyard Rowhouses and Courtyard Buildings.
- [F] SIDE STREET: At Least 70% of Build-to-Line**
- 50% for Courtyard Rowhouses and Courtyard Buildings.
- [G] LOT WIDTH: Per Existing**
- [H] LOT DEPTH: Per Existing**

IV - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM: 1 Story and 15'**
- 3 Stories and 40' for Lots with Frontage on Papin Street and South Boyle Avenue.
- [J] BUILDING HEIGHT MAXIMUM: 4 Stories and 55'**
- 8 Stories and 100' for Lots with Frontage on Papin Street and South Boyle Avenue.
 - 3 Stories and 40' for Rear Garages and Carriage Houses; and in no case shall they be taller than the Main Building.
 - Mezzanines and Podiums greater than 1/3 of the Floor Plate Area shall be counted as a full story.
- [K] MAXIMUM FROM BOTTOM OF EAVE TO TOP OF ROOF: 15' Max**
- [L] FINISHED GROUND FLOOR LEVEL: Varies**
- 1' Min | 4' Max for Residential Uses on the Ground Floor.
 - 6" Max for all other uses on the Ground Floor.
 - Measured from elevation of back of sidewalk or adjacent lot level.
- [M] FIRST FLOOR CEILING HEIGHTS: 12' Min | 25' Max (Floor to Ceiling)**
- [N] UPPER FLOORS CEILING HEIGHTS: 8' Min | 12' Max (Floor to Ceiling)**

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 2

FIGURE 3.4-VI: ENCROACHMENTS DIAGRAM

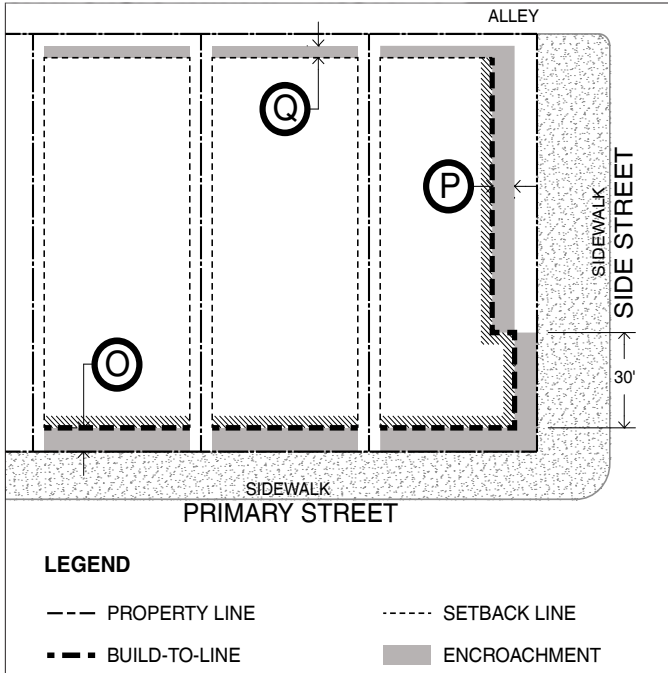
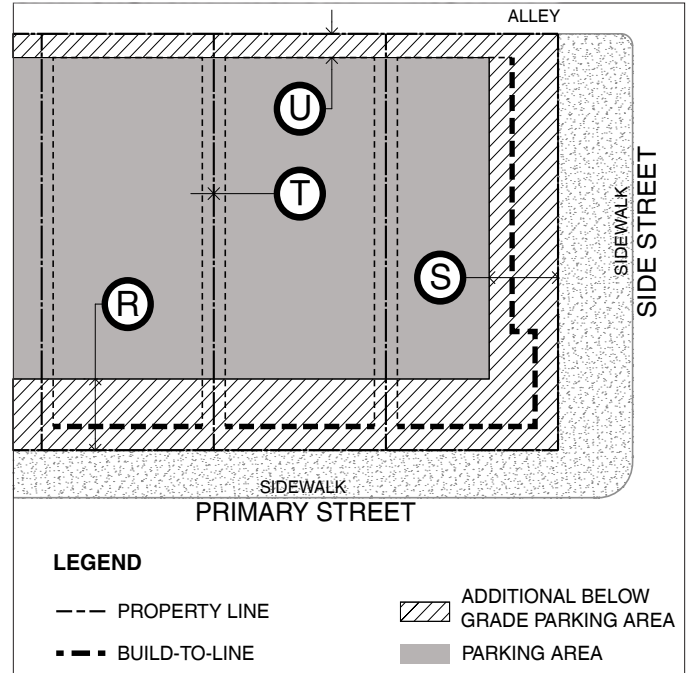


FIGURE 3.4-VII: PARKING REQUIREMENTS DIAGRAM



V - BUILDING TYPES

ALLOWED:

Rear Garage

- May only be used on Lots that have a Main Building.
- Only allowed in areas south of Manchester Avenue.

Carriage House

- May only be used on Lots that have a Main Building.
- Only allowed in areas south of Manchester Avenue.

Duplex, Triplex, and Fourplex

- Only allowed in areas south of Manchester Avenue.

Rowhouse and Courtyard Rowhouse

Stacked Flats

Courtyard Building

High Rise Residential Building

- Only allowed in areas north of Chouteau Avenue.

Commercial Block Building

Flex Building

Live | Work Units

Liner Building

VI - ENCROACHMENTS

LOCATION:

- In no case shall an Encroachment extend beyond the Curb Line.

[O] PRIMARY STREET: 10' Max

[P] SIDE STREET: 10' Max

- Corner Lots shall meet Primary Street Encroachment for first 30' of Building Facade abutting Side Street.

[Q] ALLEY: 5' Max

VII - PARKING REQUIREMENTS

LOCATION:

- Above-grade Parking Garages must match Build-to-Line & Setbacks.
- At-grade Parking Lots must match requirements R - U below.
- Below-grade Parking Garages can match Property Lines.

[R] PRIMARY STREET SETBACK: 30' Min

[S] SIDE STREET SETBACK: 30' Min

[T] SIDE SETBACK: 0'

[U] ALLEY SETBACK: 10' Min

REQUIRED PARKING SPACES:

- For uses not listed below refer to City of St. Louis Title 26.

USE TYPE:	MIN	MAX
Office Uses	0	1 Space 600 SF
Primary Retail Uses	0	1 Space 300 SF
Residential Uses	0	1 Space DU
Secondary Retail Uses	0	1 Space 450 SF

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 2

VIII - USE REQUIREMENTS

See Section 5.0 for a complete list of each use category.

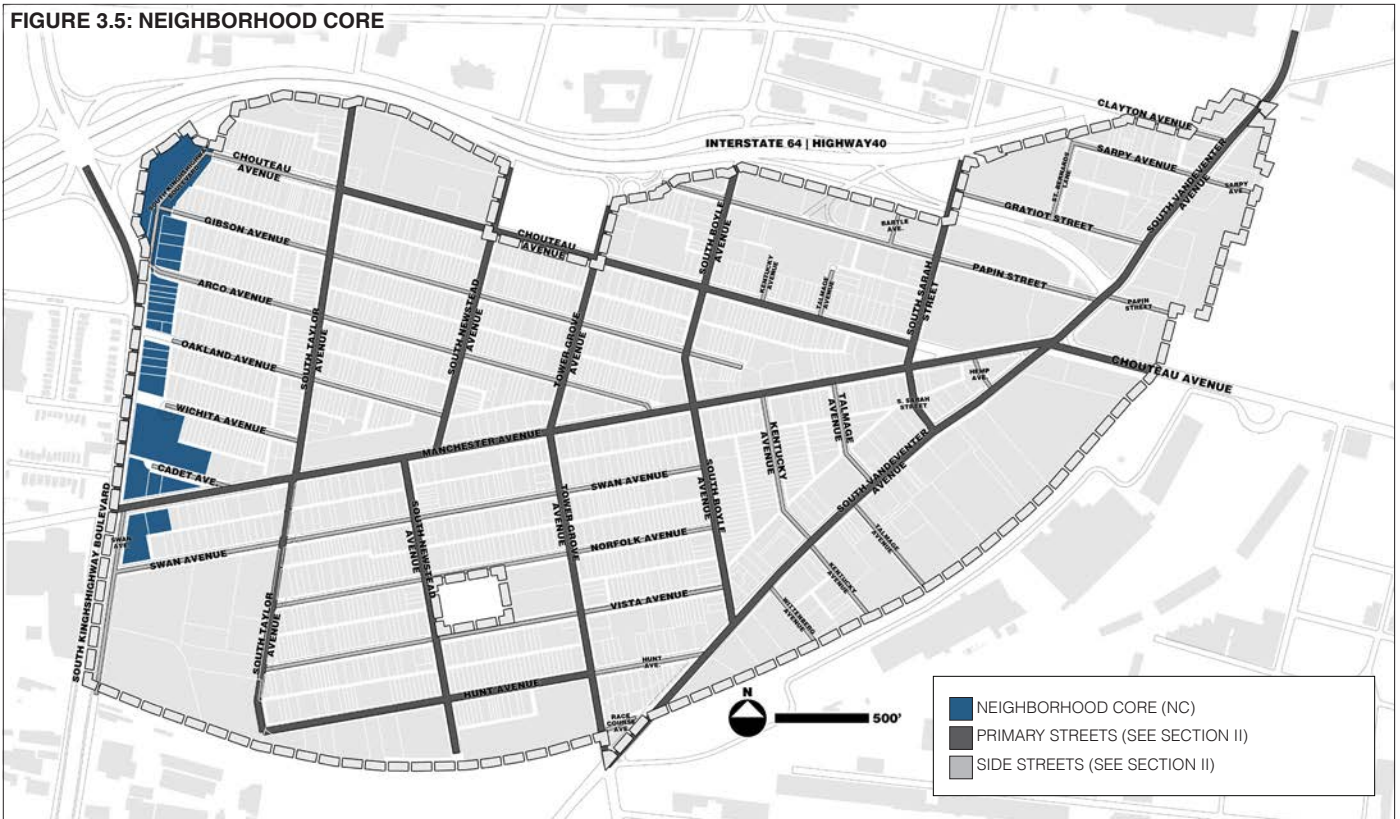
<i>(P) = Permitted (C) = Conditional (NA) = Not Allowed</i>		Ground Floor	Upper Floor
Adult Uses		NA	NA
Agricultural Uses			
	<i>Urban Farming</i>	NA	NA
	<i>All other agricultural uses in Section 5.2</i>	P	P
Civic/Institutional Uses			
	<i>Places of Worship</i>	P	P
	<i>All other civic/institutional uses in Section 5.3</i>	C	C
Industrial Uses *		C	C
Office Uses		P	P
Parking Uses		P	P
Primary Retail Uses			
	<i>Beauty supply stores</i>	C	C
	<i>Carry out restaurants with no indoor table service</i>	C	C
	<i>Establishments selling alcohol by the glass which do not have a restaurant permit</i>	C	C
	<i>Free standing package liquor stores</i>	C	C
	<i>Restaurants with a walk-up window</i>	C	C
	<i>Secondhand or junk clothing retail shops</i>	C	C
	<i>Smoke shop or tobacco store</i>	C	C
	<i>Tattoo and/or body piercing parlors</i>	C	C
	<i>All other primary retail uses in Section 5.7</i>	P	P
	<i>All other primary retail uses similar to but not listed in Section 5.7</i>	C	C
Rear, Ancillary Building Uses		P	P
Residential Uses		P	P
Secondary Retail Uses			
	<i>Any use with a drive-thru window</i>	NA	NA
	<i>Automobile dealers, parts, service or repair shops</i>	NA	NA
	<i>Automobile/truck/equipment rental shop with outside storage</i>	NA	NA
	<i>Car washing or detailing facilities</i>	NA	NA
	<i>Cell phone, beeper or pager stores</i>	C	C
	<i>Convenience food stores</i>	C	C
	<i>Laundromats open anytime between midnight and 6:00am</i>	C	C
	<i>Motor fuel pumping stations</i>	NA	NA
	<i>Open storage</i>	NA	NA
	<i>Pawn shops</i>	NA	NA
	<i>Public or private storage facilities</i>	NA	NA
	<i>Rent-to-own shops</i>	NA	NA
	<i>Short-term loan or check cashing establishments</i>	NA	NA
	<i>All other secondary retail uses in Section 5.10</i>	P	P
	<i>All other secondary retail uses similar to but not listed in Section 5.10</i>	C	C
Special Uses			
	<i>Rooming houses or boarding houses</i>	NA	NA
	<i>All other special uses in Section 5.11</i>	C	C
Temporary Uses			
	<i>Seasonal businesses operating less than 11 months of the year and/or less than 4 days a week</i>	C	C
	<i>All other temporary uses in Section 5.12</i>	C	C
Utility/Communication Uses		NA	NA

NOTES

- * Industrial Uses are only PERMITTED onto Frontage on Hunt Avenue (west of South Newstead Avenue), South Taylor Avenue (west side of the street), and Swan Avenue (south side of the street).

3.0 BUILDING ENVELOPE STANDARDS

3.5 NEIGHBORHOOD CORE (NC)

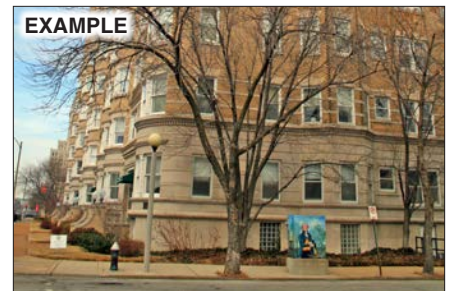


I - INTENT STATEMENT

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood Core areas to re-image the front door and western gateway to the neighborhood, in particular South Kingshighway Boulevard. The area is designed to provide flexibility in height and use for redevelopment with some level of setback; while also remaining sensitive to the lower residential areas immediately to the east. The images shown on this page are advisory only.

II - STREET TYPES

- Primary Streets:**
 South Kingshighway Boulevard (south of Arco Avenue), and Manchester Avenue.
- Side Streets:**
 South Kingshighway Boulevard (north of Arco Avenue), Chouteau Avenue (west of South Taylor Avenue), Gibson Avenue, Arco Avenue, Oakland Avenue, Wichita Avenue, Cadet Avenue, and Swan Avenue.



3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CORE

FIGURE 3.5-III: BUILDING PLACEMENT DIAGRAM

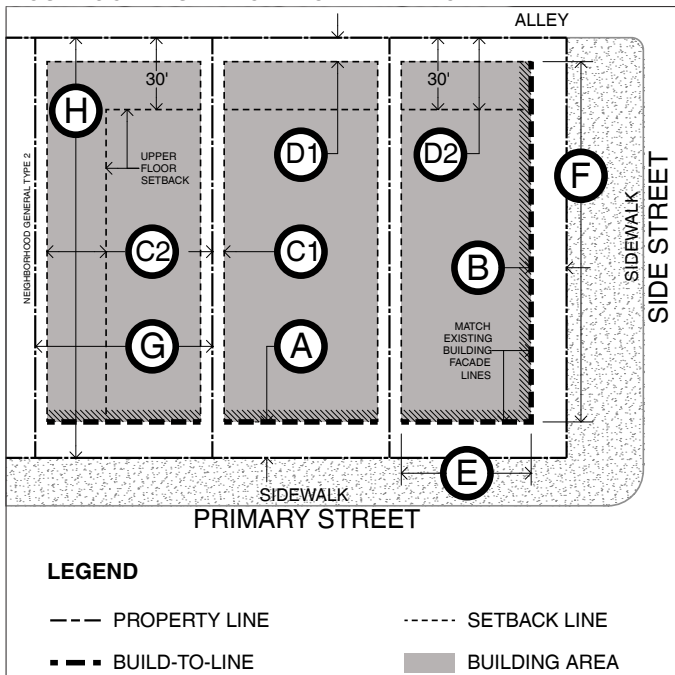
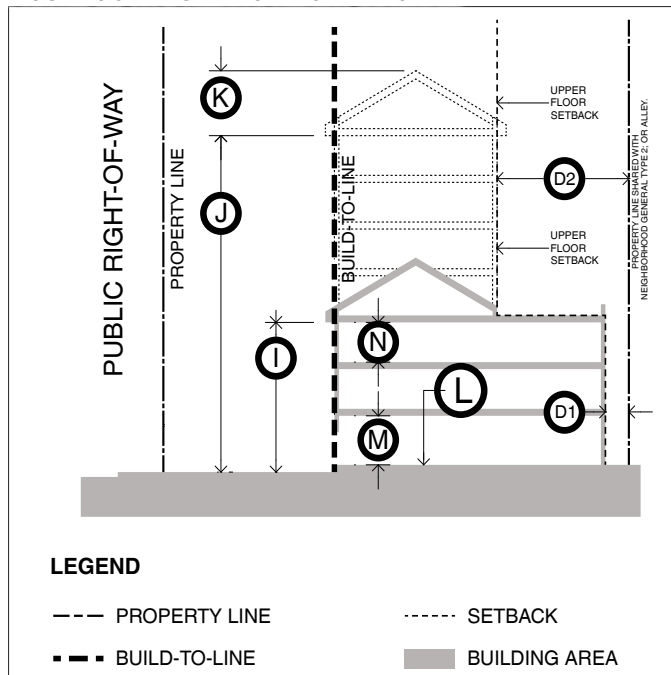


FIGURE 3.5-IV: BUILDING HEIGHT DIAGRAM



III - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 10' Min | 30' Max**
 - No building hereafter constructed shall project beyond the average front yard line so established, except that in no event shall the setback be less than the minimum or more than the maximum.
- [B] SIDE STREET: 10' Min | 20' Max**
 - No building hereafter constructed shall project beyond the average front yard line so established, except that in no event shall the setback be less than the minimum or more than the maximum.

SETBACK:

- [C1] SIDE SETBACK: 5' Min | 10' Max**
 - Buildings taller than 3 stories and 40' shall setback 10'.
- [C2] SIDE SETBACK: 30' Min (For Stories 4 or Greater)**
 - Only when sharing a Side Setback with NG2 Lots.
- [D1] ALLEY SETBACK: 5' Min | 10' Max**
- [D2] ALLEY SETBACK: 30' Min (For Stories 4 or Greater)**
 - Only for Lots north of Manchester Avenue.

BUILDING FORM:

- [E] PRIMARY STREET: At Least 85% of Build-to-Line**
- [F] SIDE STREET: At Least 85% of Build-to-Line**
- [G] LOT WIDTH: Per Existing**
- [H] LOT DEPTH: Per Existing**

IV - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM: 3 Stories and 40'**
- [J] BUILDING HEIGHT MAXIMUM: 7 Stories and 90'**
 - 12 Stories and 150' for Lots with Frontage on Cadet Avenue and Manchester Avenue.
 - Note (C2) Side Setback upper-level Setback.
 - Note (D2) Alley Setback upper-level Setback.
 - Mezzanines and Podiums greater than 1/3 of the Floor Plate Area shall be counted as a full story.
- [K] MAXIMUM FROM BOTTOM OF EAVE TO TOP OF ROOF: 15' Max**
- [L] FINISHED GROUND FLOOR LEVEL: Varies**
 - 2' Min | 3' Max for Residential Uses on the Ground Floor.
 - 6" Max for all other uses on the Ground Floor.
 - Measured from elevation of back of sidewalk or adjacent lot level.
- [M] FIRST FLOOR CEILING HEIGHTS: 12' Min | 25' Max (Floor to Ceiling)**
- [N] UPPER FLOORS CEILING HEIGHTS: 8' Min | 12' Max (Floor to Ceiling)**

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CORE

FIGURE 3.5-VI: ENCROACHMENTS DIAGRAM

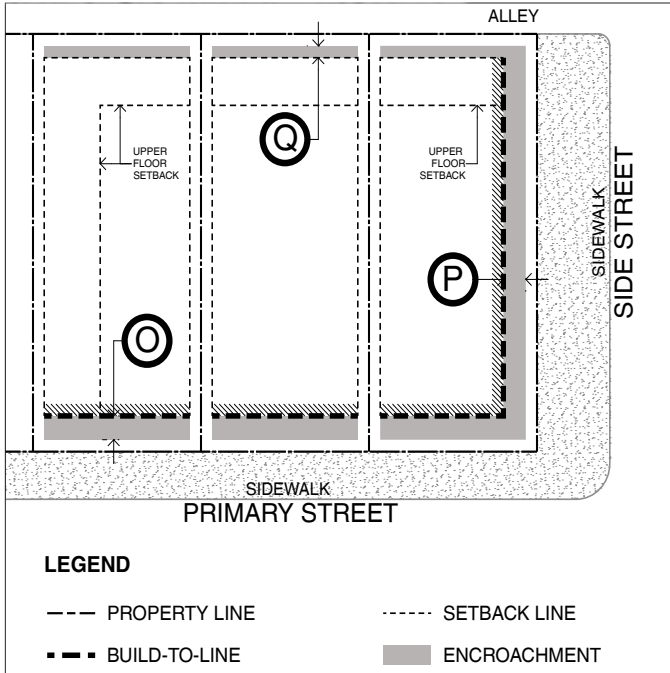
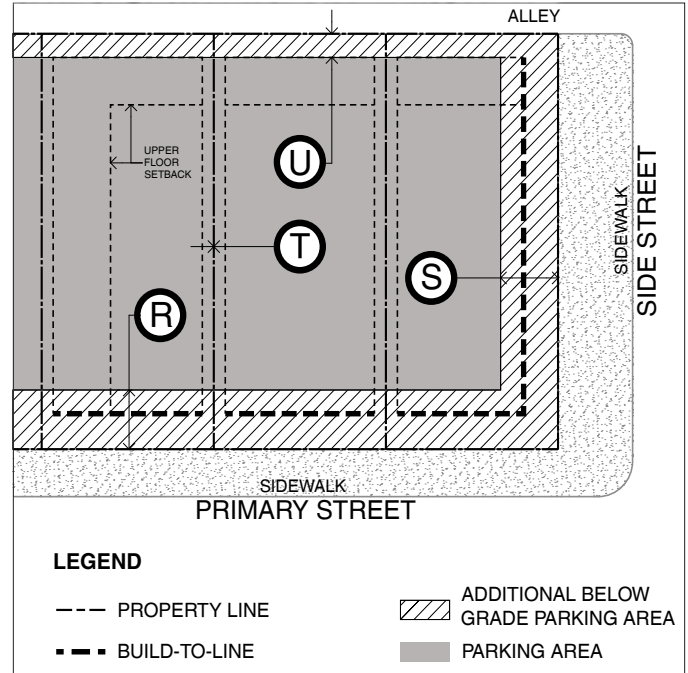


FIGURE 3.5-VII: PARKING REQUIREMENTS DIAGRAM



V - BUILDING TYPES

ALLOWED:

- Courtyard Building
- High Rise Residential Building
- Podium Building
- Commercial Block Building
- Flex Building

VI - ENCROACHMENTS

LOCATION:

- In no case shall an Encroachment extend beyond the Curb Line.

[O] PRIMARY STREET:	10' Max
[P] SIDE STREET:	10' Max
[Q] ALLEY:	5' Max

VII - PARKING REQUIREMENTS

LOCATION:

- Above-grade Parking Garages must match Build-to-Line & Setbacks.
- At-grade Parking Lots must match requirements R - U below.
- Below-grade Parking Garages can match Property Lines.

[R] PRIMARY STREET SETBACK:	30' Min
[S] SIDE STREET SETBACK:	20' Min
[T] SIDE SETBACK:	0'
[U] ALLEY SETBACK:	10' Min

REQUIRED PARKING SPACES:

- For uses not listed below refer to City of St. Louis Title 26.

USE TYPE:	MIN	MAX
Office Uses	0	1 Space 600 SF
Primary Retail Uses	0	1 Space 300 SF
Residential Uses	0	1 Space DU
Secondary Retail Uses	0	1 Space 450 SF

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CORE

VIII - USE REQUIREMENTS

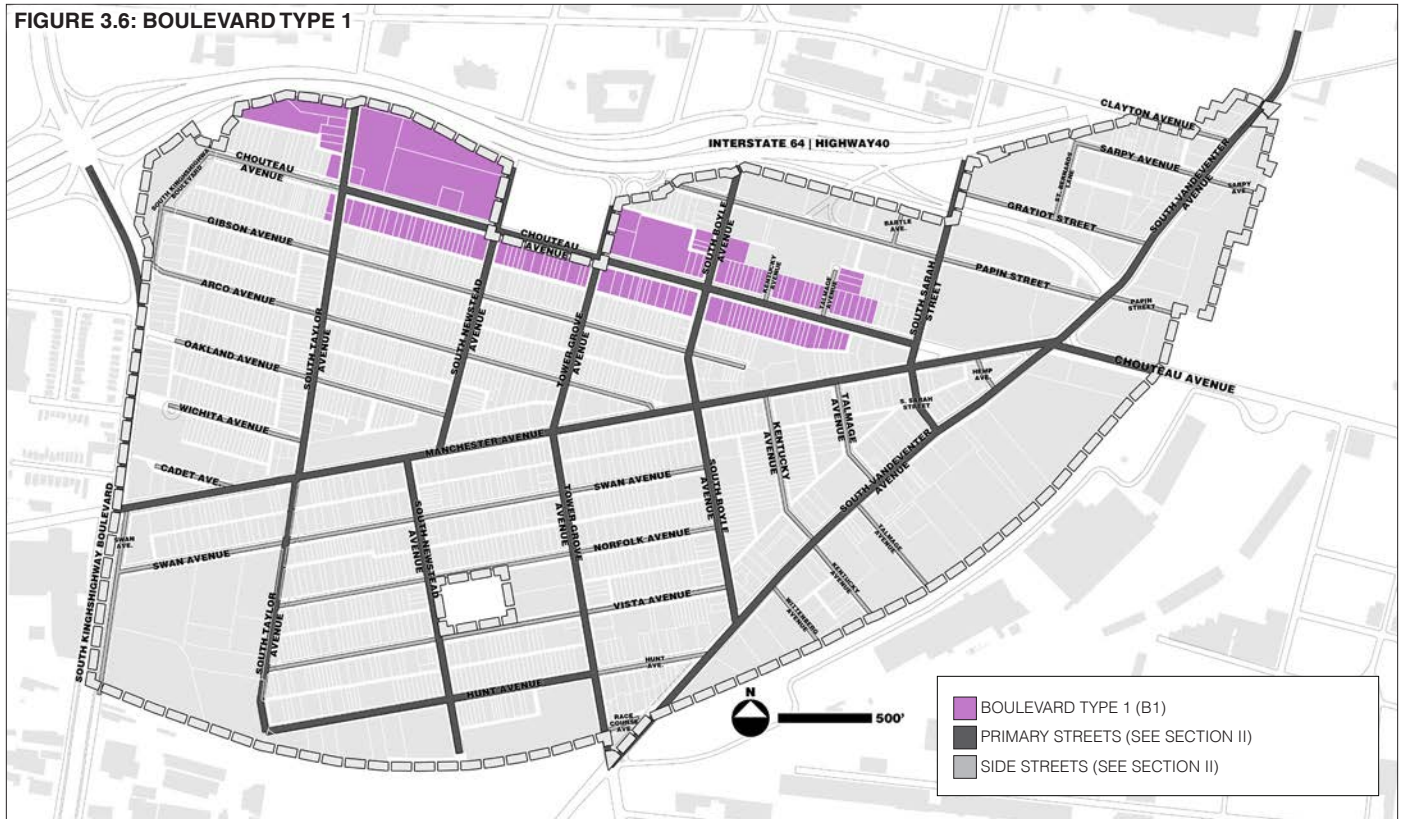
See Section 5.0 for a complete list of each use category.

(P) = Permitted (C) = Conditional (NA) = Not Allowed		Ground Floor	Upper Floor
Adult Uses		NA	NA
Agricultural Uses			
	<i>Urban Farming</i>	NA	NA
	<i>All other agricultural uses in Section 5.2</i>	P	P
Civic/Institutional Uses			
	<i>Places of Worship</i>	P	P
	<i>All other civic/institutional uses in Section 5.3</i>	C	C
Industrial Uses		NA	NA
Office Uses		P	P
Parking Uses		P	P
Primary Retail Uses			
	<i>Beauty supply stores</i>	C	C
	<i>Carry out restaurants with no indoor table service</i>	C	C
	<i>Establishments selling alcohol by the glass which do not have a restaurant permit</i>	C	C
	<i>Free standing package liquor stores</i>	C	C
	<i>Restaurants with a walk-up window</i>	C	C
	<i>Secondhand or junk clothing retail shops</i>	C	C
	<i>Smoke shop or tobacco store</i>	C	C
	<i>Tattoo and/or body piercing parlors</i>	C	C
	<i>All other primary retail uses in Section 5.7</i>	P	P
	<i>All other primary retail uses similar to but not listed in Section 5.7</i>	C	C
Rear, Ancillary Building Uses		NA	NA
Residential Uses		P	P
Secondary Retail Uses			
	<i>Any use with a drive-thru window</i>	NA	NA
	<i>Automobile dealers, parts, service or repair shops</i>	NA	NA
	<i>Automobile/truck/equipment rental shop with outside storage</i>	NA	NA
	<i>Car washing or detailing facilities</i>	NA	NA
	<i>Cell phone, beeper or pager stores</i>	C	C
	<i>Convenience food stores</i>	C	C
	<i>Laundromats open anytime between midnight and 6:00am</i>	C	C
	<i>Motor fuel pumping stations</i>	NA	NA
	<i>Open storage</i>	NA	NA
	<i>Pawn shops</i>	NA	NA
	<i>Public or private storage facilities</i>	NA	NA
	<i>Rent-to-own shops</i>	NA	NA
	<i>Short-term loan or check cashing establishments</i>	NA	NA
	<i>All other secondary retail uses in Section 5.10</i>	P	P
	<i>All other secondary retail uses similar to but not listed in Section 5.10</i>	C	C
Special Uses			
	<i>Rooming houses or boarding houses</i>	NA	NA
	<i>All other special uses in Section 5.11</i>	C	C
Temporary Uses			
	<i>Seasonal businesses operating less than 11 months of the year and/or less than 4 days a week</i>	C	C
	<i>All other temporary uses in Section 5.12</i>	C	C
Utility/Communication Uses		NA	NA

3.0 BUILDING ENVELOPE STANDARDS

3.6 BOULEVARD TYPE 1 (B1)

FIGURE 3.6: BOULEVARD TYPE 1



I - INTENT STATEMENT

The intent of this Building Envelope Standard is to regulate the physical form of the Boulevard Type 1 areas to transition and establish Chouteau Avenue as a great residential boulevard with grand setbacks and neighborhood services and commercial on the corners. The images shown on this page are advisory only.

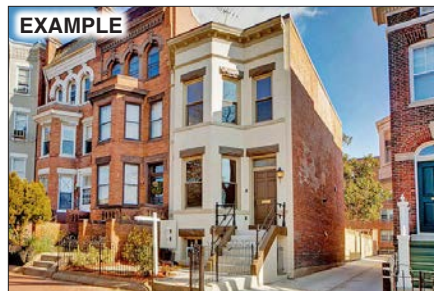
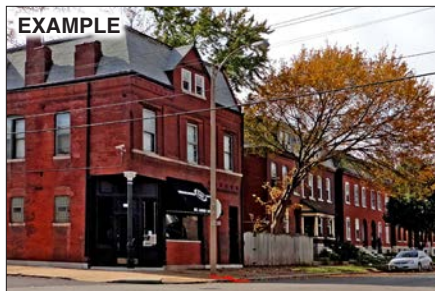
II - STREET TYPES

Primary Streets:

South Taylor Avenue, South Newstead Avenue, Tower Grove Avenue, South Boyle Avenue, and Chouteau Avenue (east of South Taylor Avenue).

Side Streets:

Chouteau Avenue (west of South Taylor Avenue), Kentucky Avenue, and Talmage Avenue.



3.0 BUILDING ENVELOPE STANDARDS BOULEVARD TYPE 1

FIGURE 3.6-III: BUILDING PLACEMENT DIAGRAM

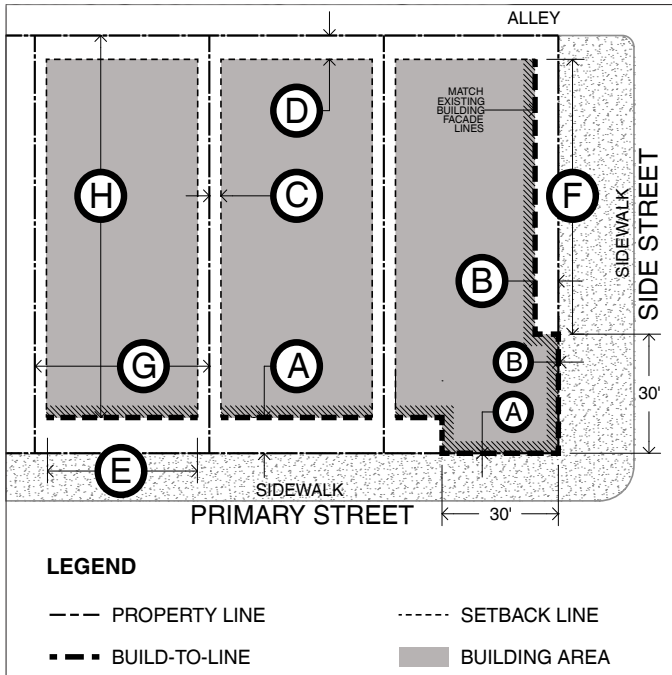
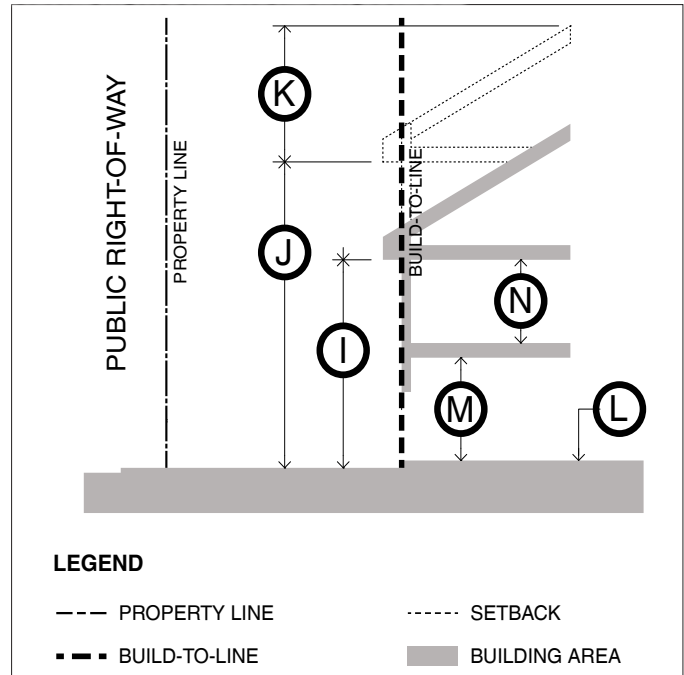


FIGURE 3.6-IV: BUILDING HEIGHT DIAGRAM



III - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 15' Min | 20' Max**
- No building hereafter constructed shall project beyond the average front yard line so established, except that in no event shall the setback be less than the minimum or more than the maximum.
 - Corner Lots shall have a Primary Street Build-to-Line of 0' (Zero Lot Line) for first 30' of Building Facade abutting Primary Street.
- [B] SIDE STREET: 0' Min | 15' Max**
- No building hereafter constructed shall project beyond the average front yard line so established, except that in no event shall the setback be less than the minimum or more than the maximum.
 - Corner Lots shall have a Side Street Build-to-Line of 0' (Zero Lot Line) for first 30' of Building Facade abutting Side Street.

SETBACK:

- [C] SIDE SETBACK: 5' Min | 10' Max**
- Buildings taller than 3 stories and 40' shall setback 10'.
- [D] ALLEY SETBACK: 5' Min | 10' Max**
- Carriage House(s) must have 10' Side Setback; if no Alley.

BUILDING FORM:

- [E] PRIMARY STREET: At Least 85% of Build-to-Line**
- 50% for Courtyard Rowhouses and Courtyard Buildings.
- [F] SIDE STREET: At Least 25% of Build-to-Line**
- [G] LOT WIDTH: Per Existing**
- [H] LOT DEPTH: Per Existing**

IV - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM: 2 Stories and 25'**
- 3 Stories and 40' for all Lots with Frontage on South Taylor Avenue, South Boyle Avenue, Tower Grove Avenue, and South Newstead Avenue.
 - 3 Stories and 40' for all Lots with Frontage on the north side of Chouteau Avenue between South Taylor Avenue and South Boyle Avenue.
- [J] BUILDING HEIGHT MAXIMUM: 4 Stories and 55'**
- 3 Stories and 40' for Rear Garages and Carriage Houses; and in no case shall they be taller than the Main Building.
- [K] MAXIMUM FROM BOTTOM OF EAVE TO TOP OF ROOF: 15' Max**
- [L] FINISHED GROUND FLOOR LEVEL: Varies**
- 2' Min | 3' Max for Residential Uses on the Ground Floor.
 - 6" Max for all other uses on the Ground Floor.
 - Measured from elevation of back of sidewalk or adjacent lot level.
- [M] FIRST FLOOR CEILING HEIGHTS: 12' Min | 25' Max (Floor to Ceiling)**
- [N] UPPER FLOORS CEILING HEIGHTS: 8' Min | 12' Max (Floor to Ceiling)**

3.0 BUILDING ENVELOPE STANDARDS BOULEVARD TYPE 1

FIGURE 3.6-VI: ENCROACHMENTS DIAGRAM

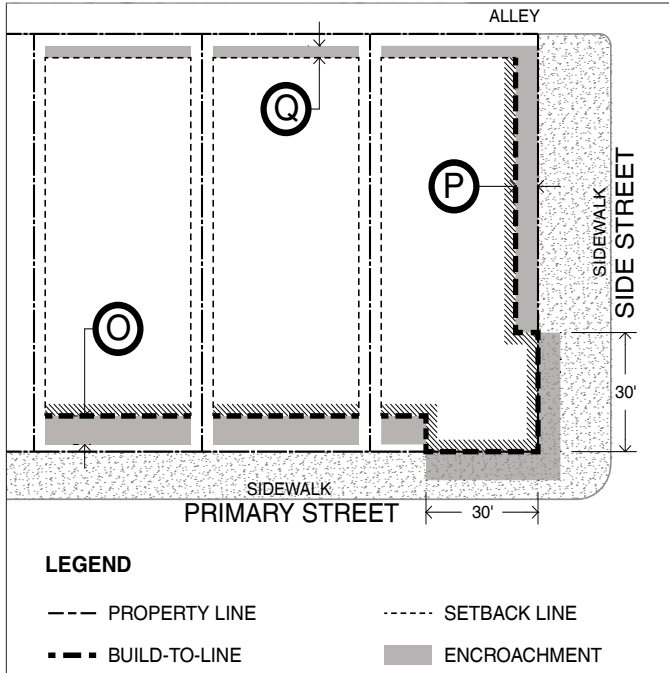
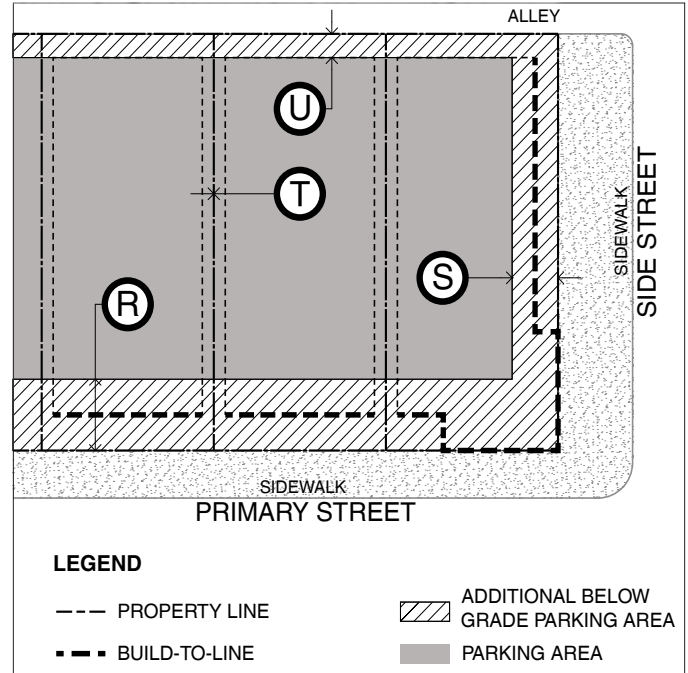


FIGURE 3.6-VII: PARKING REQUIREMENTS DIAGRAM



V - BUILDING TYPES

ALLOWED:

Detached Single-Family Dwelling

- May not be used on Corner Lots.

Rear Garage

- May only be used on Lots that have a Main Building.

Carriage House

- May only be used on Lots that have a Main Building.

Duplex, Triplex, and Fourplex

- May not be used on Corner Lots.

Rowhouse and Courtyard Rowhouse

Stacked Flats

Courtyard Building

High Rise Residential Building

Commercial Block Building

- May only be used on Corner Lots.

VI - ENCROACHMENTS

LOCATION:

- In no case shall an Encroachment extend beyond the Curb Line.

- [O] PRIMARY STREET: 12' Max
- [P] SIDE STREET: 10' Max
- [Q] ALLEY: 5' Max

VII - PARKING REQUIREMENTS

LOCATION:

- Above-grade Parking Garages are PROHIBITED.
- At-grade Parking Lots must match requirements R - U below.
- Below-grade Parking Garages can match Property Lines.

- [R] PRIMARY STREET SETBACK: 30' Min
- [S] SIDE STREET SETBACK: 20' Min
- [T] SIDE SETBACK: 0'
- [U] ALLEY SETBACK: 10' Min

REQUIRED PARKING SPACES:

- For uses not listed below refer to City of St. Louis Title 26.

USE TYPE:	MIN	MAX
Office Uses	0	1 Space 600 SF
Primary Retail Uses	0	1 Space 300 SF
Residential Uses	0	1 Space DU
Secondary Retail Uses	0	1 Space 450 SF

3.0 BUILDING ENVELOPE STANDARDS BOULEVARD TYPE 1

VIII - USE REQUIREMENTS

See Section 5.0 for a complete list of each use category.

<i>(P) = Permitted (C) = Conditional (NA) = Not Allowed</i>		Ground Floor	Upper Floor
Adult Uses		NA	NA
Agricultural Uses			
	<i>Urban Farming</i>	NA	NA
	<i>All other agricultural uses in Section 5.2</i>	P	P
Civic/Institutional Uses			
	<i>Places of Worship</i>	P	P
	<i>All other civic/institutional uses in Section 5.3</i>	C	C
Industrial Uses		NA	NA
Office Uses *		P	NA
Parking Uses		P	NA
Primary Retail Uses **			
	<i>Beauty supply stores</i>	C	NA
	<i>Carry out restaurants with no indoor table service</i>	C	NA
	<i>Establishments selling alcohol by the glass which do not have a restaurant permit</i>	C	NA
	<i>Free standing package liquor stores</i>	C	NA
	<i>Restaurants with a walk-up window</i>	C	NA
	<i>Secondhand or junk clothing retail shops</i>	C	NA
	<i>Smoke shop or tobacco store</i>	C	NA
	<i>Tattoo and/or body piercing parlors</i>	C	NA
	<i>All other primary retail uses in Section 5.7</i>	P	NA
	<i>All other primary retail uses similar to but not listed in Section 5.7</i>	C	NA
Rear, Ancillary Building Uses		P	P
Residential Uses		P	P
Secondary Retail Uses ***			
	<i>Any use with a drive-thru window</i>	NA	NA
	<i>Automobile dealers, parts, service or repair shops</i>	NA	NA
	<i>Automobile/truck/equipment rental shop with outside storage</i>	NA	NA
	<i>Car washing or detailing facilities</i>	NA	NA
	<i>Motor fuel pumping stations</i>	NA	NA
	<i>Open storage</i>	NA	NA
	<i>Pawn shops</i>	NA	NA
	<i>Public or private storage facilities</i>	NA	NA
	<i>Rent-to-own shops</i>	NA	NA
	<i>Short-term loan or check cashing establishments</i>	NA	NA
	<i>All other secondary retail uses in Section 5.10</i>	C	NA
	<i>All other secondary retail uses similar to but not listed in Section 5.10</i>	C	NA
Special Uses			
	<i>Rooming houses or boarding houses</i>	NA	NA
	<i>All other special uses in Section 5.11</i>	C	C
Temporary Uses			
	<i>Seasonal businesses operating less than 11 months of the year and/or less than 4 days a week</i>	C	C
	<i>All other temporary uses in Section 5.12</i>	C	C
Utility/Communication Uses		NA	NA

NOTES

- * Office Uses are only PERMITTED on Lots with Direct Frontage on South Taylor Avenue, South Boyle Avenue, Tower Grove Avenue, and South Newstead Avenue.
- ** Primary Retail Uses are only PERMITTED on Lots with Direct Frontage on South Taylor Avenue, South Boyle Avenue, Tower Grove Avenue and South Newstead Avenue.
- *** Secondary Retail Uses are only PERMITTED on Lots with Direct Frontage on South Taylor Avenue, South Boyle Avenue, Tower Grove Avenue and South Newstead Avenue; and on lots with Direct Frontage onto the north side of Chouteau Avenue between South Taylor Avenue and South Boyle Avenue.

3.0 BUILDING ENVELOPE STANDARDS BOULEVARD TYPE 2

FIGURE 3.7-III: BUILDING PLACEMENT DIAGRAM

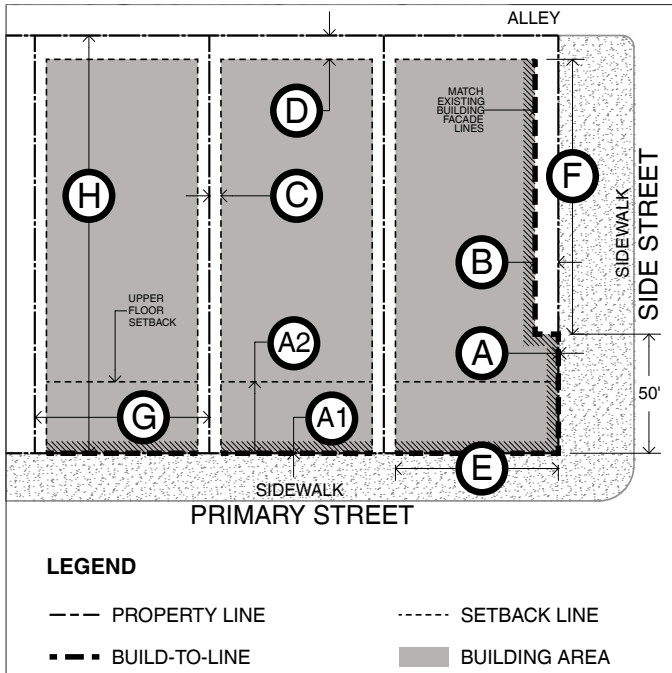
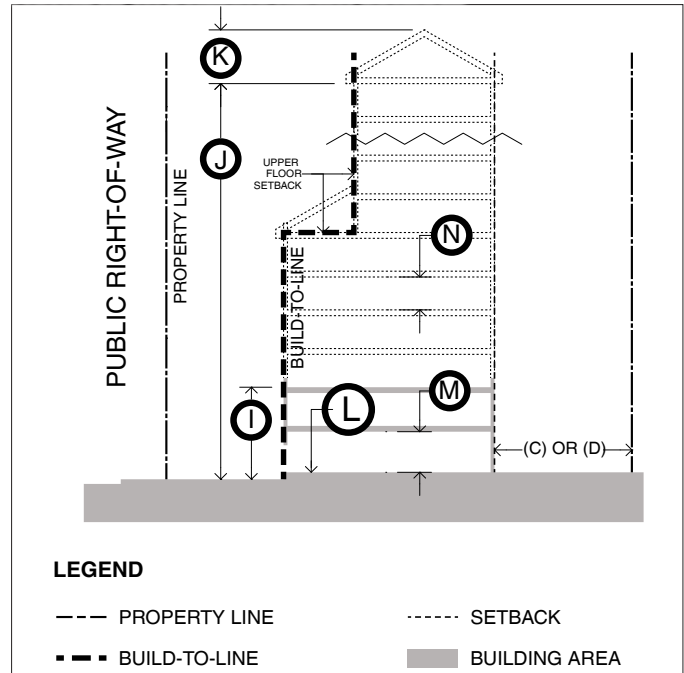


FIGURE 3.7-IV: BUILDING HEIGHT DIAGRAM



III - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A1] PRIMARY STREET: 0' (For Stories 0 - 6)**
 - All Building Facades required to be placed at Zero Lot Line; Except, 25' for Lots with Frontage onto the north side of Vandeventer Avenue and Race Course Avenue between Tower Grove Avenue and South Boyle Avenue.
 - Stoop, Shopfront, and Terrace & Lightcourt Frontage Types may have additional setback per Section 4.2 of this code.
- [A2] PRIMARY STREET: 30' (For Stories 7 or Greater)**
- [B] SIDE STREET: 0' Min | 10' Max**
 - No building hereafter constructed shall project beyond the average front yard line so established, except that in no event shall the setback be less than the minimum or more than the maximum.
 - Corner Lots shall have a Side Street Build-to-Line of 0' (Zero Lot Line) for first 50' of Building Facade abutting Side Street.

SETBACK:

- [C] SIDE SETBACK: 5' Min | 10' Max**
 - Buildings taller than 3 stories and 40' shall setback 10'.
- [D] ALLEY SETBACK: 5' Min | 10' Max**

BUILDING FORM:

- [E] PRIMARY STREET: At Least 85% of Build-to-Line**
- [F] SIDE STREET: At Least 85% of Build-to-Line**
- [G] LOT WIDTH: Per Existing**
- [H] LOT DEPTH: Per Existing**

IV - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM: 2 Stories and 25'**
 - 3 Stories and 40' for any Lots south of Manchester Avenue and north of Vandeventer Avenue.
- [J] BUILDING HEIGHT MAXIMUM: 12 Stories and 150'**
 - 6 Stories and 75' for any Lots south of Manchester Avenue and north of Vandeventer Avenue.
 - Note (A2) Primary Street upper-level Build-to-Line setback
 - Mezzanines and Podiums greater than 1/3 of the Floor Plate Area shall be counted as a full story.
- [K] MAXIMUM FROM BOTTOM OF EAVE TO TOP OF ROOF: 15' Max**
- [L] FINISHED GROUND FLOOR LEVEL: Varies**
 - 2' Min | 3' Max for Residential Uses on the Ground Floor.
 - 6" Max for all other uses on the Ground Floor.
 - Measured from elevation of back of sidewalk or adjacent lot level.
- [M] FIRST FLOOR CEILING HEIGHTS: 12' Min | 25' Max (Floor to Ceiling)**
- [N] UPPER FLOORS CEILING HEIGHTS: 8' Min | 12' Max (Floor to Ceiling)**

3.0 BUILDING ENVELOPE STANDARDS BOULEVARD TYPE 2

FIGURE 3.7-VI: ENCROACHMENTS DIAGRAM

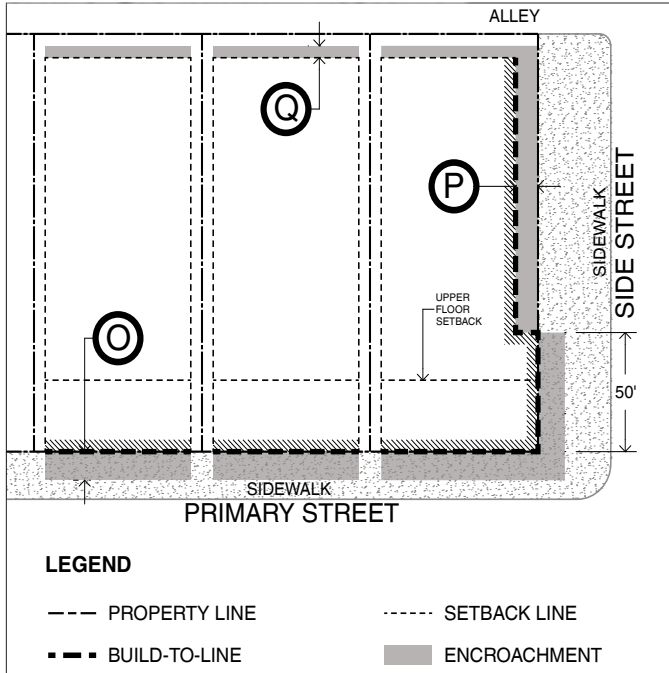
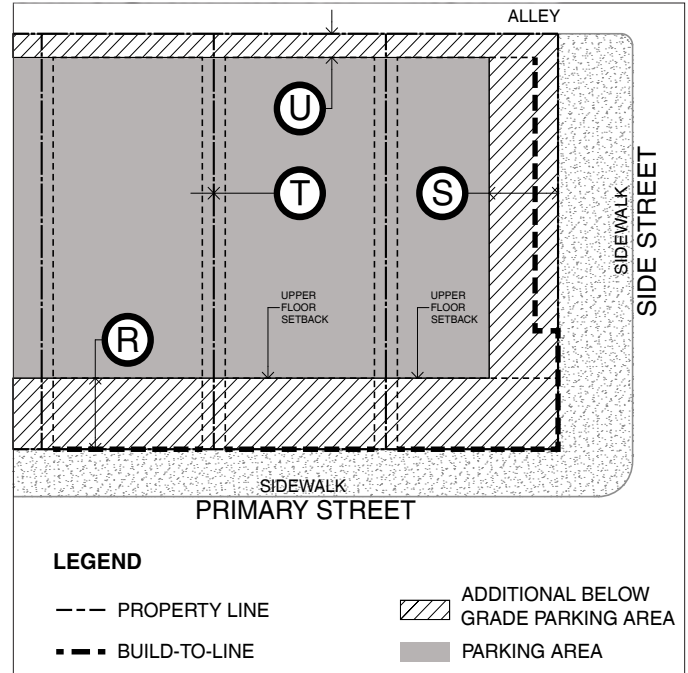


FIGURE 3.7-VII: PARKING REQUIREMENTS DIAGRAM



V - BUILDING TYPES

ALLOWED:

- Podium Building
- Commercial Block Building
- Flex Building
- Live | Work Units
- Liner Building
- Urban Parking Garage

VI - ENCROACHMENTS

LOCATION:

- In no case shall an Encroachment extend beyond the Curb Line.

[O] PRIMARY STREET:	12' Max
[P] SIDE STREET:	10' Max
[Q] ALLEY:	5' Max

VII - PARKING REQUIREMENTS

LOCATION:

- Above-grade Parking Garages must match Build-to-Line & Setbacks.
- At-grade Parking Lots must match requirements R - U below.
- Below-grade Parking Garages can match Property Lines.

[R] PRIMARY STREET SETBACK:	30' Min
[S] SIDE STREET SETBACK:	30' Min
[T] SIDE SETBACK:	0'
[U] ALLEY SETBACK:	10' Min

REQUIRED PARKING SPACES:

- For uses not listed below refer to City of St. Louis Title 26.

USE TYPE:	MIN	MAX
Office Uses	0	1 Space 600 SF
Primary Retail Uses	0	1 Space 300 SF
Residential Uses	0	1 Space DU
Secondary Retail Uses	0	1 Space 450 SF

3.0 BUILDING ENVELOPE STANDARDS BOULEVARD TYPE 2

VIII - USE REQUIREMENTS

See Section 5.0 for a complete list of each use category.

(P) = Permitted (C) = Conditional (NA) = Not Allowed		Ground Floor	Upper Floor
Adult Uses		NA	NA
Agricultural Uses			
	<i>Urban Farming</i>	NA	NA
	<i>All other agricultural uses in Section 5.2</i>	P	P
Civic/Institutional Uses			
	<i>Places of Worship</i>	P	P
	<i>All other civic/institutional uses in Section 5.3</i>	C	C
Industrial Uses		C	C
Office Uses		P	P
Parking Uses		P	P
Primary Retail Uses			
	<i>Beauty supply stores</i>	C	C
	<i>Carry out restaurants with no indoor table service</i>	C	C
	<i>Establishments selling alcohol by the glass which do not have a restaurant permit</i>	C	C
	<i>Free standing package liquor stores</i>	C	C
	<i>Restaurants with a walk-up window</i>	C	C
	<i>Secondhand or junk clothing retail shops</i>	C	C
	<i>Smoke shop or tobacco store</i>	C	C
	<i>Tattoo and/or body piercing parlors</i>	C	C
	<i>All other primary retail uses in Section 5.7</i>	P	P
	<i>All other primary retail uses similar to but not listed in Section 5.7</i>	C	C
Rear, Ancillary Building Uses		P	P
Residential Uses		P	P
Secondary Retail Uses			
	<i>Any use with a drive-thru window</i>	NA	NA
	<i>Automobile dealers, parts, service or repair shops</i>	NA	NA
	<i>Automobile/truck/equipment rental shop with outside storage</i>	NA	NA
	<i>Car washing or detailing facilities</i>	NA	NA
	<i>Cell phone, beeper or pager stores</i>	C	C
	<i>Convenience food stores</i>	C	C
	<i>Laundromats open anytime between midnight and 6:00am</i>	C	C
	<i>Motor fuel pumping stations</i>	NA	NA
	<i>Open storage</i>	NA	NA
	<i>Pawn shops</i>	NA	NA
	<i>Public or private storage facilities</i>	NA	NA
	<i>Rent-to-own shops</i>	NA	NA
	<i>Short-term loan or check cashing establishments</i>	NA	NA
	<i>All other secondary retail uses in Section 5.10</i>	P	P
	<i>All other secondary retail uses similar to but not listed in Section 5.10</i>	C	C
Special Uses			
	<i>Rooming houses or boarding houses</i>	NA	NA
	<i>All other special uses in Section 5.11</i>	C	C
Temporary Uses			
	<i>Seasonal businesses operating less than 11 months of the year and/or less than 4 days a week</i>	C	C
	<i>All other temporary uses in Section 5.12</i>	C	C
Utility/Communication Uses		NA	NA

3.0 BUILDING ENVELOPE STANDARDS

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4.0

BUILDING DEVELOPMENT STANDARDS

4.0 BUILDING DEVELOPMENT STANDARDS

PURPOSE OF THE BUILDING DEVELOPMENT STANDARDS

The purpose of the Building Development Standards is to regulate the form of development within the Form-Based District in order to ensure high quality construction, infill development, and improvements that will be cohesive with the historic context of the neighborhood; while enhancing the eclectic and diverse architectural character of the area and creating a vibrant interface between private property and the public realm. The particular purpose of the Building Development Standards is to ensure that property owners and land developers utilize a series of locally and regionally appropriate Building Types, each of which may have a variety of different Frontage Types and should be constructed to an expected level of Architectural Standards in order to ensure the character and quality of the project.

The Building Development Standards assert that:

- Building mass shall consist of simple composition of basic building forms that follow a clear hierarchy and should be oriented to the creation of great public spaces and responsive to the particular micro-climate of the site.
- Each building should have at minimum a distinctive: horizontal base; occupied middle; and eave, cornice and/or parapet or roof line that complement and balance one another.
- The area shall be constituted by no prevalent architectural style, nor a dominant building material; but rather all buildings should have a sense of scale, richness of detail, and quality of construction that creates and overall image of the district's character.
- The underlying guiding principle is that the existing context of the area including its historic and architecturally significant buildings (including their historically significant materials and architectural features) are important to the creation of the district's character.
- All existing historical structures within the area are recognized as a physical record of its time and place, and that new construction within the area shall in general be compatible in size, scale, set back, and proportion to the relevant existing, and adjacent structures as detailed herein.
- All existing historical structures including their architectural features and materials are important to the district's character, and new construction shall be compatible with the old in color, texture and other visual qualities.
- Additions to existing structures within the area shall not create a false sense of historical development, such as adding inappropriate decorative elements as to create a false sense of place. In addition, new construction is not to resort to fakery and imitation to fill in gaps within the streetscape.
- Through careful attention to scale, materials, siting, and landscaping, contemporary design may be created which is harmonious with the existing historic structures.
- Developers should be allowed a range of alternative solutions which are to be compatible with the existing district's character.

4.0 BUILDING DEVELOPMENT STANDARDS

TYPES OF BUILDING DEVELOPMENT STANDARDS

The Building Development Standards consist of three (3) basic components, including Building Types, Frontage Types, and Architectural Standards. The Building Development Standards are as follows:

4.1 BUILDING TYPES *(SEE PAGE 4-3)*

The Building Types are a series of model buildings to be utilized for development which have been coordinated with the Building Envelope Standards. The following are the Building Types:

- 4.1.1 **Detached Single-Family Dwelling** *(SEE PAGE 4-4)*
- 4.1.2 **Rear Garage** *(SEE PAGE 4-6)*
- 4.1.3 **Carriage House** *(SEE PAGE 4-8)*
- 4.1.4 **Duplex, Triplex, and Fourplex** *(SEE PAGE 4-10)*
- 4.1.5 **Rowhouse and Courtyard Rowhouse** *(SEE PAGE 4-12)*
- 4.1.6 **Stacked Flats** *(SEE PAGE 4-14)*
- 4.1.7 **Courtyard Building** *(SEE PAGE 4-16)*
- 4.1.8 **High Rise Residential Building** *(SEE PAGE 4-18)*
- 4.1.9 **Podium Building** *(SEE PAGE 4-20)*
- 4.1.10 **Commercial Block Building** *(SEE PAGE 4-22)*
- 4.1.11 **Flex Building** *(SEE PAGE 4-24)*
- 4.1.12 **Live | Work Units** *(SEE PAGE 4-26)*
- 4.1.13 **Liner Building** *(SEE PAGE 4-28)*
- 4.1.14 **Urban Parking Garage** *(SEE PAGE 4-30)*
- 4.1.15 **Civic / Institutional Building** *(SEE PAGE 4-32)*

4.2 FRONTAGE TYPES *(SEE PAGE 4-34)*

Each Building Type is allowed a variety of Frontage Types which describe the way in which the Building Type addresses the street. The following are the Frontage Types:

- 4.2.1 **Common Yard** *(SEE PAGE 4-35)*
- 4.2.2 **Porch** *(SEE PAGE 4-35)*
- 4.2.3 **Stoop** *(SEE PAGE 4-36)*
- 4.2.4 **Forecourt** *(SEE PAGE 4-36)*
- 4.2.5 **Awnings & Canopies** *(SEE PAGE 4-37)*
- 4.2.6 **Balconies** *(SEE PAGE 4-37)*
- 4.2.7 **Terrace & Lightcourt** *(SEE PAGE 4-38)*
- 4.2.8 **Bay Windows** *(SEE PAGE 4-38)*
- 4.2.9 **Shopfront** *(SEE PAGE 4-39)*
- 4.2.10 **Cafe** *(SEE PAGE 4-39)*

4.3 ARCHITECTURAL STANDARDS *(SEE PAGE 4-40)*

Each Building Type is also subject to a series of specific architectural criteria which are necessary to uphold an expected level of quality and design in construction. These standards include:

- 4.3.1 **Building Facades** *(SEE PAGE 4-41)*
- 4.3.2 **Roofs and Parapets** *(SEE PAGE 4-47)*
- 4.3.3 **Windows and Doors** *(SEE PAGE 4-50)*
- 4.3.4 **Street Walls** *(SEE PAGE 4-53)*
- 4.3.5 **Lighting** *(SEE PAGE 4-55)*
- 4.3.6 **Equipment** *(SEE PAGE 4-57)*
- 4.3.7 **Signage** *(SEE PAGE 4-58)*

4.0 BUILDING DEVELOPMENT STANDARDS

USE OF THE BUILDING DEVELOPMENT STANDARDS

After the Building Types allowed on the parcel of property have been determined, based on the Building Envelope Standards; the following sequence of steps should be performed in order to use the Building Development Standards correctly:

1. PROCEED TO THE APPLICABLE BUILDING TYPE

When the desired Building Type has been determined, turn to the correct page of this District with the applicable Building Type and review requirements (I - V to that Building Type).

2. ENSURE COMPLIANCE TO EACH REQUIREMENT OF THE BUILDING TYPE

On the page for the Building Type, there are a series of requirements with which the property must comply. Read and ensure compliance with each requirement.

3. PROCEED TO THE APPLICABLE FRONTAGE TYPE AND ENSURE COMPLIANCE

On the page for the Building Type, there is a specific requirement for Frontage Type. When the desired Frontage Type is determined, turn to the correct page of this District with the Frontage Type and ensure compliance with the requirements of that Frontage Type.

4. PROCEED TO THE ARCHITECTURAL STANDARDS AND ENSURE COMPLIANCE

When compliance to the Building Type requirements and Frontage Type requirements is completed, proceed to the Architectural Standards and ensure compliance with each requirement.

NOTES

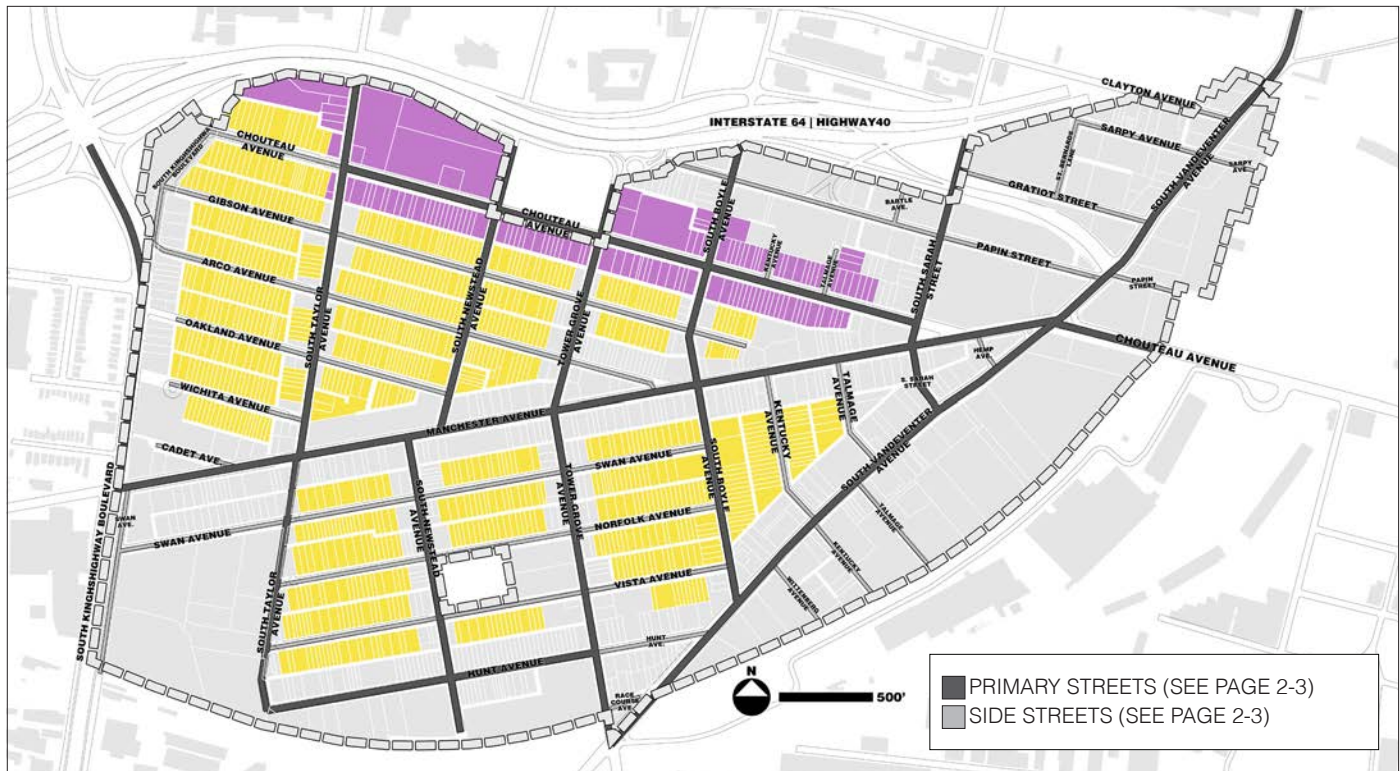
Please note that many of the requirements for the Building Development Standards are referenced to the adjacent Primary Streets and Side Streets; which are identified in the Definitions (Section 1.1), on the Regulating Plan (Section 2.1), and under "Street Types" on the first page of the Building Envelope Standard applicable to the Parcel(s) on which the Building Type is located.

4.1 BUILDING TYPES

PURPOSE OF THE BUILDING TYPES

The purpose of the Building Types is to ensure that the buildings within the Form-Based District are consistent with the character goals of the Building Envelope Standards. The Building Types are a series of model buildings for development, which are both regional in application and particular to the neighborhood. Each Building Type is utilized within a particular zone of Building Envelope Standards in order to ensure that the character goals of the zone are upheld. Each development within this area, must be classified as a Building Type with one (or more) Frontage Types, and constructed according to the Architectural Standards.

4.1.1 DETACHED SINGLE FAMILY DWELLING



I - DESCRIPTION

A Detached Single Family Dwelling is described as a Building Type for residential uses with usable front and rear yards, which is oriented to the facing street. A Rear Garage or Carriage House (when utilizing this Building Type as a Main Building) should be located behind the Detached Single Family Dwelling adjacent to the alley.

II - LOCATION

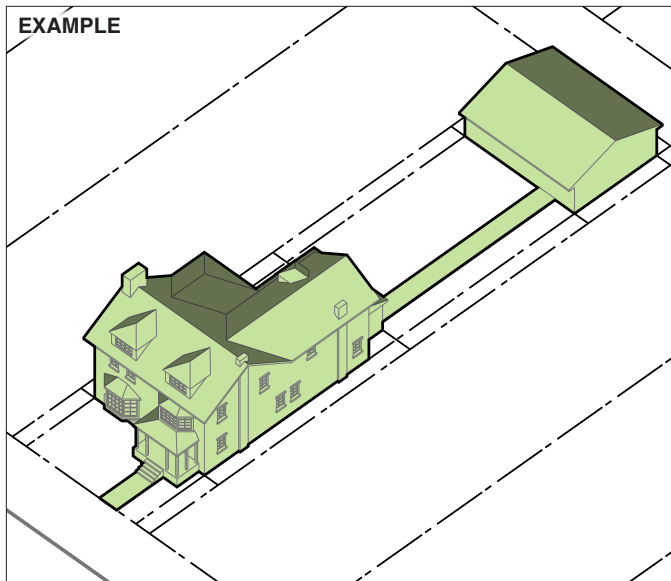
Detached Single Family Dwellings are allowed on the following Lot Types:

- Neighborhood General Type 2 (See Page 3-3 for NG2)**
- Boulevard Type 1 (See Page 3-23 for B1)**

- *May not be used on Corner Lots in B1 areas.*

See Section 3.0: Building Envelope Standards for further details.





V - PRIMARY MATERIALS

Material Type	Allowable
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete / Cinder Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	NO
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	YES
<ul style="list-style-type: none"> • Not Allowed on Lots north of Manchester Avenue 	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (brick-scaled units)	YES
Stone Block (native or synthetic equivalent)	YES
Stucco (cementitious finish)	NO
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

III - ACCESS

- Access to these Building Types should be from the Primary Building Facade facing the Side Street. If no Side Street is available, then access may be from the Primary Street.
- On a corner lot and/or lots with Frontage only on a Primary Street, access to these Building Types may be from the Primary Building Facade facing the Primary Street.
- Where an alley is present, parking and services shall be accessed through the alley.
- Where an alley is not present, parking and services may be accessed by way of a driveway to an above or below-grade garage from the Primary Street. If there is no Primary Street, then the access may be achieved from the Side Street.
 - Minimum seven (7') feet wide by maximum ten (10') feet wide.
- On a corner lot without access to an alley, parking and services may be accessed by way of a driveway from the Primary Street.
 - Minimum seven (7') feet wide by maximum ten (10') feet wide

IV - MASSING & ARTICULATION

- Buildings on infill lots shall be designed to address the Primary Street or Side Street, whichever is applicable.
- Buildings on corner lots shall be designed with two (2) Building Facades of equal architectural expression; addressing both Primary Streets and Side Streets.
- Primary Building Facades shall have multiple window openings onto both Primary Streets and Side Streets.
- Buildings shall be composed of two (2), three (3), and/or four (4) story volumes.

IV - OUTDOOR SPACE

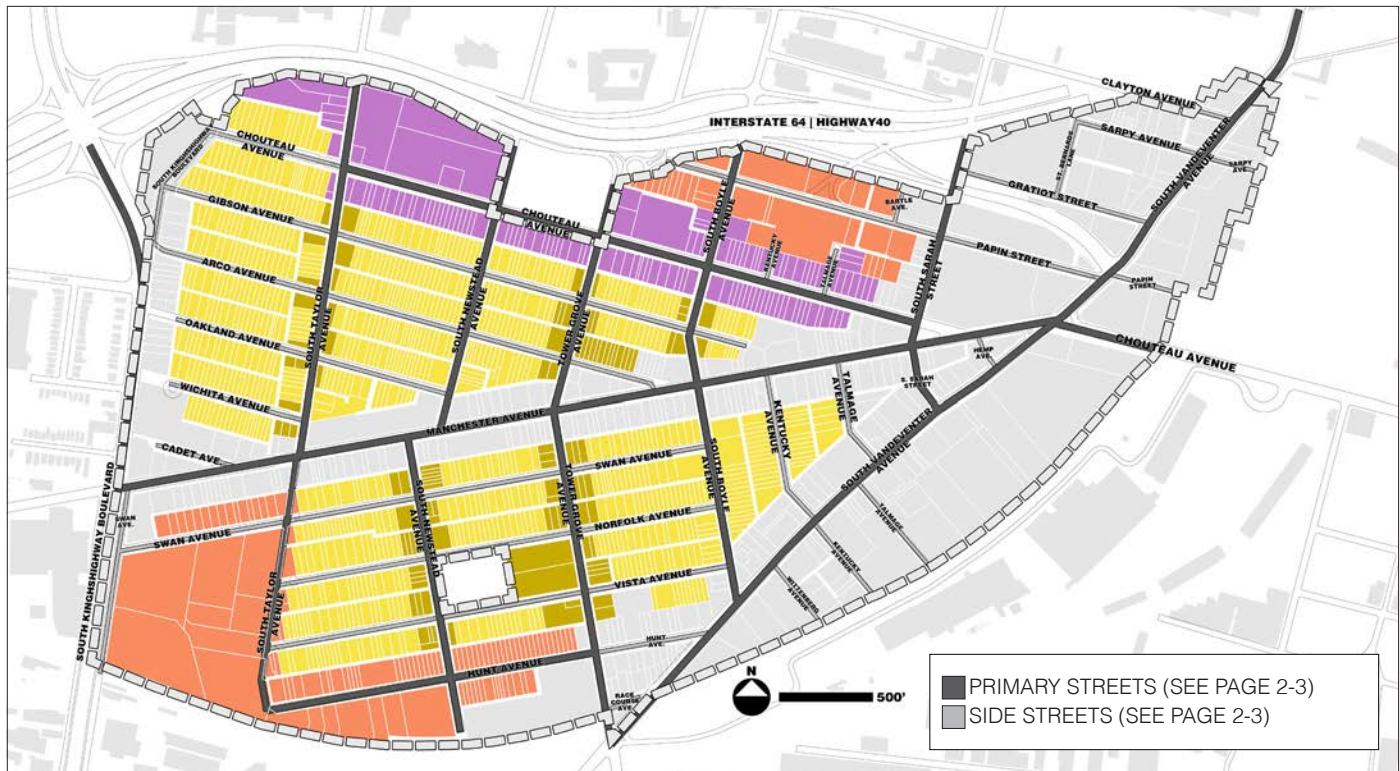
- One (1) front outdoor space shall be defined by the Side Street Build-to-Line and allowable Frontage Types for the Building Type.
- If no Side Street is available, then the front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
- The front outdoor space shall primarily include open turf grasses, ground vegetation and trees.
- One (1) rear outdoor space shall be provided behind this Building Type with the following specifications:
 - Minimum of fifteen (15%) percent of the lot area.
 - Must be regular geometry (a rectangle or square for example).
 - One (1) dimension must be a minimum of twenty (20') feet.
- The rear outdoor space (at-grade) shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

VII - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	NO
Awnings & Canopies	NO
Balconies	NO
Terrace & Lightcourt	NO
Bay Windows	NO
Shopfront	NO
Cafe	NO

See Section 4.2: Frontage Types for further details.

4.1.2 REAR GARAGE



I - DESCRIPTION

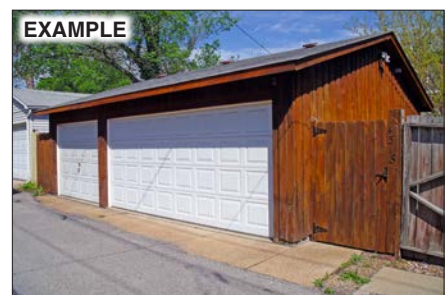
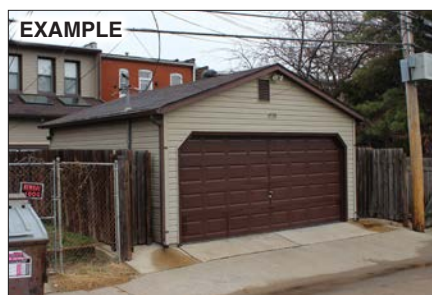
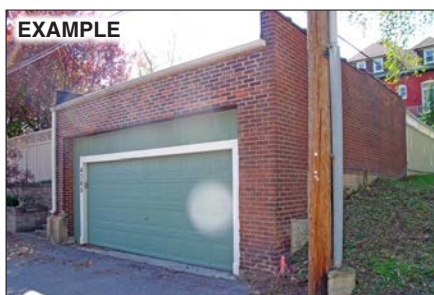
A Rear Garage is described as a Building Type consisting of a single structure located on an alley, and designed for the storage of one (1) or more vehicles; and may contain a level for a shop, storage, or studio-work space on the second level. A Rear Garage should be located on an alley or at the back of a lot that includes a Main Building.

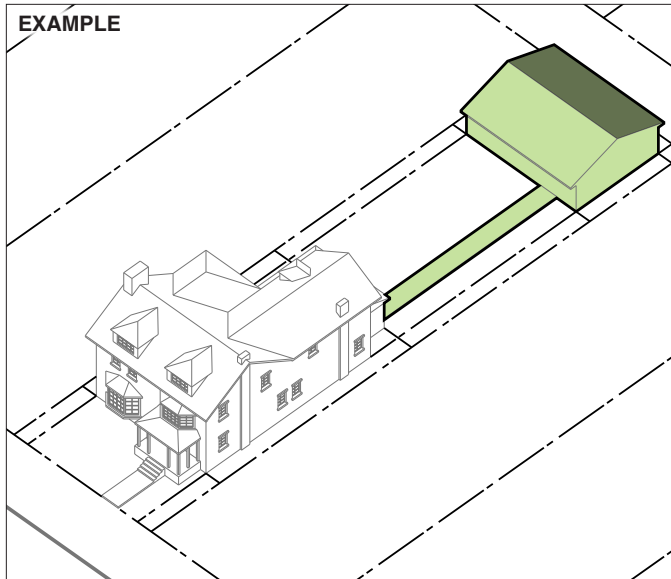
II - LOCATION

Rear Garages are allowed on the following Lot Types:

- Neighborhood General Type 2 (See Page 3-3 for NG2)**
- Neighborhood General Type 3 (See Page 3-7 for NG3)**
- Neighborhood Center Type 2 (See Page 3-15 for NC2)**
 - May only be used on Lots in NC2 areas south of Manchester Avenue.
- Boulevard Type 1 (See Page 3-23 for B1)**
 - May not be used on Corner Lots in B1 areas.

See Section 3.0: Building Envelope Standards for further details.





III - ACCESS

1. Access to these Building Types shall be through an open air / covered walkway between the Rear Garage and the Main Building.
2. If there is a second floor space, it shall be accessed by an internal or external staircase accessible only from the rear outdoor space of the Main Building.
3. Where an alley is present, parking and services shall be accessed by vehicle through the alley.
4. Where an alley is not present, parking and services may be accessed by way of a driveway to an above or below-grade garage from a Primary Street. If there is no Primary Street, then the access may be achieved from a Side Street.
 - Minimum seven (7') feet wide by maximum ten (10') feet wide.
5. On a corner lot without access to an alley, parking and services may be accessed by way of a driveway to a Primary Street.
 - Minimum seven (7') feet wide by maximum ten (10') feet wide
 - Not located within fifteen (15') feet of another driveway.

IV - MASSING & ARTICULATION

1. Buildings shall be composed of a one (1) or two (2) story volume for all or a portion of the adjacent alley frontage.
2. Buildings may include either open air or enclosed carports; except when on corner lots, where only garages (with internal parking) or enclosed carports are required.
3. Buildings that are composed of a two (2) story volume are required to have garages (with internal parking) or enclosed carports.

V - PRIMARY MATERIALS

<i>Material Type</i>	<i>Allowable</i>
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete / Cinder Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	NO
Hardie-Plank Siding (or equivalent)	YES
Glass (curtain wall)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	YES
• <i>Not Allowed on Corner Lots or Lots adjacent to Alleys.</i>	
Precast Concrete Masonry (brick-scaled units)	YES
Stone Block (native or synthetic equivalent)	YES
Stucco (cementitious finish)	YES
Wood Siding	YES

See Section 4.3: Architectural Standards for further details.

IV - OUTDOOR SPACE

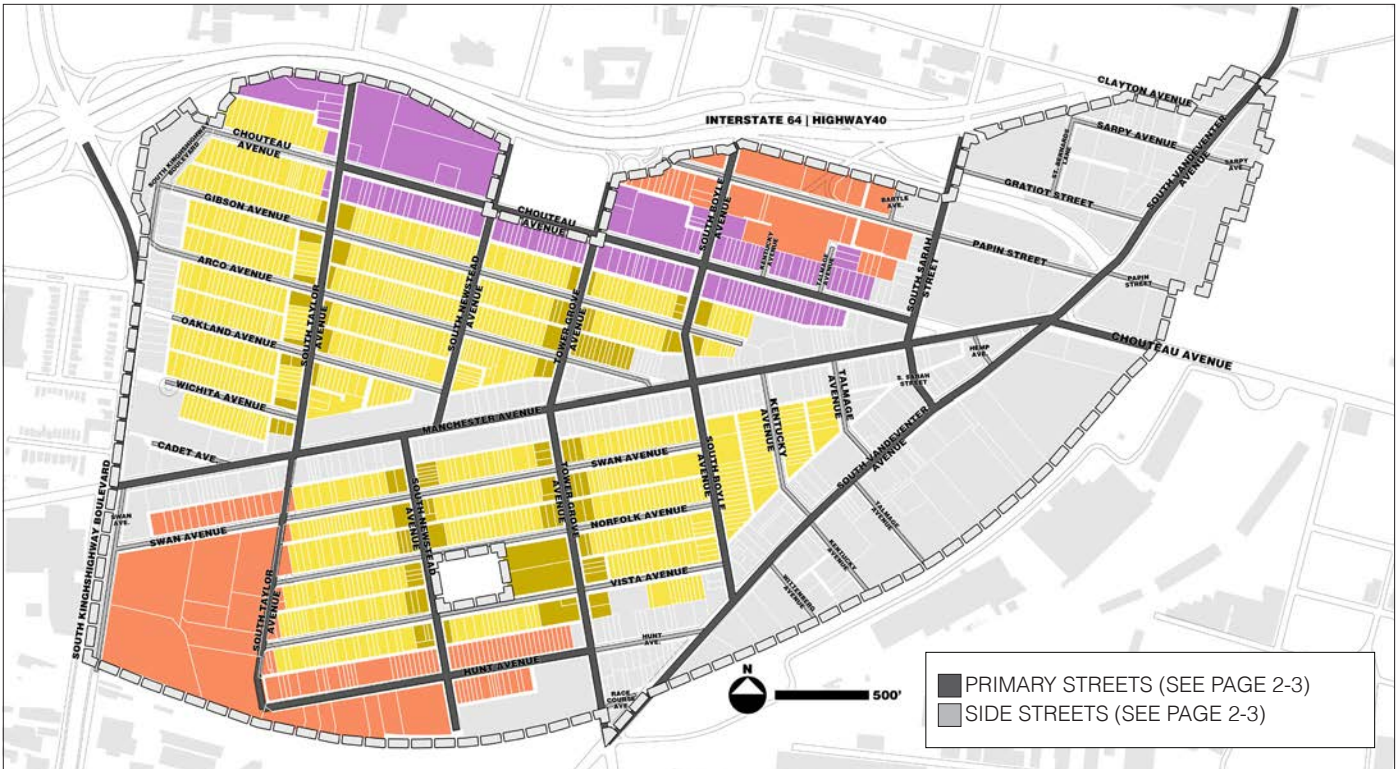
1. There are no outdoor space requirements for Rear Garages. Refer to the outdoor space requirements of the Main Building for further information.

VII - FRONTAGE TYPE

<i>Frontage Type</i>	<i>Allowable</i>
Common Yard	N/A
Porch	N/A
Stoop	N/A
Forecourt	N/A
Awnings & Canopies	N/A
Balconies	N/A
Terrace & Lightcourt	N/A
Bay Windows	N/A
Shopfront	N/A
Cafe	N/A

*There are no Frontage Type Requirements for this Building Type.

4.1.3 CARRIAGE HOUSE



I - DESCRIPTION

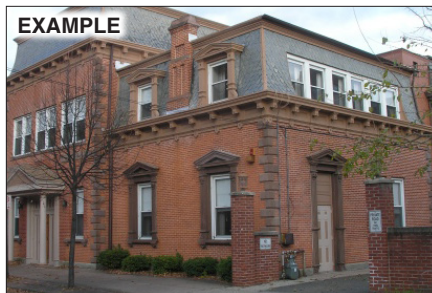
A Carriage House is described as a Building Type consisting of a single (1) Dwelling Unit which is located over a garage; or located on the ground floor, in lieu of vehicle storage. A Carriage House should be located on an alley or at the back of a lot that includes a Main Building.

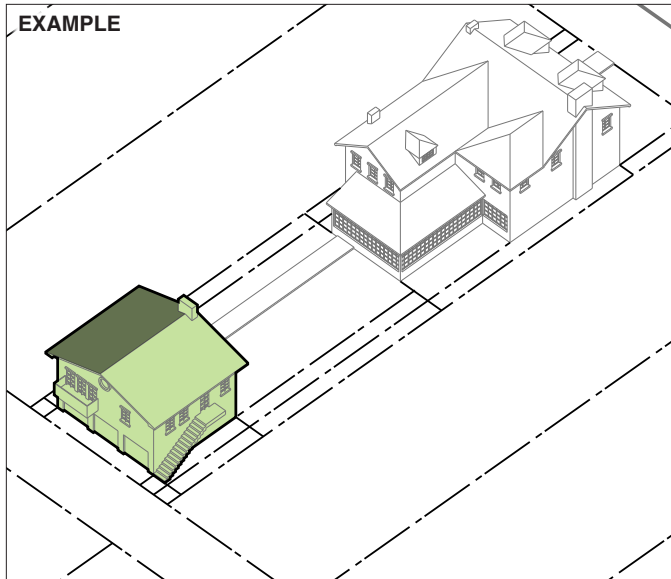
II - LOCATION

Carriage Houses are allowed on the following Lot Types:

- Neighborhood General Type 2 (See Page 3-3 for NG2)**
- Neighborhood General Type 3 (See Page 3-7 for NG3)**
- Neighborhood Center Type 2 (See Page 3-15 for NC2)**
 - May only be used on Lots in NC2 areas south of Manchester Avenue.
- Boulevard Type 1 (See Page 3-23 for B1)**
 - May not be used on Corner Lots in B1 areas.

See Section 3.0: Building Envelope Standards for further details.





III - ACCESS

1. The main entrance to the dwelling shall be accessed from the Primary Street, Side Setback, or Rear Setback. If no Side Street is present, then dwelling may be accessed from a Side Street.
2. Where an alley is present, parking and services shall be accessed by vehicle through the alley.
3. Where an alley is not present, parking and services may be accessed by way of a driveway to an above or below-grade garage from a Primary Street. If there is no Primary Street, then the access may be achieved from a Side Street.
 - Minimum seven (7) feet wide by maximum ten (10') feet wide.
4. On a corner lot without access to an alley, parking and services may be accessed by way of a driveway to a Primary Street.
 - Minimum seven (7) feet wide by maximum ten (10') feet wide
 - Not located within fifteen (15) feet of another driveway.

IV - MASSING & ARTICULATION

1. Buildings, when not in conjunction with indoor or outdoor vehicle storage, shall be designed as a Flat or Townhouse; and shall have a maximum height of two (2) stories; and in no case be taller than the main building.
2. Buildings, when in conjunction with indoor or outdoor vehicle storage, shall have a maximum height of three (3) stories and in no case be taller than the main building.
3. Buildings, when attached to garages at-grade, shall be no taller than two (2) stories and in no case be taller than the main building.
4. All Buildings must meet the following:
 - Maximum of seven hundred and fifty (750 ft²) square feet of habitable floor area or fifty (50%) percent of the floor area of the Main Building, whichever is greater.
 - Maximum story height of twelve (12') feet (floor to floor).

V - PRIMARY MATERIALS

Material Type	Allowable
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete / Cinder Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	NO
Hardie-Plank Siding (or equivalent)	YES
Glass (curtain wall)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	YES
• Not Allowed on Corner Lots or Lots adjacent to Alleys.	
Precast Concrete Masonry (brick-scaled units)	YES
Stone Block (native or synthetic equivalent)	YES
Stucco (cementitious finish)	YES
Wood Siding	YES

See Section 4.3: Architectural Standards for further details.

IV - OUTDOOR SPACE

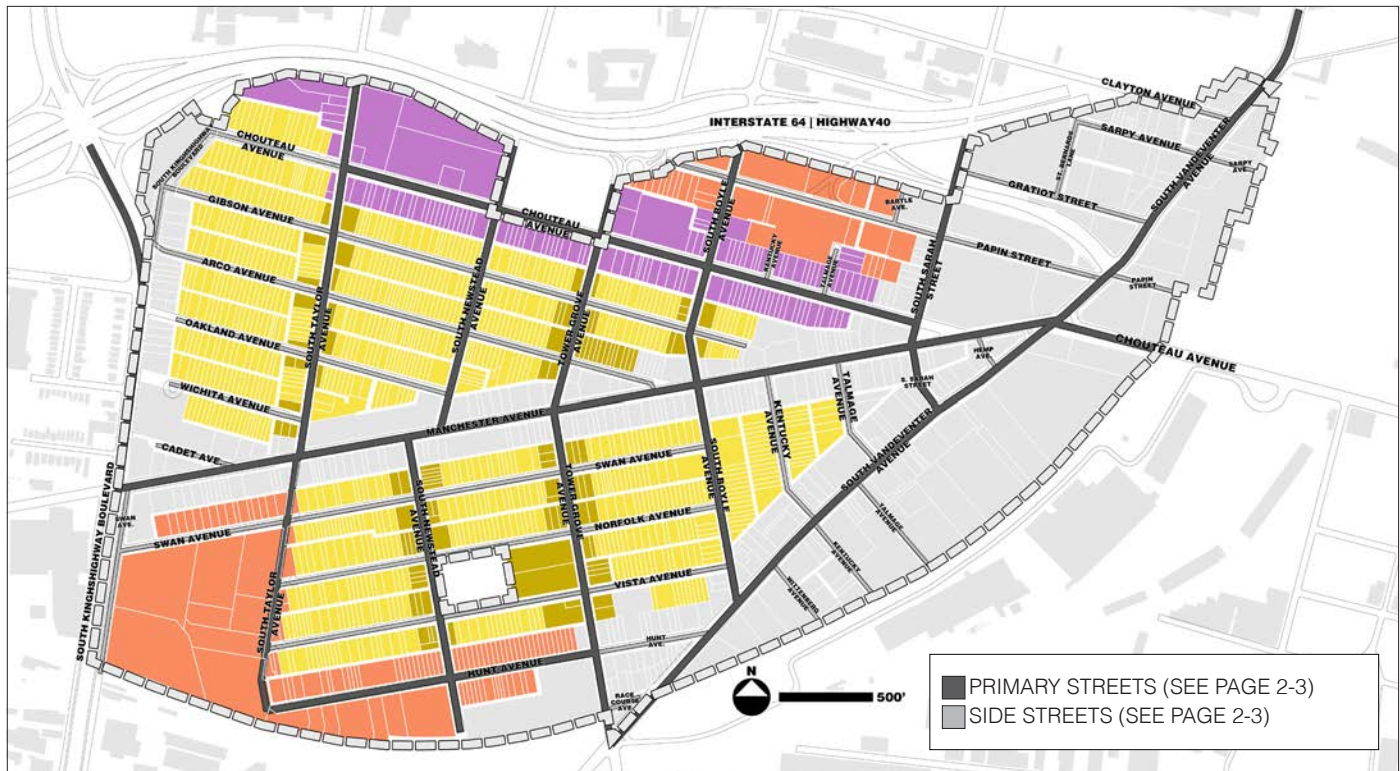
1. One (1) rear outdoor space shall be provided at-grade or via a balcony (or other exterior space) oriented toward the Rear Building Facade of the Main Building.
 - Minimum of one hundred and fifty (150 ft²)
 - One (1) dimension must be a minimum of ten (10') feet.
 - Must be regular geometry (a rectangle or square for example).
2. The rear outdoor space (at-grade) shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes designed in conjunction with the outdoor space of the Main Building.

VII - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	N/A
Porch	N/A
Stoop	N/A
Forecourt	N/A
Awnings & Canopies	N/A
Balconies	N/A
Terrace & Lightcourt	N/A
Bay Windows	N/A
Shopfront	N/A
Cafe	N/A

*There are no Frontage Type Requirements for this Building Type.

4.1.4 DUPLEX, TRIPLEX, AND FOURPLEX



I - DESCRIPTION

Duplexes, Triplexes, and Fourplexes are a Building Type described as multiple dwelling units that are architecturally compatible with Detached Single Family Dwellings. A Rear Garage or Carriage House (when utilizing this Building Type as a Main Building) should be located behind the Duplex, Triplex, or Fourplex adjacent to the alley.

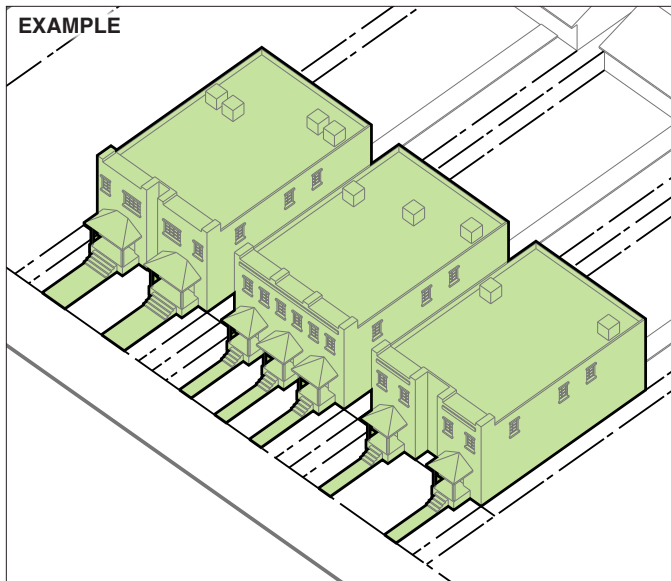
II - LOCATION

Duplexes, Triplexes, and Fourplexes are allowed on the following Lot Types:

- Neighborhood General Type 2 (See Page 3-3 for NG2)**
- Neighborhood General Type 3 (See Page 3-7 for NG3)**
- Neighborhood Center Type 2 (See Page 3-15 for NC2)**
 - Only allowed on Lots south of Manchester Avenue in NC2 areas.
- Boulevard Type 1 (See Page 3-23 for B1)**
 - May not be used on Corner Lots in B1 areas.

See Section 3.0: Building Envelope Standards for further details.





V - PRIMARY MATERIALS

Material Type	Allowable
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete / Cinder Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	NO
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (brick-scaled units)	YES
Stone Block (native or synthetic equivalent)	YES
Stucco (cementitious finish)	NO
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

III - ACCESS

- Access to these Building Types should be from the Primary Building Facade facing the Side Street. If a Side Street is not present, access to these Building Types may be from the Primary Building Facade facing the Primary Street.
- Access to the second floor Dwelling Units shall be by a stair which is roofed or enclosed.
- Where an alley is present, parking and services shall be accessed by vehicle through the alley.
- Where an alley is not present, parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum seven (7) feet wide by maximum ten (10') feet wide.
- On a corner lot without access to an alley, parking and services may be accessed by way of a driveway to an above or below-grade garage.
 - Minimum seven (7) feet wide by maximum ten (10') feet wide
 - Not located within fifteen (15') feet of another driveway.

IV - MASSING & ARTICULATION

- Buildings on infill lots shall be designed to address the Primary Street or Side Street, whichever is applicable.
- Buildings on corner lots shall be designed with two (2) Building Facades of equal architectural expression; addressing both Primary and Side Streets.
- Primary Building Facades shall have multiple window openings onto both Primary Streets and Side Streets.
- Dwelling Units within buildings may be flats and / or townhouses.
- Buildings shall be composed of two (2), three (3) and/or four (4) story volumes.
- Dwelling Units may be repetitive or unique as established by design.

IV - OUTDOOR SPACE

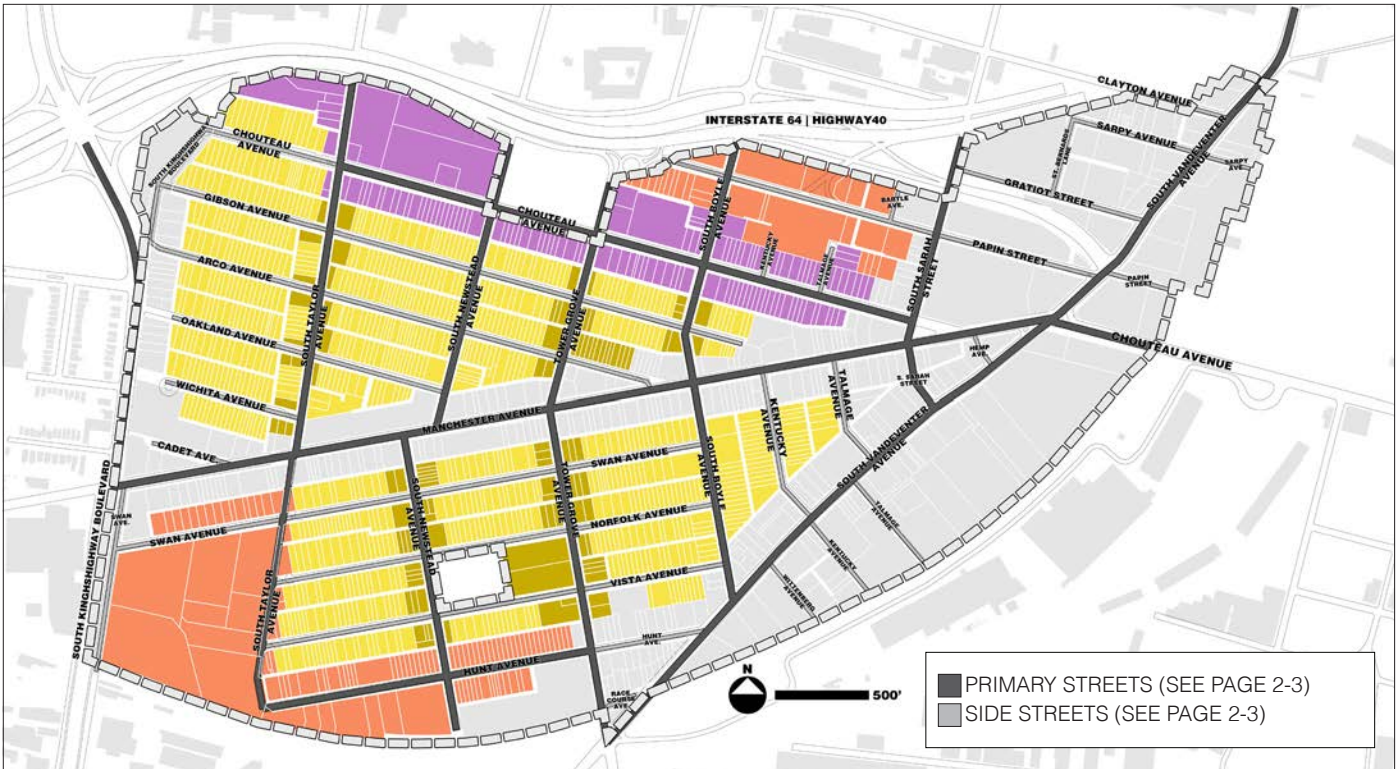
- One (1) front outdoor space shall be defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
- One (1) rear outdoor space shall be provided at-grade or via a balcony not oriented toward a Side Setback for each dwelling unit.
 - Minimum of one hundred and fifty (150 ft²)
 - One (1) dimension must be a minimum of ten (10') feet.
 - Must be regular geometry (a rectangle or square for example).
- The rear outdoor space (at-grade) shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

VII - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	YES
Awnings & Canopies	NO
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	NO
Cafe	NO

See Section 4.2: Frontage Types for further details.

4.1.5 ROWHOUSE AND COURTYARD ROWHOUSE



I - DESCRIPTION

A Rowhouse and Courtyard Rowhouse is a Building Type described as one of a group of attached dwelling units divided from each other by at least one common wall, each having a separate entrance leading directly to the outdoors at ground level. Units may have spaces between them, abut other units at the property line, or share common walls together. A Rear Garage or Carriage House (when utilizing this Building Type as a Main Building) should be located behind the Rowhouse or Courtyard Rowhouse adjacent to the alley.

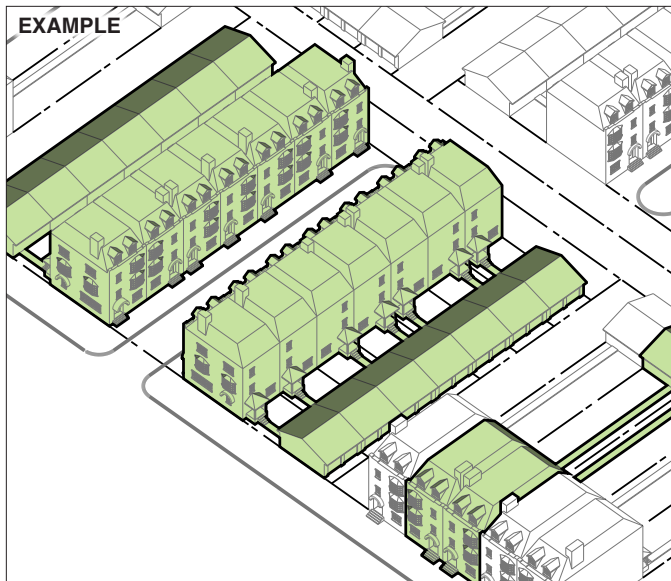
II - LOCATION

Rowhouses and Courtyard Rowhouses are allowed on the following Lot Types:

- Neighborhood General Type 2 (See Page 3-3 for NG2)**
- Neighborhood General Type 3 (See Page 3-7 for NG3)**
- Neighborhood Center Type 2 (See Page 3-15 for NC2)**
- Boulevard Type 1 (See Page 3-23 for B1)**

See Section 3.0: Building Envelope Standards for further details.





V - PRIMARY MATERIALS

Material Type	Allowable
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete / Cinder Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	NO
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (brick-scaled units)	YES
Stone Block (native or synthetic equivalent)	YES
Stucco (cementitious finish)	NO
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

III - ACCESS

- For Rowhouses, the main entrance to each dwelling shall be accessed directly from the Primary Building Facade on the Primary Street or Side Street, whichever is applicable.
- For Courtyard Rowhouses, the main entrance to each dwelling shall be accessed from the courtyard, or private street through the courtyard.
- Where an alley is present, parking and services shall be accessed by vehicle through the alley.
- Where an alley is not present, parking and services may be accessed by way of a driveway to an above or below-grade garage from the Primary Street or Side Street, or by means of a private street through the courtyard.
 - Minimum seven (7') feet wide by maximum ten (10') feet wide

IV - MASSING & ARTICULATION

- Buildings shall be comprised of two (2), three (3), and/or four (4) story volumes.
- Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
- Buildings on corner lots shall be designed with two (2) Facades of equal architectural expression.
- In a three (3) and/or four (4) story building, a Townhouse may be stacked over a ground floor Flat. In this case, the Flat shall be accessed by its own front entrance facing the Primary Street or Side Street's Build-to-Line or the courtyard driveway, if a Courtyard Rowhouse; and the Townhouse dwelling shall be accessed by a separate front entrance with an internal staircase also to be facing the Primary Street or Side Street's Build-to-Line or the courtyard driveway, if a Courtyard Rowhouse.
- In a two (2) story building, the townhouse dwelling shall be accessed by a front entrance facing the Primary Street or Side Street's Build-to-Line or the courtyard driveway, if a Courtyard Rowhouse.
- Dwelling Units may be repetitive or unique as established by design.

IV - OUTDOOR SPACE

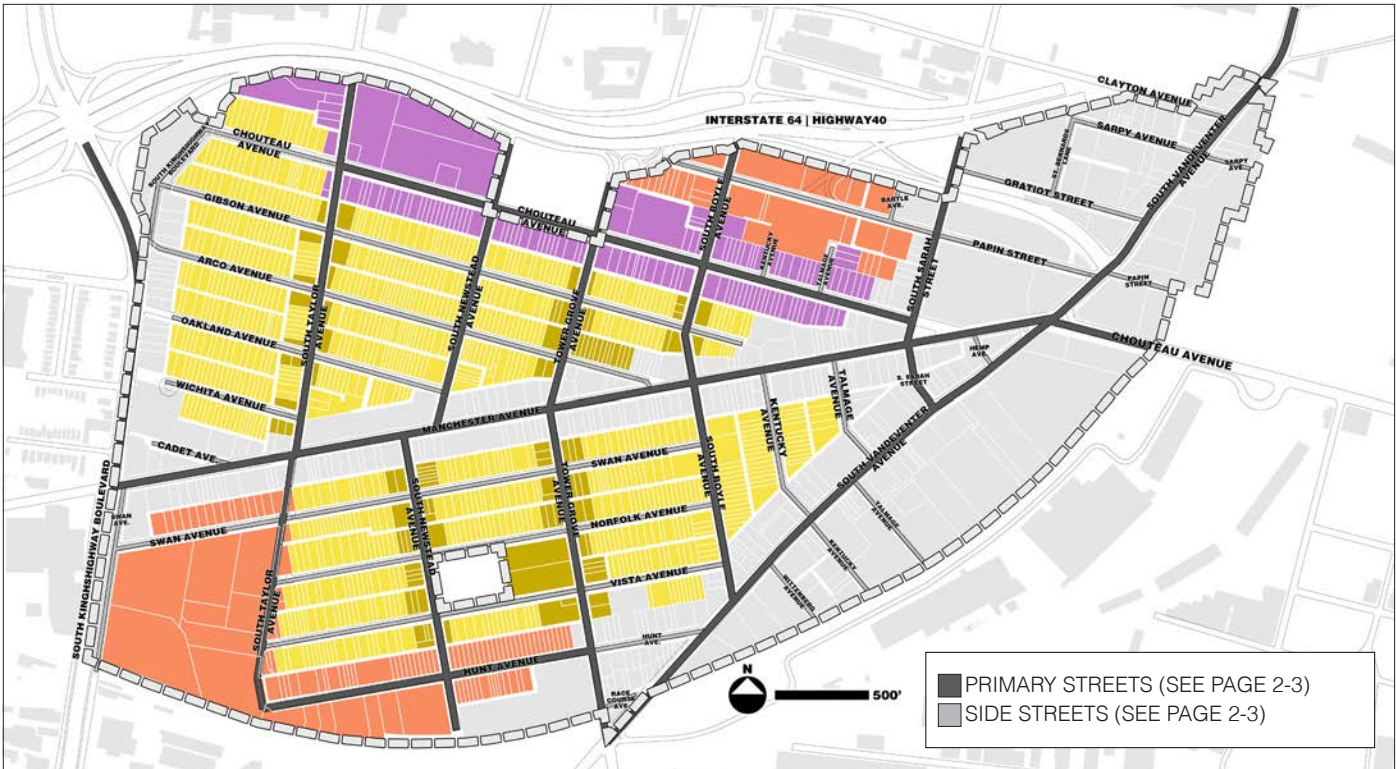
- One (1) front outdoor space shall be defined by the street Build-to-Line and allowable Frontage Types for the Building Type. See allowable adjustments to the Building Form requirements [E] Primary Street and [F] Side Street for the applicable Building Envelope Standard in order to add to the front outdoor space for Courtyard Rowhouses.
- One (1) rear outdoor space shall be provided behind this Building Type.
 - Minimum of fifteen (15%) percent of the lot area.
 - One (1) dimension must be a minimum of twenty (20') feet.
 - Must be regular geometry (a rectangle or square for example).
- The rear outdoor space shall (at-grade) primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

VII - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	NO
Awnings & Canopies	NO
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	NO
Cafe	NO

See Section 4.2: Frontage Types for further details.

4.1.6 STACKED FLATS



I - DESCRIPTION

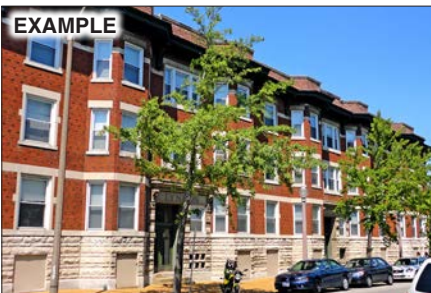
Stacked Flats are described as a Building Type with multiple dwelling units in which the principal entry to the building is a common entrance from the facing street. A Rear Garage or Carriage House (when utilizing this Building Type as a Main Building) should be located behind the Stacked Flats adjacent to the alley.

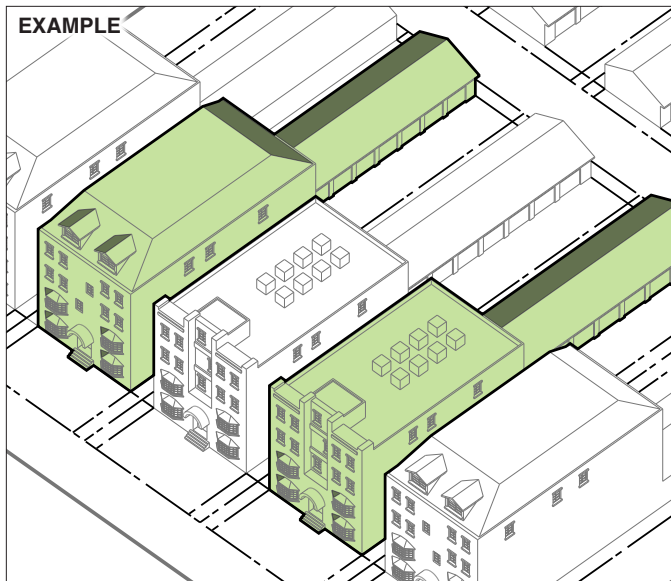
II - LOCATION

Stacked Flats are allowed on the following Lot Types:

- Neighborhood General Type 2 (See Page 3-3 for NG2)**
- Neighborhood General Type 3 (See Page 3-7 for NG3)**
- Neighborhood Center Type 2 (See Page 3-15 for NC2)**
- Boulevard Type 1 (See Page 3-23 for B1)**

See Section 3.0: Building Envelope Standards for further details.





V - PRIMARY MATERIALS

Material Type	Allowable
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete / Cinder Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	NO
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (brick-scaled units)	YES
Stone Block (native or synthetic equivalent)	YES
Stucco (cementitious finish)	NO
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

III - ACCESS

1. The main entrance to the building shall be through a street level lobby directly accessible from the Primary Building Facade on the Primary Street or Side Street, whichever is applicable.
2. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
3. Where an alley is present, parking and services shall be accessed from that alley.
4. Where an alley is not present, parking and services may be accessed by way of a driveway to an above or below-grade garage from a Primary Street or Side Street.
 - Maximum eighteen (18') feet wide.

IV - MASSING & ARTICULATION

1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Buildings shall be comprised of a singular (1) volume.
3. Dwelling Units may be repetitive or unique as established by design.
4. The visibility of elevators and exterior corridors shall be minimized by incorporation into the mass of the building.

IV - OUTDOOR SPACE

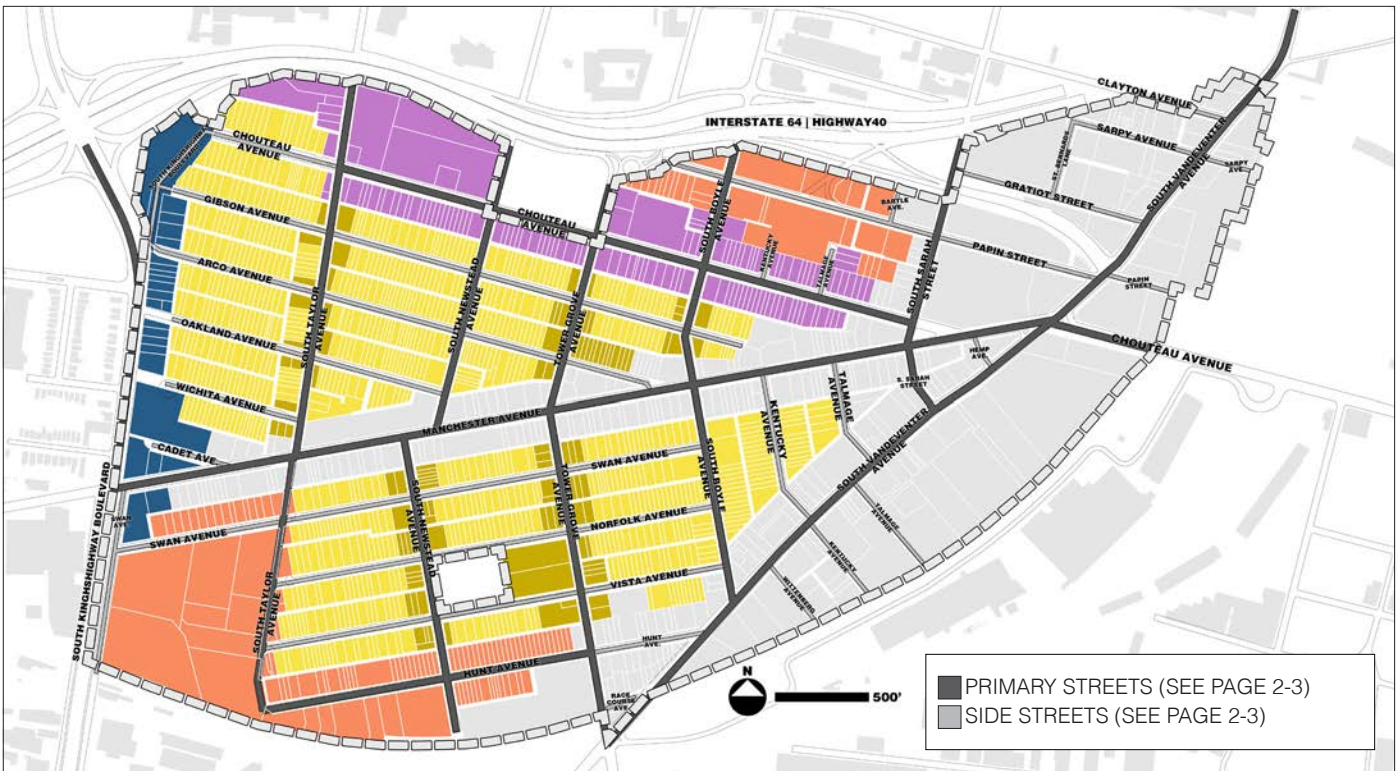
1. One (1) front outdoor space shall be defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor space shall be defined by the back Facade of the building, and its relationship to the Property Line.
 - One (1) dimension must be a minimum of twenty (20') feet.
 - Must be regular geometry (a rectangle or square for example).
3. The rear outdoor space shall (at-grade) primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

VII - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	YES
Porch	NO
Stoop	YES
Forecourt	YES
Awnings & Canopies	NO
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	NO
Cafe	NO

See Section 4.2: Frontage Types for further details.

4.1.7 COURTYARD BUILDING



I - DESCRIPTION

Courtyard Buildings are a Building Type consisting of Dwelling Units arrayed next to each other to form a shared court that is partly or wholly open to the facing street.

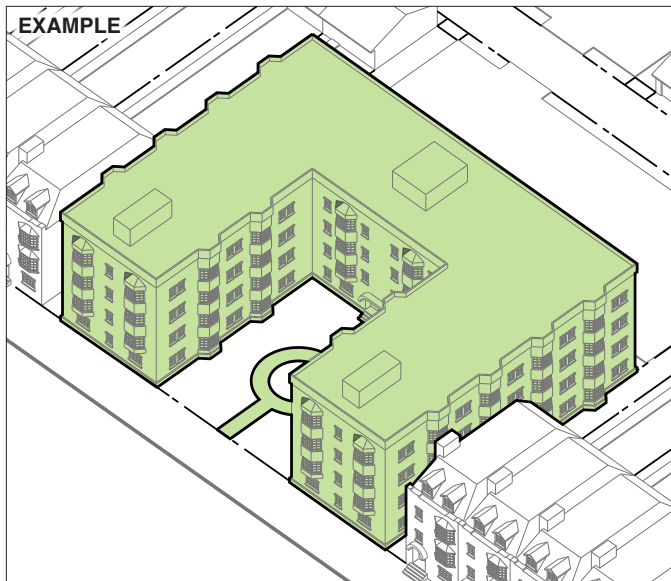
II - LOCATION

Courtyard Buildings are allowed on the following Lot Types:

- Neighborhood General Type 2 (See Page 3-3 for NG2)
- Neighborhood General Type 3 (See Page 3-7 for NG3)
- Neighborhood Center Type 2 (See Page 3-15 for NC2)
- Neighborhood Core (See Page 3-19 for NC)
- Boulevard Type 1 (See Page 3-23 for B1)

See Section 3.0: Building Envelope Standards for further details.





V - PRIMARY MATERIALS

Material Type	Allowable
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete / Cinder Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	NO
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (brick-scaled units)	YES
Stone Block (native or synthetic equivalent)	YES
Stucco (cementitious finish)	NO
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

III - ACCESS

1. The building may have one (1) or a few common entries.
2. For buildings two (2) to three (3) stories, the main entrance to each ground floor dwelling may be directly off a common courtyard or have common access through a Frontage Type; and entrances to each dwelling on floors above the ground floor, shall be accessed through a common entrance with a lobby directly off a common courtyard.
3. For buildings four (4) stories or greater, the main entrance(s) shall be through a common entrance with a lobby directly off a common courtyard.
4. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
5. Where an alley is present, parking and services shall be accessed from that alley.
6. Where an alley is not present, parking and services may be accessed by way of a driveway to an above or below-grade garage from a Primary Street or Side Street.
 - Maximum eighteen (18') feet wide.

IV - MASSING & ARTICULATION

1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Dwelling Units may be repetitive or unique as established by design.
3. Buildings shall be comprised of a singular (1) volume in a "U"-shape or "E"-shape plan configuration.
4. The visibility of elevators and exterior corridors shall be minimized by incorporation into the mass of the building.

IV - OUTDOOR SPACE

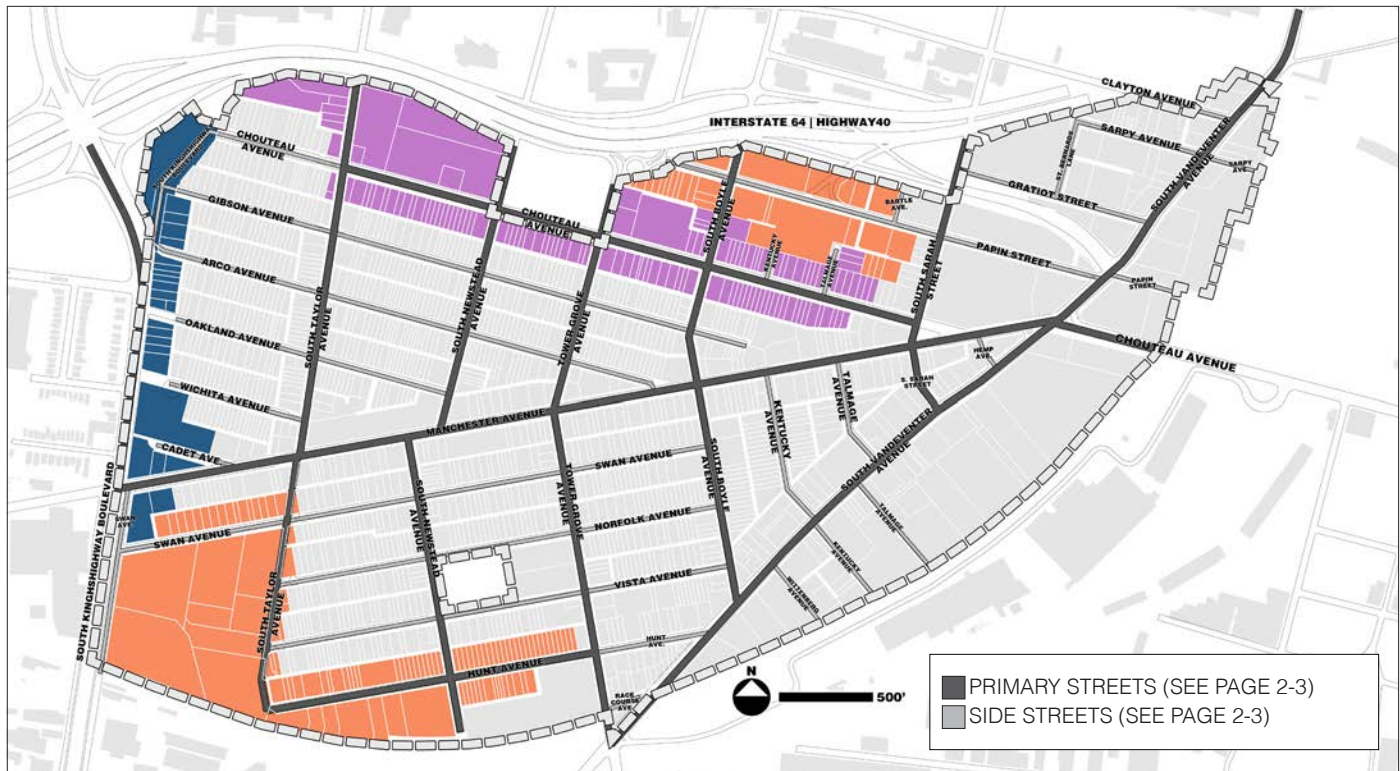
1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type. See allowable adjustments to the Building Form requirements [E] Primary Street and [F] Side Street for the applicable Building Envelope Standard in order to add to the front outdoor space for Courtyard Buildings.
2. Rear outdoor space is defined by the back Facade of the building, and its relationship to the back Property Line.
3. The primary shared open space is the Courtyard Space which shall be designed as a courtyard and/or partial, multiple, separated, or interconnected courtyards.
 - Minimum of fifteen (15%) percent of the lot area.
4. The primary shared open space is the Courtyard Space which shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.
5. Private open spaces may be provided in Side Setbacks or Rear Setbacks; and included courtyards, balconies, and roof decks.

VII - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	YES
Porch	NO
Stoop	NO
Forecourt	NO
Awnings & Canopies	NO
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	NO
Cafe	NO

See Section 4.2: Frontage Types for further details.

4.1.8 HIGH RISE RESIDENTIAL BUILDING



I - DESCRIPTION

High Rise Residential Buildings are described as a tall, multiple dwelling Building Type in which the principal entry to building is common and the common entrance is from the facing street with a variety of common and shared spaces for residents on the ground floor.

II - LOCATION

High Rise Residential Buildings are allowed on the following Lot Types:

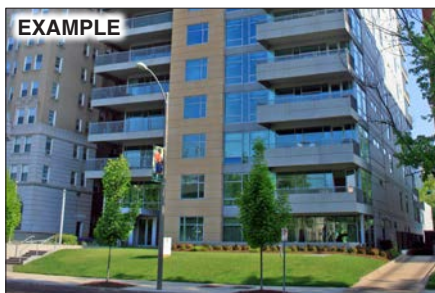
Neighborhood Center Type 2 (See Page 3-15 for NC2)

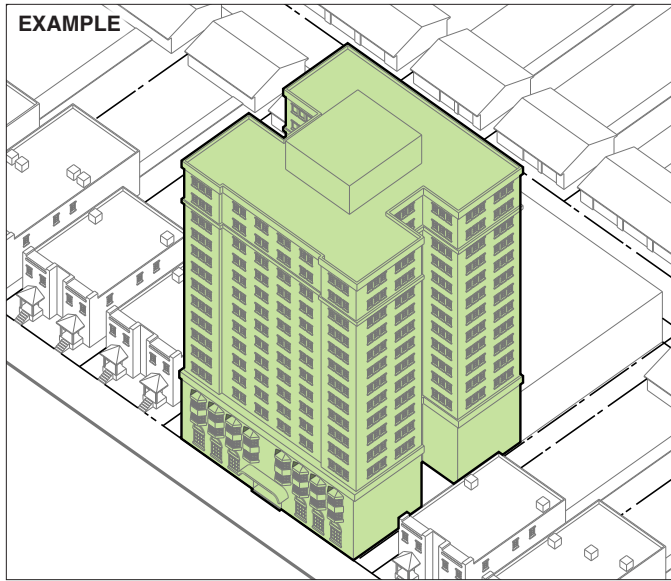
- Only allowed on Lots north of Chouteau Avenue in NC2 areas.

Neighborhood Core (See Page 3-19 for NC)

Boulevard Type 1 (See Page 3-23 for B1)

See Section 3.0: Building Envelope Standards for further details.





V - PRIMARY MATERIALS

<i>Material Type</i>	<i>Allowable</i>
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete / Cinder Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	YES
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (brick-scaled units)	YES
Stone Block (native or synthetic equivalent)	YES
Stucco (cementitious finish)	YES
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

III - ACCESS

1. The main entrance to the building shall be through a street level lobby directly accessible from the Primary Building Facade on the Primary Street. If no Primary Street is present, then access may be from a Side Street.
2. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
3. Where an alley is present, parking and services shall be accessed from that alley.
4. Where an alley is not present, parking and services may be accessed by way of a driveway to an above or below-grade parking lot or parking garage from a Primary Street or Side Street
 - Maximum eighteen (18') feet wide.

IV - MASSING & ARTICULATION

1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Dwelling Units may be repetitive or unique as established by design.
3. Buildings shall be comprised of a singular (1) volume.
4. The visibility of elevators and exterior corridors shall be minimized by incorporation into the mass of the building.

IV - OUTDOOR SPACE

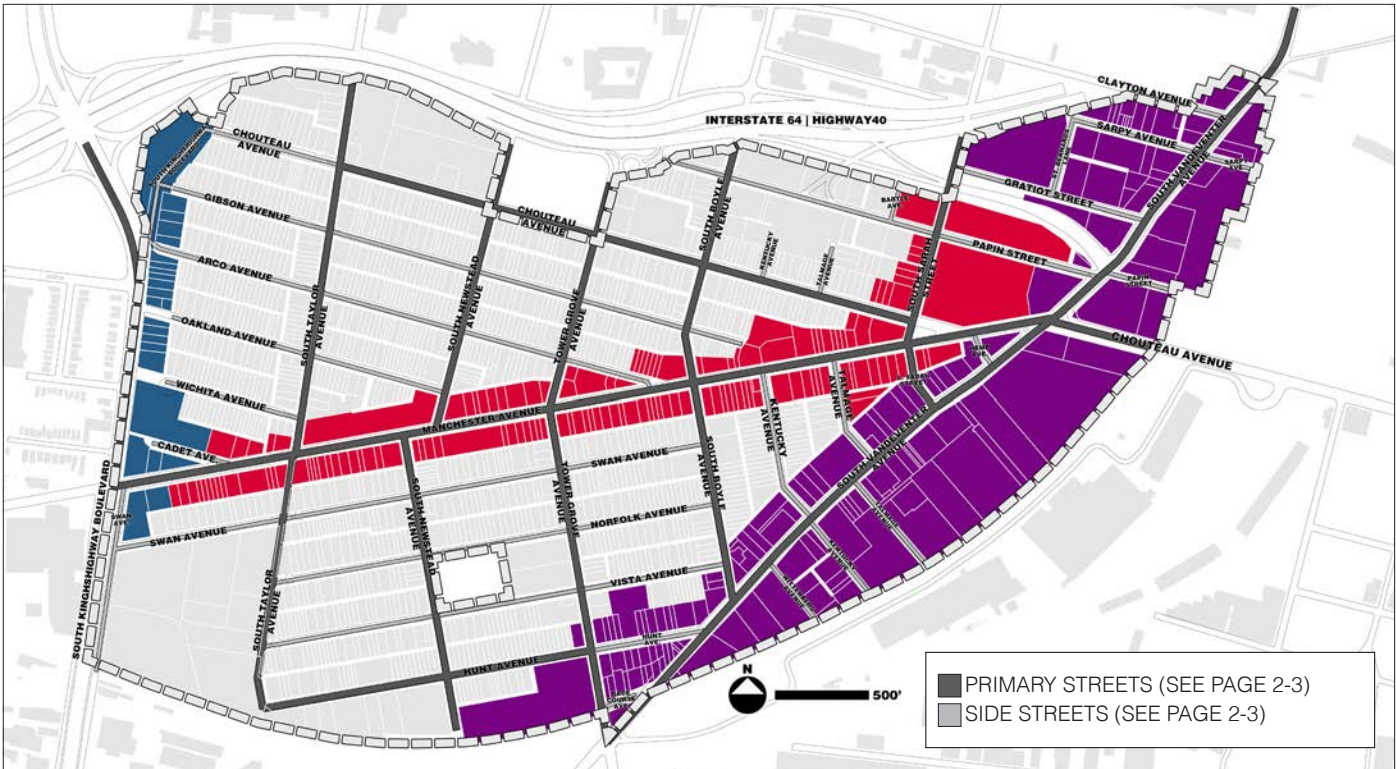
1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back Facade of the building, and its relationship to the back Property Line.
3. There are no requirements for shared open spaces.

VII - FRONTAGE TYPE

<i>Frontage Type</i>	<i>Allowable</i>
Common Yard	YES
Porch	NO
Stoop	NO
Forecourt	YES
Awnings & Canopies	NO
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	YES
Cafe	NO

See Section 4.2: Frontage Types for further details.

4.1.9 PODIUM BUILDING



I - DESCRIPTION

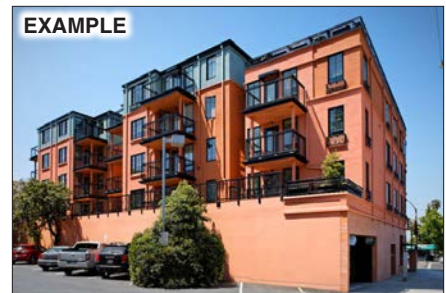
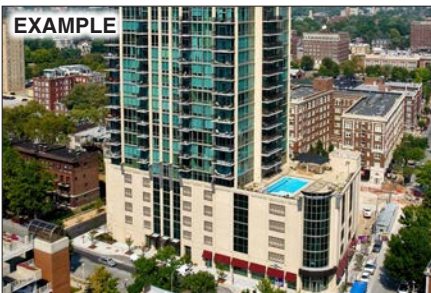
A Podium Building is a Building Type which has one or more floors that are built up to the street at lower levels with upper floors stepping back to reduce the impact of height. Often these are the tallest permissible Building Types whose Primary Building Facade must be stepped back to reduce the apparent bulk when viewed from the sidewalk.

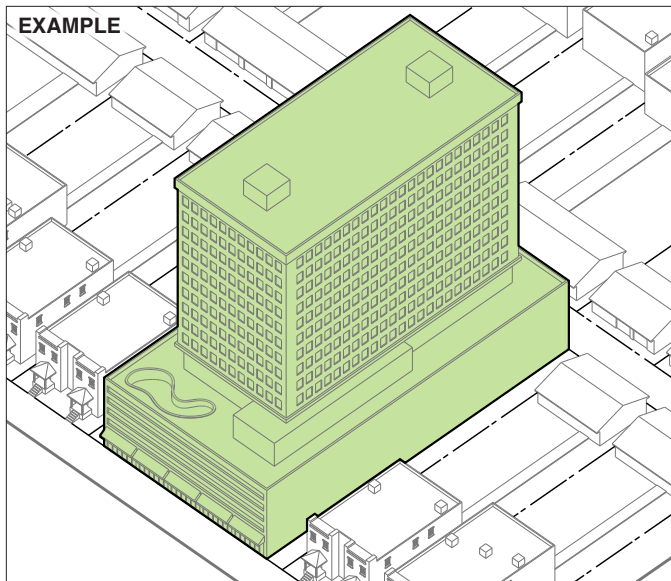
II - LOCATION

Podium Buildings are allowed on the following Lot Types:

- Neighborhood Center Type 1 (See Page 3-11 for NC1)**
- Neighborhood Core (See Page 3-19 for NC)**
- Boulevard Type 2 (See Page 3-27 for B2)**

See Section 3.0: Building Envelope Standards for further details.





III - ACCESS

1. The main entrance(s) to each non-residential ground floor unit shall be directly accessible from the Primary Building Facade on the Primary Street; or Side Street if no Primary Street is present.
2. The main entrance to each dwelling unit or non-residential area above the ground floor shall be accessible by a lobby directly accessible from the Primary Building Facade to the Primary Street or Side Street.
3. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
4. Where an alley is present, parking and services shall be accessed from an alley.
5. Where an alley is not present, parking and services may be accessed by way of a two-way driveway from a Side Street.
 - Maximum eighteen (18') feet wide.
6. Loading docks, overhead doors, and other service entries are prohibited on Primary Streets and Side Streets; and are only allowed on alley frontage.

IV - MASSING & ARTICULATION

1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Dwelling Units may be repetitive or unique as established by design.
3. Buildings shall be comprised of two (2) volumes including a podium and a tower.
4. The visibility of elevators and exterior corridors shall be minimized by incorporation into the mass of the building.

V - PRIMARY MATERIALS

Material Type	Allowable
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete / Cinder Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	NO
Glass (curtain wall)	YES
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	YES
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (brick-scaled units)	YES
Stone Block (native or synthetic equivalent)	YES
Stucco (cementitious finish)	NO
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

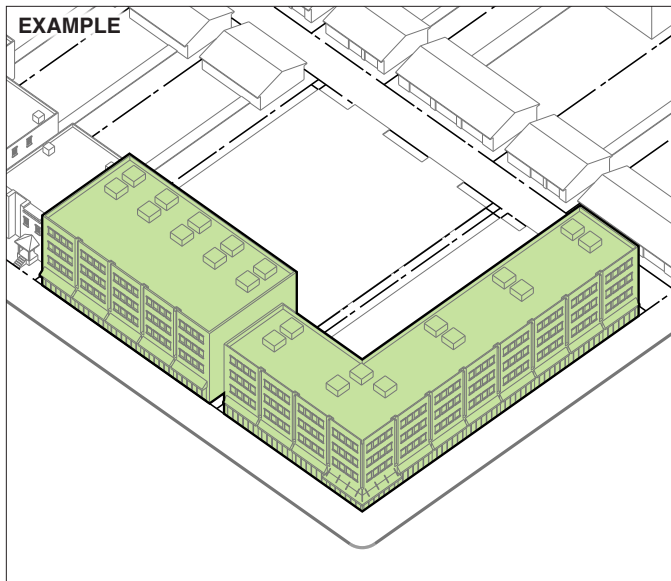
IV - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back Facade of the building, and its relationship to the back Property Line.
3. The primary shared open space is the Podium Level Courtyard which shall be a common exterior courtyard or roof patio.
4. The Podium Level Courtyard may include items such as decks, swimming pools, and other hardscapes. It may also contain open turf grasses, ground vegetation and trees.
5. Side Setbacks may be used for outdoor patios connected to other ground floor Primary Retail or Secondary Retail uses.

VII - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	NO
Porch	NO
Stoop	NO
Forecourt	NO
Awnings & Canopies	YES
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	YES
Cafe	YES

See Section 4.2: Frontage Types for further details.



V - PRIMARY MATERIALS

Material Type	Allowable
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete / Cinder Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	NO
Glass (curtain wall)	YES
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	YES
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (brick-scaled units)	YES
Stone Block (native or synthetic equivalent)	YES
Stucco (cementitious finish)	NO
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

III - ACCESS

1. The main entrance(s) to each non-residential ground floor unit shall be directly accessible from the Primary Building Facade on the Primary Street; or Side Street if no Primary Street is present.
2. The main entrance to each dwelling unit or non-residential area above the ground floor shall be accessible by a lobby directly accessible from the Primary Building Facade to the Primary Street or Side Street.
3. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
4. Where an alley is present, parking and services shall be accessed from an alley.
5. Where an alley is not present, parking and services may be accessed by way of a two-way driveway from a Side Street.
 - Maximum eighteen (18') feet wide.
6. Loading docks, overhead doors, and other service entries are prohibited on Primary Streets and Side Streets; and are only allowed on alley frontage.

IV - MASSING & ARTICULATION

1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Dwelling Units may be repetitive or unique as established by design.
3. The building shall be comprised of a singular (1) volume.
4. The visibility of elevators and exterior corridors shall be minimized by incorporation into the mass of the building.

IV - OUTDOOR SPACE

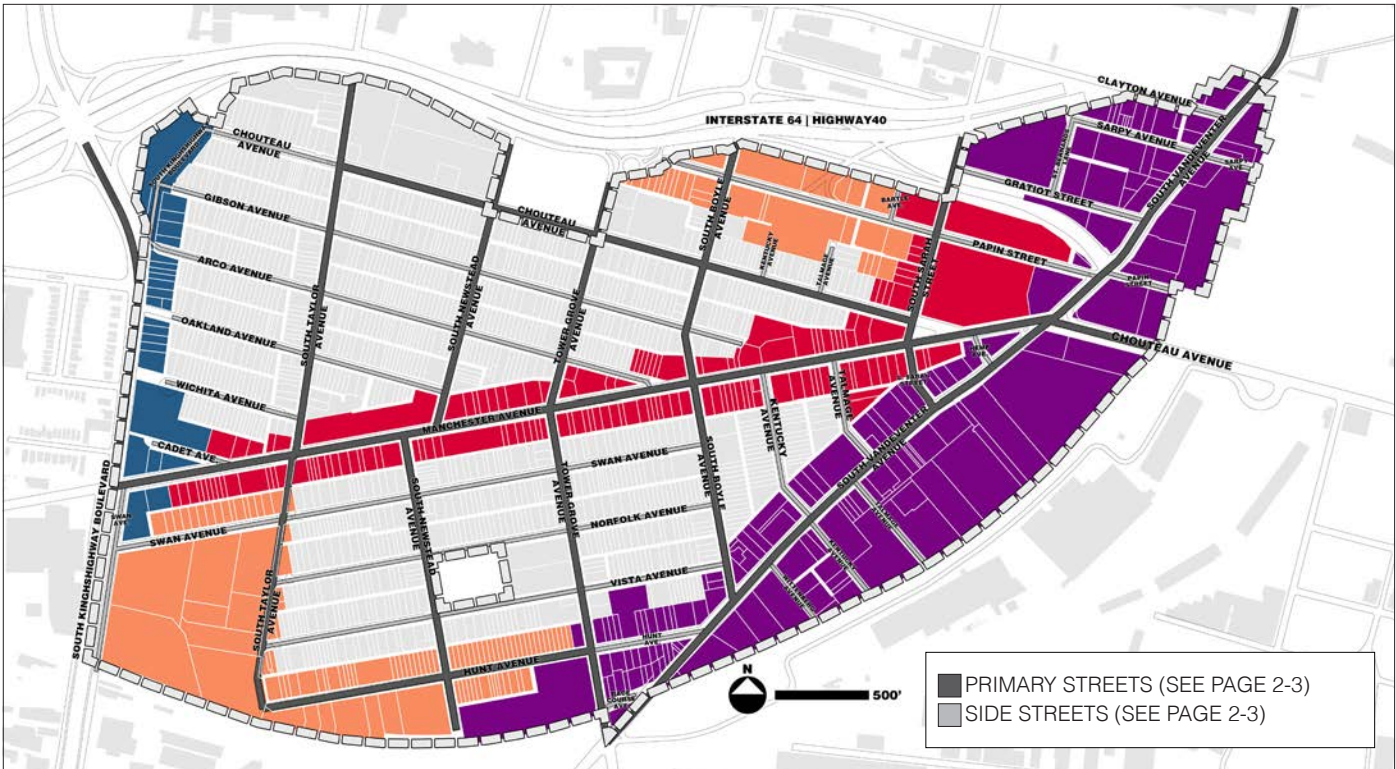
1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back Facade of the building, and its relationship to the back Property Line.
3. There are no requirements for shared open spaces.
4. Side Setbacks may be used for outdoor patios connected to other ground floor Primary Retail or Secondary Retail uses.

VII - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	NO
Porch	NO
Stoop	NO
Forecourt	NO
Awnings & Canopies	YES
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	YES
Cafe	YES

See Section 4.2: Frontage Types for further details.

4.1.11 FLEX BUILDING



I - DESCRIPTION

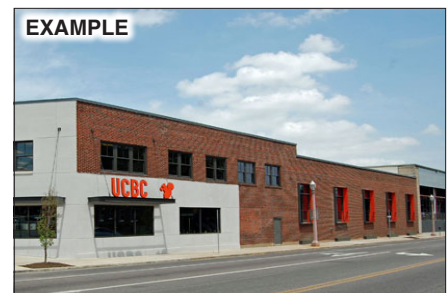
A Flex Building is a standard rectangular formed Building Type designed to accommodate a variety of uses including combinations of office, primary retail, secondary retail, and residential. Flex Buildings should also be utilized for any industrial uses.

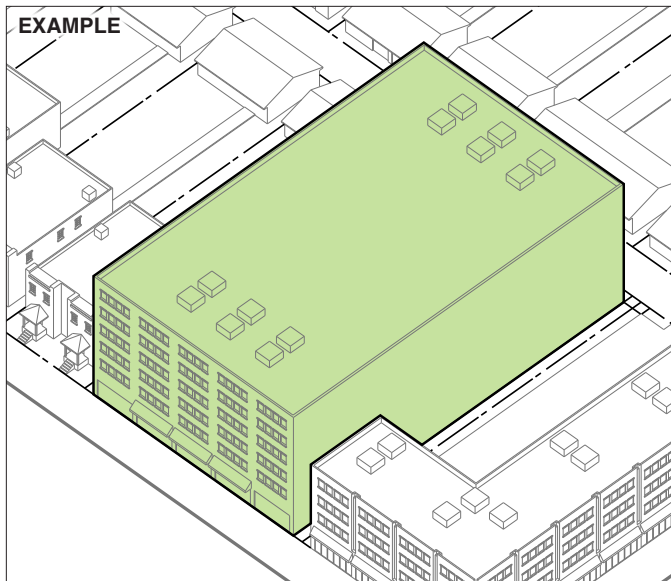
II - LOCATION

Flex Buildings are allowed on the following Lot Types:

- Neighborhood Center Type 1 (See Page 3-11 for NC1)**
- Neighborhood Center Type 2 (See Page 3-15 for NC2)**
- Neighborhood Core (See Page 3-19 for NC)**
- Boulevard Type 2 (See Page 3-27 for B2)**

See Section 3.0: Building Envelope Standards for further details.





V - PRIMARY MATERIALS

Material Type	Allowable
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete / Cinder Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	NO
Glass (curtain wall)	YES
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	YES
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (brick-scaled units)	YES
Stone Block (native or synthetic equivalent)	YES
Stucco (cementitious finish)	NO
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

III - ACCESS

1. The main entrance(s) to each non-residential ground floor unit shall be directly accessible from the Primary Building Facade on the Primary Street; or Side Street if no Primary Street is present.
2. The main entrance to each dwelling unit or non-residential area above the ground floor shall be accessible by a lobby directly accessible from the Primary Building Facade to the Primary Street or Side Street.
3. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
4. Where an alley is present, parking and services shall be accessed from an alley.
5. Where an alley is not present, parking and services may be accessed by way of a two-way driveway from a Side Street.
 - Maximum eighteen (18') feet wide.
6. Loading docks, overhead doors, and other service entries are prohibited on Primary Streets and Side Streets; and are only allowed on alley frontage.

IV - MASSING & ARTICULATION

1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Dwelling Units may be repetitive or unique as established by design.
3. The building shall be comprised of a singular (1) volume.
4. The visibility of elevators and exterior corridors shall be minimized by incorporation into the mass of the building.

IV - OUTDOOR SPACE

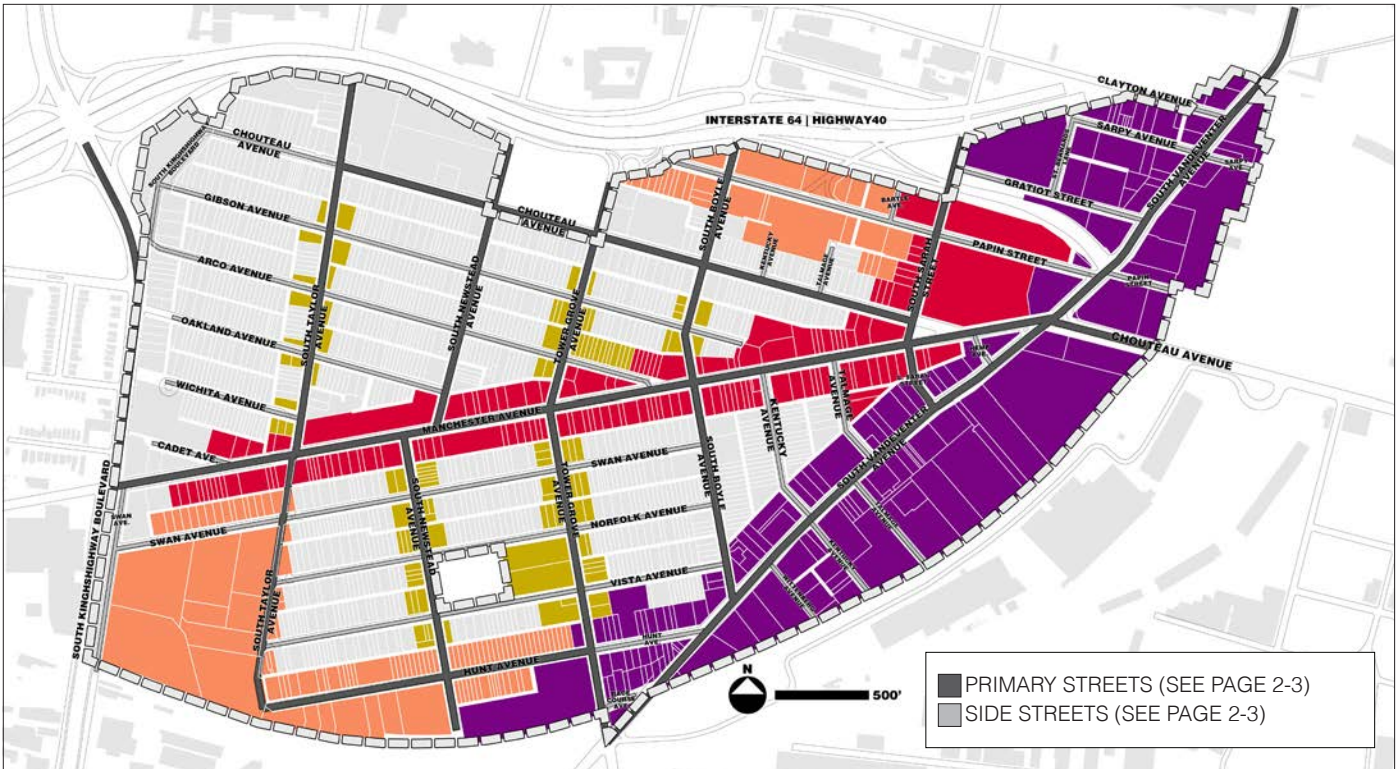
1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back Facade of the building, and its relationship to the back Property Line.
3. There are no requirements for shared open spaces.
4. Side Setbacks may be used for outdoor patios connected to other ground floor Primary Retail or Secondary Retail uses.

VII - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	NO
Porch	NO
Stoop	NO
Forecourt	NO
Awnings & Canopies	YES
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	YES
Cafe	YES

See Section 4.2: Frontage Types for further details.

4.1.12 LIVE | WORK UNITS



I - DESCRIPTION

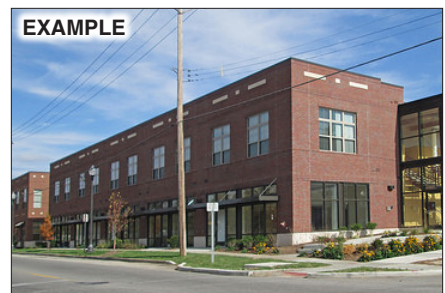
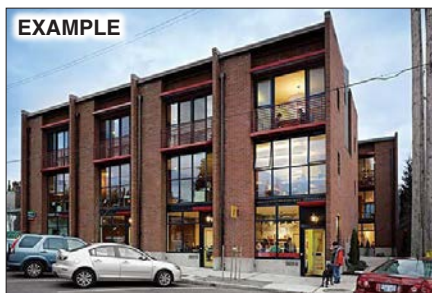
Live | Work Units are multi-story Building Types that can be used flexibly for work | live and work | work purposes. Dwelling Units can be located above the ground floor or attached to the rear of a storefront.

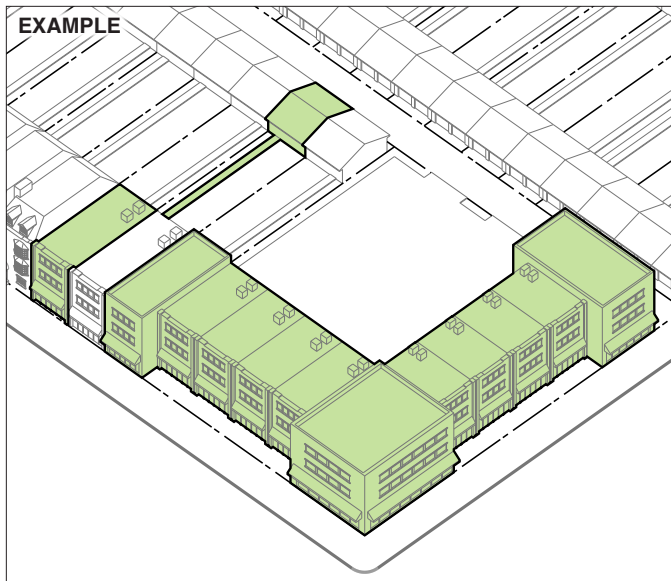
II - LOCATION

Live | Work Units are allowed on the following Lot Types:

- Neighborhood General Type 3 (See Page 3-7 for NG3)**
- Neighborhood Center Type 1 (See Page 3-11 for NC1)**
- Neighborhood Center Type 2 (See Page 3-15 for NC2)**
- Boulevard Type 2 (See Page 3-27 for B2)**

See Section 3.0: Building Envelope Standards for further details.





V - PRIMARY MATERIALS

Material Type	Allowable
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete / Cinder Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	NO
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	YES
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (brick-scaled units)	YES
Stone Block (native or synthetic equivalent)	YES
Stucco (cementitious finish)	NO
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

III - ACCESS

1. The main entrance to the ground floor unit shall be directly accessible from the Primary Building Facade on the Primary Street; or Side Street if no Primary Street is present.
2. Where an alley is present, parking and services shall be accessed from an alley.
3. Live | Work spaces shall not be allowed where alleys do not exist; where all parking and services shall occur from the alley.
4. Loading docks, overhead doors, and other service entries are prohibited on Primary Streets and Side Streets; and are only allowed on alley frontage.

IV - MASSING & ARTICULATION

1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Dwelling Units may be repetitive or unique as established by design.
3. The building shall be comprised of a singular (1) volume.

IV - OUTDOOR SPACE

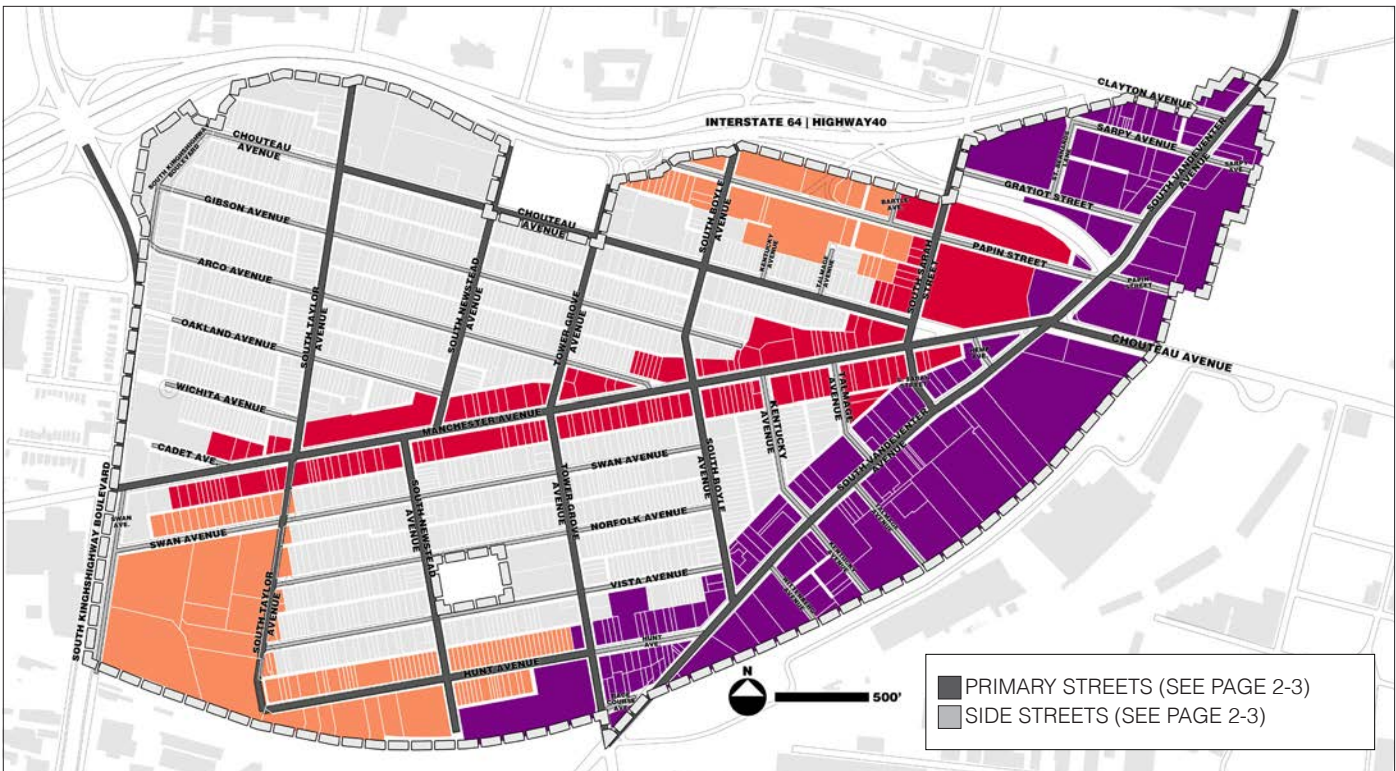
1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back Facade of the building, and its relationship to the back Property Line.
3. Private patios may be provided in Side Setbacks and Rear Setbacks; but, are not required.
4. Side Setbacks may be used for outdoor patios connected to other ground floor Primary Retail or Secondary Retail uses.

VII - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	NO
Porch	NO
Stoop	NO
Forecourt	NO
Awnings & Canopies	YES
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	YES
Cafe	YES

See Section 4.2: Frontage Types for further details.

4.1.13 LINER BUILDING



I - DESCRIPTION

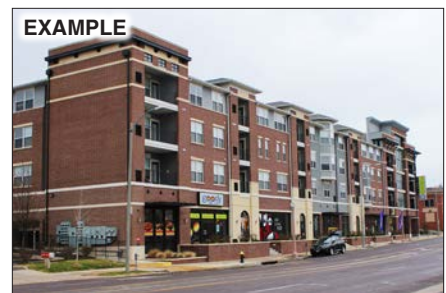
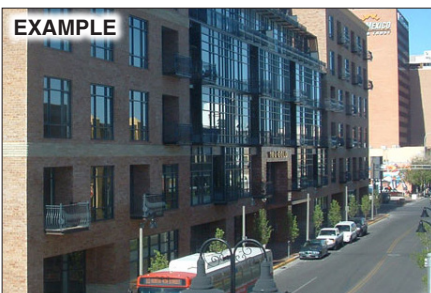
A Liner Building is a narrow Building Type specifically designed to enhance the walkability and vibrance of a street, while masking a parking lot, parking garage, public assembly or large retail facility (big box) from view of public spaces, such as streets, public squares, or parks.

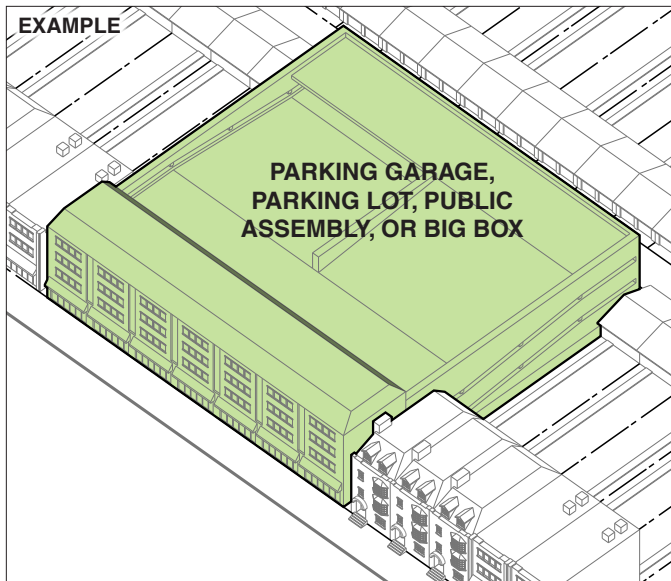
II - LOCATION

Liner Buildings are allowed on the following Lot Types:

- Neighborhood Center Type 1 (See Page 3-11 for NC1)**
- Neighborhood Center Type 2 (See Page 3-15 for NC2)**
- Boulevard Type 2 (See Page 3-27 for B2)**

See Section 3.0: Building Envelope Standards for further details.





V - PRIMARY MATERIALS

Material Type	Allowable
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete / Cinder Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	NO
Glass (curtain wall)	YES
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	YES
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (brick-scaled units)	YES
Stone Block (native or synthetic equivalent)	YES
Stucco (cementitious finish)	NO
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

III - ACCESS

1. The main entrance to the ground floor unit shall be directly accessible from the Primary Building Facade on the Primary Street; or Side Street if no Primary Street is present.
2. The main entrance to each dwelling unit or non-residential area above the ground floor shall be accessible by a lobby directly accessible from the Primary Building Facade to the Primary Street or Side Street.
3. Interior circulation to each dwelling unit shall be through a corridor which shall be single loaded only.
4. Where an alley is present, parking and services shall be accessed from an alley.
5. Where an alley is not present, parking and services may be accessed by way of a two-way driveway from a Side Street.
 - Maximum eighteen (18') feet wide.

IV - MASSING & ARTICULATION

1. No structured parking within any block shall exceed the eave height of any building within forty feet (40') of the structured parking; and in no case be taller than the Liner Building.
2. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
3. Dwelling Units may be repetitive or unique as established by design.
4. The building shall be comprised of a singular (1) volume.
5. The visibility of elevators and exterior corridors shall be minimized by incorporation into the mass of the building.

IV - OUTDOOR SPACE

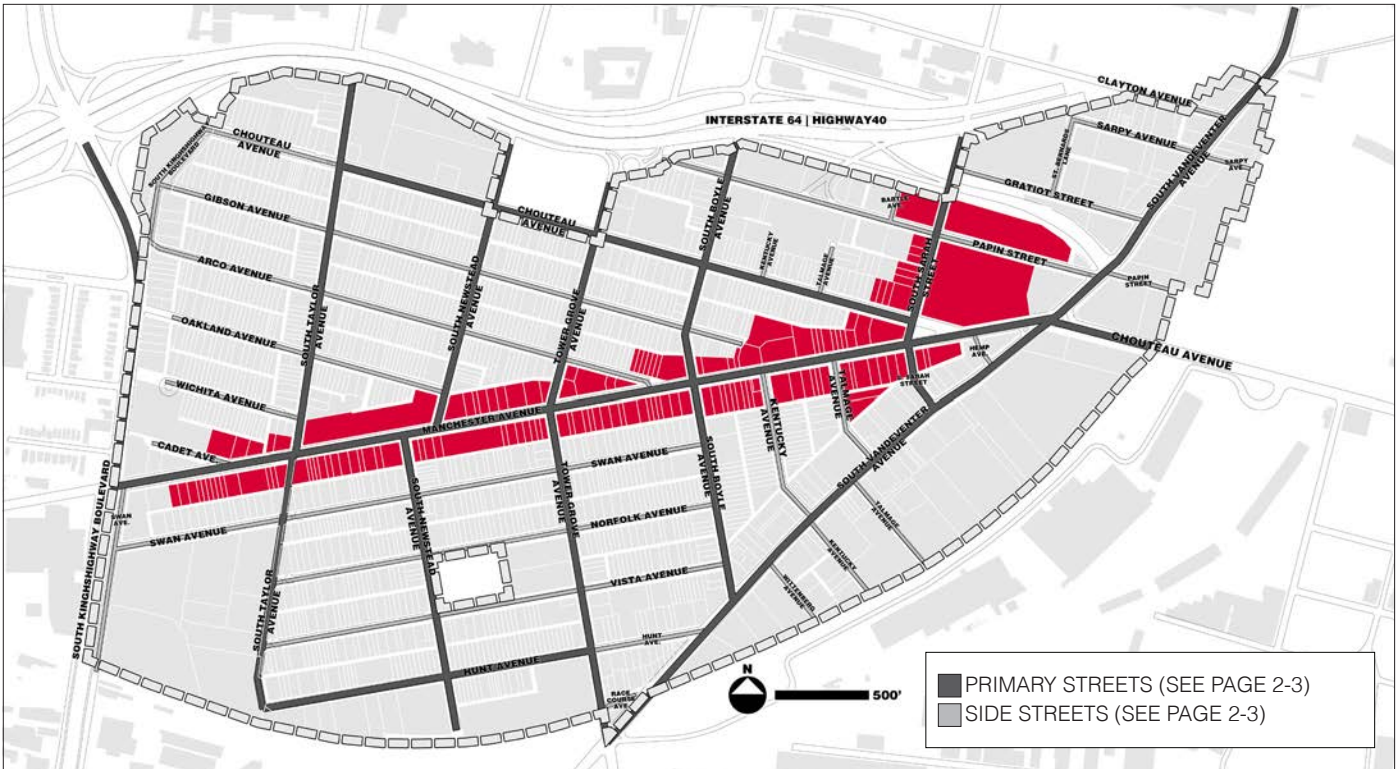
1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. There are no requirements for rear outdoor spaces.
3. Side Setbacks may be used for outdoor patios connected to other ground floor Primary Retail or Secondary Retail uses.

VII - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	NO
Porch	NO
Stoop	NO
Forecourt	NO
Awnings & Canopies	YES
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	YES
Cafe	YES

See Section 4.2: Frontage Types for further details.

4.1.14 URBAN PARKING GARAGE



I - DESCRIPTION

An Urban Parking Garage is a Building Type specifically designed to facilitate more walkable types of structured parking garages. Urban Parking Garages typically have ground floor retailing along the street frontage, while also allowing for maximum use of the site for structured parking. This building type can be accommodated on the narrow lots along Manchester Avenue and Sarah Street.

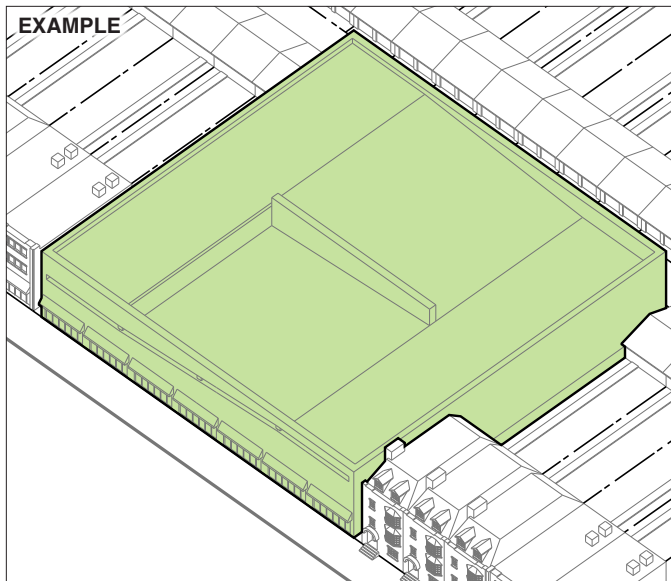
II - LOCATION

Urban Parking Garages are allowed on the following Lot Types:

Neighborhood Center Type 1 (See Page 3-11 for NC1)

See Section 3.0: Building Envelope Standards for further details.





V - PRIMARY MATERIALS

Material Type	Allowable
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete / Cinder Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	NO
Glass (curtain wall)	YES
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	YES
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (brick-scaled units)	YES
Stone Block (native or synthetic equivalent)	YES
Stucco (cementitious finish)	NO
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

III - ACCESS

1. The main entrance to the ground floor unit shall be directly accessible from the Primary Building Facade on the Primary Street; or Side Street if no Primary Street is present.
2. Where an Side Street is present, parking and services shall be accessed by way of a two-way driveway from the Side Street.
 - Maximum eighteen (18') feet wide.
3. Where a Side Street is not present, parking and services may be accessed by way of a two-way driveway from the Primary Street.
 - Maximum eighteen (18') feet wide.

IV - MASSING & ARTICULATION

1. The massing of the building shall provide for ground floor retail in building frontage along Manchester Avenue and Sarah Street.
2. The massing of the building on Corner Lots shall provide for ground floor retail at the intersecting streets.
3. The building shall be comprised of a singular (1) volume.
4. The visibility of elevators and exterior corridors shall be minimized by incorporation into the mass of the building.

IV - OUTDOOR SPACE

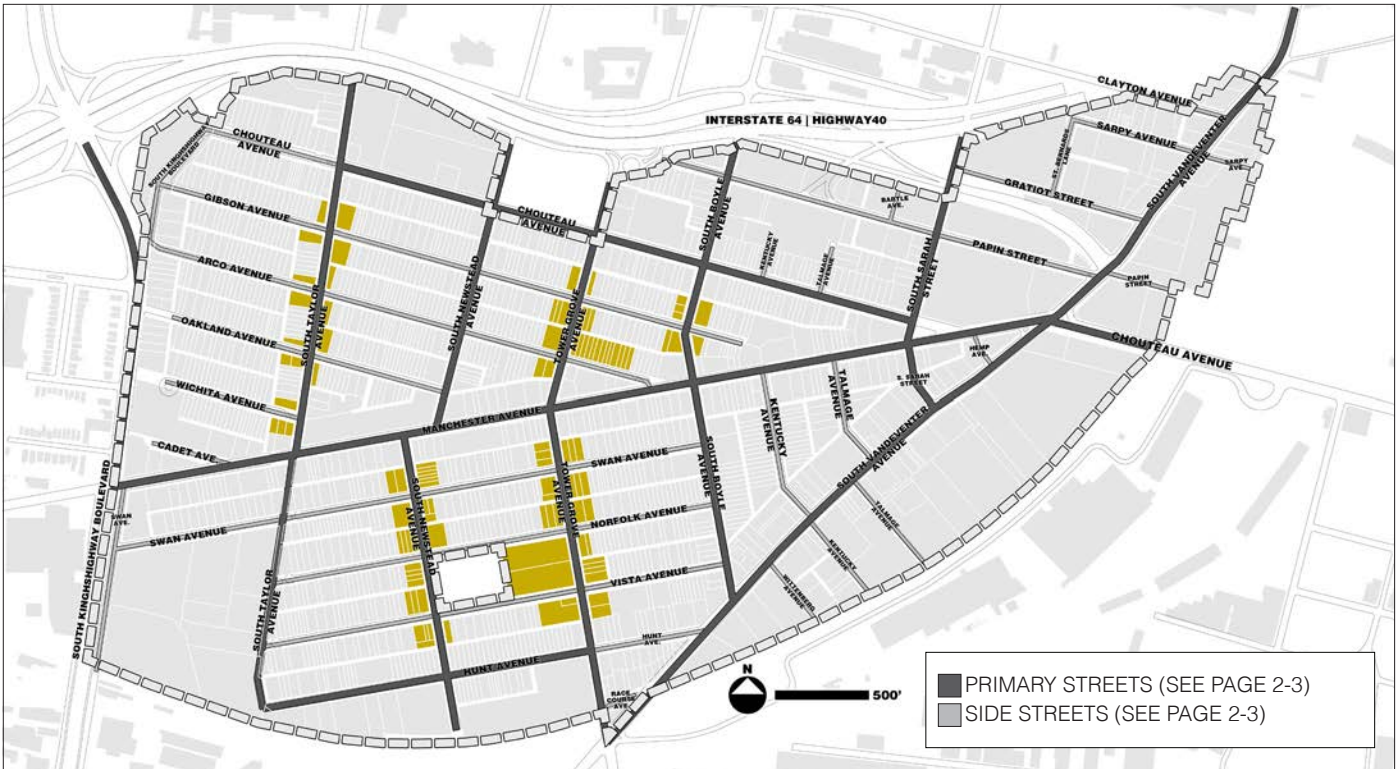
1. There are no Front Outdoor Space requirements for this Building Type.
2. There are no Rear Outdoor Space requirements for this Building Type.
3. There are no outdoor space requirements for Side Setbacks on these Building Types.

VII - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	NO
Porch	NO
Stoop	NO
Forecourt	NO
Awnings & Canopies	YES
Balconies	NO
Terrace & Lightcourt	NO
Bay Windows	NO
Shopfront	YES
Cafe	YES

See Section 4.2: Frontage Types for further details.

4.1.15 CIVIC | INSTITUTIONAL BUILDING



I - DESCRIPTION

Civic | Institutional Buildings are a Building Type that can accommodate a variety of arts, culture, education, religious, recreation, transportation, government and public assembly uses. These buildings range from large floor plates and multiple levels to smaller, more intimately scaled structures. A variety of architectural styles is acceptable.

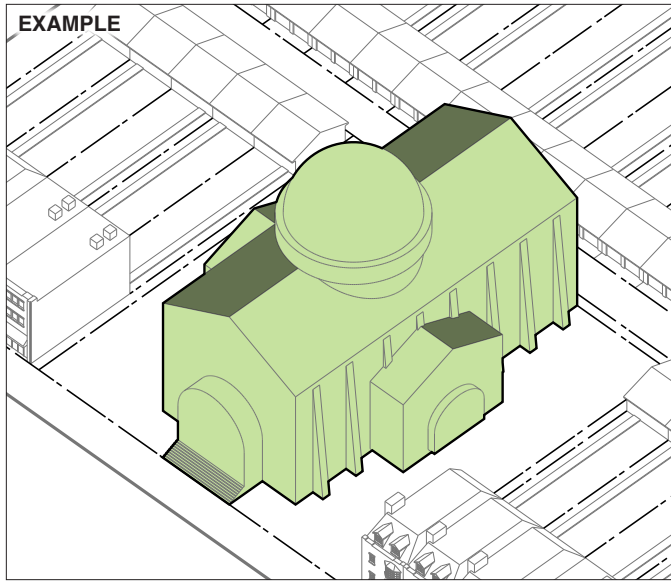
II - LOCATION

Civic | Institutional Buildings are allowed on the following Lot Types:

Neighborhood General Type 3 (See Page 3-7 for NG3)

See Section 3.0: Building Envelope Standards for further details.





V - PRIMARY MATERIALS

Material Type	Allowable
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete / Cinder Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	YES
Glass (curtain wall)	YES
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	YES
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (brick-scaled units)	YES
Stone Block (native or synthetic equivalent)	YES
Stucco (cementitious finish)	NO
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

III - ACCESS

1. The main entrance to shall be directly accessible from the street by way of direct access through a courtyard, forecourt, square, plaza, or park.
2. The main entrance from the exterior space shall be into a common lobby which shall be able to access each floor.
3. Where an alley is present, parking and services shall be accessed from an alley.
4. Where an alley is not present, parking and services shall be accessed from a Side Street by way of a two-way driveway.
 - Maximum eighteen (18') feet wide.

IV - MASSING & ARTICULATION

1. There are no massing & articulation requirements for these Building Types, in order to allow more distinctive architectural expressions and unique relationships to the streets and adjacent public spaces.

IV - OUTDOOR SPACE

1. The primary shared open space for this Building Type is the front and side outdoor spaces; which shall be a courtyard, plaza, or park immediately in front and/or adjacent to the building.
2. Rear open space is defined by the back Facade of the building, and its relationship to the back Property Line.
3. This Building Type should be situated within an open space.
 - Maximum of fifty (50%) percent of the lot area.

VII - FRONTAGE TYPE*

Frontage Type	Allowable
Common Yard	N/A
Porch	N/A
Stoop	N/A
Forecourt	N/A
Awnings & Canopies	N/A
Balconies	N/A
Terrace & Lightcourt	N/A
Bay Windows	N/A
Shopfront	N/A
Cafe	N/A

*There are no Frontage Type Requirements for this Building Type.

4.0 BUILDING DEVELOPMENT STANDARDS

4.2 FRONTAGE TYPES

THE PURPOSE OF THE FRONTAGE TYPES

The Purpose of the Frontage Types is to provide a series of options for how the chosen Building Type will address the street, and how that relationship will define the character of the street. For example, the shopfront and cafe Frontage Types would be more appropriate for primary retail uses and secondary retail uses; and accordingly, the common yard and porch would be more appropriate for residential uses. So depending upon the intended use of the Building Type, the various Frontage Types will define the character that forms the public space.

Each Building Type must have at least one (1) Frontage Type and may be associated with multiple Frontage Types. In that case, the Building Type must meet the requirements for each Frontage Type that is identified.

HOW TO UNDERSTAND THE FRONTAGE TYPES

In the diagrams shown in *Section 4.2: Frontage Types*, it is important to note a few points about how to read and understand each of the Frontage Types:

1. Each Frontage Type is structured with a general description of requirements followed by a specific set of dimensional requirements for adherence. In order to be in compliance, the Frontage Type must meet the general description requirements and the dimensional requirements.
2. Each Frontage Type also includes two (2) diagrams (one typical cross-section diagram and one typical plan diagram) and three (3) example photographs of the Frontage Type. The diagrams are not drawn to scale, and the examples are advisory only.
3. In both of the diagrams, it is important to note the following drawing | color conventions:

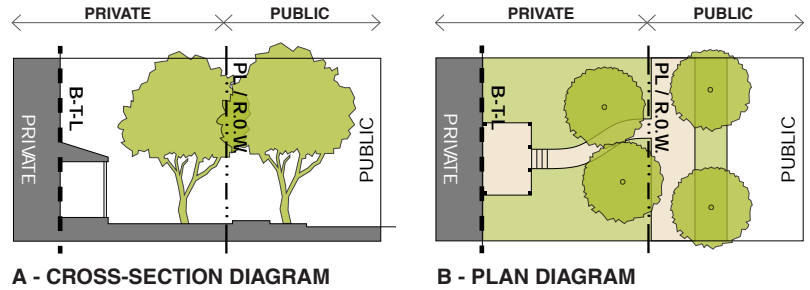
- · — · · — Property Line
- — ■ — ■ — Build-to-Line
- Ground Area
- Building Area
- Vegetation
- Sidewalks

4.2.1 COMMON YARD

A Frontage Type wherein the Building Facade is set back substantially from the front Property Line. The Common Yard can be defined or undefined but typically, remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. Common Yards may include entry canopies or vestibules; and may be in combination with other Frontage Types. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard or sloped from the back of the sidewalk. This Frontage Type may not encroach the Property Line into the Public Right-of-Way.

Dimensional Requirements:

1. Lots higher than four (4') feet above the sidewalk should be sloped, terraced, or stepped back from the sidewalk.
2. When fencing or fences (of any kind) are used in conjunction with this Frontage Type, said fence may only be placed at the Build-to-Line, and in no case shall be in front of the Building Facade. Said fencing should be a minimum of one (1") inch in thickness.



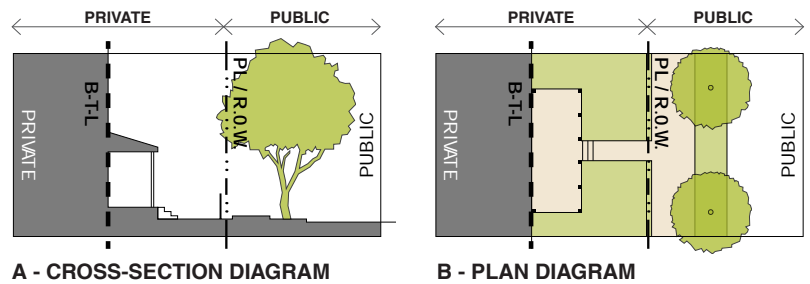
4.2.2 PORCH

A Frontage Type typically associated with Detached Single Family Dwellings but sometimes used with other Building Types depending on the context. Porches must be open, non air-conditioned parts of the buildings with no screens. The porch may be one (1) story only and the length of the porch may vary. Porches must be raised to transition into the building and be of a similar height of the interior floor level. This Frontage Type may not encroach the Property Line into the Public Right-of-Way.

Porches are also subject to Architectural Standards Section 4.3.1.B.4.B Porches, Verandas & Balconies.

Dimensional Requirements:

1. Maximum height of Porch is ten (10') feet, floor to ceiling.
2. Minimum length of twenty five (25%) percent to maximum length of one hundred (100%) of the Building Facade.
3. Minimum clear depth of six (6') feet and maximum clear depth of twelve (12') feet on Primary Streets.
4. Minimum clear depth of six (6') feet and maximum clear depth of ten (10') feet on Side Streets.
5. When fencing or fences (of any kind) are used in conjunction with this Frontage Type, said fence may only be placed at the Build-to-Line, and in no case shall be in front of the Building Facade. Said fencing should be a minimum of one (1") inch in thickness.



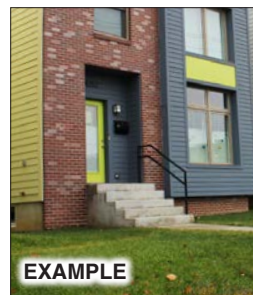
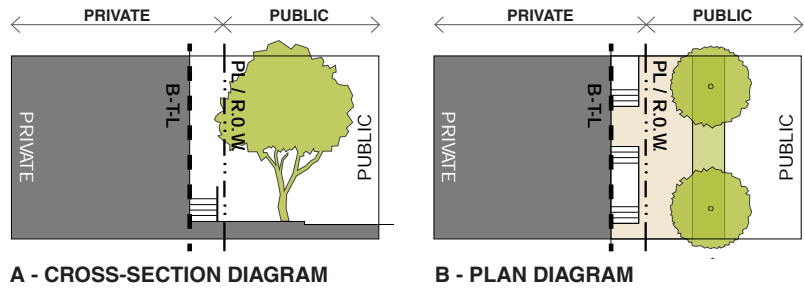
4.0 BUILDING DEVELOPMENT STANDARDS FRONTAGE TYPES

4.2.3 STOOP

A Frontage Type wherein the Building Facade is close to the front Property Line and the ground story is elevated from the sidewalk, securing privacy for the windows and front rooms; A Stoop is usually an exterior stair and landing which engages the sidewalk forward of the Build-to-Line. The Stoop should be elevated and the stairs from the Stoop may lead directly to the sidewalk or may be side loaded. A roof may also cover the Stoop. Stoops may be at grade or raised to transition into the building. This Frontage Type may not encroach the Property Line into the Public Right-of-Way.

Dimensional Requirements:

1. Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may have an additional five (5') feet to ten (10') feet of setback that must correspond to the depth of the stoop, such that the face of the stoop is at the zero (0') foot mark. See additional front setback in Section 3.0 BES page 3-8 for NG3 sites, page 3-12 for NC1 sites, and page 3-28 for B2 sites.
2. May not be utilized within thirty feet (30') from a street corner, thus the B-T-L must remain as per the BES.
3. Minimum depth of five (5') feet.
4. Minimum length of five (5') feet.
5. May not be elevated more than three (3') feet above sidewalk.
6. Fences or Walls defining the Stoop must not exceed thirty (30") inches from the highest adjacent grade; and must be a minimum of one (1") inch in thickness.

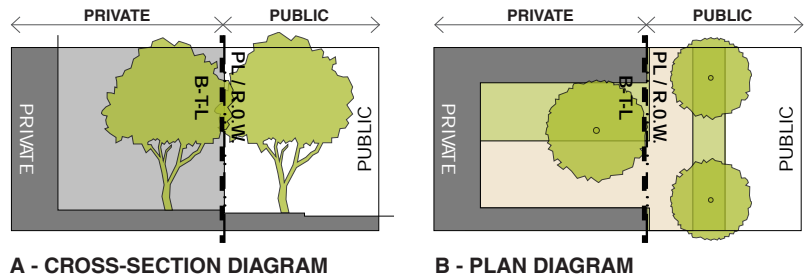


4.2.4 FORECOURT

A Frontage Type wherein the Building Facade is at or near the Build-to-Line and a small percentage of it is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial areas, and in some cases for vehicular drop-off. A Forecourt is not covered and should be designed with a balance of paving and landscaping. This Frontage Type may not encroach the Property Line into the Public Right-of-Way.

Dimensional Requirements:

1. Minimum dimensions of ten (10') feet wide by ten (10') feet deep.
2. Maximum dimensions of fifteen (15') feet wide by thirty (30') feet deep.
3. May be no greater than fifty (50%) percent of the lot width on a Primary Street or Side Street.
4. Those between ten (10') feet deep and fifteen (15') feet deep shall be substantially paved, and enhanced with Landscaping.
5. Those between fifteen (15') and thirty (30') in depth shall be designed with a balance of paving and Landscaping.



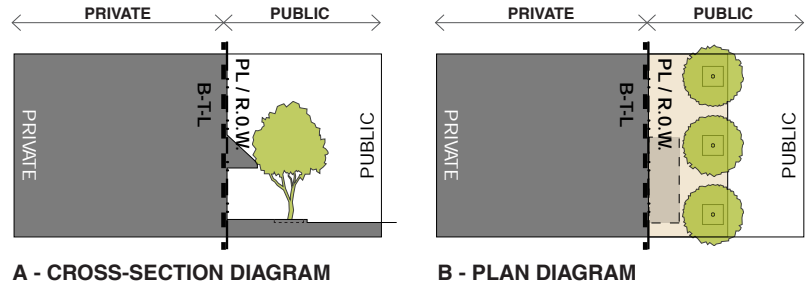
4.2.5 AWNINGS & CANOPIES

A Frontage Type wherein the Building Facade of a commercial or retail building is at or near the Build-to-Line and the canopy or awning element may overlap the sidewalk, occurring at the ground floor level only. The canopy is a structural, cantilevered, shed roof and the awning is canvas or similar material and is often retractable. The coverings should extend far enough from the building to provide adequate protection for pedestrians. Awnings may only cover openings so as to not cover the entire Facade. This Frontage Type is appropriate for retail and commercial uses only because of the lack of a raised ground story. This Frontage Type may encroach the Build-to-Line and the Property Line into the Public Right-of-Way, but never extend beyond the Curb Line.

Awnings & Canopies are also subject to Architectural Standards Section 4.3.1.B.4.A Overhangs, Canopies & Awnings.

Dimensional Requirements:

1. Must be located a minimum of eight (8') feet above the adjacent sidewalk when encroaching a Public Right-of-Way.
2. Maximum encroachment is per the applicable BES; and may never, under any condition, extend beyond the Curb Line and into the street.



A - CROSS-SECTION DIAGRAM

B - PLAN DIAGRAM



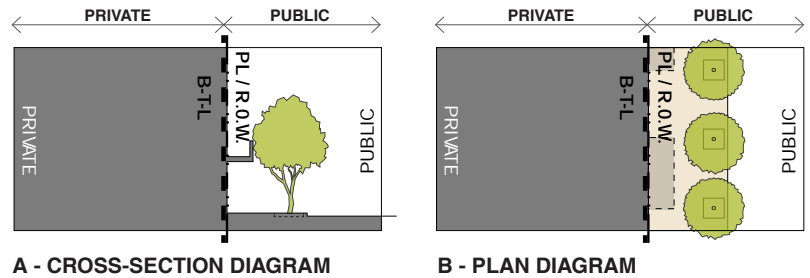
4.2.6 BALCONIES

A Frontage Type which occurs forward of the Build-to-Line and encroaches the Public Right-of-Way, but shall never extend beyond the Curb Line. Balconies may have roofs, but must be open, non air-conditioned parts of the Buildings; and may only be located on the second (2) story or higher. Balconies may be occupied with a porch or exterior patio space, limited by the dimensional requirements. On corners, balconies may wrap around the side of the Building Facade facing the Side Street or Primary Street. This Frontage Type may encroach the Build-to-Line and the Property Line into the public right-of-way.

Balconies are also subject to Architectural Standards Section 4.3.1.B.4.B Porches, Verandas & Balconies.

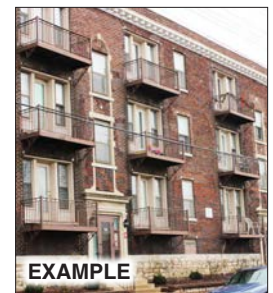
Dimensional Requirements:

1. Must have a maximum depth of six (6') feet.
2. Must have a minimum clear height of ten (10') feet above adjacent sidewalk or other balconies.
3. Must have a minimum coverage of twenty-five (25%) percent and maximum coverage of seventy-five (75%) of the Building Facade, measured by surface area of the elevation.



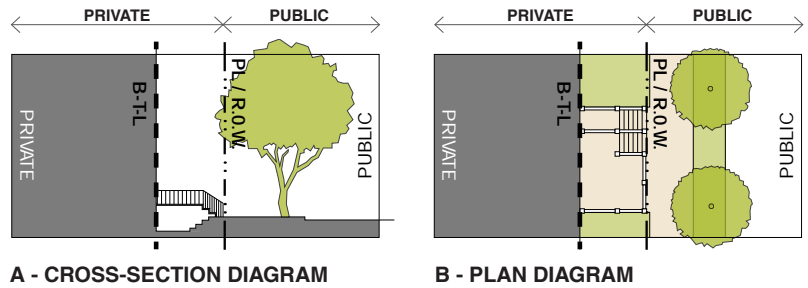
A - CROSS-SECTION DIAGRAM

B - PLAN DIAGRAM



4.2.7 TERRACE & LIGHTCOURT

A Frontage Type wherein a portion of the Building Façade is set back from the Property Line by an elevated terrace or sunken lightcourt. This Frontage Type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes as the eye of the sitter is level with that of the standing passerby. Sub-basements may be accessed by a lightcourt. This Frontage Type may not encroach the Property Line into the Public Right-of-Way.



A - CROSS-SECTION DIAGRAM

B - PLAN DIAGRAM

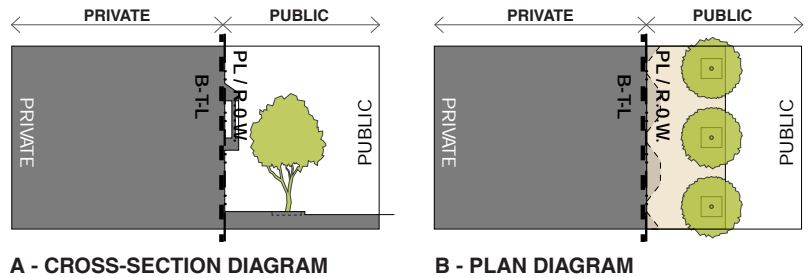
Dimensional Requirements:

1. Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may have an additional ten (10') feet to fifteen (15') feet setback and must correspond to the depth of the terrace & lightcourt, such that the face of the terrace & lightcourt is at the zero (0') foot mark. See additional front setback in Section 3.0 BES page 3-8 for NG3 sites, page 3-12 for NC1 sites, and page 3-28 for B2 sites.
2. May not be utilized within thirty feet (30') from a street corner; thus the B-T-L must remain as per the BES.
3. Lightcourts may be no more than six (6') feet below the adjacent sidewalk.
4. Fences or Walls defining the Stoop must not exceed thirty (30") inches from the highest adjacent grade; and must be a minimum of one (1") inch in thickness.



4.2.8 BAY WINDOWS

A Frontage Type wherein windows are permitted to protrude forward of the Build-to-Line to create a small, habitable space with open views to the street. Bay Windows on the ground floor may not encroach the Public rights-of-Way; however, Bay Windows projecting from the second (2) floor or higher may encroach the Public Right-of-Way. Bay windows shall have fenestration on both front, side, and bottom surfaces.



A - CROSS-SECTION DIAGRAM

B - PLAN DIAGRAM

Dimensional Requirements:

1. Must have a minimum clear height of ten (10') feet above adjacent sidewalk.
2. Maximum depth of six (6') feet.
3. Maximum length of eight (8') feet.



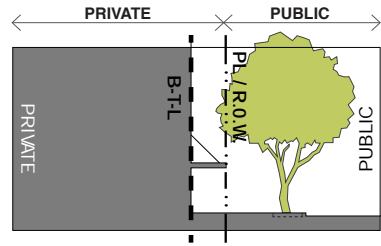
4.2.9 SHOPFRONT

A Frontage Type wherein a Storefront Facade is at or close to the edge of the Build-to-Line with an entrance at sidewalk grade. An overhang, canopy, shading element or awning that covers the sidewalk (on the private property) is required. This Frontage Type may encroach the Build-to-Line only; and may not encroach the Property Line into the Public Right-of-Way.

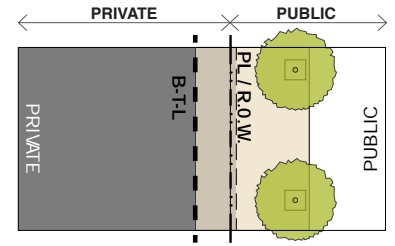
Shopfronts are also subject to Architectural Standards Section 4.3.1.B.4.A Overhangs, Canopies & Awnings.

Dimensional Requirements:

1. Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may have an additional five (5') feet to ten (10') feet setback and must correspond to the depth of the shopfront, such that the face of the overhang on the shopfront is at the zero (0') foot mark. See additional front setback in Section 3.0 BES page 3-8 for NG3 sites, page 3-12 for NC1 sites, and page 3-28 for B2 sites.
2. Setback portion of the Building may account for up to a maximum of sixty (60%) percent of the Building Facade.
3. May not be utilized within thirty feet (30') from a street corner; thus the B-T-L must remain as per the BES.
4. Must have a minimum clear height of eight (8') feet above adjacent sidewalk.



A - CROSS-SECTION DIAGRAM



B - PLAN DIAGRAM



EXAMPLE



EXAMPLE



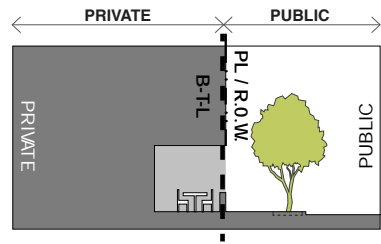
EXAMPLE

4.2.10 CAFE

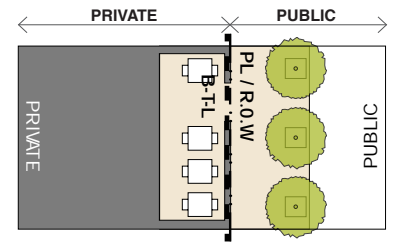
A Frontage Type wherein a storefront accommodates outdoor seating for restaurants and cafes. It must be set up next to the street at zero (0) lot line, and may include roll up doors and bi-fold doors. Café frontage may be covered or open to the air. This Frontage Type may not encroach the Property Line into the Public Right-of-Way.

Dimensional Requirements:

1. Maximum depth of fifteen (15') feet from the Build-to-Line to the back of the interior, open cafe wall.
2. Fences and Walls are permitted up to a height of thirty six (36") inches from the adjacent sidewalk, at the zero (0) lot line location.
3. Minimum thickness of fence is three (3") inches.
4. Minimum thickness of wall is eight (8") inches.



A - CROSS-SECTION DIAGRAM



B - PLAN DIAGRAM



EXAMPLE



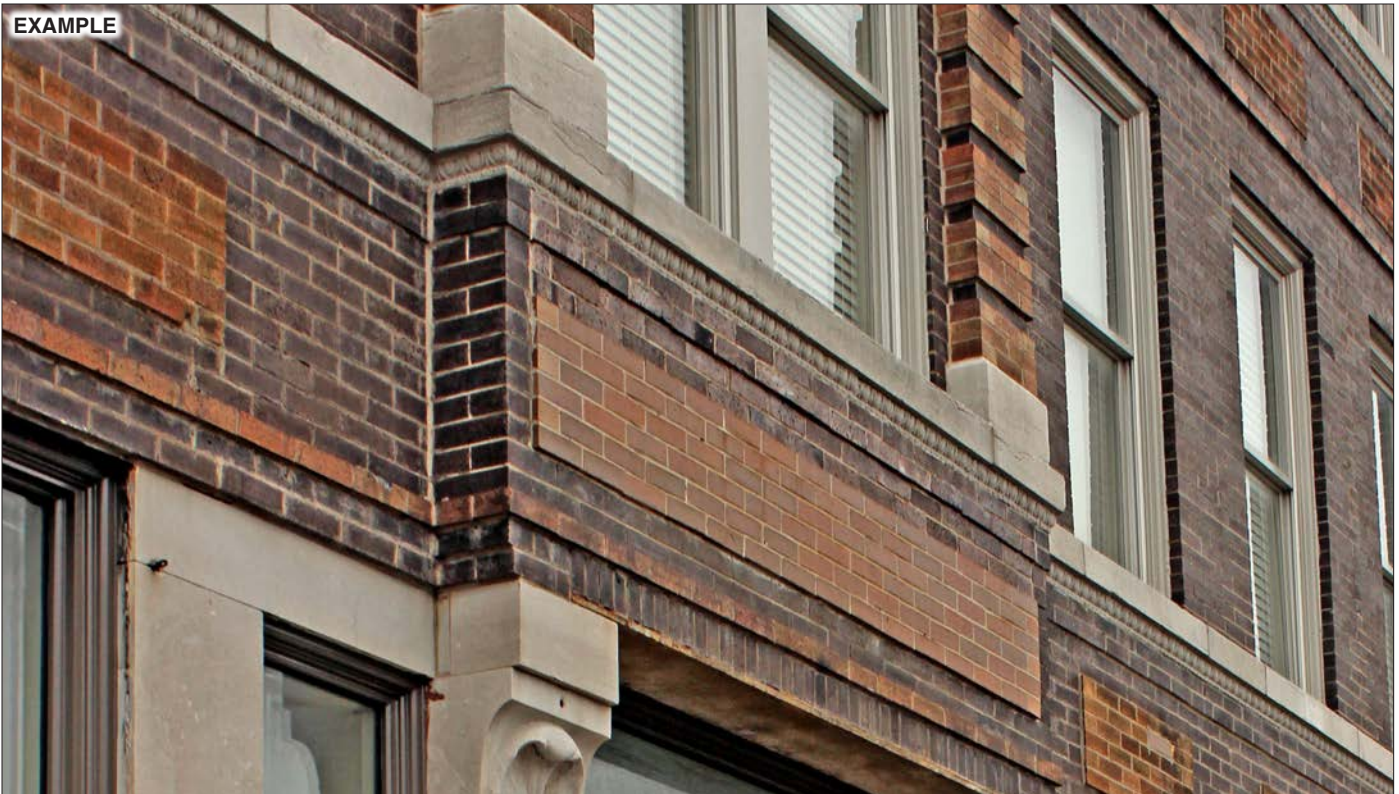
EXAMPLE



EXAMPLE

4.0 BUILDING DEVELOPMENT STANDARDS

EXAMPLE



4.3 ARCHITECTURAL STANDARDS

THE PURPOSE OF THE ARCHITECTURAL STANDARDS

The purpose of the Architectural Standards are to establish a series of specific architectural criteria which are necessary to uphold an expected level of quality and design in construction while ensuring a coherent character for the neighborhood.

The Architectural Standards intend to:

- Foster typical, local construction types and proven techniques.
- Foster an aesthetic of regionally applicable and contextually appropriate building materials.
- Foster an aesthetic that is traditional, modern, or contemporary in a broad sense.

4.3.1 BUILDING FACADES

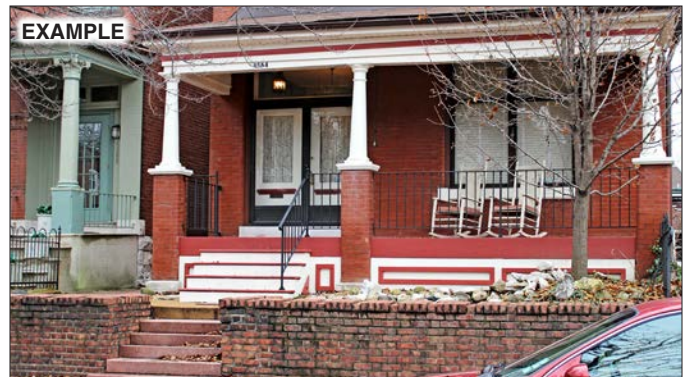
A. STATEMENT OF INTENT:

Building Facade(s) should express the construction techniques and structural details of traditional, long-lasting, building materials; and favor simple configurations and solid craftsmanship over complexity and ostentation in building form and the articulation of details. These standards do not encourage “fakery” of historic character or the use of “faux” architectural elements; and are intended to encourage a mixture of traditional, modern, and contemporary styles and details in the support of a mixed blend of architectural richness which is respectful of the historic context.

Primary Building Facades should reflect and complement the existing context, materiality, and historic building techniques of the area, while allowing for new modern and contemporary construction methods. Primary Building Facades include those Facades facing Primary Streets and Side Streets, or any Rear Facade immediately adjacent to a Primary Street, Side Street, or Alley entrance.

Secondary Building Facades should reflect a level of detail clearly compatible with Primary Building Facades, particularly when visible from streets, parking areas, public spaces, or adjacent residences. Secondary Building Facade(s) include those Facades which are along Side Setbacks or Rear Setbacks in typical infill lots throughout the area.

The statement above and the examples on this page are advisory only.





B. STANDARDS FOR BUILDING FACADES:

1. Plane Breaks on Building Facades

Each Building Type is required to have a specific set of Plane Breaks on the Primary and Secondary Building Facades. The Plane Breaks are intended to visually break the Facades of buildings down to a smaller, human scale more appropriate for the neighborhood. These Plane Breaks are as follows:

a. A Detached Single Family Dwelling; and Duplex, Triplex, and Fourplex:

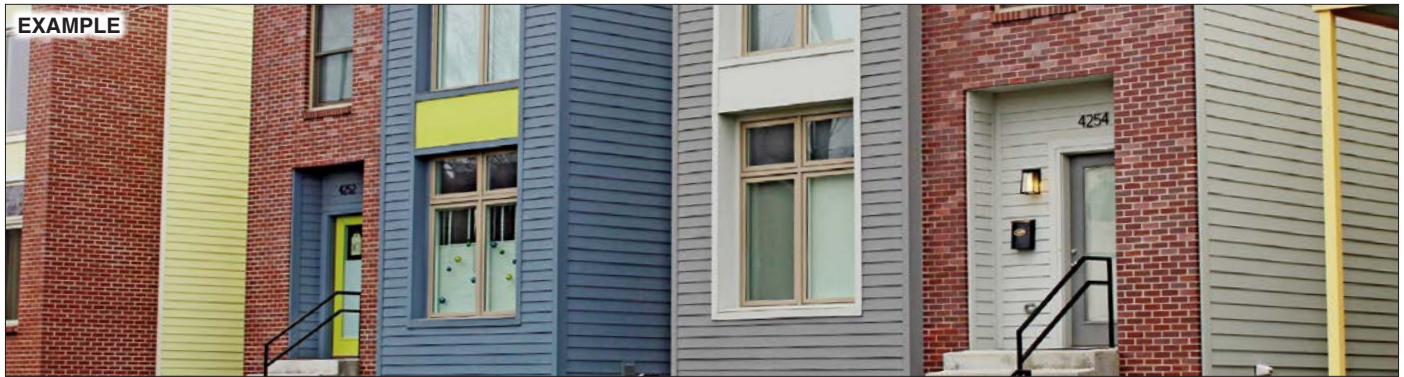
- i. Primary Building Facades: Any lot with a Lot Width greater than fifty (50') feet must have a minimum of one (1) vertical Plane Break in the Primary Building Facade associated with that lot line, and additional vertical Plane Breaks as necessary to never have a continuous flat length of building greater than fifty (50') feet long. Horizontal Plane Breaks are NOT required on Primary Building Facades.
- ii. Secondary Building Facades: Any Facade on a Side Setback must have a minimum of one (1) vertical Plane Break located at a distance greater than twenty-five (25%) percent of the distance from the Front Facade of the building to the Rear Facade of the building, which should be coordinated with a change from Primary Material to Secondary Material. Horizontal Plane Breaks are NOT required on Secondary Building Facades.

b. Rear Garage and Carriage House: Vertical and Horizontal Plane Breaks are NOT required on any Facade of these Building Types.

c. Rowhouses and Courtyard Rowhouse(s) and Live | Work Unit(s): Vertical and Horizontal Plane Breaks are NOT required on any Facade of these Building Types; however, clear vertical, visual articulation between each unit shall be present in the form of a change in material, finish materials, or Facade articulation.

d. Podium Building:

- i. Primary Building Facades: Any lot with a Lot Width greater than fifty (50') feet must have a minimum of one (1) vertical Plane Break in the Primary Building Facade associated with that lot line, and additional vertical Plane Breaks as necessary to never have a continuous flat length of building greater than fifty (50') feet long. A single (1) horizontal Plane Break is required at the joint of the podium and tower, per the setback requirements of the applicable Building Envelope Standards; or at a height greater than the Building Height Minimum required in the applicable Building Envelope Standards.
- ii. Secondary Building Facades: Are NOT required to have a vertical or horizontal Plane Break.



e. All other Building Types (including Stacked Flats, Courtyard Buildings, High Rise Residential Buildings, Commercial Block Buildings, Flex Buildings, Liner Buildings, Urban Parking Garages, and Civic | Institutional Buildings):

- i. Primary Building Facades: Any lot with a Lot Width greater than fifty (50') feet must have a minimum of one (1) vertical Plane Break in the Primary Building Facade associated with that lot line, and additional vertical Plane Breaks as necessary to never have a continuous flat length of building greater than fifty (50') feet long. *For instance, a Commercial Block Building with a Lot Width of one hundred fifty-five (155') would require a total of three (3) vertical Plane Breaks along that lot line.* A single (1) horizontal Plane Break will be required per the upper story setback requirements of the Building Envelope Standards, if applicable.
- ii. Secondary Building Facades: Are NOT required to have a vertical or horizontal Plane Break.

2. Materials on Building Facades

Each Building Type permits a variety of Primary Materials, Secondary Materials, and Accent Materials for use on the Primary and Secondary Building Facades. They are regulated as stated below:

- a. Primary Material(s):** Seventy-five (75%) percent of the Primary Building Facade(s) or greater:
 - i. Each Building Type is allowed a particular set of Primary Materials which is shown in *Section 4.1: Building Types - Section V* for each Building Type.
- b. Secondary Material(s):** NO greater than twenty (20%)percent of the Primary Building Facade(s):
 - i. Concrete (reinforced, poured in place)
 - ii. Curtain Wall Systems (metal)
 - iii. Hardie-Plank Siding (or equivalent)
 - iv. Stone Block (native or synthetic equivalent)
 - v. Stucco (cementitious finish)
 - vi. Wood Siding
- c. Accent Material(s):** NO greater than 5% of the Primary Building Facades:
 - i. Brick and Tile Masonry (for trim and cornice elements only)
 - ii. Gypsum Reinforced Fiber Concrete (for trim and cornice elements only)
 - iii. Metal (all types; for beams, lintels, trim elements and ornamentation only)
 - iv. Split Faced Block (concrete; for piers, foundation walls & chimneys only)



- d. **New Material(s):** Any new materials NOT noted per Building Type in *Section 4.1: Building Types* which are used as the Primary Material, Secondary Material, or Accent Material (as noted above) are NOT allowed by right and are subject to the variance process as described in *Section 1.0: General Provisions*.
- e. **Other Material(s):** Any materials NOT noted per Building Type in *Section 4.1: Building Types* which are used as the Primary Material, Secondary Material, or Accent Material (as noted above) are NOT allowed by right and are subject to the variance process as described in *Section 1.0: General Provisions*.
- f. **Secondary Building Facade(s):** Should use Primary Materials, Secondary Materials, and Accent Materials compatible with the Primary Building Facades. The conversion from Primary to Secondary Materials shall occur in accordance with the Plane Break requirements for that Building Type as shown in *Section 4.3.1.B Plane Breaks*.

3. Configurations, Techniques & Materiality on Building Facades

Simple configurations and solid craftsmanship are favored over complexity and ostentation in Primary and Secondary Building Facade articulation. The following are required for Building Facades on each Building Type:

- a. **Wall Openings on Primary Building Facades:** The horizontal dimension of any Wall Opening in a Primary Building Facade shall NOT exceed the vertical dimension.
- b. **Wall Openings on Primary Building Facades:** Any Wall Opening in a Primary Building Facade may NOT span vertically more than one (1) story.
- c. **Wall Openings on Primary Building Facades:** Any Wall Opening in a Primary Building Facade must correspond to interior space and may NOT span across Building Structure, including any structural or mechanical systems thickness.
- d. **Wall Openings on Primary Building Facades:** Any Primary Building Facades in which a complexity of Wall Openings occur (such as a complicated pattern of doors or windows), simple wall surfaces and configurations of Primary Materials are preferred (e.g. brick). Accordingly, for configurations which are simple in nature and have few Wall Openings, Primary Building Facades should have additional wall texture and articulation applied (e.g. bricks or blocks, rusticated stucco, or ornamental reliefs).



- e. **Materials on Primary Building Facades:** Any Material used on a Primary Building Facade shall be consistent horizontally, for example the joints between different materials must be horizontal and continue around corners; except for chimneys and piers.
- f. **Materials on Primary Building Facades:** Any Material changes on a Primary Building Facade must be made within a constructional logic, as where an addition of one material is built onto the original building of a second material.
- g. **Materials on Primary Building Facades:** Any Material(s) used on a Primary Building Facade must be kept to a modest number, preferably two (2) types; but NOT more than five (5) types.
- h. **Materials on Primary Building Facades:** Any combination of materials used on a Primary Building Facade must be combined in a manner such that lighter materials are applied above heavier materials; for example, wood siding above brick masonry, or stucco above native stone; all dependent, however, upon the chosen style of the building.
- i. **Secondary Building Facades:** Any Secondary Building Facades should have a level of trim, finish, and materiality compatible with the Primary Building Facades.
- j. **Secondary Building Facades:** The conversion from Primary Materials to Secondary Materials on any Secondary Building Facade shall occur in accordance with the Plane Break requirements for that Building Type as shown in *Section 4.3.1.B Plane Breaks*.
- k. **Blank Walls on any Primary Building Facades:** Are not permitted in any case.
- l. **Blank Walls on any Secondary Building Facades:** Areas without windows or doors are only allowed on Side Setbacks and Rear Setbacks and should complement the Primary Building Facades providing some level of relief in the wall, rather than a purely flat, single material Facade.



4. Exterior Elements on Building Facades

The following encroachments are regulated on the Primary and Secondary Building Facades, in addition to the Frontage Type requirements for the Building Type. The encroachments must occur within the encroachment area as shown in *Section VI - Encroachments* of the applicable Building Envelope Standard:

a. Overhangs, Canopies, and Awnings:

- i. **Awnings (mounted within window openings):** May be used on any building Facade.
- ii. **Awnings:** May be placed on front and side entrances, and windows on any building Facade.
- iii. **Canopies:** May be placed on front and side entrances and windows on any building Facade.
- iv. **Canopies:** May be placed on front and side entrances and windows on any building Facade.
- v. **Minimum and maximum dimensions:** Shall all be in accordance with the requirements in *Section 4.2.5: Awnings & Canopies* Frontage Type .
- vi. **Any Overhang, Canopy, or Awning:** Shall never extend beyond the curb line into the street.

b. Porches, Verandas, and Balconies:

- i. **Porches, Verandas, and Balconies:** Are considered to be character-defining features on any building Facade, and careful attention should be paid to their detailing.
- ii. **Porches, Verandas, and Balconies:** Although NOT required to be historic in design, their components including columns, pilasters, hand rails, balusters, pediments, cornices, and steps should be compatible with similar examples in the area.
- iii. **Porches, Verandas, and Balconies on Side Setbacks and Rear Setbacks:** Are not regulated; however, they must meet *Section III - Building Placement* requirements for the applicable Building Envelope Standard.
- iv. **Minimum and maximum dimensions:** Shall all be in accordance with the Frontage Type requirements in *Section 4.2.2 Porch* (for Porches and Verandas), and *Section 4.2.6 Balconies* (for Balconies).

c. Entry Vestibules:

- i. **Entry Vestibules:** Shall NOT be enclosed by screens or other materials such that an enclosed space or barrier to pedestrian movement is created; and shall never exceed the requirements of the encroachment area for the applicable Building Envelope Standard.
- ii. **Entry Vestibules:** May never exceed the dimension of the sidewalk; or extend over the curb line into the street.

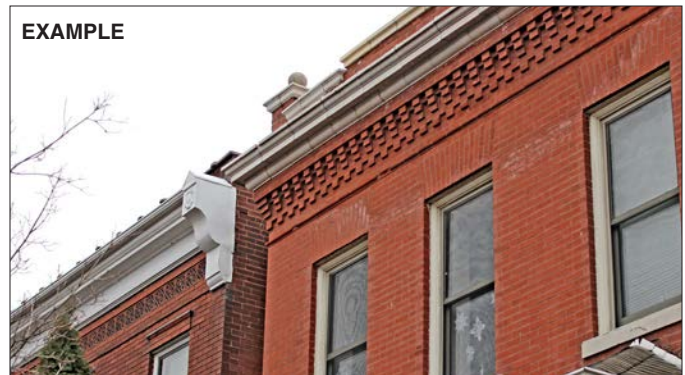
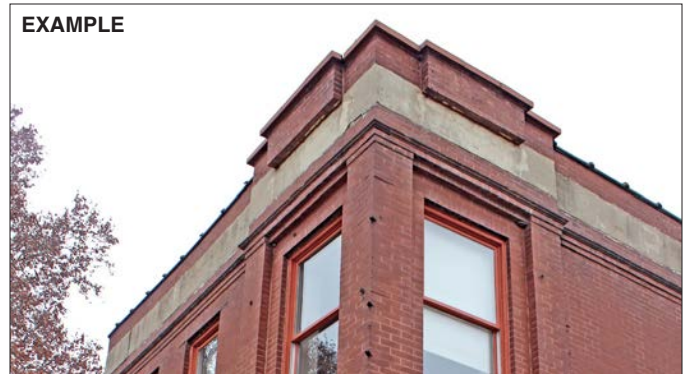
4.3.2 ROOFS AND PARAPETS

A. STATEMENT OF INTENT:

Roofs and Parapets should demonstrate a common-sense recognition of the climate by utilizing appropriate pitch, drainage, and materials in order to provide visual coherence to the area. Roof forms should complement the building's mass, style, detailing, and materials in order to provide a visual coherence to the area.

Flat roofs are typically used on buildings containing a variety of uses (including primary retail uses, secondary retail uses, and residential uses) where they provide a strong, attractively detailed cornice and/or parapet. Double-pitched roofs (such as gable, hip, pyramid), dormer windows, and chimneys are typically be used on buildings containing residential uses, civic / institutional uses, or special uses. However, the roof types are not regulated by the type of use contained in the building.

The statement above and the examples on this page are advisory only.





B. STANDARDS FOR ROOFS AND PARAPETS:

1. Materials on all Building Types:

- a. **Asphalt (with reflective finishes):** May be used on roofs behind parapet walls only.
- b. **Asphalt Shingles (dimensional):** May be used on all roofs.
- c. **Cedar Shingles:** May be used on all roofs.
- d. **Clay (including faux clay) or Concrete Tiles:** May be used on all roofs.
- e. **Green Roofs (intensive or extensive):** May be used on all roofs.
- f. **Slate (or equivalent synthetic stone):** May be used on all roofs.
- g. **Metal (standing seam, equivalent or better):** May be used on all roofs.
- h. **Other Material(s):** Are NOT allowed by right and are subject to the variance process as described in *Section 1.0: General Provisions*.

2. Configurations and Techniques:

a. Pitched Roofs (exclusive of roofs behind a parapet) for all Building Types:

- i. **Simple Hip and Gable Roofs:** Shall be symmetrically pitched between a minimum of 1:12 and maximum of 4:12.
- ii. **Shed Roofs (attached to a Main Building):** Shall be pitched between a minimum of 3:12 and maximum of 8:12.
- iii. **Any Pitched Roofs:** In NO situation shall a pitched roof exceed fifteen (15') feet from the bottom of the eaves to the top of the pitch of the roof. See "Maximum From Bottom of Eave to Top of Roof" for the applicable Building Envelope Standard.

b. Mansard Roofs on all Building Types:

- i. **Mansard Roofs:** Should occur in tandem with dormer windows and other architectural features on any building that is three (3) stories or taller.
- ii. **"Commercial" Mansard Roofs:** Which have wraparound roofing panels that do not enclose a habitable floor may NOT be used on any Building Type.
- iii. **Mansard Roof Pitch:** In NO situation shall a mansard roof exceed fifteen (15') feet from the bottom of the eaves / fascia to the top of the pitch of the roof. See "Maximum From Bottom of Eave to Top of Roof" for the applicable Building Envelope Standard.



c. Overhangs on all Building Types:

- i. **Eaves on Main Buildings:** Must overhang between a minimum of eighteen (18") inches and maximum of thirty (30") inches on Primary Building Facade for the first four (4) stories. For each additional story; six (6") shall be added to the minimum and twelve (12") shall be added to the maximum, up to a maximum projection of five (5') feet.
- ii. **Eaves on Ancillary Buildings, Dormers, and other Smaller Structures:** Must overhang a minimum of eight (8") inches.
- iii. **Exposed Purlins or Rafters Involved in an Overhang:** Must be visible on the overhang a minimum of twenty four (24") inches.
- iv. **Timber Eaves and Balcony Brackets:** Must be a minimum of four (4") inches by four (4") inches in dimension.
- v. **Open Eaves, Soffits and Fascia:** Are allowed on any Building Type.

d. Parapet Roofs and Walls on all Building Types:

- i. **Parapet Walls:** Shall be made of Primary Materials allowed for that Building Type.
- ii. **Parapet Walls:** Shall have a maximum height of thirty (30") inches (measured from the flat surface of the parapet roof).
- iii. **Parapet Walls:** Shall have a distinct shape or profile, e.g. a gable, arc, or raised center varied dependent upon the style and character of the building.
- iv. **Flat Roofs Behind Parapets:** Are typically used on buildings containing primary retail, secondary retail (or a mix of uses), but may be used on building with residential uses; and must NOT be visible from any adjacent public space, street space, or parking garage or lot.

e. Other Features on all Building Types:

- i. **Cornices:** Buildings without visible roof surfaces and overhanging eaves may satisfy the overhang requirement with a cornice projecting horizontally between six (6") inches and twelve (12") inches beyond the Primary Building Facade for buildings up to four (4) stories. For heights greater than four (4) stories; the projection shall be between twelve (12") and eighteen (18") inches.
- ii. **Skylights and Roof Vents:** Are allowed only on the roof plane when shielded from view by the building's parapet wall; and must NOT be visible from public space, street space, or parking garage or lot.

4.3.3 WINDOWS AND DOORS

A. STATEMENT OF INTENT:

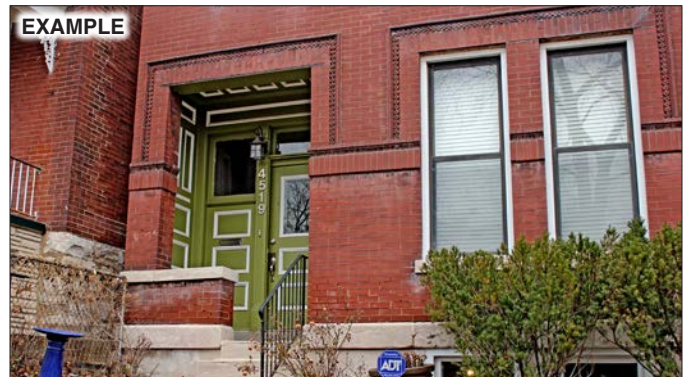
The placement, type, and size of windows and doors throughout the area help to establish the human scale and intimacy of the street space.

For mixed-use areas (with primary uses, secondary retail uses, and office uses for example), windows and doors allow an interplay between the shop interiors and the street space; creating a vital visual link between the public realm and the activity of the private businesses.

For areas with more residential uses, windows and doors foster the “eyes on the street” surveillance inherent in time-tested, defensive urban design strategies which provide for increased security and safety in the area.

All Building Types are subject to the requirements for windows and doors in this section.

The statement above and the examples on this page are advisory only.



B. STANDARDS FOR WINDOWS AND DOORS

1. Requirement for Fenestration

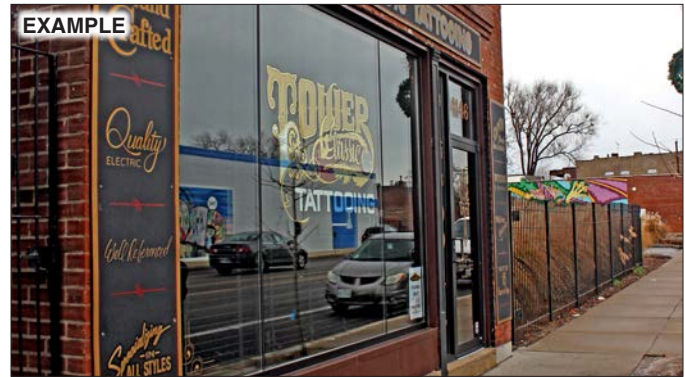
All Building Types are required to have fenestration (including both doors and windows) on Primary Building Facades and Secondary Building Facades, in accordance with this section.

2. Materials:

- a. **Windows Frames:** On Building Types with residential uses must be of an anodized aluminum, wood, fiberglass composite, vinyl, or steel; and must be finished; on Building Types with all other uses may also have clear finish aluminum or painted metal storefront.
- b. **Window Glass:** Must be clear, with light transmission at the ground story at least ninety percent (90%) and for the upper stories seventy five percent (75%); modification can be added as necessary to meet any applicable / new building and energy code requirements for the City of St. Louis.
- c. **Specialty Window Glass:** Maximum of one (1) per Facade; may utilize stained, opalescent, or glass block.
- d. **Window Screens:** Must be black or gray.
- e. **Window Screen Frames:** Must match Window Frame material or be dark anodized.
- f. **Doors:** Shall be of wood, clad wood, or steel and may include opaque or transparent glass panels. Doors may be painted.

3. Configurations and Techniques:

- a. **The following requirements apply to windows on Primary Building Facades and Secondary Building Facades of any Building Type:**
 - i. **Dimensions:** The horizontal dimension of the opening shall NOT exceed the vertical dimension of the opening.
 - ii. **Grouping:** Windows may be grouped horizontally, maximum of five (5) per group, and each grouping must be separated by a mullion, column, pier, or wall section at least eight (8") inches wide.
 - iii. **Spacing:** Windows shall be NO closer than thirty (30") inches to building corners, excluding bay windows which are NOT restricted; and corner windows which wrap from the Primary Building Facade to the Secondary Building Facade (or another Primary Building Facade).
 - iv. **Security Bars or Security Screens:** Are NOT allowed on windows above the basement.
- b. **The following requirements apply to any upper-story windows on Primary Building Facades or Secondary Building Facades on any Building Type:**
 - i. **All Windows on Upper Stories:** shall be double-hung, single-hung, awning, or casement type for any Building Type.
 - ii. **Fixed Windows:** Are permitted only as a component of a system including operable windows within a single (1) wall opening on any Building Type.
 - iii. **Building Types with Residential Uses and Office Uses on Upper Floors:** Are required to have single (1) panes of glass NO larger than sixty (60") inches vertical by thirty-six (36") inches horizontal on Primary Building Facades and Secondary Building Facades.
 - iv. **Transparency on Upper Stories:** A minimum of twenty percent (20%) of the Primary Building Facades shall have transparent window openings on all Building Types. No requirements for Secondary Building Facades.



c. The following requirements apply to all windows on the ground floor of buildings with Primary Retail Uses and Secondary Retail Uses in any Building Type:

- i. **On All Primary Building Facades:** A maximum size for a single (1) panes of glass is eight (8') feet vertical by four (4") feet horizontal. Should Secondary Building Facades contain panes of glass, this requirement shall also apply to those Facades.
- ii. **On All Primary Building Facades:** A minimum of sixty percent (60%) of the window pane surface area shall allow views into the ground floor of the building for a depth of at least fifteen (15") feet into the interior of the space. Secondary Building Facades are NOT required to meet this standard.

d. The following requirements apply to doors on Primary Building Facades and Secondary Building Facades of any Building Type:

- i. **All Doors:** May be solid or opaque, as pertinent to the use of the building.
- ii. **All Doors:** Shall not be recessed more than three (3') feet behind the shopfront windows.
- iii. **Door-height Entry Ways (or those that span more than one (1) story):** Are not allowed.
- iv. **Security Bars or Security Screens:** Are not allowed on doors above the basement.

e. The following requirements apply to exterior shutters on Primary Building Facades and Secondary Building Facades of any Building Type:

- i. **Exterior Shutters:** May only be used in combination with a window or door.
- ii. **Exterior Shutters:** If applied, on any Building Type shall be sized and mounted appropriately for the window (such that the hinges are mounted to the window frame and the shutter may NOT be fixed to the exterior wall or building Facade); and should be one half (1/2) the width of the window, even if inoperable.
- iii. **Fixed Exterior Shutters:** Are NOT allowed on any window or door.

4.3.4 STREET WALLS

A. STATEMENT OF INTENT:

Street Walls establish a defined edge to the street space where Building Facades do not exist, or where it is desirable to conceal elements such as surface parking lots or private exterior spaces. The requirements for Street Walls may also define outdoor spaces and separate the street space from the private realm along Primary Streets and Side Streets. Street Walls include retaining walls and fences on lot lines along Primary Streets and Side Streets.

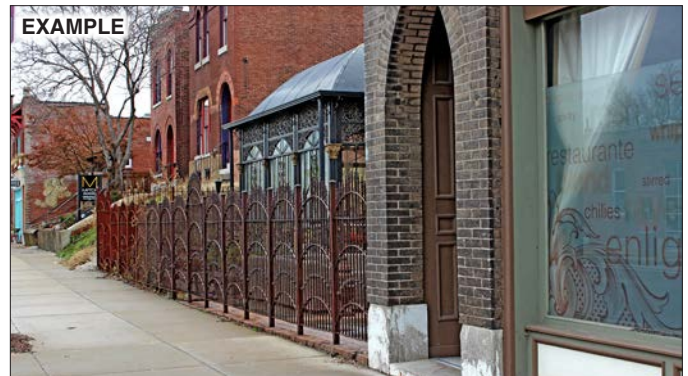
All Street Walls can contribute to the visual vitality of the neighborhood and shall be as carefully designed in coordination with the Primary Building Facade, and have the finished side out (i.e. the “better” side facing the street space).

The statement above and the examples on this page are advisory only.

B. REQUIREMENTS FOR STREET WALLS

Street Walls are required for the following Building Types to conceal surface parking, service areas, equipment, or private outdoor spaces from view from the street:

1. Rowhouse and Courtyard Rowhouse
2. Stacked Flats
3. Courtyard Building
4. High Rise Residential Building
5. Podium Building
6. Commercial Block Building
7. Flex Building
8. Live | Work Units
9. Liner Building
10. Urban Parking Garage



C. STANDARDS FOR STREET WALLS:

1. Location:

Street Walls shall be constructed along the Build-to-Line associated with all Primary Building Facades for any Lot with a Building Type identified in Section 4.3.4 Street Walls (B).

2. Height:

The following height requirements are applicable to Street Walls per the appropriate Building Envelope Standards within which the Building Type is located. In general, areas including Residential Uses require lower walls and areas including a mix-of-uses (such as Primary Retail and Office) require higher walls. The height of the Street Wall must be measured from the adjacent sidewalk; or when not adjacent to a sidewalk, from the ground elevation once construction is complete.

a. Minimum of four (4') and maximum of six (6') feet:

- i. Neighborhood General Type 2 (NG2)

b. Minimum of six (6') and maximum of eighteen (18') feet:

- i. Neighborhood General Type 3 (NG3)
- ii. Neighborhood Center Type 1 (NC1)
- iii. Neighborhood Center Type 2 (NC2)
- iv. Neighborhood Core (NC)
- v. Boulevard Type 1 (B1)
- vi. Boulevard Type 2 (B2)

3. Setback:

All Street Walls should be placed at the Primary Street and Side Street Build-to-Lines in accordance with the Building Envelope Standards; but are allowed to be setback not more than thirty-six (36") inches from the Build-to-Lines or adjacent building Facade in order to accommodate landscaping or other vegetative features, which are required in the event the wall is setback. In NO case shall a Street Wall be in front of the Build-to-Line in the public right-of-way.

4. Materials:

The following applies to materials on Street Walls, which should be compatible with the Primary Materials on the Primary Building Facades of the building:

- a. Brick and Tile Masonry (units)**
- b. Combination of materials (e.g. stone piers with brick infill panels)**
- c. Concrete (reinforced, poured in place) with stucco (cementitious finish); must have brick or stone coping**
- d. Metals (including wrought iron, copper, welded steel and/or aluminum)**
- e. Stone block (native or synthetic equivalent)**
- f. Other | New Materials - By variance only; See Section 1.0: General Provisions.**

5. Configurations and Techniques:

- a. Thickness:** Must have a thickness between two (2") inches and sixteen (16") inches.
- b. Heights:** Street Walls along any unbuilt length of the Build-to-Line shall be built to the Height specified above required for the applicable Building Envelope Standards.
- c. Copings:** May project between two (2") inches and four (4") inches from the face of the street wall.
- d. Fences operating as Street Walls:** May have a maximum opacity of fifty (50%) percent.

6. Entrances and Gates:

A pedestrian entry gate is allowed within the length of any Street Wall required by this District; and the opening may be up to a maximum of six (6') foot in length. The materiality of the pedestrian gate must be complimentary with the materiality of the Street Wall.

4.3.5 LIGHTING

A. STATEMENT OF INTENT

Sidewalks are the primary means of transportation for the residents and visitors of the area. Sidewalks are illuminated by a variety of lighting elements, often indirectly, and can be at the mercy of available spill light from the adjacent buildings, storefronts, and landscaping.

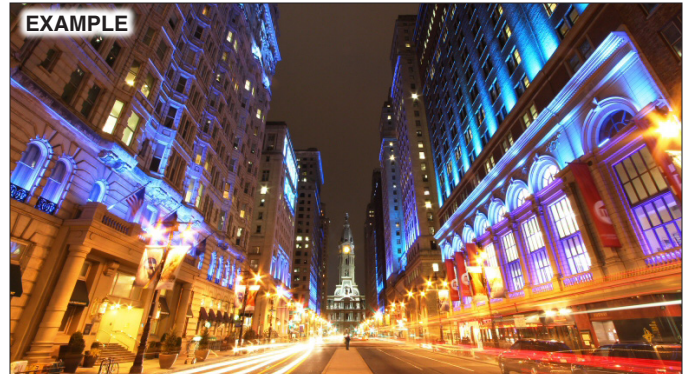
Lighting chosen for the building Facades (and site, if utilized) should be durable and weather resistant. Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration; however, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution is not allowed.

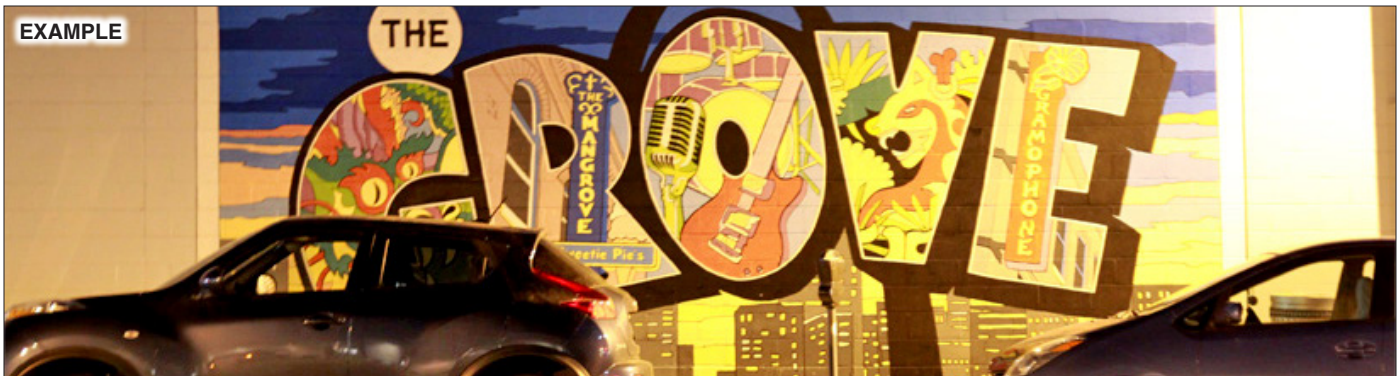
The statement above and the examples on this page are advisory only.

B. REQUIREMENTS FOR LIGHTING

Lighting to illuminate the Primary Building Facades adjacent to the pedestrian realm is required for the following Building Types:

1. Rowhouse and Courtyard Rowhouse
2. Stacked Flats
3. Courtyard Building
4. High Rise Residential Building
5. Podium Building
6. Commercial Block Building
7. Flex Building
8. Live | Work Units
9. Liner Building
10. Urban Parking Garage
11. Institutional | Civic Building





C. STANDARDS FOR LIGHTING

1. Placement Requirements:

- a. **On Primary Building Facades:** Fixtures must be mounted between a minimum of six (6') feet and maximum of fourteen (14') feet above the adjacent grade. Secondary Building Facades have NO requirements for placement.
- b. **On Primary Building Facades:** Fixtures must be mounted within six (6') feet of building entrances, directed to illuminate building entrances, and must NOT cause glare into the street. Secondary Building Facades have NO requirements for placement.
- c. **On Primary Building Facades, immediately adjacent to alleys:** Fixtures must be mounted within six (6') feet of the alley right-of-way. This fixture must illuminate the alley, must be located between twelve (12') feet and sixteen (16') feet in height, and must NOT cause glare into the adjacent lots or street. Secondary Building Facades have no requirements for placement.

2. Candela and Uniformity Requirements:

- a. **Building Types with Residential Uses (on the ground or upper floors):** Must have a minimum candela of 0.5 (1/2) foot candles and a uniformity of ten to one (10:1) at a distance of six (6') feet from the Primary Building Facades. Secondary Building Facades have no requirements for candela and uniformity.
- b. **Building Types with Any Other Uses (on the ground floor):** Must have a minimum candela of one (1) foot candle and a uniformity of six to one (6:1) at a distance of six (6') feet from the Primary Building Facades. Secondary Building Facades have no requirements for candela and uniformity.

3. Other Requirements:

- a. **Lighting elements:** Shall be specified to prohibit those that cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium). Incandescent, metal halide, or halogen type lights are preferred. No heavy intensity discharge (HID) or fluorescent lights (except compact fluorescent bulbs that screw into standard sockets) may be used on the exterior of buildings.
- b. **Floodlights or directional lights (maximum 75-watt bulbs):** May be used to illuminate alleys, parking garages, and maintenance areas on Side Setbacks; but must be shielded or aimed in such a way that they do not shine into other lots, the street space, or direct light up and/or out of the lot.
- c. **Floodlighting:** May not be used to illuminate Primary and Secondary Building Facades.
- d. **Site Lighting:** Is not required by this District; but if provided shall be of a design and height so as to illuminate only the lot; and in no instance is up-lighting permitted.
- e. **Flashing, Traveling, Animated, or Intermittent Lighting:** Shall NOT be visible from the exterior of any Building Type whether such lighting is of temporary or long-term duration.
- f. **New Lighting Technologies:** These standards may be adjusted by the City as technologies advance and produce additional acceptable lighting elements; or as deemed appropriate by variance in Section 1.0.

4.3.6 EQUIPMENT

A. STATEMENT OF INTENT:

The placement of Equipment including service areas and mechanical equipment can have a drastic effect on the visual and sensorial experience of the streetscape, and an overall effect on the character of the neighborhood.

The statement above and the examples on this page are advisory only.

B. STANDARDS FOR EQUIPMENT:

The following requirements are applicable to all Building Types in this District:

- 1. Equipment includes:** air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, gas / electric meters or boxes, garbage cans, dumpsters, recycling bins, storage tanks, and other similar mechanical or service equipment utilized for building operations or otherwise.
- 2. Equipment (at grade level or on the ground floor level):** Shall be placed a minimum of ten (10') feet behind the Build-to-Line(s), not stored or located within any area considered to be street space, and must be screened from view from Public Rights-of-Way by use of screening or walls. Street Walls used to conceal equipment are subject to the requirements in Section 4.3.4 Street Walls.
- 3. Equipment (on roofs, elevated areas, or on upper floor levels):** Shall be placed a minimum of five (5') behind the Build-to-Line(s) and be screened from view from Public Rights-of-Way by the use of parapet walls or enclosures designed to conceal the equipment. Parapet Walls used to screen equipment are subject to the requirements in Section 4.3.2 Roofs and Parapets.



4.3.7 SIGNAGE

A. STATEMENT OF INTENT:

Signage should be clear, durable, and informative to the public. Signage is desirable for advertising local area shops and offices, and as a decoration.

Signage should be scaled to the nature of the area: mixed-use, pedestrian oriented, with slow-moving automobile traffic. Signage that is glaring or too large creates distraction, intrudes into and lessens the experience of the area, while creating visual clutter.

The statement above and the examples on this page are advisory only.

B. STANDARDS FOR SIGNAGE:

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

C. CONVERSION TABLE FOR SIGNAGE:

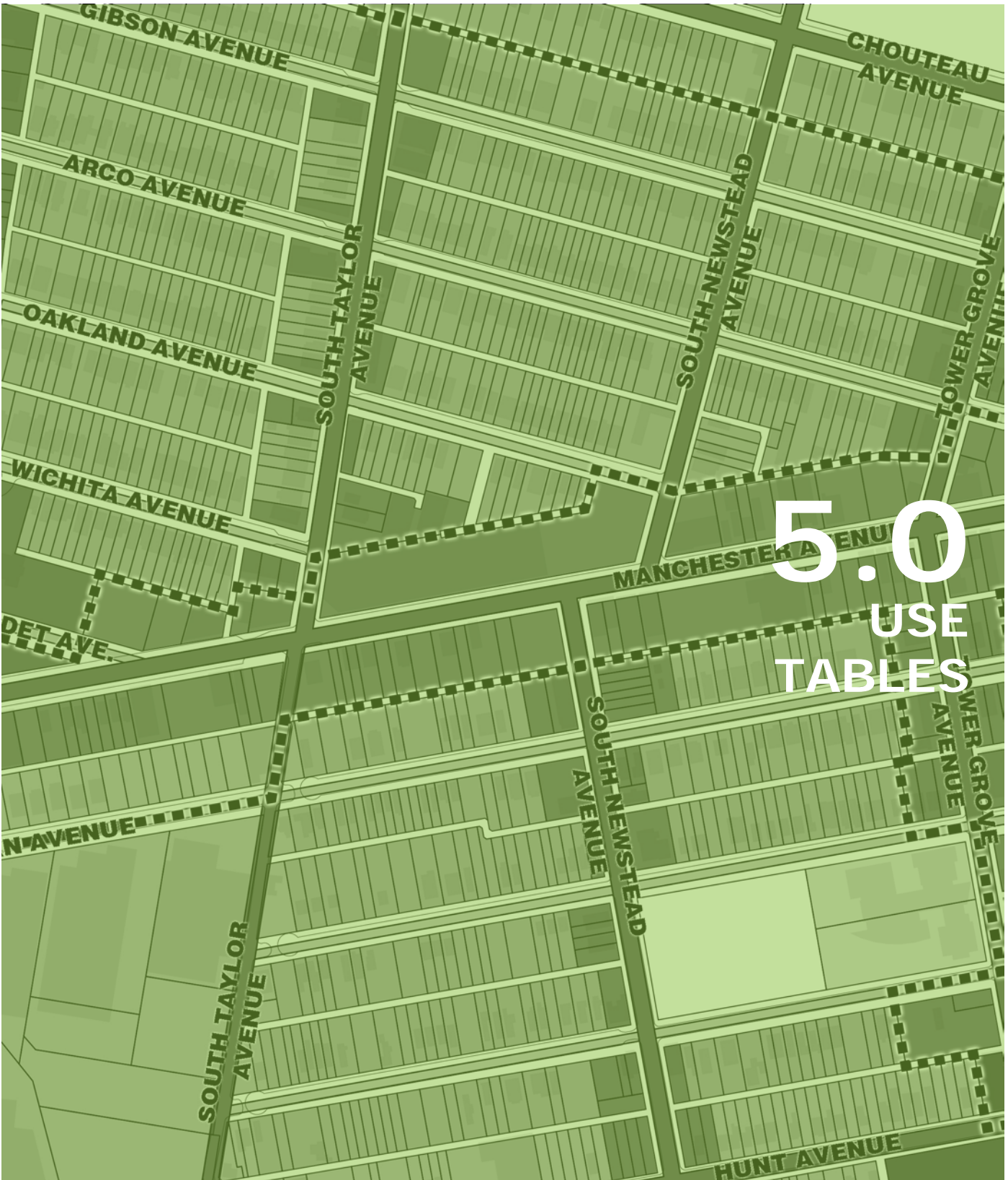
The table below converts the Building Envelope Standards within this District to City of St. Louis Zoning Districts for application of the Comprehensive Sign Control Regulations.

BES CATEGORY	STL ZONING
NG2	B
NG3	F
NC1	G
NC2	F
NC	E
B1	F
B2	F



4.0 BUILDING DEVELOPMENT STANDARDS

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5.0 USE TABLES

5.1 ADULT USES

Adult Uses
Adult book stores
Adult motion picture theaters
Adult peep shows
Adult video stores
Massage establishments, not by certified professional

5.2 AGRICULTURAL USES

Agricultural Uses
Home gardens
Community gardens
Greenhouses (private)
Urban farming

5.3 CIVIC/INSTITUTIONAL USES

Civic / Institutional Uses
Art galleries (publicly owned)
Governmental buildings
Hospitals (publicly owned)
Libraries (publicly owned)
Museums (publicly owned)
Parks (privately owned with private commercial activities)
Parks (privately owned with no private commercial activities)
Parks (publicly owned with no private commercial activities)
Places of assembly (arena, auditorium, meeting room, community center)
Places of worship
Playgrounds (publicly owned with no private commercial activities)
Schools

5.4 INDUSTRIAL USES

Industrial Uses
Abattoirs (corrals and/or pens)
Acetylene gas manufacture
Acid manufacture
Ammonia manufacture
Arsenal
Asphalt manufacture
Asphalt refining
Automobile salvage yards
Bag cleaning

5.0 USE TABLES

5.4 INDUSTRIAL USES (CONTINUED...)

Industrial Uses
Blast furnace
Bleaching powder manufacture
Boiler works
Bottling plants
Brass foundries
Brassworks
Brick manufacture
Candle manufacture
Celluloid manufacture
Cement manufacture
Chlorine manufacture
Copper foundries
Copperworks
Curing (and/or tanning and storage) of green salted hides or skins
Dead animal (dumping, incineration and/or reduction)
Dextrine manufacture
Distillation (of bones, coal, and/or wood)
Dye stuff manufacture
Dyeing works and cleaning works
Emery cloth manufacture
Explosives (manufacture and/or storage)
Fat rendering
Fender repair shops
Fertilizer manufacture
Fireworks (manufacture and/or storage)
Flour milling
Forge plant
Fuel manufacture
Garbage (dumping and/or reduction)
Gas (manufacture and/or storage)
Gelatin and size manufacture
Glass manufacture
Glucose manufacture
Glue manufacture
Grain milling
Gutta percha manufacture
Gypsum manufacture
Iron foundries
Ironworks
Lamp black manufacture
Leather (coloring and/or dressing)
Lime manufacture
Linoleum manufacture
Match manufacture

5.0 USE TABLES

5.4 INDUSTRIAL USES (CONTINUED...)

Industrial Uses
Meat packing
Metal (refining and/or smelting)
Milk (bottling plants and/or distributing plants)
Offal (dumping and/or reduction)
Oilcloth manufacture
Oiled goods manufacture
Ore reduction
Paint materials manufacture
Paper and/or paper pulp manufacture
Petroleum and/or petroleum products (refining and/or wholesale storage)
Pickle manufacture
Plaster-of-paris manufacture
Potash manufacture
Proxylin manufacture
Quarries
Refining materials
Refuse
Rock crushing
Rolling mills
Rubber manufacture
Salt works
Sand paper manufacture
Sauerkraut manufacture
Saw mills
Shoe polish manufacture
Smelting metals
Soap manufacture
Starch manufacture
Steel foundries
Steelworks
Stone mills
Stockyards (corrals and/or pens)
Storage (of barrels bottles iron, junk, rags, and/or scrap paper)
Stove manufacture
Sugar refining
Tar (distillation and/or manufacture)
Tar roofing manufacture
Terra cotta manufacture
Tile manufacture
Tobacco (chewing, manufacture and/or treatment)
Vinegar manufacture
Washing soda manufacture
Water proofing manufacture
Wool (pulling and/or scouring)
Yeast manufacture

5.0 USE TABLES

5.5 OFFICE USES

Office Uses
General (not exceeding 3,500 square feet)
Professional offices (not exceeding 3,500 square feet),
General and/or professional offices (exceeding 3,500 square feet)
Massage establishments (therapeutic, by certified professional only)

5.6 PARKING USES

Parking Uses
Automobile parking facilities (public or private, paid or free)
Off-street garages (public or private, paid or free)
Parking lots (associated with the use of a main building, public or private and paid or free)
Rear garages (private)

5.7 PRIMARY RETAIL USES

Primary Retail Uses
Amusement game arcades
Antique stores
Art galleries
Art studios
Bakery shops
Barber shops
Bars
Beauty supply stores
Billiards
Bookstores
Business incubators
Butcher shops
Carry-out restaurants with no indoor table service
Clubs (private)
Cafes
Coffee shops
Confectioneries
Craft beer breweries and/or tasting rooms/restaurants
Dance halls
Delis
Distilleries and/or tasting rooms/restaurants
Drug stores
Dry goods shops
Establishments selling alcohol by the glass which do not have a restaurant permit
Florist shops
Free standing package liquor stores
Furniture stores (new)

5.0 USE TABLES

5.7 PRIMARY RETAIL USES (CONTINUED...)

Primary Retail Uses
Furniture stores (new)
Gift shops
Grocery stores
Hardware stores
Hobby shops
Ice cream shops
Lodges (private)
Magazine stores
Microbreweries and/or tasting rooms/restaurants
Outdoor dining
Pet shops
Pinball/video arcades
Pool halls
Record stores
Restaurants
Restaurants with a walk up window
Retail stores
Second hand or junk clothing retail shops
Smoke shop or tobacco store
Stationary stores
Tattoo and/or body piercing parlors
Taverns
Tea shops
Theaters
Therapeutic massage by certified professionals
Toy shops
Video stores
Vintage shops
Yoga studios

5.8 REAR, ANCILLARY BUILDING USES

Rear, Ancillary Building Uses
Accessory structures (with residential unit only)
Accessory structure (with residential unit and private parking garage)
Accessory structure (with private parking garage only)
Carriage houses
Granny flats
Tool sheds and/or storage buildings

5.0 USE TABLES

5.9 RESIDENTIAL USES

Residential Uses
Attached single-family dwelling
Courtyard buildings
Courtyard rowhouses
Detached single-family dwelling
Duplexes
Flex buildings
Fourplexes
Home occupations
High-rise residential buildings
Live work units
Multiple-family dwellings (not exceeding four families)
Multiple-family dwellings (exceeding four families)
Rowhouses
Semi-attached two-family dwellings
Semi-detached two-family dwellings
Stacked flats
Townhouses and/or townhomes (not exceeding one family)
Triplexes
Two-family dwellings

5.10 SECONDARY RETAIL USES

Secondary Retail Uses
Any use with a drive-thru window
Automobile dealers, parts, service or repair shops
Automobile/truck/equipment rental shop with outside storage
Car washing or detailing facilities
Computer stores
Catering establishments
Cell phone, beeper or pager stores
Convenience food stores
Electronics shops (new, used and/or rent-to-own)
Dry cleaning pick-up stations
Financial institutions and/or banks
Film studios
Fitness centers
Funeral parlors
Furniture stores (used and/or rent-to-own)
Greenhouses (for commercial sale purposes)
Gyms / Gymnasiums
Home appliance shops (new, used and/or rent-to-own)
Laundromats open anytime between midnight and 6:00am
Motor fuel pumping stations

5.0 USE TABLES

5.10 SECONDARY RETAIL USES (CONTINUED...)

Secondary Retail Uses
Open air farmers and produce markets
Open storage
Pawnbrokers
Pawn shops
Pet boarding facilities (kenneling and/or daycare)
Pet services (grooming and/or veterinarian)
Printing shops
Public or private storage facilities
Recording studios
Rent-to-own shops
Retail (which includes a sales or service window)
Salvage storage (retail or wholesale)
Sheetmetal shops
Shoe repair shops
Short-term loan or check cashing establishments
Tinsmith shops
Warehousing or inside storage
Wholesale business

5.11 SPECIAL USES

Special Uses
Adult day cares (24 hours or otherwise)
Babysitting centers
Bed and breakfast (guest, homestay and/or inn)
Blood donor facilities (that pay donors for their blood)
Boarding houses
Business research uses
Cemeteries
Children's home
Convalescent home
Daycare centers
Dormitories (a.k.a. Student housing)
Group homes
Halfway houses
Homes (for mentally handicapped physically handicapped, and/or the aged)
Hospitals
Hotels
Livery stables
Nursing homes
Outdoor pay telephones

5.0 USE TABLES

5.11 SPECIAL USES (CONTINUED...)

Special Uses
Parks (publicly owned with private commercial activities, penal institutions)
Playgrounds (privately owned with private commercial activities)
Playgrounds (privately owned with no private commercial activities)
Playgrounds (publicly owned with private commercial activities)
Residential facilities (for the treatment of alcohol and/or drug abuse)
Residential care facilities
Retirement centers
Riding academies
Rooming houses
Transitional housing

5.12 TEMPORARY USES

Temporary Uses
Construction buildings
Temporary buildings and/or structures
Seasonal businesses operating less than 11 months of the year and/or less than 4 days a week

5.13 UTILITY / COMMUNICATION USES

Utility / Communication Uses
Radio stations
Utility stations and/or towers

5.0 USE TABLES

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