

## **ORDINANCE 71282**

### **Summary**

**Board Bill Number 158**

**Primary Sponsor: Alderwoman Carol Howard**

**November 13, 2020**

Board Bill would establish the Bevo Mill Area Special Use District for an approximately 92.73 acre site in the Bevo Mill and Dutchtown Neighborhoods. The Special Use District Overlay zoning district, as permitted in the enabling **Ordinance 66941**, would prohibit certain uses and make others conditional uses that would otherwise be allowed in the underlying “F” Neighborhood Commercial, “G” Local Commercial & Office, “J” Industrial, and “K” Unrestricted Zoning Districts. It also provides additional regulations around lighting and signage, and height within a subarea of the district.

**BOARD BILL NUMBER 158**  
**FISCAL NOTE**

Preparer's Name Cecilia Dvorak

Phone Number or Email Address (will be available publicly) 314-657-3873

Bill Sponsor Alderwoman Carol Howard

<b>Bill Synopsis:</b>	Board Bill would establish the Bevo Mill Area Special Use District for an approximately 92.73 acre site in the Bevo Mill and Dutchtown Neighborhoods. The Special Use District Overlay zoning district would prohibit certain uses and make others conditional uses that would otherwise be allowed in the "F" Neighborhood Commercial, "G" Local Commercial & Office, "J" Industrial, and "K" Unrestricted Zoning Districts. It also provides additional regulations around lighting and signage, and height within a subarea of the district.
<b>Type of Impact:</b>	Zoning Change that will not impact cost to City.
<b>Agencies Affected:</b>	Zoning Office.

**SECTION A**

**Does this bill authorize:**

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? \_\_\_ Yes  X No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? \_\_\_ Yes  X No.
- A commitment of city funding in the future under certain specified conditions? \_\_\_ Yes  X No.
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? \_\_\_ Yes  X No.
- An execution or initiation of an activity as a result of federal or state mandates or requirements? \_\_\_ Yes  X No.

- A capital improvement project that increases operating costs over the current adopted city budget? \_\_\_ Yes  X No.
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? \_\_\_ Yes  X No.

**SECTION B**

- Does the bill require the construction of any new physical facilities? \_\_\_ Yes \_\_\_ No

- If yes, describe the facilities and provide the estimated cost:

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- Is the bill estimated to have a direct fiscal impact on any city department or office? \_\_\_ Yes \_\_\_ No

- If yes, explain the impact and the estimated cost:

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- Does the bill create a program or administrative subdivision? \_\_\_ Yes \_\_\_ No

- If yes, then is there a similar existing program or administrative subdivision? \_\_\_ Yes \_\_\_ No

- If yes, explain the how the proposed programs or administrative subdivisions may overlap:

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- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:

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Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

<b>Financial Estimate of Impact on General Fund</b>			
<b>Fiscal Impact</b>	<b><u>Year 1 (current)</u></b>	<b><u>Year 2</u></b>	<b><u>Year 3</u></b>
<b>Additional Expenditures</b>			
<b>Additional Revenue</b>			
<b>Net</b>			
<b>Financial Estimate of Impact on Special Funds</b>			
<b>Fiscal Impact</b>	<b><u>Year 1 (current)</u></b>	<b><u>Year 2</u></b>	<b><u>Year 3</u></b>
<b>Additional Expenditures</b>			
<b>Additional Revenue</b>			
<b>Net</b>			

- Describe any assumptions used in preparing this fiscal note:

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- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:

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- Have the financial estimates of this bill been verified by the City Budget Division?  
 Yes  No

○ If yes, by whom? \_\_\_\_\_ .

**ORDINANCE 71282**

**BOARD BILL NUMBER 158 INTRODUCED BY: ALDERWOMAN CAROL HOWARD/  
ALDERWOMAN BETH MURPHY/ ALDERMAN SHANE COHN**

1 An ordinance pertaining to Special Use Districts; establishing The Bevo Mill Area Special Use  
2 District (hereinafter the “Bevo SUD”); providing definitions and findings pertaining to said Bevo  
3 SUD; further providing use and conditional use regulations for said Bevo SUD; and containing  
4 an emergency clause and severability clause.

5 **WHEREAS**, the Revised Code of the City of St. Louis (“Code”) Chapter 26.73 (Ordinance  
6 66941) provides for the establishment of Special Use Districts (hereinafter “SUD”); and

7 **WHEREAS**, one of the purposes for creation of an SUD as an overlay zoning district for  
8 a specific Zoning Districts area is to assist in the implementation of the Strategic Land Use Plan,  
9 Commercial District Redevelopment Plan(s) and/or an adopted Neighborhood Plan for a specific  
10 geographic area of at least two (2) contiguous acres per a metes and bounds legal description;  
11 and

12 **WHEREAS**, the purpose for creation of an SUD as an overlay zoning district for a  
13 specific Zoning Districts area should also respond to well-defined health, safety, moral and/or  
14 general welfare problems, and shall state the problems addressed by any use being prohibited or  
15 limited within the SUD area; and

16 **WHEREAS**, this specific SUD is being adopted as an overlay district to reflect the  
17 character within the commercial zoning of the Bevo SUD (“F” Neighborhood Commercial  
18 District, “G” Local Commercial and Office District), and to encourage the redevelopment of  
19 industrial zoning districts in the Area (“J” Industrial District and “K” Unrestricted District) in a  
20 way that could support the commercial uses which contains existing and potential land uses with  
21 health, safety and/or general welfare problems.

1           **WHEREAS**, a specific SUD may deal with a range of criteria including specific criteria  
2 that addresses unique aspects of the identified problem land uses and the identified geographic  
3 area, maximum height of buildings, outdoor lighting, and signage.

4           **WHEREAS**, this specific SUD is intended to assist in the implementation of a planning  
5 process, the Bevo Great Streets Plan, which brought consensus from area neighborhood residents  
6 and business owners as to the type and character of development and uses they would like to see  
7 in this geography moving forward.

8           **NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

9           **SECTION ONE. Findings.** The Board of Aldermen hereby finds as follows:

10          **A)** The Special Use District (hereinafter “SUD”) established in this Ordinance will assist in the  
11 implementation of the Strategic Land Use Plan, Commercial District Redevelopment Plan(s)  
12 and/or an adopted Neighborhood Plan for a specific geographic area of at least two (2)  
13 contiguous acres per metes and bounds legal description as provided in Section Four, and  
14 depicted in **EXHIBIT A**, of this Ordinance (the “Boundaries”).

15          **B)** The SUD established in this Ordinance as an overlay zoning district for the specific Zoning  
16 District currently included within Boundaries of the SUD responds to well-defined health,  
17 safety, moral and/or general welfare problems, which problems include, but are not limited  
18 to, the following:

- 19               **i.** Difficulty in attracting new businesses and desired recreational uses to the Bevo  
20 SUD due to uncertainty about the establishment of conforming, but potentially  
21 undesirable and incompatible uses within; and

- 1           **ii.**    The Bevo SUD is within close proximity to schools and primarily single-family  
2                    residential neighborhoods where certain uses would be outside of the family-  
3                    oriented uses the area wishes to foster; and
- 4           **iii.**    Some uses tend to be predatory and could have a negative impact on the families  
5                    in the area who could fall victim to this type of establishment, which could be a  
6                    general welfare problem for an established family-oriented neighborhood; and
- 7           **iv.**    Where some uses which are currently already prohibited in a majority of the Bevo  
8                    SUD, there are areas which are currently industrially zoned and which are  
9                    envisioned as opportunities for new development that would be more well-suited  
10                  adjacent to residential and commercial mixed-use areas given the proximity to  
11                  neighborhood residences, and where certain type of industrial and auto uses  
12                  would not fit the desires of fostering a pedestrian-friendly atmosphere; and
- 13          **v.**     Certain uses may provide a necessary and desirable service to neighborhood  
14                  residents, the uses have the potential to be a detriment to public health, safety,  
15                  morals, or general welfare and allowing these uses as conditional would allow the  
16                  residents an opportunity to determine a limit in the number of these uses, as well  
17                  as the scale, hours of operation, or other aspects, on a case-by-case scenario; and
- 18          **vi.**    Certain uses often feature deactivated storefront windows with steel bars and  
19                  coverings to prevent the theft of valuable merchandise and are not conducive to  
20                  fostering the pedestrian-friendly, work/play destination the Bevo SUD wishes to  
21                  create, and provide an opportunity for the sale of stolen goods, which would  
22                  jeopardize the family-oriented environment the Bevo SUD wishes to build upon;  
23                  and

- 1           **vii.**    Certain uses cater to customers on a regional or auto-oriented level, as opposed to
- 2                           a local pedestrian level, and additionally have excessive curb cut access which
- 3                           goes against the desires of the neighborhood to foster a safe and walkable area;
- 4                           and
- 5           **viii.**    Uses that cover windows entirely with signage or other opaque materials are
- 6                           deactivating their storefront and can be detrimental to the inviting and welcoming
- 7                           pedestrian atmosphere the neighborhood wishes to foster and can ultimately be a
- 8                           factor to increasing levels of crime due to a sense on the street that no persons are
- 9                           around.

10   The SUD established in this Ordinance, as an overlay zoning district within the Boundaries of  
11   the Bevo SUD, will assist in the implementation of compatible and appropriate types of  
12   development and preservation per the Gravois/Morganford Redevelopment Plan (Ordinance  
13   65177 amended by Ordinance 71040), the Strategic Land Use Plan of the St. Louis  
14   Comprehensive Plan, and the Bevo Great Streets Plan commissioned by the East-West Gateway  
15   Council of Governments and completed in 2019. It is in the best interest of the residents of the  
16   City to establish this SUD Ordinance.

17   **SECTION TWO. SUD Established and Named.** There is hereby established The Bevo Mill  
18   Special Use District (hereinafter the “District”).

19   **SECTION THREE. SUD Boundaries.** The Boundaries of The Bevo SUD is depicted in

20   **EXHIBIT A** and is more particularly described as follows:

21   BEGINNING at the northeastern corner of Itaska Street and the alley of City Block 5542, also  
22   known as the westernmost corner of parcel 554200280 bearing N 15 degrees 26’25”E 477.5 feet  
23   to a point on the northwest corner or parcel 550500220; thence S 74 degrees 30’25”E 124.81 feet



1 along the northern parcel boundary of parcel 550500220 to a point on the northeast corner of said  
2 parcel; thence S 15 degrees 28'43"W 90 feet along the eastern boundary of parcel 550500240 to  
3 a point on the southeast corner of said parcel; thence south 81 degrees 21'15"E 60.43 feet to a  
4 point on the northwest corner of parcel 587300200; thence following the northernmost parcel  
5 boundary of said parcel and its prolongation south 55 degrees 36'3"E 396.474 feet to the  
6 northernmost corner of parcel 587300110; thence south 4 degrees 48'39"E 12.64 feet along the  
7 northeastern boundary of said parcel; thence south 64 degrees 17'31"E 15.99 feet across the  
8 north-south alley right of way line in city block 5873 to a point on the westernmost boundary of  
9 parcel 587300100; thence north 45 degrees 49'0"E a distance of 534.457 feet following said  
10 parcel boundary and its prolongation to parcel 546500250 in City Block 5465; thence north 55  
11 degrees 36'3"W 52.201 feet to the westernmost point of said parcel; thence north 36 degrees  
12 35'6"E for 119.54 feet along said westernmost parcel boundary to a point; thence north 80  
13 degrees 29'35"E 7.21 feet along the northernmost boundary of said parcel; thence south 55  
14 degrees 36'3"E for a distance of 68.09 feet following said parcel boundary; thence north 46  
15 degrees 2'20"E for 10.21 feet following said parcel boundary; thence south 55 degrees 35'59"E  
16 10.68 feet following said parcel boundary to a point on the westernmost corner of parcel  
17 546500240; thence north 34 degrees 23'57"E 160 feet to a point on the northernmost corner of  
18 parcel 546500220; thence crossing the Taft Ave right of way north 70 degrees 47'22"E a  
19 distance of 62.11 feet to the westernmost corner of parcel 532800380 in City Block 5328; thence  
20 following the westernmost parcel boundary of said parcel and its prolongation 142.12 feet to a  
21 point on parcel 532800350; thence north 79 degrees 27'15"E a distance of 7.07 feet to the  
22 northernmost corner on said parcel; thence south 55 degrees 29'40"E 20.16 feet along the  
23 boundary of said parcel; thence north 44 degrees 52'50"E a distance of 190.74 feet following the

1 boundary of said parcel and its prolongation across the Beethoven Ave right of way to the  
2 southern boundary of parcel 532700365 in City Block 5327; thence north 55 degrees 22'45"W a  
3 distance of 14.26 feet to a point at the westernmost corner of said parcel also being the  
4 southernmost point of parcel 532700380; thence north 34 degrees 37'10"E a distance of 120 feet  
5 along the eastern boundary of said parcel to a point on the easternmost corner of said parcel;  
6 thence south 75 degrees 29'40"E 40.39 feet along the northernmost boundary of parcel  
7 532700340 to a point on the westernmost corner of parcel 532700330; thence north 43 degrees  
8 4'23"E 122.44 feet along the western boundary of said parcel and following its prolongation to a  
9 point at the northernmost corner of parcel 532700310; thence across the Osceola Street right of  
10 way north 16 degrees 43'33"E a distance of 52.54 feet to the westernmost corner of parcel  
11 398700180; thence north 43 degrees 0'21"E a distance of 156.06 feet to the westernmost corner  
12 of parcel 398700150; thence north 39 degrees 23'28"E a distance of 161.66 feet along the  
13 western boundary of said parcel and its prolongation to a point at the northernmost corner of  
14 parcel 398700120; thence 37 degrees 49'19"E a distance of 60.12 feet across the Bingham Ave  
15 right of way to the southern boundary of parcel 562500140 in City Block 5625; thence north 55  
16 degrees 49'22"W a distance of 720.60 feet following said parcel boundary and its prolongation  
17 to the southernmost corner of parcel 562600110 in City Block 5626; thence north 34 degrees  
18 10'38"E a distance of 117.58 feet along the eastern boundary of said parcel and its prolongation  
19 to a point at the easternmost corner of the Balsch Ln right of way; thence north 55 degrees  
20 43'31"W a distance of 50 feet to the westernmost corner of parcel 562500140 in City Block  
21 5626; thence north 34 degrees 10'38"E 129.10 feet along the westernmost boundary of said  
22 parcel; thence south 55 degrees 59'1"E 38.90 feet to a point being the southernmost corner of  
23 parcel 562600080; thence north 34 degrees 0'59"E a distance of 257.52 feet along the eastern

1 boundary of said parcel to the easternmost corner of said parcel; thence south 56 degrees  
2 14'15"E a distance of 960.30 feet along the northern boundary of parcel 562600090 and its  
3 prolongation along the southern right of way line of Meramec St to the easternmost corner of  
4 parcel 562500080 in City Block 5625 and also being the northwest corner of the intersection of  
5 Gravois Ave and Meramec St right of way; thence south 50 degrees 40'38"E a distance of  
6 109.82 feet across the Gravois Ave right of way to a point at the northernmost corner of parcel  
7 632800225 in City Block 6328; thence south 56 degrees 9'51"E a distance of 196.81 feet along  
8 the northernmost boundary of said parcel to a point being the northernmost point of parcel  
9 632800100; thence south 33 degrees 57'45"W a distance of 40.21 feet along the western  
10 boundary to a point at the westernmost corner of said parcel; thence south 56 degrees 9'51"E  
11 following the southern boundary of said parcel and its prolongation for a distance of 210 feet to a  
12 point at the southernmost corner of parcel 632800140; thence south 33 degrees 57'45"W 40.21  
13 feet following the easternmost boundary of parcel 632800225; thence south 63 degrees 19'18"E  
14 50.41 feet across the Newport Ave right of way to a point being the northernmost corner of  
15 parcel 637100380 in City Block 6371; thence 56 degrees 7'44"E a distance of 285.88 feet  
16 following the northern boundary of said parcel to the easternmost corner of said parcel; thence  
17 south 34 degrees 29'15"W following the eastern boundary of said parcel and its prolongation for  
18 288.90 feet across the Bingham Ave right of way to the northern boundary of parcel 903900035  
19 in City Block 9039; thence south 51 degrees 3'56"E 16.31 feet to the easternmost corner of said  
20 parcel; thence south 33 degrees 37'52"W a distance of 532.521 feet following the eastern  
21 boundary of said parcel and its prolongation to the southernmost corner of parcel 903900025;  
22 thence south 55 degrees 44'38"E a distance of 301.60 feet to a point at the northernmost corner  
23 of parcel 903700030 in City Block 9037; thence south 33 degrees along the western boundary of

1 said parcel a distance of 60.74 feet; thence continuing along said boundary south 28 degrees  
2 19'44"W 33.12 feet; thence continuing along said boundary south 21 degrees 38'51"W 24.09  
3 feet; thence continuing along said boundary south 16 degrees 1'13"W 24.09 feet; thence  
4 continuing along said boundary south 10 degrees 23'37"W 24.09 feet; thence continuing along  
5 said boundary south 4 degrees 46'1"W 24.09 feet; thence continuing along said boundary south  
6 0 degrees 51'36"E 24.09 feet; thence continuing along said boundary south 6 degrees 29'11"E  
7 24.09 feet; thence continuing along said boundary south 12 degrees 6'50"E 24.09 feet; thence  
8 continuing along said boundary south 17 degrees 44'27"E 24.09 feet; thence continuing along  
9 said boundary south 25 degrees 42'19"E 44.06 feet to a point being the southernmost corner of  
10 parcel 903700020; thence north 55 degrees 41'48"W a distance of 573.80 feet following the  
11 southern boundary of said parcel and its prolongation across the Union Pacific Rail to the eastern  
12 boundary of parcel 903800010 in City Block 9038; thence south 27 degrees 26'32"E a distance  
13 of 359.82 feet following the eastern boundary of said parcel and its prolongation to a point being  
14 the southernmost corner of parcel 548700010 in City Block 5487; thence north 55 degrees  
15 39'53"W 96.80 feet along the southernmost boundary of said parcel to a point; thence north 34  
16 degrees 20'9"E a distance of 25 feet to a point; thence north 55 degrees 39'53"W 192.41 feet  
17 along the boundary of said parcel to a point being the westernmost corner of said parcel; thence  
18 north 34 degrees 10'59"E 94.46 feet along the boundary of said parcel; thence north 16 degrees  
19 20'2"W 32.66 feet to a point being the northernmost corner of said parcel; thence north 55  
20 degrees 41'44"W 4.28 feet along the southernmost boundary of parcel 903800010; thence north  
21 8 degrees 44'27"W 20.53 feet along the boundary of said parcel; thence north 55 degrees  
22 41'47"W 675.25 feet along the boundary of said parcel to a point being the easternmost corner of  
23 parcel 548600090 in City Block 5486; thence south 34 degrees 18'13"W 15 feet along the

1 easternmost boundary of said parcel; thence north 55 degrees 42'4"W 2.27 feet to a point; thence  
2 south 34 degrees 18'12"W a distance of 114.77 feet to a point being the southernmost corner of  
3 said parcel; thence north 55 degrees 39'53"W 140.62 feet; thence south 30 degrees 33'38"W  
4 50.11 feet across the Taft Ave right of way to a point being the easternmost corner of parcel  
5 527000100 in City Block 5270; thence south 34 degrees 24'26"W 105 feet along the eastern  
6 boundary of said parcel and its prolongation to a point being the easternmost corner of parcel  
7 527000080; thence south 74 degrees 10'59"W 39.08 feet along the eastern boundary of said  
8 parcel to a point being the easternmost corner of parcel 527000070; thence south 34 degrees  
9 24'25"W for a distance of 409.09 feet following the eastern boundary of said parcel and its  
10 prolongation to a point being the southernmost corner of parcel 527000225; thence north 55  
11 degrees 35'27"W following the southern boundary of said parcel a distance of 87.37 feet; thence  
12 south 32 degrees 23'10"W across Neosho St right of way a distance of 60.04 feet to a point  
13 being the easternmost corner of parcel 531313210 in City Block 5313; thence south 34 degrees  
14 16'47"W following the eastern boundary of said parcel and its prolongation a distance of 224  
15 feet to a point being the southernmost corner of parcel 531313205; thence south 66 degrees  
16 19'17"W across Newport Ct 47.12 feet to a point being the easternmost corner of parcel  
17 531313080; thence south 33 degrees 50'14"W following the eastern boundary of said parcel and  
18 its prolongation a distance of 152.75 feet to a point being the westernmost corner of parcel  
19 531313125; thence south 55 degrees 54'18"E 106 feet along the southern boundary of said  
20 parcel to a point being the southernmost corner of said parcel; thence south 34 degrees 16'47"W  
21 85.42 feet following the easternmost boundary of parcel 531313040 and its prolongation to a  
22 point being the southernmost corner of parcel 531313030; thence north 55 degrees 54'18"W  
23 following the southern boundary of said parcel a distance of 149.97 feet to a point being the

1 northernmost corner of parcel 531313500; thence south 34 degrees 16'47"W following the  
2 western boundary of said parcel 122.82 feet to a point being the westernmost corner of said  
3 parcel; thence north 55 degrees 54'19"W following the southernmost boundary of parcel  
4 531313027 and its prolongation a distance of 46.75 feet; thence south 41 degrees 35'10"W 59.98  
5 feet across Itaska St right of way to the northern boundary of parcel 564600080 in City Block  
6 5646; thence south 55 degrees 49'17"E 4.92 feet to a point being the easternmost corner of said  
7 parcel; thence south 34 degrees 24' 44"W 132.00 feet to a point on the northern boundary of  
8 parcel 564600050; thence south 55 degrees 49'19"E 65.23 feet to the easternmost corner of said  
9 parcel; thence following the eastern boundary of said parcel south 33 degrees 47'21"W 78.61  
10 feet to the southernmost corner of said parcel; thence 55 degrees 49'20"W 15.00 feet to the  
11 easternmost corner of parcel 564600040; thence 33 degrees 47'19"W 280.712 feet following the  
12 eastern boundary of said parcel and its prolongation to the southernmost corner of parcel  
13 564600110, also being the northern corner of the intersection of the McCullagh Pl and Delor St  
14 right of way ; thence S 31 degrees 42'58"W 60.05 feet across the Delor St right of way to a point  
15 on the northern boundary of parcel 565300035 in City Block 5653; thence S 55 degrees 57'20"E  
16 following said northern boundary 40.29 feet to the easternmost corner of said parcel; thence S 34  
17 degrees 11'54"W 230.37 feet following the eastern boundary to the southernmost corner of said  
18 parcel; thence north 56 degrees 13'17"W 291.37 feet following the southern boundary of said  
19 parcel and its prolongation to the westernmost corner of parcel 565300220; thence south 59  
20 degrees 43'43"W 112.76 feet across the Morgan Ford Rd right of way to the easternmost corner  
21 of parcel 529905050 in City Block 5299.05; thence 14 degrees 39'41"W 101.91 feet following  
22 the easternmost boundary of said parcel; thence north 74 degrees 5'46"W a distance of 7.19 feet  
23 continuing along said parcel boundary; thence south 21 degrees 20'52"W 69.14 feet following

1 said parcel boundary to the southernmost point of said parcel and also being the easternmost  
2 point of parcel 529905010; thence south 23 degrees 30'45"W 191.12 feet following said eastern  
3 parcel boundary; thence south 15 degrees 12'46"W 60.68 feet continuing along said parcel  
4 boundary to the southernmost point of eastern boundary of said parcel; thence north 74 degrees  
5 27'8"W 82.02 feet along the southern boundary of said parcel and also being the northern  
6 boundary of parcel 529906090 to a point at the convergence of said parcel with the southern  
7 boundary of parcel 529905010 and the north-south alley of City Block 5299.06; thence north 30  
8 degrees 17'56"E 11.28 feet following the 529905010 parcel boundary and the aforementioned  
9 alley right of way; thence north 60 degrees 1'52"W 15.42 feet following the southern boundary  
10 of said parcel also being the northern boundary of the aforementioned alley right of way; thence  
11 south 30 degrees 17'55"W 11.91 feet to a point being the easternmost corner of parcel  
12 529906060; thence south 44 degrees 27'2"W 327.16 feet following the eastern boundary of said  
13 parcel and its prolongation across the Eichelberger St right of way to a point being the  
14 easternmost corner of parcel 530000010 in City Block 5300; thence south 44 degrees 41'48"W  
15 422.22 feet along the eastern boundary of said parcel and its prolongation across the Frieda Ave  
16 right of way and continuing along the eastern boundary of parcel 530100300 in City Block 5301  
17 to a point on the eastern boundary of said parcel; thence 47 degrees 9'22"W 61.40 feet  
18 continuing along said parcel boundary also being the north south alley right of way in City Block  
19 5301 to a point on said parcel boundary; thence continuing along said parcel boundary 50  
20 degrees 33'32"W 24.73 feet to the southernmost corner of said parcel also being the  
21 northernmost corner of the aforementioned alley right of way and its intersection with the  
22 Gertrude Ave right of way; thence north 56 degrees 22'30"W 3.77 feet along the southern  
23 boundary of said parcel; thence south 50 degrees 20'26"W a distance of 63.01 feet across the

1 Gertrude Ave right of way to a point on the eastern boundary of parcel 530200430 in City Block  
2 5302; thence south 55 degrees 46'58"W 102.31 feet along the eastern boundary of said parcel to  
3 the southernmost corner of said parcel and also being the easternmost point of parcel 530200420;  
4 thence south 58 degrees 19'17"W 66.22 feet along the eastern boundary of said parcel and its  
5 prolongation and also being the right of way of the east west alley in City Block 5302 to a point  
6 being the easternmost point of parcel 530200400; thence south 60 degrees 17'48"W 66.86 feet  
7 following the eastern boundary of said parcel and its prolongation to the southernmost point of  
8 parcel 530200390 also being the northernmost corner of the alley right of way in City Block  
9 5302 and its intersection with the Bates St right of way; thence north 56 degrees 19'43"W 4.50  
10 feet to a point on the southern boundary of said parcel; thence south 54 degrees 19'7"W 64.14  
11 feet across the Bates St right of way to the easternmost point of parcel 587700230 in City Block  
12 5877; thence south 17 degrees 1'13"W 121.93 feet following the eastern boundary of said parcel  
13 and its prolongation to the southernmost point of parcel 587700220; thence north 72 degrees  
14 58'49"W 147.59 feet along the southern boundary of said parcel to a point being the  
15 westernmost point of the southern boundary of said parcel; thence south 80 degrees 25'44"W  
16 60.19 feet across the Wanda Ave right of way to a point being the easternmost corner of parcel  
17 587500050 in City Block 5875; thence south 73 degrees 17'31"W 526.14 feet following the  
18 southern boundary of said parcel and its prolongation and also being the northern right of way of  
19 the east west alley in City Block 5875 and its prolongation across the Dresden Ave right of way  
20 to a point being the easternmost corner of parcel 606322085 in City Block 6063.22; thence south  
21 57 degrees 40'53"W 61.03 feet along the southern boundary of said parcel; thence south 54  
22 degrees 32'1"W 87.60 feet continuing along the southern boundary of said parcel and its  
23 prolongation to a point on the southern boundary of parcel 606322060; thence 51 degrees



1 24'2"W 62.21 feet continuing along said parcel boundary; thence south 48 degrees 46'31"W  
2 62.72 feet continuing along said parcel boundary to a point on the southern boundary of parcel  
3 606322050; thence south 46 degrees 6'45"W 62.85 feet along said parcel boundary to a point on  
4 the southern boundary of said parcel; thence south 43 degrees 27'2"W 63.52 feet along said  
5 parcel boundary and its prolongation to a point on the southern boundary of parcel 606322040;  
6 thence south 40 degrees 0'47"W 134.47 feet continuing along said southern boundary line to a  
7 point being the southernmost corner of said parcel; thence north 45 degrees 49'30"W 132.49 feet  
8 along the western boundary to the westernmost corner of said parcel; thence north 34 degrees  
9 6'35"E 103.97 feet along the northern boundary of said parcel also being the Christy Blvd right  
10 of way to a point on said northern boundary line; thence north 38 degrees 2'31"E 34.73 feet  
11 along said parcel boundary to a point; thence north 41 degrees 31'35"E 69.57 feet along said  
12 parcel boundary and its prolongation to a point on the northern boundary of parcel 606322050  
13 also being a point on the southern edge of the Christy Blvd right of way; thence north 46 degrees  
14 11'38"E 69.54 feet to a point on said parcel boundary; thence north 19 degrees 23'45"W 103.05  
15 feet across the Christy Blvd and Gravois Ave rights of way to a point being the southernmost  
16 corner of parcel 533218545 in City Block 5332.18 also being the northeasternmost corner of the  
17 Christy Ave right of way and its intersection with the Gravois Ave right of way; thence north 0  
18 degrees 8'23"E 179.95 feet along the western boundary of said parcel also being the Christy Ave  
19 eastern right of way line to a point being the northwestern corner of said parcel; thence south 89  
20 degrees 51'38"E 127.5 feet along the northern boundary of said parcel and its prolongation, also  
21 being the east west alley right of way line in City Block 5332.18, to a point on the western  
22 boundary of parcel 533218510; thence north 0 degrees 8'24"E 54.96 feet along the western  
23 boundary of said parcel to a point; thence north 45 degrees 8'21"E 7.07 feet along the said parcel

1 boundary; thence south 89 degrees 51'38"E 107.5 feet along the northern boundary of said  
2 parcel and its prolongation to a point being the northeastern corner of parcel 533218480; thence  
3 south 88 degrees 8'43"E 50.02 feet across the Dresden Ave right of way to a point on the  
4 western boundary of parcel 533100460 in City Block 5331; thence north 0 degrees 8'23"E 61.50  
5 feet to a point being the northwestern corner of said parcel and also being the southernmost  
6 corner of the east west alley in City Block 5331 and its intersection with the Dresden Ave right  
7 of way; thence south 89 degrees 51'37"E 127.5 feet along the northern boundary of said parcel  
8 and its prolongation to a point on the western boundary of parcel 533100420; thence north 0  
9 degrees 8'23"E 25.29 feet to a point on said parcel boundary; thence north 45 degrees 8'48"E  
10 7.07 feet to a point on said parcel boundary; thence north 89 degrees 59'57"E 156.40 feet along  
11 the northern boundary of said parcel and its prolongation across the Cologne Ave right of way to  
12 a point on the western boundary of parcel 568000430 in City Block 5680; thence north 0 degrees  
13 9'18"E 54.62 feet to the northwestern corner of said parcel also being the southernmost corner of  
14 the east west alley of City Block 5680 and its intersection with Cologne Ave; thence south 89  
15 degrees 50'42"E 140.00 feet along the northern boundary of said parcel and its prolongation to a  
16 point being the northeastern corner of parcel 568000410; thence north 0 degrees 9'17"E 25.05  
17 feet to a point on the western boundary of parcel 568000400; thence north 45 degrees 9'22"E  
18 7.07 feet to a point on said parcel boundary; thence south 89 degrees 50'42"E 138.26 feet along  
19 the northern boundary of said parcel and its prolongation to a point being the easternmost point  
20 of the northern boundary of parcel 568000381 also being the southern corner of the east west  
21 alley in City Block 5680 and its intersection with the Bates St right of way; thence north 62  
22 degrees 43'27"E 50.02 feet across the Bates St right of way to a point on the western boundary  
23 of parcel 568100270 in City Block 5681; thence north 28 degrees 42'21"W 18.95 feet to the

1 easternmost corner of said parcel also being the southernmost corner of the east west alley in  
2 City Block 5681 and its intersection with Bates St; thence north 61 degrees 7'0"E 290.85 feet  
3 along the northern boundary of said parcel and its prolongation to the northernmost corner of  
4 parcel 568100220; thence north 52 degrees 11'34"E 63.15 feet across the Gertrude Ave right of  
5 way to a point on the northwest boundary of parcel 568200160 in City Block 5682 also being the  
6 southern corner of the east west alley of City Block 5682 and its intersection with the Gertrude  
7 Ave right of way; thence north 45 degrees 11'28"E 80.64 feet along the northern boundary of  
8 said parcel and its prolongation to a point being the westernmost point of parcel 568200145;  
9 thence north 16 degrees 39'31"E 67.40 feet along the northern boundary of said parcel and its  
10 prolongation to the northernmost point of parcel 568200140; thence south 55 degrees 6'15"E  
11 22.37 feet along the eastern edge of said parcel to a point being the westernmost corner of parcel  
12 568200125; thence north 46 degrees 18'11"E 148.21 feet along the northern boundary of said  
13 parcel to a point being the northernmost point of said parcel; thence south 55 degrees 4'16"E  
14 9.67 feet along the eastern boundary of said parcel to a point being the westernmost corner of  
15 parcel 568200100; thence north 33 degrees 45'28"E 50.62 feet along the northern boundary of  
16 said parcel to a point being the northern corner of said parcel; thence south 54 degrees 46'23"E  
17 49.37 feet along the eastern boundary of said parcel also being a point on the southern boundary  
18 of the Eichelberger St right of way; thence north 34 degrees 7'37"E 60.01 feet across the  
19 Eichelberger St right of way to a point being the westernmost corner of parcel 558100160 in City  
20 Block 5581; thence north 44 degrees 49'33"E 63.70 feet along the northern boundary of said  
21 parcel to a point being the northern corner of said parcel; thence north 45 degrees 7'58"W 44.37  
22 feet to the westernmost corner of parcel 558100150; thence north 44 degrees 43'40"E 648.16  
23 feet along the northern boundary of said parcel and its prolongation to a point being the

1 northernmost corner of parcel 558200150 in City Block 5582 also being the southernmost corner  
2 of the east west alley right of way in City Block 5582 and its intersection with the Wilcox Ave  
3 right of way; thence north 27 degrees 50'43"E 51.21 feet across the Wilcox Ave right of way to  
4 a point on the southern boundary of parcel 558300255 in City Block 5583; thence north 74  
5 degrees 38'13"W 28.64 feet along the southern boundary to a point being the westernmost  
6 corner of said parcel; thence north 15 degrees 19'17"E 125.66 feet along the westernmost  
7 boundary of said parcel to a point being the northernmost point of said parcel; thence south 74  
8 degrees 30'24"E 116.59 feet along the northern boundary of said parcel; thence north 44 degrees  
9 45'36"E 67.42 feet along the parcel boundary line and its prolongation to a point on the western  
10 boundary of parcel 558300210; thence north 15 degrees 31'31"E 761.19 feet along the western  
11 boundary of said parcel and its prolongation across the Delor St right of way and following the  
12 prolongation along the eastern boundary of the north south alley in City Block 5540 across the  
13 Wallace Ave right of way and following the prolongation along the eastern boundary of the north  
14 south alley in City Block 5541 across the Itaska St right of way to the POINT OF BEGINNING  
15 being the northeastern corner of the Itaska Street right of way and its intersection with the north  
16 south alley of City Block 5542, also known as the westernmost corner of parcel 554200280.

17 Additionally, the Boundaries of The Bowtie Subarea of the Bevo SUD is depicted in **EXHIBIT**  
18 **B** and is more particularly described as follows:

19 BEGINNING at the northeastern corner of Itaska Street and the alley of City Block 5542, also  
20 known as the westernmost corner of parcel 554200280 bearing N 15 degrees 26'25"E 477.5 feet  
21 to a point on the northwest corner or parcel 550500220; thence S 74 degrees 30'25"E 124.81 feet  
22 along the northern parcel boundary of parcel 550500220 to a point on the northeast corner of said  
23 parcel; thence S 15 degrees 28'43"W 90 feet along the eastern boundary of parcel 550500240 to

1 a point on the southeast corner of said parcel; thence south 81 degrees 21'15"E 60.43 feet to a  
2 point on the northwest corner of parcel 587300200; thence following the northernmost parcel  
3 boundary of said parcel and its prolongation south 55 degrees 36'3"E 396.474 feet to the  
4 northernmost corner of parcel 587300110; thence south 4 degrees 48'39"E 12.64 feet along the  
5 northeastern boundary of said parcel; thence south 45 degrees 58'43"W 130.79 feet along the  
6 eastern boundary to the southernmost point of said parcel; thence south 45 degrees 18'37"W  
7 50.93 feet across the Gannet St right of way to a point on the northern boundary of parcel  
8 587200020 in City Block 5872; thence south 55 degrees 38'7"E 135.9 feet along the northern  
9 boundary to the easternmost point of said parcel; thence south 82 degrees 39'8"E 100.63 feet  
10 across the Gravois Ave right of way to the northernmost point of parcel 531313050 in City Block  
11 5313; thence south 56 degrees 14'28"E across the northern boundary to the easternmost point of  
12 said parcel; thence south 33 degrees 50'14"W following the eastern boundary of said parcel and  
13 its prolongation a distance of 152.75 feet to a point being the westernmost corner of parcel  
14 531313125; thence south 55 degrees 54'18"E 106 feet along the southern boundary of said  
15 parcel to a point being the southernmost corner of said parcel; thence south 34 degrees 16'47"W  
16 85.42 feet following the easternmost boundary of parcel 531313040 and its prolongation to a  
17 point being the southernmost corner of parcel 531313030; thence north 55 degrees 54'18"W  
18 following the southern boundary of said parcel a distance of 149.97 feet to a point being the  
19 northernmost corner of parcel 531313500; thence south 34 degrees 16'47"W following the  
20 western boundary of said parcel 122.82 feet to a point being the westernmost corner of said  
21 parcel; thence north 55 degrees 54'19"W following the southernmost boundary of parcel  
22 531313027 and its prolongation a distance of 46.75 feet; thence south 41 degrees 35'10"W 59.98  
23 feet across Itaska St right of way to the northern boundary of parcel 564600080 in City Bock

1 5646; thence south 55 degrees 49'17"E 4.92 feet to a point being the easternmost corner of said  
2 parcel; thence south 34 degrees 24' 44"W 132.00 feet to a point on the northern boundary of  
3 parcel 564600050; thence south 55 degrees 49'19"E 65.23 feet to the easternmost corner of said  
4 parcel; thence following the eastern boundary of said parcel south 33 degrees 47'21"W 78.61  
5 feet to the southernmost corner of said parcel; thence 55 degrees 49'20"W 15.00 feet to the  
6 easternmost corner of parcel 564600040; thence 33 degrees 47'19"W 280.712 feet following the  
7 eastern boundary of said parcel and its prolongation to the southernmost corner of parcel  
8 564600110, also being the northern corner of the intersection of the McCullagh Pl and Delor St  
9 right of way ; thence S 31 degrees 42'58"W 60.05 feet across the Delor St right of way to a point  
10 on the northern boundary of parcel 565300035 in City Block 5653; thence S 55 degrees 57'20"E  
11 following said northern boundary 40.29 feet to the easternmost corner of said parcel; thence S 34  
12 degrees 11'54"W 230.37 feet following the eastern boundary to the southernmost corner of said  
13 parcel; thence north 56 degrees 13'17"W 291.37 feet following the southern boundary of said  
14 parcel and its prolongation to the westernmost corner of parcel 565300220; thence south 59  
15 degrees 43'43"W 112.76 feet across the Morgan Ford Rd right of way to the easternmost corner  
16 of parcel 529905050 in City Block 5299.05; thence 14 degrees 39'41"W 101.91 feet following  
17 the easternmost boundary of said parcel; thence north 74 degrees 5'46"W a distance of 7.19 feet  
18 continuing along said parcel boundary; thence south 21 degrees 20'52"W 69.14 feet following  
19 said parcel boundary to the southernmost point of said parcel and also being the easternmost  
20 point of parcel 529905010; thence south 23 degrees 30'45"W 191.12 feet following said eastern  
21 parcel boundary; thence south 15 degrees 12'46"W 60.68 feet continuing along said parcel  
22 boundary to the southernmost point of eastern boundary of said parcel; thence north 74 degrees  
23 27'8"W 82.02 feet along the southern boundary of said parcel and also being the northern

1 boundary of parcel 529906090 to a point at the convergence of said parcel with the southern  
2 boundary of parcel 529905010 and the north-south alley of City Block 5299.06; thence north 30  
3 degrees 17'56"E 11.28 feet following the 529905010 parcel boundary and the aforementioned  
4 alley right of way; thence north 60 degrees 1'52"W 15.42 feet following the southern boundary  
5 of said parcel also being the northern boundary of the aforementioned alley right of way; thence  
6 south 30 degrees 17'55"W 11.91 feet to a point being the easternmost corner of parcel  
7 529906060; thence south 44 degrees 27'2"W 276.23 feet following the eastern boundary of said  
8 parcel and its prolongation to a point being the southernmost corner of parcel 529906010;  
9 thence north 56 degrees 22'39"W 122.22 feet along the southern boundary to the westernmost  
10 corner of said parcel; thence north 87 degrees 0'22"W 107.20 feet across the Gravois Ave right  
11 of way to the southernmost corner of parcel 558100160; thence north 54 degrees 46'23"W 81.78  
12 feet along the southern boundary to the westernmost corner of said parcel also being the  
13 southernmost point of parcel 558100165; thence north 44 degrees 49'33"E 63.70 feet along the  
14 northern boundary of said parcel to a point being the northern corner of said parcel; thence north  
15 45 degrees 7'58"W 44.37 feet to the westernmost corner of parcel 558100150; thence north 44  
16 degrees 43'40"E 648.16 feet along the northern boundary of said parcel and its prolongation to a  
17 point being the northernmost corner of parcel 558200150 in City Block 5582 also being the  
18 southernmost corner of the east west alley right of way in City Block 5582 and its intersection  
19 with the Wilcox Ave right of way; thence north 27 degrees 50'43"E 51.21 feet across the Wilcox  
20 Ave right of way to a point on the southern boundary of parcel 558300255 in City Block 5583;  
21 thence north 74 degrees 38'13"W 28.64 feet along the southern boundary to a point being the  
22 westernmost corner of said parcel; thence north 15 degrees 19'17"E 125.66 feet along the  
23 westernmost boundary of said parcel to a point being the northernmost point of said parcel;

1    thence south 74 degrees 30'24"E 116.59 feet along the northern boundary of said parcel; thence  
2    north 44 degrees 45'36"E 67.42 feet along the parcel boundary line and its prolongation to a  
3    point on the western boundary of parcel 558300210; thence north 15 degrees 31'31"E 761.19  
4    feet along the western boundary of said parcel and its prolongation across the Delor St right of  
5    way and following the prolongation along the eastern boundary of the north south alley in City  
6    Block 5540 across the Wallace Ave right of way and following the prolongation along the  
7    eastern boundary of the north south alley in City Block 5541 across the Itaska St right of way to  
8    the POINT OF BEGINNING being the northeastern corner of the Itaska Street right of way and  
9    its intersection with the north south alley of City Block 5542, also known as the westernmost  
10   corner of parcel 554200280.

11   **SECTION FOUR. Use Regulations.** A building, structure or premises may be used for any  
12   purpose otherwise allowed in the respective Zoning District in which it is located except for the  
13   following uses, which are hereby prohibited:

- 14   **A)** Adult book stores;
- 15   **B)** Adult motion picture theaters;
- 16   **C)** Adult peep shows;
- 17   **D)** Any use that utilizes a sales or service window or facility for customers who are in cars  
18       (except for Financial Institutions, as defined and regulated in the Zoning Code);
- 19   **E)** Automobile repair facilities;
- 20   **F)** Automobile sales facilities (new or used);
- 21   **G)** Automobile washing and detailing facilities;
- 22   **H)** Automobile rental facilities;
- 23   **I)** Blood donor facilities that pay donors for their blood or blood plasma;



- 1 **J)** Check-Cashing Establishments, centers and/or services (except for Financial Institutions, as
- 2 defined and regulated in the Zoning Code);
- 3 **K)** Equipment rental requiring outside storage of equipment;
- 4 **L)** Free-standing cell phone towers, including installations on rooftops or at ground level, not to
- 5 include micro or small wireless facilities defined in Section 26.08 of the City of St. Louis
- 6 Zoning Code;
- 7 **M)** Gun stores, including sales of new or used firearms, ammunition, and firearm repair;
- 8 **N)** Laundromats open 24 hours a day;
- 9 **O)** Massage establishments operated by non-certified professionals;
- 10 **P)** Motor fuel pumping stations;
- 11 **Q)** Open storage;
- 12 **R)** Pawn shops and secondhand Stores which allow customers to exchange goods on-site for
- 13 money, store credit, other goods, or other forms of compensation;
- 14 **S)** Public storage facilities for rent or lease;
- 15 **T)** Rent-to-own furniture, electronics and/or home appliance shops;
- 16 **U)** Restaurants that sell products through a sales window to customers who are in cars, or to
- 17 customers who are in cars on the restaurant premises, or to customers who may consume the
- 18 sold products in cars parked on the restaurant premises;
- 19 **V)** Rooming Houses and Boarding Houses;
- 20 **W)** Short-Term Loan Establishments, including, but not limited to, vehicle and/or other such
- 21 personal property title loan centers or agencies (except for Financial Institutions, as defined
- 22 and regulated in the Zoning Code);
- 23 **X)** Utility stations or towers;

1 **SECTION FIVE. Conditional Use Regulations.** Notwithstanding any Zoning District Use or  
2 Conditional Use Regulations contained in the Zoning Code to the contrary, the following uses  
3 may only be allowed in the Bevo SUD conditional uses subject to the provisions of Section  
4 26.80.010 of the Zoning Code:

5 **A)** Beauty supply stores;

6 **B)** Bed & Breakfasts, all types;

7 **C)** Carry-out restaurants with no indoor tables;

8 **D)** Cell phone, beeper, or pager stores;

9 **E)** Convenience stores;

10 **F)** Laundromats open between the hours of 6AM and 12AM;

11 **G)** Multiple-family residential uses which would otherwise be prohibited per the regulations of  
12 Title 26 of the City of St. Louis Municipal Code, provided the regulations of 26.32 are met;

13 **H)** Package liquor stores;

14 **I)** Pinball/video and/or amusement game arcades;

15 **J)** Professional offices;

16 **K)** Restaurants that sell products through a sales window to pedestrians outside the building for  
17 immediate consumption by the customers either on or off the premises;

18 **L)** Seasonal businesses leasing locations on an annual basis, while utilizing the premises for  
19 access by the general public less than three (3) months of the year and/or less than four (4)  
20 days a week;

21 **M)** Secondhand retail shops;

22 **N)** Tattoo and/or body piercing parlors;

23 **O)** Vapor and hookah lounges/shops;

1 **SECTION SIX. Height Regulations in the Bowtie Subarea.** Section 26.73.030.A allows for  
2 the regulation of the maximum size or height of buildings within the SUD. Notwithstanding any  
3 provisions of the Zoning Code to the contrary, the Bowtie Subarea as defined and described in  
4 Section Four Boundaries of this ordinance, shall be restricted to six stories, or 60 feet maximum  
5 height, whichever is less, for all buildings and structures.

6 **SECTION SEVEN. Outdoor Lighting.** Section 26.73.030.A allows for the regulation of  
7 outdoor lighting within the SUD. Notwithstanding any provisions of the Zoning Code to the  
8 contrary, lighting visible from the exterior, including windows and doors, shall not permit rope  
9 lighting whether static, flashing, moving, or otherwise.

10 **SECTION EIGHT. Signage.** Section 26.73.030.A allows for the regulation of signage within  
11 the SUD. Notwithstanding any provisions of the Zoning Code to the contrary, with the exception  
12 of those uses specifically requiring window coverage per Chapter 26.70 of the zoning code,  
13 signage and window coverings shall be limited to 30% of all windows of a store frontage, and  
14 40% of each window.

15 **SECTION NINE. Nonconforming Uses; Appeals.** Notwithstanding any provisions of the  
16 Zoning Code to the contrary:

17 A) All businesses lawfully operating within the Bevo SUD on the effective date of this  
18 Ordinance, which such business or use would otherwise be prohibited or subject to the  
19 granting of a conditional use permit in order to conduct such business lawfully after the  
20 effective date of this Ordinance, shall hereby be considered legal and nonconforming  
21 uses.

22 B) But if any such existing business within the Bevo SUD does not have a valid occupancy  
23 permit held by the existing owner or operator and a valid business license from the City

1 of St. Louis held by such owner or operator, such business and use must be discontinued  
2 within no more than thirty (30) days from the date upon which the City issues notice of  
3 such unlawful occupancy or use.

4 C) No new owner or operator of a nonconforming use within the Bevo SUD shall be granted  
5 an occupancy permit to continue any such nonconforming use unless such new owner or  
6 operator accepts all conditions upon which previous permits and licenses for such  
7 operation were based, if any.

8 D) If a new owner or operator of a nonconforming use within the Bevo SUD applies for an  
9 occupancy permit more than thirty (30) days after the transfer of ownership, such  
10 application shall be denied.

11 E) If an owner or operator of a nonconforming use within the Bevo SUD discontinues its  
12 operations for more than thirty (30) days, any subsequent use in such a building, structure  
13 or premises shall conform to the regulations of the Bevo SUD.

14 F) Expanding legal nonconforming uses, or structural alterations to nonconforming  
15 buildings or structures, within the Bevo SUD are prohibited; and the City shall deny  
16 applications for any such expansion and/or structural alternations that do not comply with  
17 District regulations.

18 G) Owners or prospective owners or operators may appeal permit denials to the City's Board  
19 of Adjustment pursuant to the provisions of Chapter 26.84 of the Zoning Code, provided  
20 that any such appeals are made within thirty (30) days after a permit application is  
21 denied.

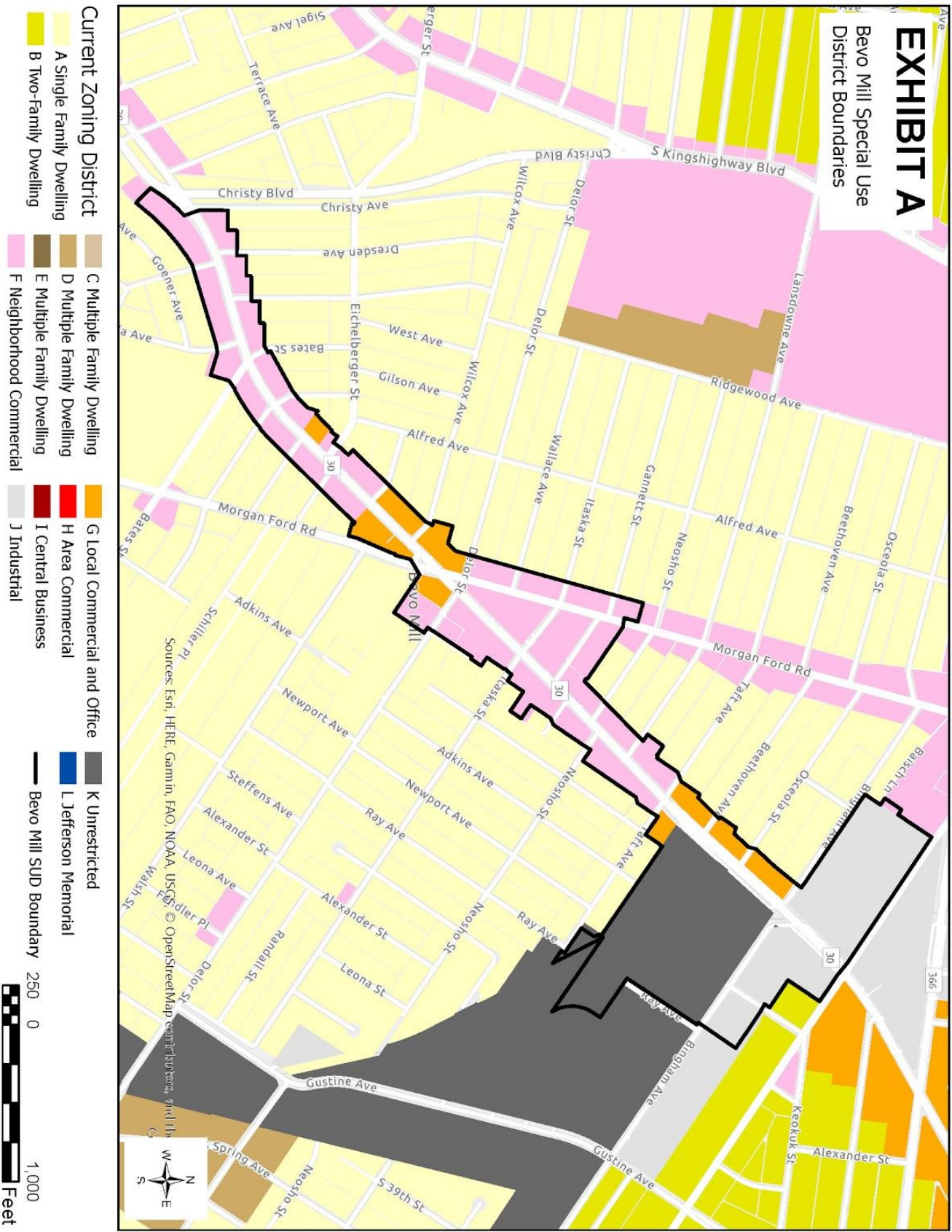
22 **SECTION TEN. Emergency Clause.**

1 This being an ordinance for the preservation of public peace, health, and safety, it is hereby  
2 declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of  
3 the Charter of the City of St. Louis and therefore shall become effective immediately upon its  
4 passage and approval by the Mayor.

5 **SECTION ELEVEN: Severability Clause.** It is hereby declared to be the intention of the  
6 Board of Aldermen that each and every part, section and subsection of this Ordinance shall be  
7 separate and severable from each and every other part, section and subsection hereof and that the  
8 Board of Aldermen intends to adopt each said part, section and subsection separately and  
9 independently of any other part, section and subsection. In the event that any part, section or  
10 subsection of this Ordinance shall be determined to be or to have been unlawful or  
11 unconstitutional, the remaining parts, sections and subsections shall be and remain in full force  
12 and effect, unless the court making such finding shall determine that the valid portions standing  
13 alone are incomplete and are incapable of being executed in accord with the legislative intent.

# EXHIBIT A

Bevo Mill Special Use District Boundaries



**EXHIBIT B**  
 Bevo Mill Special  
 Use District, Bowtie  
 Subarea Boundaries

- Current Zoning District**
- A Single Family Dwelling
  - B Two-Family Dwelling
  - C Multiple Family Dwelling
  - D Multiple Family Dwelling
  - E Multiple Family Dwelling
  - F Neighborhood Commercial
  - G Local Commercial and Office
  - H Area Commercial
  - I Central Business
  - J Industrial
  - K Unrestricted
  - L Jefferson Memorial
- Bevo Mill Subarea

