

BOARD BILL NO. 161 INTRODUCED BY: ALDERWOMAN INGRASSIA.

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

5 **WHEREAS**, Ordinance 66941 provides for the establishment of Special Use
6 Districts (hereinafter “SUD”); and

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

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

16 **WHEREAS**, the specific SUD is being adopted as an overlay district to reflect the
17 character in the northwest corner of The Lafayette Square Neighborhood, currently zoned
18 (“F” Neighborhood Commercial District, and “J” Industrial District which contain existing
19 land uses with health, safety and/or general welfare problems.

20

1 **BE IT ORDAINED BY THE CITY OF ST. LOUIS:**

2

3 **SECTION ONE. DEFINITIONS**

4 A. Except for terms defined below in this section, all terms used herein in this Ordinance
5 shall have the same meaning as those defined in Title 26 (hereinafter the “Zoning
6 Code”) of the Revised Code of the City of St. Louis, 1994, Annotated (hereinafter the
7 “Revised Code”)

8 B. “Lawfully occupied” shall mean that on the effective date of this Ordinance, or on the
9 effective date of any amendment to this Ordinance, a business owner or operator of a
10 business within the District held a valid occupancy permit and a valid business license
11 form the City of St. Louis.

12 C. “Non-conforming use” means any building, structure or land lawfully occupied with a
13 use on the effective date of this Ordinance, or on the effective date of any amendment
14 to this Ordinance, which on said effective date would otherwise be in conflict with one
15 or more of the regulations of The District.

16 D. “Nonconforming building” means any building which existed lawfully prior to the
17 effective date of this Ordinance, or on the effective date of any amendment to this
18 Ordinance, which on said effective date would otherwise be in conflict with one or
19 more of the regulations of The District.

20 E. “Nonconforming structure” means any structure which existed lawfully prior to the
21 effective date of this Ordinance, or on the effective date of any amendment to this
22 Ordinance, which on said effective date would otherwise be in conflict with one or
23 more of the regulations of The District.

1 **SECTION TWO. FINDINGS**

2 The board of Aldermen hereby finds as follows:

3 A. The Special Use District (hereinafter “SUD”) established in this Ordinance will assist
4 in the implementation of the Strategic Land Use Plan for a specific geographic area of
5 at least two (2) contiguous acres per the legal description as provided in Section Four
6 and depicted in Exhibit 1, of this Ordinance (the “Boundaries”).

7 B. The SUD established in this Ordinance will assist in the implementation of the
8 Lafayette Square Neighborhood-Urban Plan which was amended on April 11th, 2018
9 to provide a new vision for the north west corner of the Lafayette Square
10 neighborhood to include a high density mixed use development with a potential for
11 taller buildings that consider the existing topographic changes of the area.

12 C. The SUD established in this Ordinance as an overlay zoning district for the specific
13 Zoning Districts currently included within the Boundaries of the SUD responds to
14 well-defined health, safety, moral and/or general welfare problems, which problems
15 include, but are not limited to, the following:

16 1. The finding and declaration of blight per LCRA project #2278; Resolution No. 18-
17 LCRA-10338. More specifically the deterioration of property which constitutes an
18 economic and social liability to the City and presents a hazard to the health and
19 well-being of its citizens; and

20 2. Difficulty in attracting new development to the District due to the obsolescent uses
21 within the District.

22 D. It is in the best interest of the residents of the City to establish the SUD established in
23 this Ordinance.

1 **SECTION THREE. SUD ESTABLISHED AND NAMED**

2 There is hereby established The Lafayette Square Special Use District (Hereinafter the
3 “District”).

4 **SECTION FOUR. SUD BOUNDARIES**

5 The Boundaries (hereinafter, the “Boundaries,” or “SUD Boundaries”) of The District
6 are hereby described below by a metes and bounds description of an overall area creating a
7 SUD of approximately 10.1 acres more or less, and depicted in Exhibit 1 attached hereto,
8 hereby made a part of this Ordinance by this reference:

9 Beginning at the southeast corner of the intersection of Jefferson Avenue and
10 Chouteau Avenue; and proceeding along the following city parcel boundary lines, and their
11 prolongations, in a general clockwise direction generally east approximately 1264.17 feet
12 along Jefferson Avenue to a point on the eastern boundary of City Parcel Number 2276-04-
13 0025, commonly known as 2118-30 Chouteau Avenue; thence generally south
14 approximately 272.83 feet along the same parcel boundary to a point on the southeastern
15 most corner of the same parcel boundary; thence generally west approximately 265.15 ft
16 along the boundary of City Block Number 2276.04 to a point; thence generally south
17 approximately 25.07 feet along the same City Block to a point; thence generally west
18 approximately 25.03 feet along the same City Block to a point on the southeastern most
19 corner of City Parcel Number 2268-00-0045, commonly known as 1001 Mackay Place;
20 thence continuing generally west approximately 24.44 feet along the southern boundary of
21 the same parcel to a point; thence generally south 200.90 feet along the eastern boundary of
22 City Parcel Number 2268-00-0350, commonly known as 1116 Missouri Avenue, to a point;
23 thence generally west approximately 355.83 feet along the southern boundary of the same

1 parcel to a point, thence generally north approximately 179.98 feet along the western
2 boundary of the same parcel to a point at the intersection of the street centerline of LaSalle
3 Street; thence generally west approximately 606.72 feet along the street centerline of
4 LaSalle Street, thence generally north approximately 314.89 feet along the western
5 boundary of City Parcel Number 2262-00-0100, commonly known as 1022 S Jefferson
6 Avenue to the point of beginning.

7 **SECTION FIVE. PROHIBITED USES**

8 A building, structure or premises may be used for any purpose otherwise allowed in
9 the respective Zoning District in which it is located except for the following uses, which
10 are hereby prohibited:

- 11 A. Automobile body or fender repair shops
- 12 B. Auto detailing and washing
- 13 C. Dying and cleaning works
- 14 D. Laundries
- 15 E. Livery stables and riding academies
- 16 F. Milk Distributing and bottling plants
- 17 G. Motor fuel pumping stations
- 18 H. Package liquor stores
- 19 I. Printing shops
- 20 J. Tinsmith or sheet metal shops
- 21 K. Used or new car sales, car leasing or car rental lots
- 22 L. Wholesale business

1 **SECTION SIX. CONDITIONAL USES**

2 With the exception of those uses listed in Section Five above, a building, structure or
3 premises may be used for any purpose otherwise allowed in the respective Zoning District
4 in which it is located. If not permitted within the respective Zoning District in which it is
5 located, the following uses may be permitted subject to the conditional use provisions of
6 Section 26.80.010:

- 7 A. Bed & Breakfast – Homestay, Guesthouse & Inn
- 8 B. Group Homes
- 9 C. Multiple-Family Dwellings

10 **SECTION SEVEN. SUD HEIGHT REGULATIONS**

11 Where City Block 2268 is located south of LaSalle Street, no building shall exceed 6
12 stories or 75 feet in height, whichever is less. In all other areas of the SUD, no building
13 shall exceed 12 stories or 150 feet in height, whichever is less.

14 **SECTION EIGHT. NONCONFORMING USES; APPEALS**

15 Notwithstanding any provisions of the Zoning Code to the contrary:

- 16 A. All businesses lawfully operating within the District on the effective date of this
17 Ordinance, which such business or use would otherwise be prohibited or subject to the
18 granting of a conditional use permit in order to conduct such business lawfully after
19 the effective date of this Ordinance, shall hereby be considered legal and
20 nonconforming uses.
- 21 B. But if any such existing business within the District does not have a valid occupancy
22 permit held by the existing owner or operator and a valid business license from the

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

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

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

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

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

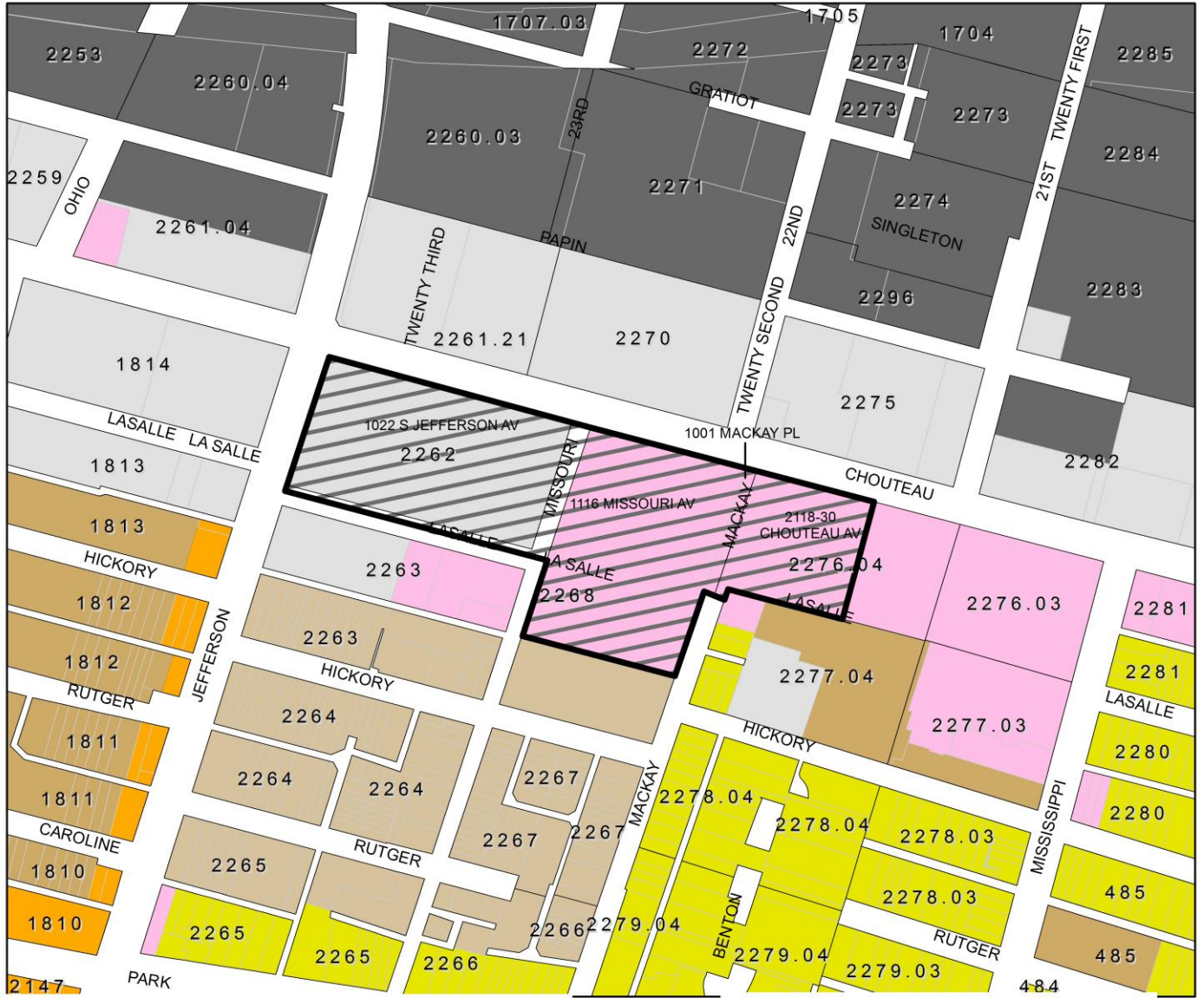
22

1 **SECTION NINE. EMERGENCY CLAUSE.**

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

6

EXHIBIT 1 Boundaries



Zoning Districts

- SUD
- B Two-Family Dwelling District
- C Multiple-Family Dwelling District
- D Multiple-Family Dwelling District
- F Neighborhood Commercial District
- G Local Commercial District
- J Industrial District
- K Unrestricted District

Lafayette Square Area SUD

- City Blocks
- Rezoning Area
- Parcels