

St. Louis City Ordinance 64868

FLOOR SUBSTITUTE

BOARD BILL NO. [99] 267

INTRODUCED BY ALDERMAN ALFRED WESSELS, STEPHEN GREGALI,
JAMES SONDERMANN, MARGARET VINING, KENNETH ORTMANN,
GREGORY CARTER, PHYLLIS YOUNG, PARRIE MAY

An Ordinance pertaining to the zoning code by repealing Section 26.08.105 of Section 2 of Ordinance #62588, approved on April 7, 1992; repealing Section 26.20.020 and Section 26.20.090 of Section 3 of Ordinance #62588, approved on April 7, 1992; repealing Section 26.24.020 and Section 26.24.080 of Section 7 of Ordinance #59979, approved on July 30, 1986, and enacting in lieu thereof five new sections establishing a definition for conversion town houses and establishing use and density regulations for conversion town houses in **◆A◆** Single-Family and **◆B◆** Two-Family Dwelling Districts within the City of St. Louis; and containing an emergency clause..

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Section 26.08.105 of Section 2 of Ordinance of Ordinance #62588, approved on April 7, 1992; Section 26.20.020 and Section 26.20.090 of Section 3 of Ordinance #62588, approved on April 7, 1992; and Section 26.24.020 and Section 26.24.080 of Section 7 of Ordinance #59979, approved on July 30, 1986, are hereby repealed and enacting in lieu thereof five new sections which shall be numbered and read as follows;

SECTION TWO. 26.08.105 Conversion town house.

A town house as defined in Section 26.08.435; except that such town house is the product of a reconstruction or rehabilitation of a previously constructed dwelling, that the total number of town houses resulting from the reconstruction or rehabilitation is equal to or less than the total number of dwelling units previously existing in the dwelling, that the total floor area of the previously constructed dwelling shall not be increased resulting from the reconstruction or rehabilitation of a previously constructed dwelling, and that the aggregate area of all the town house lots resulting from the reconstruction or rehabilitation is no less than the area of the lot of the previously existing dwelling. Reference to a town house in this Zoning Code includes reference to a conversion town house unless a conversion town house is specifically distinguished.

SECTION THREE. 26.20.020 Use regulations.

A building or premises shall be used only for the following purposes:

A. Single family dwellings:

1. Any dwelling is so defined as a single family residence because it is a house in which eight or fewer unrelated mentally or physically handicapped persons reside, and may also include two additional persons acting as houseparents or guardians who need not be related to each other or to any of the mentally or physically handicapped person residing in the home. The home may not be within 1,250 feet of another such home or dwelling.

B. Two-family dwellings which comply with the area and parking regulations of the **◆B◆** Two-Family Dwelling District where 40 percent or more of the frontage of a street is occupied by either two-family, semi-detached two-family or multiple-family dwellings;

C. Conversion town houses;

D. Home occupations, subject to the provisions of Section 26.80.060;

E. Publicly owned parks, playgrounds and libraries and privately owned parks and playgrounds wherein no service is rendered, or activities conducted, as a business;

F. Accessory structures and uses customarily incidental to any of the above uses except that, if the accessory structure is a garage, it shall only be a private garage that is located not less than 60 feet from the front line nor less than 4 feet from any side lot line nor exceeding 12 feet in height nor occupying more than 30 percent of a rear yard;

G. Temporary buildings for use incident to construction work, which buildings shall be removed upon the completion or abandonment of the construction;

H. Signs. See Chapter 26.88.

I. Babysitting Center. But no more than one on either side of the street in the same block.

SECTION FOUR. 26.20.090 Density of populations.

A. Except as provided in Section 26.20.020.B, there shall be a lot area of not less than four thousand (4,000) square feet for each dwelling unit. Lots of record prior to the effective date of Ordinance 45309 having an area of less than four thousand (4,000) square feet may be used for one (1) single-family dwelling provided the yard regulations of this section are complied with.

B. Conversion town houses dwellings shall not be required to have a minimum lot area.

SECTION FIVE. 26.24.020 Use regulations.

A building or premises shall be used only for the following purposes:

1. Any use permitted in the **◆A◆** Single-Family Dwelling District;
2. Two-family dwellings;
3. Semi-detached two-family dwellings or multiple-family dwellings for not more than four families, which comply with the area and parking regulations of the **◆C◆** Multiple-Family Dwelling District, where 40 percent or more of the frontage of a street is occupied by semi-detached two-family or multiple family dwellings;
4. Conversion town houses;
5. Accessory structures and uses customarily incidental to any of the above uses;
6. Temporary buildings for use incident to construction work, which buildings shall be removed upon the completion or abandonment of the construction.

SECTION SIX. 26.24.080 Density of population.

A. Single-family dwellings shall have a lot area of not less than four thousand (4,000) square feet, except that lots of record prior to the effective date of Ordinance 45309 may be used for one (1) single family dwelling provided the yard regulations of this section are complied with. Other dwellings, except as provided in Section 26.24.020.3., shall have a lot area of not less than two thousand five hundred (2,500) square feet for each dwelling unit.

B. Conversion town houses dwellings shall not be required to have a minimum lot area.

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

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
01/07/00	01/07/00	HUDZ		
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
01/28/00			02/04/00	02/11/00
ORDINANCE	VETOED		VETO OVR	
64868				