

BOARD BILL NO. 184 INTRODUCED BY ALDERMAN FRED WESSELS

1 An ordinance pertaining to the Zoning Code, repealing Chapter 26.48 pertaining
2 to the “H” Area Commercial District of Ordinance 59979, approved July 31, 1986,
3 and enacting in lieu there of a new chapter pertaining to the same Zoning district
4 and containing an emergency clause.

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

6 **SECTION ONE.** Section Thirteen of Ordinance 59979 is hereby repealed and
7 enacted in lieu thereof is the following:

8 **SECTION TWO.**

9 26.48.010 District regulations.

10 The regulations set forth in this chapter or set forth elsewhere in the zoning code
11 and referred to in this chapter are the district regulations in the H area
12 commercial district.

13 26.48.015 Purpose.

14 The purpose of the H area commercial district is to establish and preserve
15 general commercial areas consisting of shopping centers and commercial strips
16 where customers reach individual business establishments primarily by
17 automobile. This district is intended to provide diversified types of goods and
18 services to a large consumer population coming from an extensive area.

19 Regulations of this district are to facilitate the use of heavily trafficked areas
20 suitable for the operation of businesses catering to the general public, which
21 does not materially detract from nearby residential uses.

22 26.48.020 Use regulations.

BOARD BILL NO. 184 INTRODUCED BY ALDERMAN FRED WESSELS

1 The use regulations are the same as those in the G local commercial and office
2 district, **except that for any property located within 1,500 feet of an interstate**
3 **highway or ramp or right-of-way for the same, the area of any permitted use**
4 **exceeding seven thousand (7,000) square feet in any commercial structure**
5 **may be erected, enlarged, structurally altered or moved.**

6 26.48.025 Conditional uses.

7 The following conditional uses may be allowed in the H area commercial district,
8 subject to the provisions of Section 26.80.010:

9 A. Any use eligible to be a conditional use in the G local commercial and office
10 district.

11 B. Commercial use similar to those permitted in Section 26.48.020;

12 C. Any permitted or conditional use which utilizes a sales or service window or
13 facility for customers who are in cars except those carry-out restaurants
14 permitted in Section 26.48.020.

15 26.48.030 Parking and loading regulations.

16 The parking regulations are the same for uses enumerated in Chapters 26.20
17 through 26.44 inclusive.

18 26.48.040 Height regulations.

19 The height regulations are the same as those in the E multiple-family dwelling
20 district.

21 26.48.050 Area regulations.

BOARD BILL NO. 184 INTRODUCED BY ALDERMAN FRED WESSELS

1 For dwellings the area regulations are the same as those in the E multiple-family
2 dwelling district. For other buildings the following area regulations only shall be
3 required.

4 A. Front Yard. The front yard regulations are the same as those in the F
5 neighborhood commercial district.

6 B. Side Yard.

7 1. There shall be a side yard having a width of not less than five (5) feet on that
8 side of a lot which adjoins any dwelling district.

9 2. Where dwelling accommodations are hereafter created above any non-
10 dwelling use there shall be two (2) side yards each of eight (8) feet in width which
11 shall be increased in width six (6) inches for each additional story above the third
12 (3rd) story unless every room within that portion of the structure used for dwelling
13 purposes shall open directly upon a front yard or a rear yard of dimensions as
14 required in the E multiple-family dwelling district.

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

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