

Section 4 – Development Standards

These regulations supplement and qualify regulations contained elsewhere in this Ordinance. Unless otherwise stated, the regulations established by the adoption of this Ordinance shall apply to all districts established by this Ordinance.

4.1 – Off-Street Parking, Loading, and Stacking Requirements

4.1.1 - Intent and Purpose

It is the purpose of these off-street parking and loading requirements to provide for sufficient accessory use areas for the temporary parking of motor vehicles and for loading and unloading of transport vehicles associated with large multi-family dwellings, commercial uses, and industrial uses. The requirements for off-street parking and loading spaces are intended to reduce the congestion on the streets due to excessive use of such streets for parking and/or loading and unloading of motor vehicles.

4.1.2 - Applicability

For every use, activity, or structure permitted by this Ordinance, and for all buildings or structures erected in accordance with this Ordinance, there shall be provided sufficient space for access and off-street standing; parking; circulation; unloading and loading of motor vehicles that may be expected to transport their occupants, whether as patrons, residents, customers, employees, guests or otherwise, to an establishment, activity, or place of residence at any time under normal conditions for any purpose. Except as otherwise provided for in this Section, when a use is expanded or changed, accessory off-street parking and loading shall be provided in accordance with the regulations established by this Ordinance for the area or capacity of such expansion or change.

4.1.3 - Design and Load Requirements

1) Surfacing and Drainage of Parking Areas

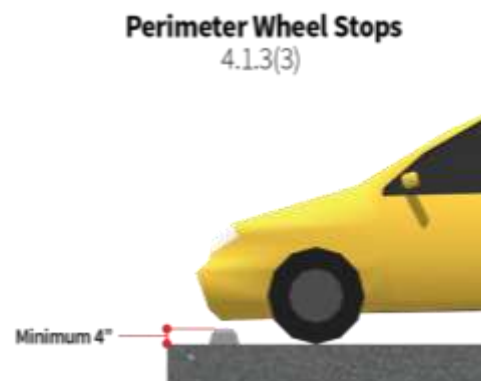
All open off-street parking areas and driveways shall be graded and paved with a durable dust-free and hard material, such as bituminous hot mix or portland cement concrete, or approved comparable material over a compacted gravel base of not less than four inches (4") thick. All parking areas and driveways shall be properly drained to avoid standing water or damage to adjacent property.

2) Surfacing and Drainage of Loading Areas

All loading spaces shall be improved with a compacted select gravel base, not less than four inches (4") thick and surfaced with portland cement concrete not less than six inches (6") thick.

3) Perimeter Curbing and Wheel Stops

Except for parking areas accessory to single-family dwellings, fixed and permanent wheel stops securely anchored into the ground or curbs of portland cement concrete or approved comparable material at least four inches (4") high shall be installed for each parking stall which is located along the perimeter of any off-street parking area. Such wheel stops, or curbing shall be so placed to prevent damage to landscaping, fences, or walls, and to prevent encroachment of vehicles into public walkways.



4.1.4 - Vehicular Access and Circulation

1) Access

Access to parking and loading areas: Off-street parking or loading areas shall be provided with vehicular access via curb-cuts and access drives from an improved street or alley which will least interfere with vehicular and pedestrian traffic flow. Except for off-street parking accessory to single-family dwellings, such parking areas shall be designed to prohibit motor vehicles backing into public streets, alleys, or sidewalks.

Access to parking and loading spaces: Each off-street parking and loading space shall be accessible directly from an aisle or driveway. The only exception to this requirement is off-street parking associated with single family dwellings and parking reserved exclusively for vehicle sales, leasing, or rental.

2) Parking Area Delineations

All parking lots shall be striped to provide a visible indicator for vehicle circulation and parking maneuvers. Parking spaces and other circulation markings shall be restored, as necessary, to maintain a clear identification of separate parking spaces and other markings at all times.

3) Traffic Control

Vehicular traffic to, from, and within an off-street parking or loading area shall be controlled by appropriate traffic control signs, surface markings, and curb islands. All parking areas which will, in the opinion of the Public Works Director or his/her designee, generate a significant volume of traffic movement shall have its entrances clearly marked and designated as to direction of traffic flow or other conditions of use of the access driveway by the use of low-profile signs.

4.1.5 - Location of Parking Spaces

All required off-street parking shall be provided on the same lot occupied by the use or building to which it is appurtenant unless otherwise provided for in this Section.

4.1.6 - Shared and Remote Parking

One (1) parking area may contain required spaces for other adjacent uses, but except as otherwise provided for in this title, the required parking spaces assigned to one (1) use shall not be credited to any other use. To the extent that two (2) or more adjacent uses experience peak parking demand at different times, some parking spaces may be counted as meeting the demand for both uses. In determining the parking requirements where the uses intend to share parking, Public Works Director or his/her designee will establish the peak hourly demand by calculating such need from the appropriate methodology set out in the most recent version of the ITE reference manual or on the basis of a Parking Demand Study. Persons intending to take advantage of this provision shall be required to demonstrate that an enforceable agreement exists between the parties who intend to share the parking.

4.1.7 - Parking and Loading Area Setback Requirements

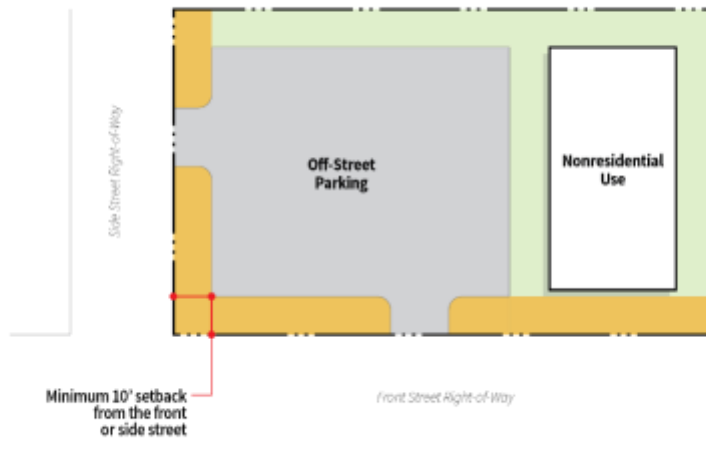
1) Nonresidential

- a) **Setback of parking spaces:** Parking spaces for nonresidential uses shall not occupy any part of a site between the street right-of-way and ten feet (10') from the front or side street right-of-way. A variance to this may be granted for a lot of record, if the lot depth is one hundred and thirty feet (130') or less or, in the case of a corner lot, the lot width is one hundred and thirty feet (130') or less, but in no case shall parking spaces be closer than six feet six inches (6.5') from the front or side street right-of-way.
- b) **Setback of circulation aisles:** Parking circulation aisles and parking/loading maneuvering areas may be located in a required front yard, side yard, or rear yard; provided that a minimum of five-foot (5') setback is maintained between the paved area and the property line or right-of-way line. A variance to this may be granted for a lot of record, if the lot depth is one hundred and thirty feet (130') or less or, in the case of a

corner lot, the lot width is one hundred and thirty feet (130') or less, but in no case shall the variance allow for the encroachment of vehicles into the street right-of-way except for access drives.

Nonresidential Parking Setback Requirements

4.1.7(1)(a)



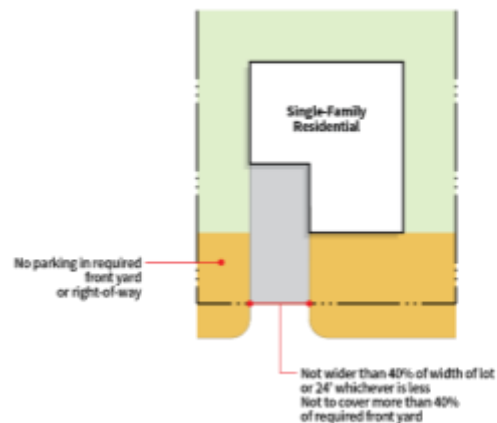
2) Single-Family Residential

On lots developed with single-family dwellings, no motor vehicle shall be permitted to be parked between the dwelling and any street unless such vehicle is parked upon a driveway. Said driveway shall conform to all of the following standards:

- a) Driveway entrances onto a public or private road shall not comprise more than forty percent (40%) of the width of the lot on which the driveway is located;
- b) The driveway shall not cover more than forty percent (40%) of the required front yard; and
- c) In all instances, no vehicle shall be parked so as to have any portion of the vehicle located over a public or private sidewalk or pedestrian way.

Single-Family Residential Parking Setback Requirements

4.1.7(2)



3) Loading

No loading space shall be closer than 50 feet (50') to any property in a residential district unless said space is completely enclosed by a building. No loading space shall be located within any area where parking is prohibited by this Ordinance.

4.1.8 - Dimensional Standards

Except for off-street parking associated with single-family dwellings and as otherwise provided in this section, the following minimum dimensional requirements shall apply to all off-street parking areas:

Parking Angle	Stall Width (W)	Stall Length (L)	Aisle Width (A)	Single Loaded Module Width (SL)	Double Loaded Module Width (DL)
0°	9'	21'	24'	20.5'	29'
45°	9'	18'	13'	32'	51'
60°	9'	18'	17'	38'	58'
90°	9'	18'	24'	42'	60'

1) Dimensional Standards of Loading Areas

Loading spaces shall be at least twelve feet (12') in width and twenty-five feet (25') in length (fifty feet (50') in length for tractor/trailer loading spaces), exclusive of vehicle maneuvering areas, and shall have a vertical clearance of at least fifteen feet (15').

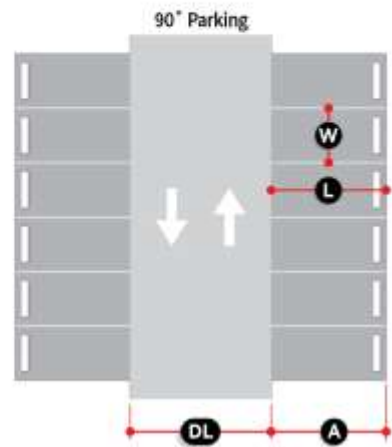
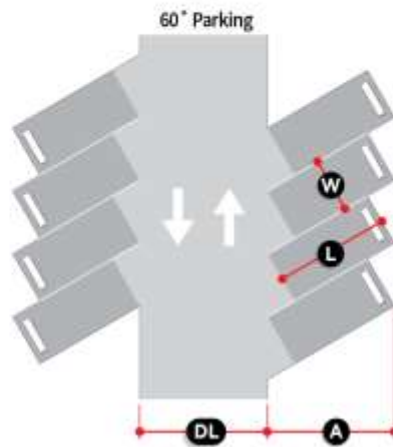
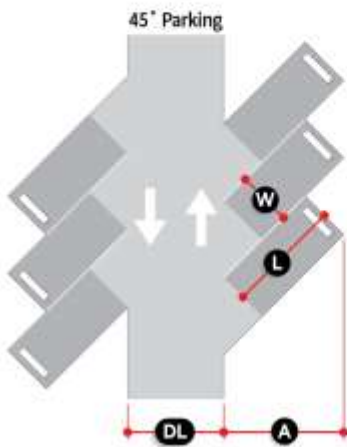
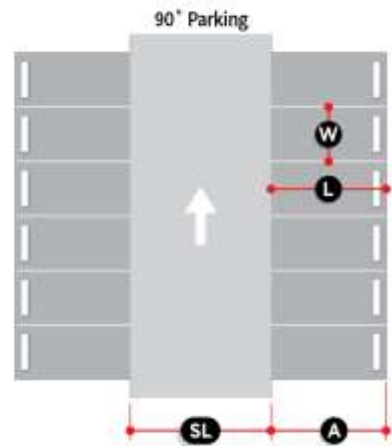
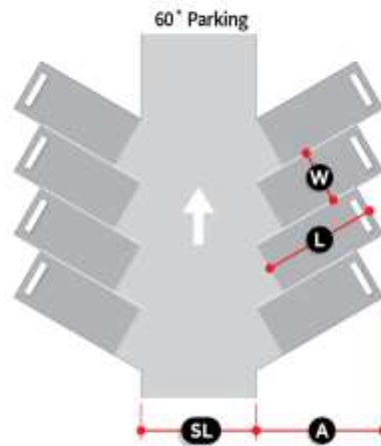
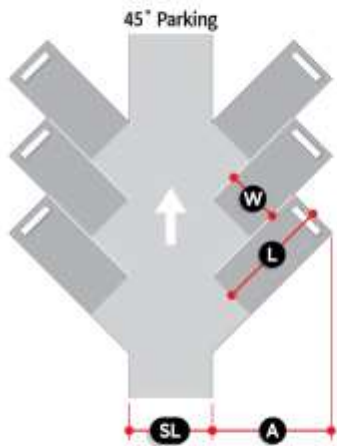
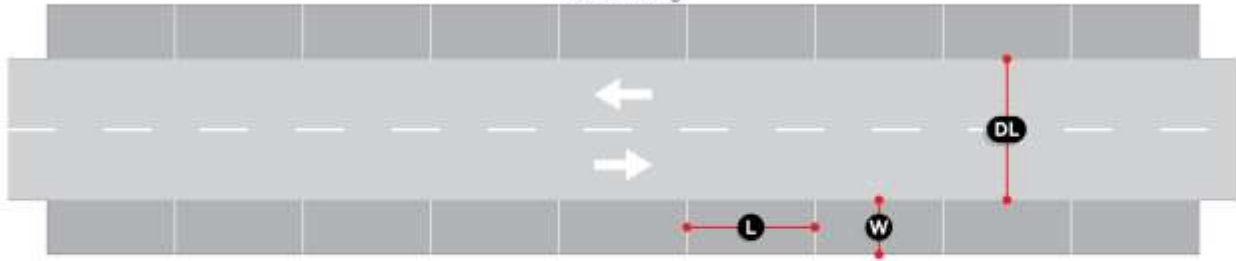
2) Exceptions to Dimensional Standards

- a) Additional aisle width may be required to accommodate emergency vehicles and equipment, or where the aisle serves as a principal means of access and circulation within the site, including access to loading spaces, drive-through facilities, or trash storage facilities.
- b) If the desired parking angle is not specified in this section, the Public Works Director or his/her designee may specify other equivalent dimensions associated with the desired parking angle by interpolating from dimensional standards specified in this section.
- c) Off-street parking spaces for vehicles, other than personal passenger vehicles, shall be of a size (exclusive of aisle, drives and maneuvering space) sufficient to accommodate the length and width of the vehicle as well as the opening of vehicle doors for ingress and egress.

Dimensional Standards

4.1.8

Parallel Parking



4.1.9 – Lighting

All parking areas shall be illuminated in accordance to the St. Louis County Lighting Regulations contained in the County Code, as amended.

4.1.10 – Americans with Disabilities Act Compliant Parking

The number of parking spaces for physically disabled persons shall comply with the standards set forth in the Revised Ordinances of St. Louis County as may be amended from time to time.

4.1.11 – Parking for Multiple Use Buildings

Unless otherwise specified in this section, the number of parking spaces required for land or buildings used for two (2) or more purposes, shall be the sum of the requirements for the various uses, computed in accordance with this section. Parking facilities for one (1) use shall not be considered as providing the required parking facilities for any other use.

4.1.12 – Prohibited Off-Street Parking Uses

Except as expressly permitted by this Ordinance, no off-street parking space or loading space shall be utilized for any other purpose. The following off-street parking uses are expressly prohibited:

- 1) Off-street parking or storage of vehicles on surfaces other than properly maintained and properly drained pavements complying with the construction requirements of Section 7.1.3.
- 2) Off-street parking of vehicles on any established lawn or landscaped area, except for vehicles required for performing repairs or construction on site.
- 3) Storage of mobile homes or use for dwelling purposes in any zoning district.
- 4) The use of recreational equipment or motor homes for living, sleeping or housekeeping purposes when parked or stored in any zoning district.
- 5) A motor vehicle, trailer, or other motorized equipment undergoing repairs or remodeling shall be in public view for a period not to exceed one (1) week. Any such motorized equipment shall be covered or kept within a shelter.
- 6) Parking of a vehicle, trailer, or boat upon any premises in the City designated by the Missouri Department of Transportation as a "commuter lot" for the principal purpose of displaying such vehicle, trailer, or boat for sale.

4.1.13 – Minimum Required Off-Street Parking Spaces

Except as otherwise expressly provided in this title, off-street parking spaces shall be provided with the parking ratio requirements of Table 4.1.13 below. In no instance shall there be permitted, off-street parking in excess of twenty percent (20%) of the off-street parking required in this title. If the designated use has two (2) or more parking ratio options, the option that requires the greater number of spaces shall be used. When computation of the required number of off-street parking spaces results in a requirement of a fraction space, a fraction of any amount shall be counted as one (1) space. Upon receiving a development application for a use not specifically listed in this title, the Public Works Director or his/her designee is authorized to apply the parking ratio specified for the listed use that he/she deems most similar to the proposed or establish a different minimum parking requirement on the basis of a Parking Demand Study.

Where floor area is the unit of measurement to determine the required number of off-street parking spaces, Gross Floor Area (GFA) shall be used. For the purposes of calculating required off-street parking spaces, designated outdoor dining, seating and sales areas shall be applied toward the floor area. When the number of employees is used as a measurement for determining the number of required parking spaces, it shall be based on the number of employees that can be expected to be on the premises during the largest shift, except as otherwise specified in this Ordinance. The number of employees shall be based on the use activity operating at full capacity.

Table 4.1.13 Off-Street Parking Requirements	
Use	Minimum Required Parking
<i>Single-family Dwellings</i>	
Single-family detached	2 per DU
Single-family attached	2 per DU
<i>Multi-family Dwellings</i>	
Multifamily Dwelling Fewer Than 5 Units	2 per DU
Multifamily Dwelling More Than 5 Units	2.25 per DU
Senior Housing	1 per 3 beds at capacity
Dwelling units located above ground floor as part of mixed use	2 per DU
Group homes	1 per 2 occupants
<i>Temporary Dwellings</i>	
Childcare facilities	1 per 300 GFA
Assisted living facility	1 per 2 occupants
Nursing homes	1 per 3 beds at capacity
<i>Hotels and Motels</i>	
Hotel	1.2 per room + seventy-five percent (75%) of requirement for any other use associated with the establishment
<i>Educational Uses</i>	
Nurseries or preschools	1 per 250 GFA
Schools (elementary, middle)	1.2 per classroom or 1 per 4 seats in main assembly area
Schools (high)	10 per classroom or 1 per 4 seats in main assembly area
Colleges and universities	1 per 200 GFA or 1 per 4 seats or as determined by PW Director
Vocational and trade schools	1 per 200 GFA or 1 per 4 seats or as determined by PW Director
<i>Religious</i>	
Places of worship	1 per 4 seats in main assembly area
Convents, monasteries and seminaries	1 per 4 seats in main assembly area
Cemeteries and mausoleums*	1 per 1.15 employees
Crematorium	1 per 300 GFA
Funeral homes (Personal Services)	1 per 4 seats in main assembly area
<i>Other Educational, Religious, Cultural</i>	
Library	1 per 500 GFA
Museums and Cultural Institutions	1 per 500 GFA
<i>Emergency Services*</i>	
Public Safety facility (police, fire, ambulance)	1.15 per employee
Municipal Buildings	1 per 200 GFA
<i>Recreation Uses</i>	
Health, athletic, recreation, and amusement facilities, indoor	1 per 200 GFA
Parks, playgrounds, and skating rinks publicly owned and operated	As determined by PW Director
Swimming pools, athletic fields, and other recreational facilities publicly owned and operated	As determined by PW Director
Amphitheatre, Bandshell, and Outdoor Theaters	1 per 4 seats in main assembly area
Swimming Pools and Aquatic Centers (Indoor and Outdoor) privately owned and operated	1 per 50 sq. ft. of water surface area
<i>Private club, lodge, and recreation facilities</i>	
Golf Course	60 per 9 holes +seventy-five percent (75%)of requirement for any other use associated with the establishment
Miniature Golf Course	3 per hole

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Bowling	3 per lane +seventy-five percent (75%)of requirement for any other use associated with the establishment
Marina	1.25 per slip
General Office Uses	
Banks, no drive-in	1 per 200 GFA
Banks, drive-in	1 per 300 GFA
Drive-up Automatic tellers	none required
Post office*	1 per 200 GFA
Other general offices	1 per 200 GFA
Professional Office Uses	
Service oriented business office	1 per 200 GFA
Contractor's office	1 per 200 GFA
Medical Uses	
Acute care center	1 per 150 GFA
Hospital	3 per bed
Medical or Dental Office	1 per 200 GFA
Services	
Hair, nail, tanning, and personal care services	1 per 200 GFA
Service and repair, clothing, and small appliance	1 per 300 GFA
Mail, copying, parcel, and printing services	1 per 300 GFA
Tattoo parlors	1 per 300 GFA
All other personal service-oriented uses	1 per 300 GFA
Laundries	
Launderettes (self-service dry cleaning)	1 per 250 GFA
Dry cleaning, processing on premises	1 per 250 GFA
Dry cleaning, processing done elsewhere	1 per 250 GFA
Commercial laundries	1 per 250 GFA
Animal Care Uses	
Animal Hospitals	1 per 250 GFA
Kennels and Pet Daycares	1 per 300 GFA
Pet grooming	1 per 250 GFA
General Retail	
Mixed commercial center	1 per 250 GFA
Bakeries	1 per 200 GFA
Candy and ice cream stores	1 per 200 GFA
Grocery stores	1 per 200 GFA
Liquor stores, package goods only	1 per 200 GFA
Business and office equipment	1 per 200 GFA
Clothing and costume rental	1 per 200 GFA
Pet shops	1 per 200 GFA
Lighting stores	1 per 200 GFA
Open sales lots	1 per 200 GFA
Plumbing, heating and air conditioning	1 per 200 GFA
Sale of liquid fuels (stored underground)	1 per 200 GFA
Secondhand stores and rummage shops	1 per 200 GFA
Gun shops	1 per 200 GFA
Adult Uses	1 per 200 GFA
Other Retail	1 per 200 GFA
Eating and Drinking Establishments	
Sit down Restaurants	1 per 200 GFA

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Drive through Restaurants	1 per 300 GFA
Taverns and brewpubs	1 per 200 GFA
Delivery Only/Carry-Out Restaurants	1 per 300 GFA
Delicatessens	1 per 200 GFA
<i>Meeting facility or Banquet Hall</i>	
Banquet Hall	1 per 4 seats in main assembly area
<i>Motor Vehicle Uses</i>	
Gasoline service/sales	1.25 per pump plus seventy-five percent (75%) of requirement for any other use associated with the establishment
Vehicle repair and service	4 per 25/stall
Car wash	1 per washing bay
Vehicle sales and rental	1 per 600 GFA + 1 per 2,000 sq. ft. of outdoor sales display area
<i>Wholesale, Distribution, and Storage Facilities</i>	
Wholesale sales	1 per 2,000 GFA
Distribution center	1 per 2,000 GFA + 100% of requirement for any use associated with the establishment
Garden supply and seed stores	1 per 600 GFA + 1 per 2,000 sq. ft. of outdoor sales display area
Nurseries	1 per 600 GFA + 1 per 2,000 sq. ft. of outdoor sales display area
Lumber yards	1 per 600 GFA + 1 per 2,000 sq. ft. of outdoor sales display area
Contractor supply houses	1 per 800 GFA
Auction sales	1 per 4 seats in main assembly area
Nonhazardous inside storage	1 per 1,600 GFA
Nonhazardous outside storage	1 per 1,600 GFA
<i>Industrial Uses</i>	
Laboratories, medical and dental	1 per 600 GFA
Research laboratories	1 per 600 GFA
Light manufacturing	1 per 600 GFA
Breweries and distilleries	1 per 600 GFA + seventy-five percent (75%) of requirement for any use associated with the establishment
<i>Communications Antenna Uses</i>	
Radio, cellular and television towers (manned)	1 per 200 GFA
<i>Major Utility Uses</i>	
Electric distribution, electric substation	As determined by PW Director
Gas regulator stations	As determined by PW Director
Microwave relay towers	As determined by PW Director
Sewage lift stations	As determined by PW Director
Static transformer stations	As determined by PW Director
Telephone exchanges	As determined by PW Director
Telephone transmission, equipment buildings	As determined by PW Director
Water system facilities	As determined by PW Director
Wastewater treatment plants	As determined by PW Director
Energy generating stations	As determined by PW Director
<i>Transportation Uses</i>	
Bus stations, bus garages, bus lots	As determined by PW Director
Taxi stands	As determined by PW Director

4.1.14 – Minimum Required Loading Spaces

On the same premises with every building erected and occupied for retail business, manufacturing, storage, store, hotel, hospital or other uses similarly involving the receipt or distribution of vehicles, materials or merchandise,

there shall be provided and maintained on the lot adequate space for standing, turning, loading, and unloading services in a manner that does not interfere with required parking and with the public use of streets and alleys.

4.1.15 – Stacking Spaces for Drive-Through Facilities

1) General Requirements

Every use having a drive-through facility shall provide stacking spaces. The following general standards apply to all stacking spaces and drive-through facilities:

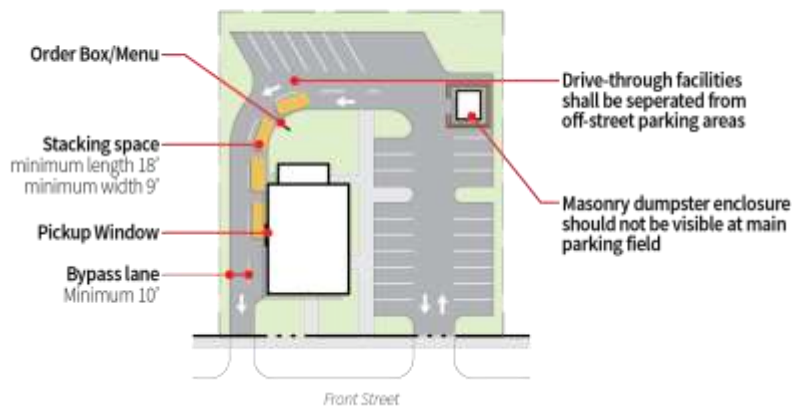
- a) Stacking spaces and lanes for drive-through stations are not to impede on- and off-street traffic movement, are not to cross or pass through off-street parking areas and are not to impede pedestrian access to a public entrance of a building.
- b) Drive-through lanes are to be separated from off-street parking areas. Individual lanes are to be striped, marked, or otherwise distinctly delineated.
- c) Approach lanes for drive-through facilities are to have the following minimum dimensions:
 - i. Nine feet (9') in width
 - ii. Eighteen feet (18') in length
- d) All drive-through facilities are to be provided with a bypass lane with a minimum width of ten feet (10').

2) Requirements by Use

Use	Minimum Stack	Measured From
Automated Teller Machine	Two (2) per machine	Teller Machine
Bank Teller Lane	Two (2) per lane	Teller or Window
Restaurant	Six (6) per order-box	Order-Box (four (4) of the required spaces are to be located between the order-box and pick up window, including the space at the order-box)
Carwash Stall, automatic	Five (5) per stall	Entrance
Carwash Stall, manual	Two (2) per stall	Entrance
Other	At the discretion of the Public Works Director	

Stacking Spaces for Drive-Through Facilities

4.1.15(1)



4.2 Landscape Requirements

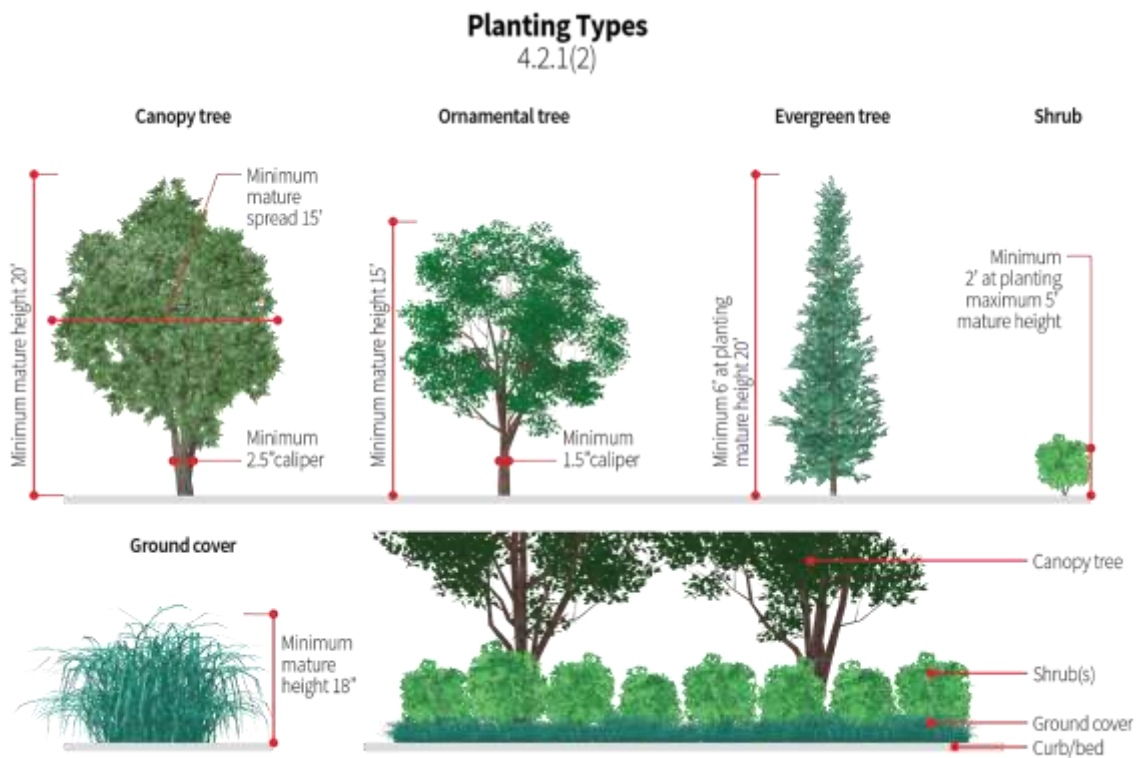
4.2.1 - Planting Specifications

1) General

Landscaping required by this Ordinance shall mean living plants in a combination of trees, shrubs, and/or ground cover. Unless otherwise stated in this Ordinance, all size specifications for plant materials shall be based upon the time of planting. When caliper is specified for tree planting, the caliper of the tree trunk shall be measured at twelve inches (12") above the ground level. Any plant materials used to meet the requirements of this section shall not include any plant material determined by the state of Missouri as an invasive species.

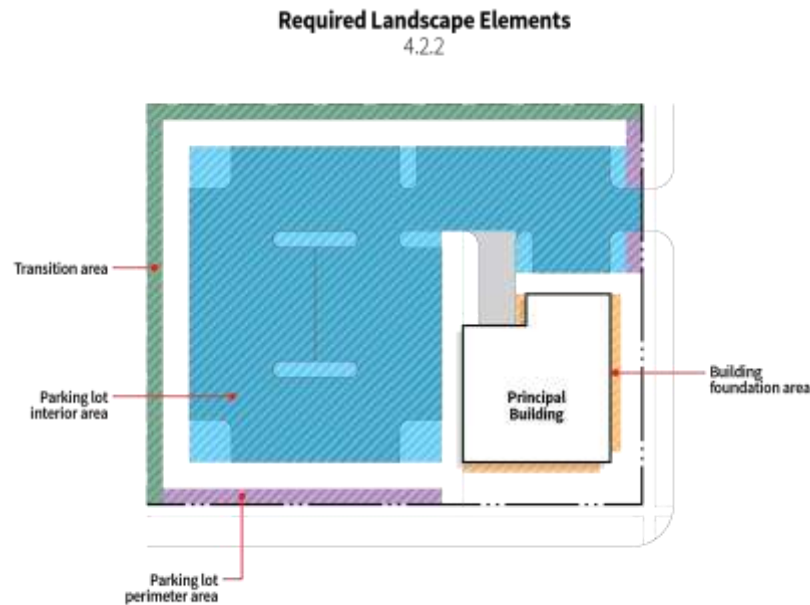
2) Planting Types

- a) **Canopy trees:** A hard wood plant having not less than a two and one-half inches (2.5") caliper and reaches a mature height of not less than twenty feet (20') and a mature spread of not less than fifteen feet (15').
- b) **Ornamental trees:** A hard wood plant having not less than a one and one-half inches (1.5") caliper and normally attains a mature height of at least fifteen feet (15') and usually has one (1) main stem or trunk and many branches. Several species may appear to have several stems or trunks.
- c) **Evergreen trees:** A tree having foliage that persists and remains green throughout the year and having a height of not less than six feet (6') at installation and maturing to a height of not less than twenty feet (20')
- d) **Shrub:** A woody perennial plant (deciduous or evergreen) of low to medium height characterized by multiple stems and branches continuous from its base and having a height of not less than two feet (2') and normally maturing to a height of not more than five feet (5').
- e) **Ground cover:** Plants, other than turf grass, normally reaching an average maximum height of not more than eighteen inches (18") at maturity.



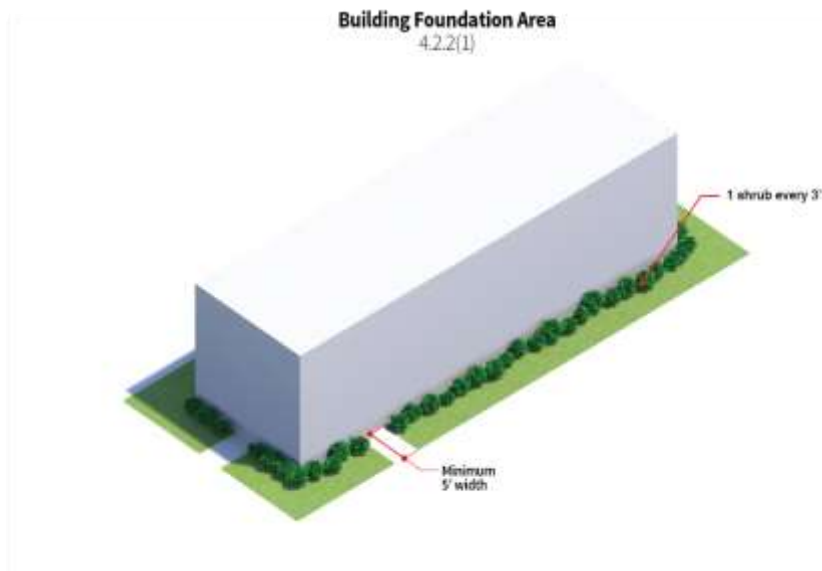
4.2.2 - Required Landscape Elements

The graphic below illustrates the location of the landscape and screening requirements detailed in this section.



1) Building Foundation Area

- a) A multi-family residential, non-residential, or mixed-use development is required to maintain a building foundation area at front and corner side yards of five feet (5') at a minimum.
- b) Foundation plantings shall be designed to supplement buffer yard plantings to frame important views, while visually softening long expanses of walls. Foundation plantings shall respond to the windows and materials of the building.
- c) Foundation plantings shall be installed across sixty percent (60%) of the length of the façade of the building, except where walkways and driveways are located.
- d) A minimum four-foot-wide (4' wide) hedge row shall be planted with one (1) shrub every three feet (3') on center, spaced linearly. Foundation plantings may also include trees, additional shrubs, grasses, perennials, and groundcover.

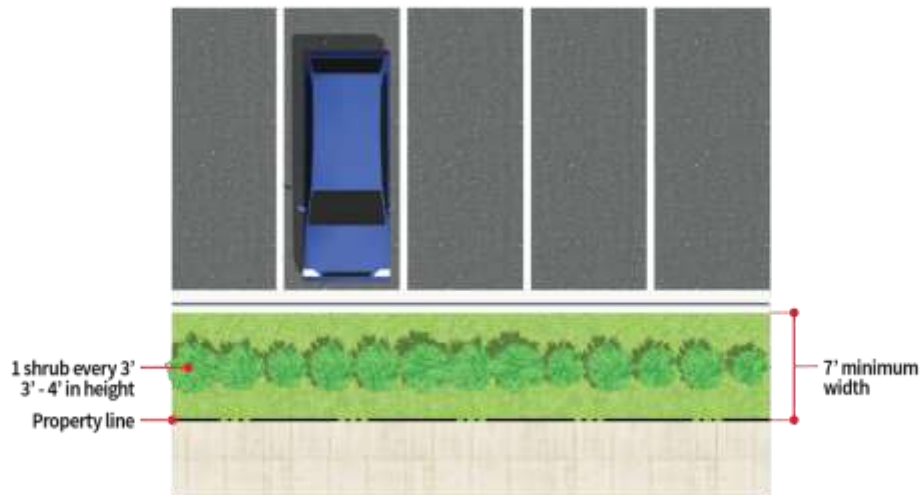


2) Parking Lot Perimeter Area

All parking lots shall include landscaping and trees located on the perimeter of parking areas as required by this section. Trees and landscaping required by this section shall be in addition to trees and landscaping required under other sections of this Ordinance. It is the objective of this section to provide screening between parking areas and street right-of-way.

- a) **Applicability.** The parking lot perimeter landscaping regulations of this section apply to all the following:
 - i. The construction or installation of any new surface parking lot or vehicular use area that is adjacent to street right-of-way; and
 - ii. The expansion of any existing surface parking lot or vehicular use area that is adjacent to street right-of-way, in which case the requirements of this section apply only to the expanded area.
- b) **Exemptions.** Installation of parking lot perimeter landscaping is not required when the parking lot or vehicular use area is not visible from adjacent street right-of-way.
- c) **Requirements.** Perimeter landscaping is required for all parking lots and shall be established along the edge of the parking lot with a minimum depth of seven feet (7') as measured from the back of curb, to accommodate vehicle bumper overhang and ensure planting areas that are adequate in size.
 - i. The landscape treatment shall run the full length of the parking lot and shall be located between the property line and the edge of the parking lot. Landscaped areas outside of shrub and tree masses shall be planted in live groundcover. The landscaped area shall be improved as follows:
 - i. One (1) shrub the height of which shall not be less than three feet (3') nor greater than four feet (4'), shall be planted for every three feet (3') of landscaped area length, spaced linearly to adequately screen vehicle bumpers (ideally creating a solid hedge row).
 - ii. Alternatively, a low pedestrian wall or fence the height of which provides effective screening to a maximum height of three feet (3') may be used in conjunction with required landscaping. Plant materials shall be installed between the sidewalk and the fence or wall to provide a softening effect.

Parking Lot Perimeter Area 4.2.2(2)(c)



3) Parking Lot Interior Area

All parking lots shall include landscaping and trees located within the parking area as required by this section. Trees required by this section shall be in addition to trees and landscaping required under other sections of this Ordinance. It is the objective of this section to provide shade within parking areas, break up large expanses of parking lot pavement, and provide a safe pedestrian environment.

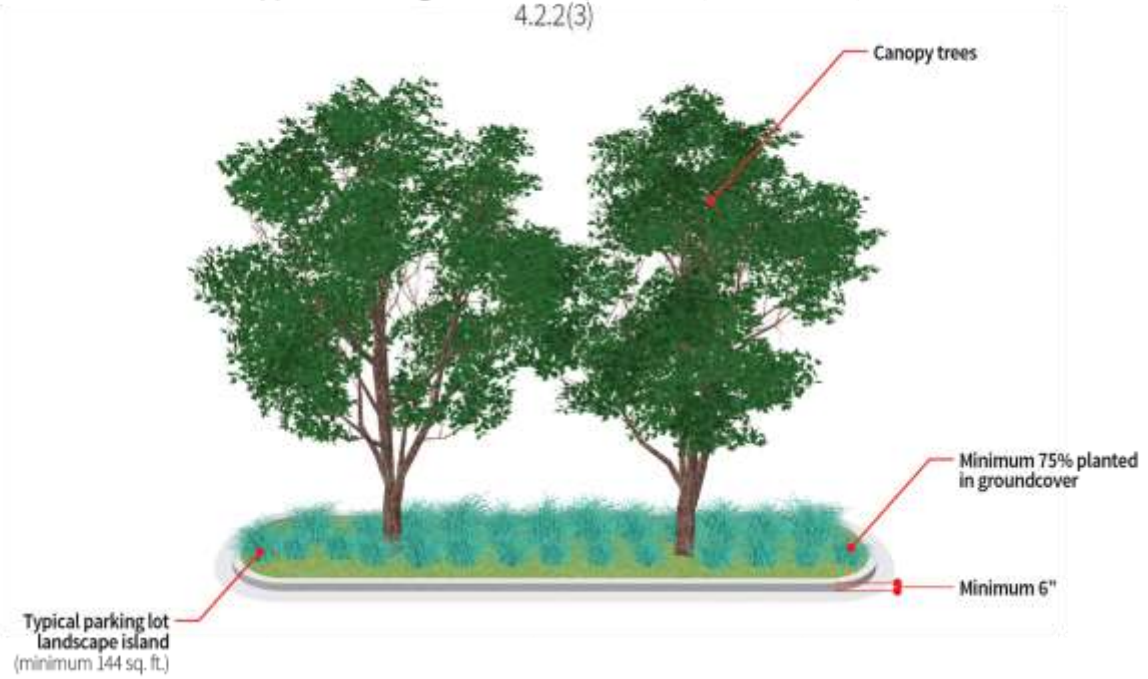
- a) **Applicability.** The parking lot interior landscape regulations of this section apply to all the following:
 - i. The construction or installation of any new surface parking lot containing 8 or more parking spaces; and
 - ii. The expansion of any existing surface parking lot if the expansion would result in eight or more new parking spaces, in which case the requirements of this section apply only to the expanded area.
- b) **Requirements.** For parking lots consisting of 15 or more spaces, interior parking lot landscaping shall be required. For parking lots consisting of fewer than 15 spaces, all rows of parking shall be terminated by a parking lot island or landscaped area.
- c) **Amount.** One (1) parking lot island shall be provided between every 15 parking spaces. Parking lot island locations may be varied based on specific site requirements or design scheme, but the total number of islands shall be no less than the amount required one (1) island for every 15 spaces. However, all rows of parking spaces shall be terminated by a parking lot island or landscaped area.
- d) **Size and Planting of Parking Lot Islands.** Parking lot islands shall be the same dimension as the parking stall. Double rows of parking shall provide parking lot islands that are the same dimension as the double row. A minimum of one (1) canopy tree shall be provided for every parking lot island or landscaped area. If the island extends the width of a double row, then two (2) canopy trees shall be provided.
- e) **Design of Planting Areas.** Parking lot islands or landscaped areas shall be at least one hundred and forty-four square feet (144 sq. ft.) in area and at least six inches (6") above the surface of the parking lot and protected with concrete curbing, except where designed specifically for the absorption of stormwater. Such islands and landscaped areas shall be properly drained and irrigated as appropriate to the site conditions to ensure survivability.

- f) **Type of Landscape Material.** Canopy trees shall be the primary plant materials used in parking lot islands and landscaped areas. Ornamental trees, evergreen trees, shrubs, groundcover, and other plant materials may be used to supplement the canopy tree plantings but shall not create visibility concerns for automobiles and pedestrians.
- g) **Groundcover.** A minimum of seventy-five percent (75%) of every parking lot island shall be planted in groundcover.



Typical Parking Lot Landscape Island (Double Row)

4.2.2(3)

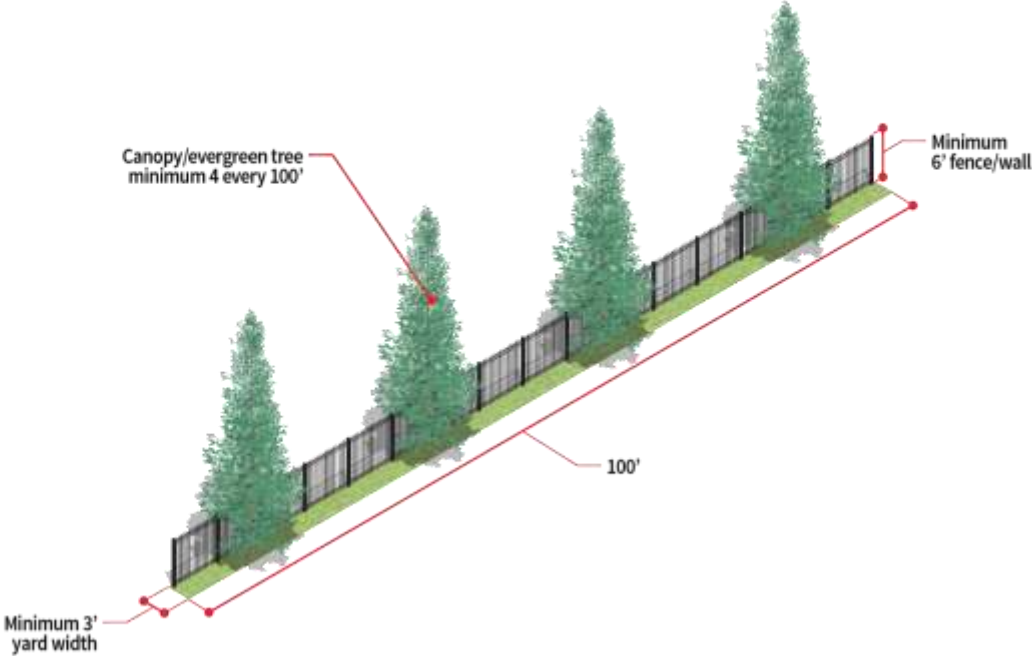


4) Transition Area

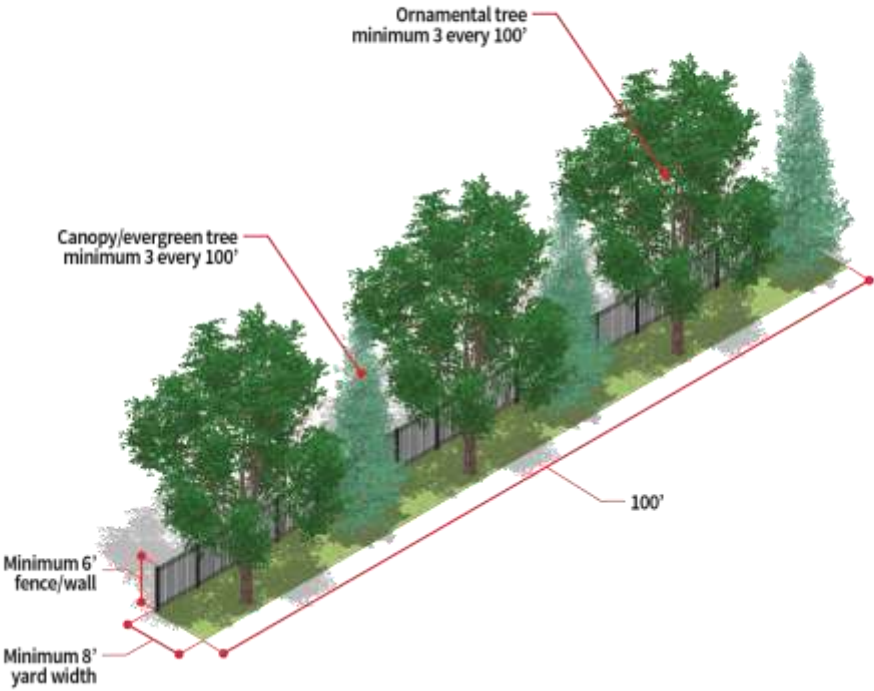
- a) It is the objective of the transition area to minimize the land use conflicts between incompatible uses. It is not expected that the transition area will totally screen such uses. It is expected that the transition area design elements identified below will minimize land use conflicts and will enhance over time as landscaping matures. The transition area landscape regulations of this section apply along interior property lines in those instances expressly identified in this Ordinance and only to the following activities:
- i. The construction or installation of any new principal building or principal use; and
 - ii. The expansion of any existing principal building or principal use that results in an increase in gross floor area or site area improvements by more than five percent (5%) or one thousand square feet (1,000 sq. ft.), whichever is greater. In the case of expansions that trigger compliance with transition area requirements, transition area landscaping is required only in proportion to the degree of expansion. The Public Works Director or his/her designee is authorized to allow the transition area to be established adjacent to the area of expansion or to disperse transition area landscaping along the entire site transition area.
- b) **Transition Area Types.** Four (4) transition yard types are established in recognition of the different contexts that may exist, as shown in the table below. Transition yards may include a combination of elements including setback distances for separation, planting types, solid fencing, groundcover, and turf.

Specifications	Transition Area A	Transition Area B	Transition Area C	Transition Area D
Min. Yard Width [1] (feet)	3	8	10	15
Min. Fence/Wall Height (feet)	6	6	6	6
Min. Trees (per one hundred feet (100'))				
<i>Ornamental</i>	Not required	3	4	4
<i>Canopy/Evergreen</i>	4	3	4	5
Shrubs (per one hundred feet (100'))	Not required	Not required	20	30
[1] Yard widths calculated on the basis of average per one hundred feet (100'), provided that the yard width at any point may not be less than fifty percent (50%) of the minimums stated in the table. Required zoning district setbacks may be counted toward satisfying transition yard widths.				

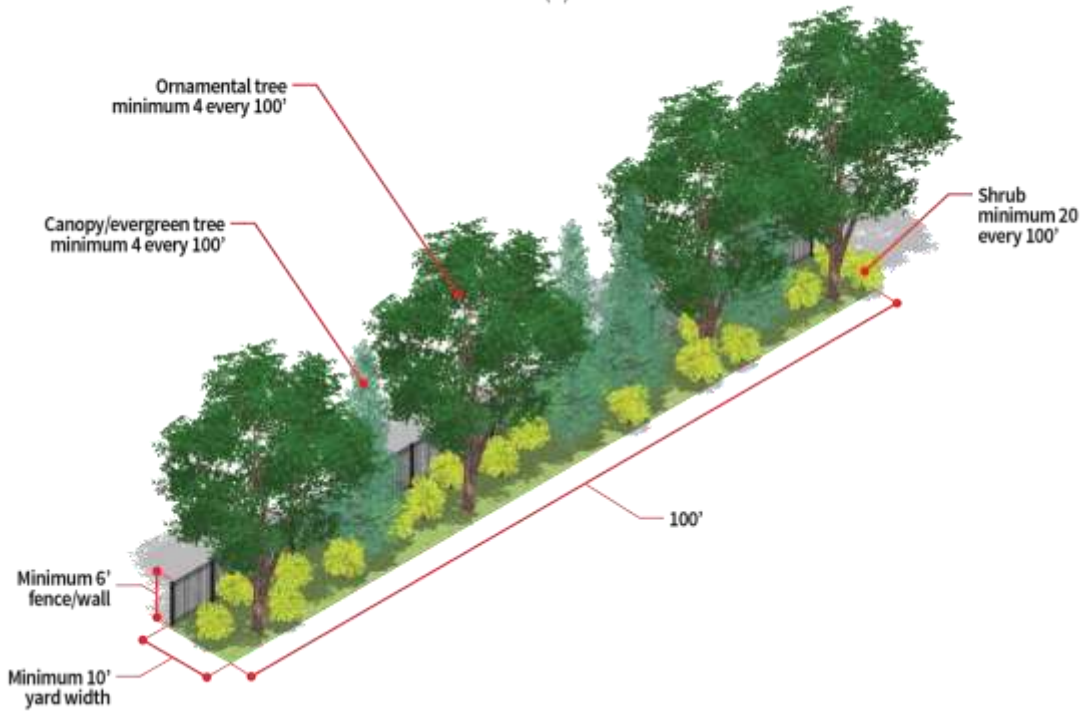
Transition Area - Type A
4.2.2(4)



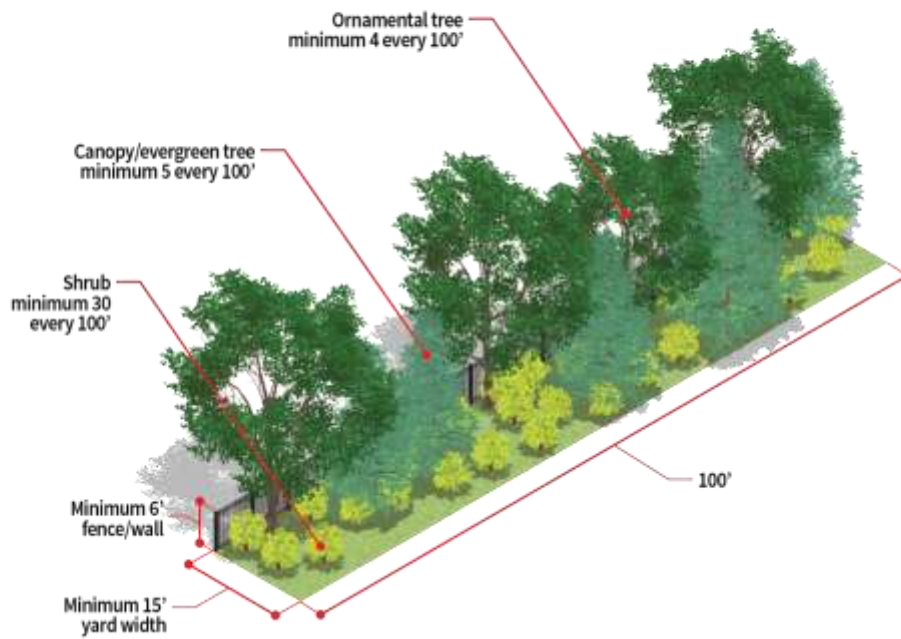
Transition Area - Type B
4.2.2(4)



Transition Area - Type C 4.2.2(4)



Transition Area - Type D 4.2.2(4)



- c) **Application of Transition Area Types.** Transition areas shall be provided based on the table below, except where adjacent uses are of a similar nature, scale, and intensity. As per the table, the type of required transition yard is dependent upon the land use type of the subject lot and the land use type of the adjacent lot(s). When the approved use of a lot would typically require a transition area of a certain type based on the table below, the Public Works Director or his/her designee may grant an Administrative Departure when a use is deemed not of a similar nature, scale, or intensity, but as a use with nominal impact on the character of uses in the adjacent zoning district. In this instance, the departure may be granted for one less intense type of area.

Subject Lot Land Use	Adjacent Lot Land Use					
	<i>Open Space / Agriculture</i>	<i>Detached Single-Family</i>	<i>Attached Single-Family</i>	<i>Multi-Family</i>	<i>Business</i>	<i>Industrial</i>
<i>Open Space / Agriculture</i>	None Required					
<i>Detached Single-Family</i>	None Required	None Required				
<i>Attached Single-Family</i>	Transition Area A	Transition Area A	None Required			
<i>Multi-Family</i>	Transition Area B	Transition Area B	Transition Area A	None Required		
<i>Business</i>	Transition Area C	Transition Area C	Transition Area B	Transition Area B	None Required	
<i>Industrial</i>	Transition Area D	Transition Area D	Transition Area C	Transition Area C	None Required	None Required

4.2.3 – Installation and Maintenance of Landscape Areas

- 1) Immediately upon planting, all trees shall conform to the American Standard for Nurserymen, published by the American Association of Nurserymen, Inc., as revised from time to time.
- 2) All new landscaped areas shall be installed prior to the occupancy or use of the building or premises, or substantial completion of the building so as to allow for occupancy; or if the time of the season or weather conditions is not conducive to planting, the Public Works Director or his/her designee may authorize a delay for such planting up to six (6) months after occupancy or use of the buildings or premises. Dead plant materials shall be replaced within a sixty-day (60-day) taking into consideration the season of the year and shall have at least the same quantity and quality of landscaping as initially approved. If the particular project is constructed in more than one (1) phase, the sixty-day (60-day) timeframe shall apply to each individual phase.
- 3) All landscaping and screening shall be maintained in a healthy, neat, trimmed, clean, and weed-free condition. The ground surface of landscaped areas shall be covered with either turf and/or other types of pervious groundcover located beneath and surrounding the trees and shrubs.

4.2.4 – Existing Parking Lot Landscape

For existing parking lots that currently do not comply with the required parking lot landscaping, such landscaping shall be provided when:

- 1) A new principal building or building addition is constructed, or exterior remodeling of the principal building occurs.

- 2) Over fifty percent (50%) of the total area of an existing parking lot is reconstructed. Resealing or re-stripping of an existing parking lot, which does not entail paving or resurfacing by replacement of the asphalt or concrete, shall not be subject to this requirement.
- 3) When an existing parking lot under ten thousand square feet (10,000 sq. ft.) in area is expanded by fifty percent (50%) or more in total surface area.
- 4) When an existing parking lot over ten thousand square feet (10,000 sq. ft.) in area is expanded by twenty-five percent (25%) or more in total surface area.

4.3 Screening Requirements

4.3.1 - Screening of Trash and Recycling Receptacles

For all uses, except any individual lot occupied by a single-family or two-family dwelling, using a common trash receptacle and all nonresidential uses:

- 1) Solid material screening or full screening landscape on three (3) sides to a height that screens the containers, having a minimum height of six feet (6').
- 2) Materials used for screening shall complement the architecture of the principal structure. The use of materials that are not solid, such as slats in chain-link, shall not be used to meet this requirement.
- 3) Materials and elevations for enclosures that are attached to buildings shall be designed to be integrated into the main structure.
- 4) If enclosures are to be attached to buildings, they shall comply with applicable fire and building codes.
- 5) Enclosure openings directly visible from a public right-of-way and/or adjoining residential areas shall have a solid material gate. For larger enclosure areas, a separate gate access is encouraged.
- 6) Access drives shall be constructed of material and thickness to accommodate truck loading. Year-round accessibility to the enclosure area for service trucks shall be maintained by the property owner or tenant.
- 7) Enclosures shall be of an adequate size to accommodate expected containers. It is encouraged to design the enclosure area to be expandable to accommodate future additional containers.
- 8) Enclosure structures shall be designed to protect the walls from damage by containers. Such protection may be provided by use of barrier curbing, reinforced masonry walls, or other similar means.
- 9) Trash enclosures shall not be located within a required street front or street side setbacks or occupy area used for required parking spaces.

4.3.2 - Outdoor Storage Area

- 1) All outdoor storage areas must be completely screened by an opaque masonry wall (stone, stucco, or brick) or a solid wood screen fence no less than five feet (5') and no more than six feet (6') in height. Where feasible, plant materials should be installed along the fence or wall located along the public right-of-way to provide a softening effect.
- 2) Growing areas for nursery stock located in the front or corner side yard are considered to meet screening requirements.

4.3.3 - Screening of Ground Mounted Mechanical Units

For all uses, except any individual lot occupied by a single-family, two-family, or three-family dwelling, all ground-mounted mechanical units, including but not limited to air-conditioning condensers, heat pumps, ventilation units, computer cooling equipment, etc., and any related utility structures and equipment, that are visible from any adjacent public thoroughfare shall be visibly screened from public view. The screen shall be designed and established so that the area or element being screened is no more than twenty percent (20%) visible through the screen.

4.3.4 - Screening of Roof Mounted Mechanical Units

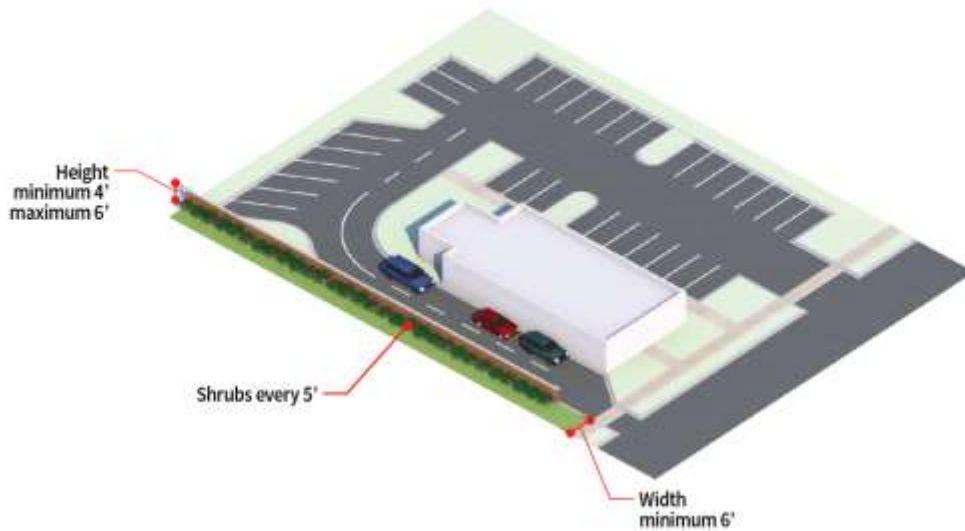
All roof-mounted mechanical units shall be screened from adjacent public thoroughfares using an opaque screening material compatible with the architecture of the building or architecturally designed screening such as a parapet wall. The screening of the roof-mounted units shall be designed to blend with the building and roof materials. Additional screening may be required due to topographic differences in the adjoining properties.

4.3.5 - Drive-Through Facility

Drive aisles of drive-through facilities must be effectively screened from view along the public right-of-way and at the edges of sites adjacent to residential properties to minimize the impact of exterior site lighting, headlight glare and any menu intercom displays. Such screening must be approved during the site plan review process, be a minimum of six feet (6') in width, and must consist of an opaque masonry wall (stone, stucco, or brick), a solid wood or simulated wood screen fence with a minimum height of four feet (4') and a maximum height of six feet (6'). Small shrubs must be installed every five feet (5') along the exterior of the fence or wall to provide a softening effect.

Drive-Through Facility Screening

4.3.5



4.4 Fence Regulations

4.4.1 - Permit Required

Except for fences approved under the conditional use permit procedure or planned development procedure, a permit issued by the Public Works Director or his/her designee shall be required for the construction of a fence. Said permit shall be issued upon determination by the Public Works Director or his/her designee that the proposed fence installation complies with the requirements of this section.

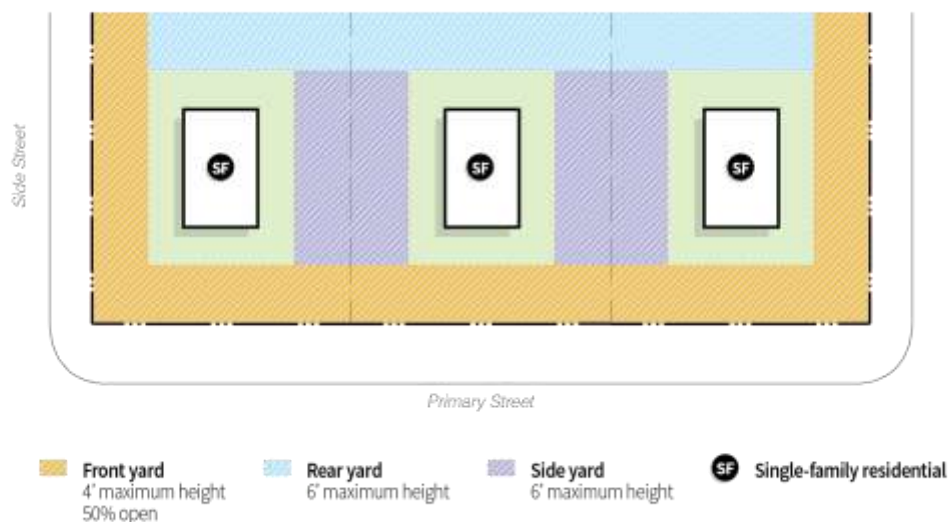
4.4.2 - Fence Height and Location

1) Residential Districts

- a) **Interior lots:** Fences, having a height of not more than six feet (6'), are permitted in the rear yard and side yards, provided that a fence, greater than four feet (4') in height, located in a side yard shall not extend beyond either the established front face of the principal building on the lot or the principal building on an adjoining lot, whichever is closest to the street.
- b) **Corner lots:** Fences, having a height of not more than six feet (6'), are permitted in the rear and side yards, provided that a fence, greater than four feet (4') in height, shall not extend beyond either the established front face (oriented to either street) of the principal building on the lot or the principal building on the adjoining lot, whichever is closest to the street.
- c) **Through lots:** Fences, having a height of not more than six feet (6'), are permitted in the yard adjacent to the right-of-way that does not serve as the access to the lot and for all intents and purposes is used as the "rear" yard, provided that fences greater than four feet (4') in height shall not extend beyond the established front building line of a lot fronting onto such right-of-way and located within the same block, or the minimum front building setback line of such lot, if not developed.
- d) **Front yards:** Fences, having a height of not more than four feet (4'), are permitted in front yards, provided that such fences shall be of non-sight barrier construction (e.g., post and rail fences) a minimum of fifty percent (50%) of which shall be open.

Residential Fence Location

4.4.2(1)



- 2) **Non-Residential Districts.** In any non-residential district, no fence shall exceed six feet (6') in height except as otherwise provided for in this Ordinance. In non-residential districts, fences are permitted in any yard, with the following limitations:
- a) Except for the LI district, fences in the front yard shall be limited to low masonry walls of architectural quality (brick, stone, or textured and pigmented concrete). The height of such fences shall not exceed four feet (4') in height except columns, that are integral to the fence design, may exceed four feet (4').

4.4.3 - Exceptions

- 1) Recreational courts may be bounded by an open (no slats) chain link fence up to ten feet (10') in height, provided that such fences be located at least twenty feet (20') from any abutting residential property. Such fences in any residential district shall be located within the rear yard.
- 2) Fences (or walls), used as a decorative feature and/or as a backdrop to an identification sign for a subdivision or planned development entrance, may exceed the above stated maximum heights, subject to the requirements and procedures of the city's sign regulations in Section 6 of this UDO. .

4.4.4 - Fence Materials

- a) Except as otherwise provided for in subsection b below, fence material shall be that which is designed and intended for use in fence installations, including decorative masonry (e.g., brick, stone, or textured and pigmented concrete). All wire, chain link, or makeshift material such as 2" x 4" lumber and plywood shall be prohibited, except for temporary protective barriers on properties undergoing construction or demolition activities. All fences shall be maintained in a structurally sound condition and otherwise in a neat and clean appearance.
- b) All wire and chain link, barbed or razor wire shall not constitute any part of a fence in any district, except when used to screen recreational courts or as may be approved by Board of Aldermen in the LI district.
- c) Minor maintenance and repair of existing chain link fence shall be permitted.

4.4.5 - Fences Surrounding Swimming Pools

Swimming pools shall be surrounded with a protective barrier in accordance with Saint Louis County Building Code as amended from time to time.

4.4.6 - Fences at Street Intersections

Fences, at or near street intersections or access private drives, shall be erected or placed in such a manner as to not materially obstruct or impede vision between a height of two and one-half (2.5) and ten (10) feet above the center line grades of the intersection streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines twelve (12) feet from the point of intersection.

4.5 – Permitted Encroachments.

No obstructions shall be permitted in any yard required by this title. However, the following shall not be considered obstructions when located in the required yards specified, subject to the applicable requirements of Table 4.5 below.

TABLE 4.5: PERMITTED ENCROACHMENTS			
Encroachment	Front Yard	Side Yard	Rear Yard
Accessory buildings and uses as provided in Section 4.6 of this title	No	No	Yes
Agricultural use	Yes - Excludes buildings & structures		
Air conditioning compressors	Yes	Yes	Yes
Arbors, trellises, trees, shrubs, and similar landscaping features	Yes	Yes	Yes
Awnings or canopies	Projecting ≤ twenty-five percent (25%) of required yard depth		
Bay windows	Projecting ≤ three feet (3') into required yard	No	Projecting ≤ three feet (3') into required yard
Canopies over fuel pumps; fuel, air, and water pumps in conjunction with automobile service stations	Set back ≥ thirteen feet (13') from front lot line	No	No
Chimneys	Projecting ≤ two feet (2') into required yard		
Detached residential garages and carports	No	No	Yes
Eaves and Gutters	Yes	Projecting ≤ 2 feet (2') into required yard	Yes. Accessory structure eaves & gutters set back ≥ two feet (2') from lot line.
Fences as provided in Section 4.4 of this title	Yes	Yes	Yes
Off-street parking facilities as provided in 4.1 of this title	No	Yes	Yes
Balconies, open porches, terraces, and decks attached to the primary structure	Projecting less than or equal to ten feet (10') into required yard	No	Yes
Refuse storage areas (dumpsters)	No	Yes ₁	Yes
Sills, belt cornices, and other similar architectural features	Extending ≤ eighteen feet (18') into required yard		
Steps, fire escapes, ramps necessary for access	Yes	Yes	Yes
Swimming pools, tennis courts and other similar recreational facilities	No	No	Yes
Storage buildings permitted as accessory structures	No	No	Yes
1. If in side yard, must be screened from view from public and/or private streets, as approved by the Public Works Director or his/her designee.			

4.6 – Accessory Uses, Buildings, and Structures.

4.6.1–Permitted Accessory Uses, Buildings, and Structures

A permitted accessory use is any use or structure which complies with the definition of "Accessory Use, Building, or Structure, Permanent" or "Accessory Use, Building, or Structure, Temporary" contained in Section 15, "Definitions," including but not limited to, the following typical uses:

Accessory Use, Building, or Structure	Permanent	Temporary	Reference
Antennae (receive only home or business television antennae) and satellite earth station antennae less than two (2) meters in diameter;	X		
Apiaries	X		
Chicken coops;	X		
Children's playhouses;	X		
Garages;	X		
Gardens;	X		
Outdoor swimming pools and hot tubs;	X		
Private recreation facilities, including tennis courts, provided that such facilities shall not be lighted if located in any residential district;	X		
Stables located within a residential district, if they are located on lots containing two (2) acres or more of open space per horse and where such open space is fenced and available to the horses.	X		
Statuary, arbors, trellises, barbecue stoves, and dog houses.	X		
Temporary portable outdoor storage units		X	5.9
Seasonal outdoor sales ¹		X	
<i>1: Seasonal outdoor sales must be approved through a Seasonal Outdoor Sales Permit issued by the Board of Aldermen.</i>			

4.6.2– Location, Dimensional, and Other Requirements

1) Residential and Planned Developments with Residential Uses

- a) All accessory structures shall be located a minimum of ten feet (10') from the principal building.
- b) Any accessory structures not located entirely in the required rear yard must comply with the side yard setback requirements of the primary structure, shall not be closer than five feet (5') from the rear property line, and not located between the primary structure and the front lot line or the lot line adjacent to the street for corner lots.
- c) All accessory structures and uses located entirely in the required rear yard setback shall not be closer than five feet (5') from the property line.
- d) No accessory structure or portion thereof shall be located in the required side or front yards.
- e) When an existing principal structure has a substandard side yard setback, then the side or rear setback for the accessory structure or use shall not be less than the side setback of the principal building.
- f) Where an accessory structure is structurally attached to the principal building, it shall comply with the setback requirements that apply to the principal building.
- g) The architectural style of garages shall complement the principal building and shall not exceed the height of the principal building or eighteen feet (18'), whichever is less.
- h) A structure for storage or a greenhouse, that is accessory to a single-family residential building, shall not exceed two hundred and fifty square feet (250 sq. ft.) in gross floor area nor exceed eighteen feet (18') in height.

2) Non-Residential Districts

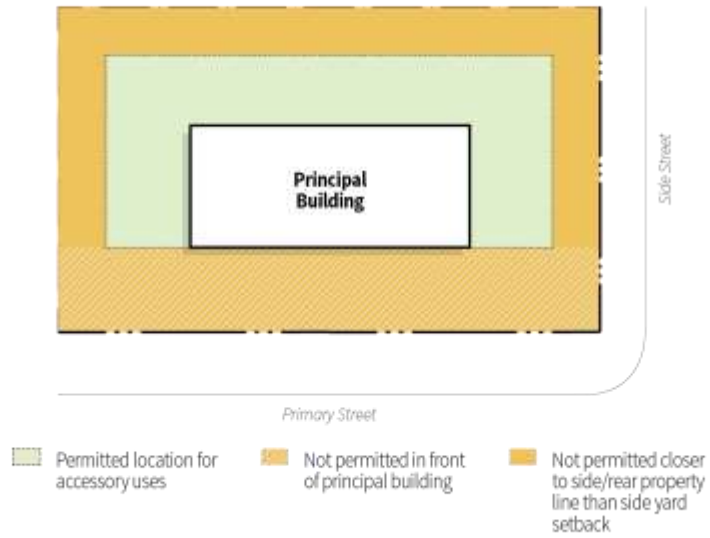
- a) All accessory structures and uses shall be located behind the front of the principal building.
- b) No accessory structure or use shall be located closer to the side or rear property line than the side yard setback dimension established for the particular zoning district.
- c) Parking structures, whether attached to or detached from the principal building, shall comply with the setback requirements for the principal building.
- d) No outdoor display of merchandise is permitted, except for a business in premises of at least one hundred thousand square feet (100,000 sq. ft.) located in a planned commercial development, thirty-five (35) acres or more in area. Further, said display shall be limited to seasonal merchandise only. Outdoor sales and display for such a business may occur on the sidewalk area immediately in front of such business, limited to the free space, not including a six-foot (6') wide pedestrian walkway. Outdoor sales and displays for such a business may occur in a portion of the parking lot proximate to such business, subject to Board of Aldermen approval and provided that no more than twenty percent (20%) of required parking spaces be utilized for such outdoor sales and displays.

3) Other Use Limitations

- a) No accessory structure shall be allowed on any lot prior to the time of the completion of the construction of the principal structure to which it is accessory.
- b) Accessory uses customarily incidental to residential uses, such as the use of a lot or portion of a lot for a vegetable or flower garden and the keeping of domesticated animals are permitted, but not on a commercial basis or that creates a nuisance to adjacent or nearby residents.
- c) No garage, attached or detached, shall be used for, or converted to habitable space.

Non-Residential Accessory Uses and Structures Permitted Location

4.6.2(2)



4.7 – Number of Principal Buildings on a Lot.

Except for detached one-family and two-family dwellings, more than one principal building may be located on the same lot provided that density and dimensional requirements of this Ordinance shall be met for each principal building as though they were on individual lots.

4.8 – Conformity with Dimensional and Off-Street Parking Regulations.

- 1) The maintenance of yards, other open space and minimum lot area required for a structure shall be a continuing obligation of the owner of such property on which it is located as long as the structure is in existence.
- 2) No required yards, other open space, or minimum lot area allocated to any structure, shall be used to satisfy required yards, other open spaces, or minimum lot area requirements for any other structure.
- 3) There shall be no obstructions permitted in required yards except as set forth in this Ordinance.
- 4) Except as provided for in Section 4.1, "Off-Street Parking and Loading Requirements," no required off-street parking area required for a use on a lot shall be used to satisfy the required off-street parking for a use of another lot.

4.9 – Building Grades.

Any building requiring yard space shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of surface water to run away from the walls of the building but in such a manner as not to cause runoff of surface water to cause damage to adjacent properties.

4.10– Home Occupations.

Home occupations may be permitted as an accessory use to a residential use in any district subject to the requirements of this section.

4.10.1 –Restrictions and Limitations

- 1) The use of the dwelling for a home occupation shall be incidental and subordinate to its use for residential purposes by its occupants.
- 2) The exterior of the principal residential building shall not be altered in a manner which changes the character of the building as a residence or otherwise presents visible evidence of conduct of the home occupation.
- 3) Home occupations shall not be permitted to have signs of any type.
- 4) The outdoor storage, storage in garages or in unattached buildings, of materials or equipment used in home occupation is prohibited. No storage of toxic or flammable materials used in home occupations are allowed except such as is normally used for purely domestic or household purposes.
- 5) No equipment shall be utilized that creates a nuisance due to odor, vibration, or noise. No electrical interference of fluctuation in line voltage beyond the property line of the lot upon which the home occupation is conducted shall be permitted.
- 6) No person shall be engaged in a home occupation that creates a hazard to person, property, or the environment.
- 7) No person shall be engaged in such home occupation other than a person occupying such dwelling unit as his/her residence.
- 8) No generation of parking, traffic, sewerage, or water use beyond that required for normal occupation of the residence shall be allowed. Any vehicle used in the home occupation, which has advertising displayed on it, cannot be parked on the street.

4.10.2 – Permit Required

No home occupation shall be conducted until a home occupation permit is issued by the Public Works Director or his/her designee. Such permit shall be issued upon determination by the Public Works Director that the proposed use complies with all of the requirements of this section. The permit shall be issued only to the individual occupying a dwelling as his/her residence. As such, home occupation permits shall not be transferable and shall terminate upon sale or transfer of the property to a new owner.

4.10.3 – Business License Required

Upon issuance of a home occupation permit, the person or business named on such permit shall obtain a business license from the City Clerk, in accordance with Chapter 15 of the Code of Ordinances of the city.

4.10.4 – Prohibited Home Occupations

In addition to the restrictions and limitations to home occupations detailed in 4.10.1 the following occupation types are prohibited.

- 1) Any home occupation that involves the congregation of two (2) or more clients, subcontractors, or other persons engaging in business activity at the residences;
- 2) Animal hospitals;
- 3) Automotive repair;
- 4) Barber shops and beauty parlors;
- 5) Dance studios;
- 6) Mortuaries;
- 7) Nursery schools;
- 8) Private clubs;
- 9) Restaurants;
- 10) Stables; and
- 11) Lodging, including bed and breakfasts, AIRBNB and similar type short-term rentals.

4.11 – Visibility at Intersections.

On any corner lot nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially obstruct or impede vision between a height of two and one-half (2.5') and ten feet (10') above the center line grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines twelve feet (12') from the point of intersection.

4.12 – Performance Standards.

No building or structure shall be used, erected, structurally altered, enlarged, or maintained, unless it shall be in conformity with the St. Louis County Performance Standard Regulations as those ordinances are amended from time to time.

4.13 – Storage, Dumping of Waste, Junk, Garbage, Etc.

The use of land for the storage or collection or accumulation of used lumber and other used materials, or for the dumping or disposal of scrap iron, junk, garbage, derelict automobiles, rubbish, or other refuse or of ashes, slag or other industrial wastes or by-products is prohibited. The dumping of dirt, sand or rock material excavated from the earth is permitted in any district for fill, provided the surface of such material is graded within a reasonable time as determined by the Public Works Director or his/her designee in a manner preventing the collection of stagnant water, and which leaves the ground surface in a condition suitable for the growing of turf or for other land uses permitted in a district. A temporary certificate from the Public Works Director or his/her designee shall first be

obtained, specifying the area and amount of fill, quality of the material to be used for the fill and way fill is to be completed.

4.14 – Removal of Soil, Sand, or Other Material.

The use of land for removal of topsoil, sand, gravel, or other material from the land is permitted in any district, solely under a temporary certificate from the Public Works Director or his/her designee, and on condition that such removal of soil will not be below the normal building grade as established from the nearest existing or proposed street, when such building grade has been established and approved by the Public Works Director or his/her designee. A temporary certificate may be issued in appropriate cases upon filing of an application accompanied by a suitable agreement or bond that such removal will not cause stagnant water to collect or leave the surface of the land at the expiration of such permit in an unstable condition or unfit for the growing of turf or for other land uses permitted in the district in which such removal occurs. This regulation shall not prohibit the normal removal of soil for the construction of an approved building or structure when such plans have been approved by the appropriate City officer and a building permit has been issued and a contract let for said building development.

4.15 – Excavation of Holes.

The construction, maintenance, or existence of any unprotected, unbarricaded open or dangerous excavations, holes, pits, or wells, or of any excavations, holes, or pits which constitute or are reasonably likely to constitute a danger or menace to the public health, safety, or welfare are prohibited; provided, however, this section shall not prevent any excavation under a permit issued under this Ordinance or the building code of the City of Sunset Hills, where such excavations are properly protected and warning signs posted in such manner as may be approved by the Public Works Director or his/her designee.

4.16 Wireless Communications Facilities and Support Structures

All wireless communications facilities and support structures shall follow the regulations of Ordinance No. 2120 and 2123 of the City of Sunset Hills.