

ORDINANCE NO. 7870

AN ORDINANCE AMENDING OR REPEALING CERTAIN SECTIONS AND ENACTING NEW SECTIONS OF THE MUNICIPAL CODE OF THE CITY OF ST. PETERS, TITLE IV: LAND USE DEALING WITH THE ESTABLISHMENT OF ZONING AND REGULATING LAND USE IN THE CITY LIMITS OF THE CITY OF ST. PETERS, MISSOURI AND PROVIDING FOR THE ESTABLISHMENT OF REGULATIONS FOR LAND SUBDIVISION IN THE LIMITS OF THE CITY OF ST. PETERS, MISSOURI

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, AS FOLLOWS:

SECTION 1. That SECTION 405.100 DEFINITIONS AND RULES OF CONSTRUCTION of the Municipal Code of the City of St. Peters Title IV: Land Use Subsections be modified as follows:

Rental terms:

1. Short-term rental - a non-owner occupied dwelling unit or accessory building, where tenant occupancy lasts for a period of no more than thirty (30) days.
2. Mid-term rental – a non-owner occupied dwelling unit or accessory building, where tenant occupancy lasts for a period of more than thirty (30) days and less than one year.
3. Long-term rental – a non-owner occupied dwelling unit or accessory building, where tenant occupancy lasts for a period of time of one year or longer

SECTION 2. That SECTION 405.190 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT of the Municipal Code of the City of St. Peters Title IV: Land Use Subsections B. 2., C. 1. and C.7. be modified as follows:

B. Uses Permitted. Only the following buildings, structures and uses of parcels and lots are permitted; all others are expressly prohibited:

2. Low density retail businesses serving neighborhood needs; service type uses, including, but not limited to, barber and beauty shops, nail salons, laundromats,

and "quick print" type printing services, dry cleaners. Permanent cosmetics shall be permitted as an accessory use to beauty shops, nail salons, spas and similar facilities.

C. Special Use Permit Required.

1. (Reserved)

7. (Reserved)

SECTION 3. That SECTION 405.200 C-2 COMMUNITY COMMERCIAL DISTRICT of the Municipal Code of the City of St. Peters Title IV: Land Use Subsections D.11. and D.12 be modified as follows:

D. Special Use Permit Required.

11. (Reserved)

12. Single unit residential uses and commercial uses, including office use, retail uses, and service uses, within the same structure.

SECTION 4. That SECTION 405.210 C-3 GENERAL COMMERCIAL DISTRICT of the Municipal Code of the City of St. Peters Title IV: Land Use Subsections D.1. be modified as follows:

D. Special Use Permit Required.

1. Single unit residential uses and commercial uses, including office use, retail uses, and service uses, within the same structure.

SECTION 5. That SECTION 405.260 C-3 ST. PETERS SPECIAL DISTRICT of the Municipal Code of the City of St. Peters Title IV: Land Use Subsections N. be modified as follows:

Land Use Category	"SD-I" (Institutional)	"SD-OC" (Office/Com)	"SD-RC" (Retail/Com)	"SD-LI" (Light Ind)	"SD-T" (Technical)
Electronics	P	A	A	P	S

SECTION 6. That SECTION 405.280 ANIMALS of the Municipal Code of the City of St. Peters Title IV: Land Use Subsections E.2. d. and E.2.f. be modified as follows:

E. Chickens (hens) shall be permitted in residential zoning districts on lots of one (1) acre or more in accordance with the following regulations:

2. The keeping of up to eight (8) hens in total shall be permitted as provided in this section only in single-family residences and only if a permit has been issued by the Health Manager, or his or her designee. A Hen Permit may be issued if all of the following conditions are satisfied:
 - d. Hen coops shall be constructed to include a minimum of four (4) square feet of space inside the coop per hen. Hen pens shall be constructed to include a minimum of ten (10) square feet of outdoor space per hen not to exceed (80) square feet in size. Coops may not exceed fourteen (14) feet in height.
 - f. Coops and pens shall be buffered from view from any adjacent right-of-way and any neighboring properties, when viewed at ground level, by the use of a sight proof fence, landscaping or other structure as approved by the Planning Department. Buffering of standard residential sheds shall not be required.

SECTION 7. That SECTION 405.380 HOME-BASED WORK of the Municipal Code of the City of St. Peters Title IV: Land Use Subsections A.14 be added as follows:

14. All residences used for short and mid-term non owner-occupied residency shall be subject to an annual inspection by the City of St. Peters. The inspection shall be conducted after each annual business license renewal and shall address health and safety conditions typically considered in the review of non-owner occupied structures.

SECTION 8. That SECTION 405.550 OFF-STREET PARKING of the Municipal Code of the City of St. Peters Title IV: Land Use Subsections G.2 be added as follows:

G. Construction Standards (Drive Aisles and Parking).

1. All ground level off-street drive aisles and parking shall be constructed to City of St. Peters' standards. Said drive aisles and parking, including access drives to parking spaces within residential districts, shall be paved and maintained in a clean, orderly and dust-free condition. Residential entrances shall not be less than twelve (12) feet wide or greater than thirty-six (36) feet wide and cannot extend beyond the garage or carport limits on the side of the driveway closest to the residential structure.
2. Approved construction materials shall include concrete, asphaltic concrete, brick/stone pavers, or other materials of equal quality as approved by the City Engineer. Driveways

being constructed or modified shall comply with “Design Criteria and Standard Specifications for Street Construction” Section 40.40.

SECTION 9. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 10. Savings Clause.

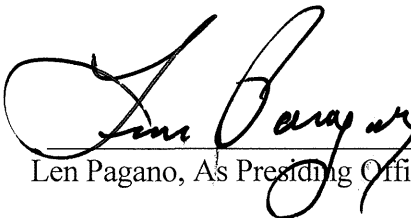
Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 11. Severability Clause.


If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 12. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 26th day of October, 2023.



Len Pagano, As Presiding Officer and as Mayor

Attest: 
Scott Baumgartner, Deputy City Clerk

No. 7870