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**AN ORDINANCE AMENDING CHAPTER 400 OF THE BRENTWOOD CITY CODE TO ESTABLISH THE "MC" MANCHESTER CORRIDOR COMMERCIAL ZONING DISTRICT.**

**WHEREAS**, the City of Brentwood initiated consideration of creation of a new "MC" Manchester Corridor Commercial District zoning district for property generally located north and south of Manchester Road between S. Hanley Road and the Mary Avenue and Dorothy Avenue intersection currently zoned in the "B" Single-Family Residential, "GC" General Commercial, "UD" Urban Development, and "LI" Light Industrial Districts to; and,

**WHEREAS**, the proposed new district was presented to the Planning and Zoning Commission for its investigation and report, and the Commission has now concluded its consideration of the proposal and has returned its final report recommending that the new zoning district be established as hereinafter provided; and,

**WHEREAS**, after due notice as required by law a public hearing was held by the Board of Aldermen on March 4, 2019, in the City Hall of the City of Brentwood, Missouri at which the parties in interest and all citizens and residents of the City of Brentwood were given an opportunity to be heard;

**NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BRENTWOOD, MISSOURI, AS FOLLOWS:**

**SECTION 1:** Article III of Chapter 400 of the Code of Ordinances of the City of Brentwood, Missouri, is hereby amended by the addition of one new Section, initially to be designated as Section 400.1375, to read as follows:

**Chapter 400. Zoning**

**ARTICLE III. District Regulations**

**Section 400.1375. "MC" Manchester Corridor Commercial District**

*A. Purpose.* The "MC" Manchester Corridor Commercial District is intended, by site plan approval, design standards, supplemental standards, and other procedures hereinafter set forth, to provide for the development of retail commercial, office, business and personal service, and multi-family uses for an area along either side of the Manchester Road corridor in the City of Brentwood. It is intended to promote

larger planned, mixed-use development with an emphasis on architecture and site design that creates a distinct character for the area and promotes property assembly to create unified land use development. The purposes of this district include the following goals and objectives:

1. Reduce vehicular access points for greater pedestrian and vehicular traffic safety;
  2. Limit permitted uses for smaller parcels to encourage and promote property assembly for larger, planned mixed-use development;
  3. Create a pedestrian-friendly, walkable environment with clear and ample access to the City and Great Rivers Greenway trail system and open-spaces along the flood mitigation areas;
  4. Encourage building site placement and design that encourages creation of a “sense of place” and capitalizes on the trail and park-like areas that the flood mitigation project will create in the area;
  5. Promote a mix of land uses and density that creates an identity for the area and can offer the potential to create a “live/work” environment that can take advantage of the District’s proximity to public transit;
  6. Encourage increased private investment that will more closely mirror the City’s significant investment to mitigate/eliminate the recurrent flooding;
  7. Provide benefit to existing property owners through flood mitigation and the increased value of land that these regulations promote.
- B. Applicability.* These provisions of this section shall apply to all development within the “MC” District involving:
1. New construction on a vacant or cleared site;
  2. Rehabilitation of existing structures which exceeds current market value of the land and improvements according to the most recent St. Louis County Assessor market valuation by more than fifty (50) percent;
  3. Represents a change of use from its most recent or current use to a use not of the same type; or
  4. Is no longer a legally non-conforming use in accord with the provisions of **Article VI, Division 1** and **Division 2** of this Chapter.

5. In addition, site plan approval by the Board of Aldermen on the recommendation of the Planning and Zoning Commission in accord with the provisions of **Article II, Divisions 9** of this **Chapter** shall be required for all proposed developments in the "MC" Manchester Corridor Commercial District involving new construction on a cleared site or renovation/rehabilitation of an existing building requiring a building permit.

C. *Permitted and Conditional Uses - General.* Any structure or land in the "MC" Corridor Commercial District may be used for purposes as listed in Subsections D and E of this Section, subject to all other provisions and limitations of this Chapter and of other applicable regulations, ordinances and Statutes of the City, County or State. Within the "MC" District, permitted and conditional uses are prescribed for different sites based on site size; however, permitted uses and conditional uses are subject to the following additional requirements and restrictions:

1. All development shall be in accordance with the City's adopted Comprehensive Plan or parts thereof or applicable amendments, including proposed land use and public improvement elements.
2. All business, services, storage, merchandise display, repairing and processing shall be conducted wholly within an enclosed building, except for the following:
  1. Accessory off-street motor vehicle parking for customers, employees, residents or visitors and off-street loading;
  2. Outdoor area of display of seasonal merchandise or other uses defined as "special uses" in **Article 1, Section 400.020** and subject to the provisions thereof;
  3. Other uses expressly permitted by conditional use permit (see **Article II, Division 6**).
3. Used motor vehicles (automobiles, light trucks, and motorcycles capable of being titled and licensed under Missouri law), may be sold only in conjunction with and on the same lot or site as the sale of new vehicles of the same type and under the same business ownership or management.
4. Processes and equipment employed, and goods processed or sold, should be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter, water-carried waste, pollutants or matter which in any manner create or constitute a nuisance.

D. *Permitted Uses.* Depending on the site size as described below, the following uses are permitted in the "MC" District.

1. Class A: Two (2) acres or greater. In addition to the permitted Class B and Class C uses, the following uses are permitted on sites of two (2) acres (87,120 square feet) or greater:
  - a. Professional offices;
  - b. Retail stores providing for the sale of new consumer goods (i.e. clothing and apparel, equipment for hobbies and sports, jewelry, books, candy, gifts, dry goods, toys, etc.) and including the sale of plants, pet shops, and bakeries;
  - c. Personal service establishments, including beauty shops, nail salons, dry cleaning pick-up stations but no plants or laundry facilities, custom dressmaking and tailoring, photography studio, spas and massage therapy (subject to definition of a massage therapy business);
  - d. Grocery stores, delicatessens and specialty food sales;
  - e. Home and office furniture and furnishings sales and repair, including antiques and interior decorations;
  - f. Hardware, paint, glass, wallpaper or flooring sales;
  - g. Garden supplies;
  - h. Medical or dental clinic or laboratory;
  - i. Printing, lithography and publishing;
  - j. Public facilities of an administrative, recreational, transportation or public safety function;
  - k. Public parks and open spaces, pedestrian and biking trails, and properties associated with stormwater and flood mitigation facilities.;
  - l. Household appliance sales and repair;
  - m. Veterinarian or animal hospital;
  - n. Outdoor display and sale of merchandise as an accessory use to a permitted use subject to the provisions of **Subsection (C)(2)(2)** above.
  - o. Any use, which in the judgement of the Director of Planning and Development, is essentially identical to or, substantially similar to, one (1) or more of the above listed uses and which conforms with the intent and purpose of this Section and with the General Use limitations provided in **Subsection C** above;
  
2. Class B: At least one (1) acre but less than two (2) acres. The following uses are permitted on sites of at least one (1) acre (43,560 square feet) but less than two (2) acres (87,120 square feet):
  - a. Professional offices;
  - b. Retail stores providing for the sale of new consumer goods (i.e. clothing and apparel, equipment for hobbies and sports, jewelry, books, candy, gifts, dry goods, toys, etc.) and including the sale of plants, pet shops, and bakeries;
  - c. Personal service establishments, including beauty shops, nail salons, dry cleaning pick-up stations but no plants or laundry facilities, custom

dressmaking and tailoring, photography studio, spas and massage therapy (subject to definition of a massage therapy business);

- d. Public facilities of an administrative, recreational, transportation or public safety function;
  - e. Public parks and open spaces, pedestrian and biking trails, and properties associated with stormwater and flood mitigation facilities;
  - f. Outdoor display and sale of merchandise as an accessory use to a permitted use subject to the provisions of **Subsection (C)(2)(2)** above.
  - g. Any use, which in the judgement of the Director of Planning and Development, is essentially identical to or substantially similar to one (1) or more of the above listed uses and which conforms with the intent and purpose of this Section and with the General Use limitations provided in Subsection C above.
3. Class C: Less than one (1) acre. The following uses are permitted on sites of less than one (1) acre (43,560 square feet).
- a. Professional offices;
  - b. Public parks and open spaces, pedestrian and biking trails, and properties associated with stormwater and flood mitigation facilities.

*E. Conditional Uses.* The Board of Aldermen may authorize the following uses by conditional use permit as provided in **Article II, Division 6**, after receipt of the recommendation of the Planning and Zoning Commission and subject to such restrictions and conditions as are deemed necessary. The Board may add any restrictions or conditions it deems best serve the public interest after consideration of the circumstances of the use, the facility, the specific site and the surrounding environs.

1. Class A or B sites:
  - a. Public utility substations and transmission facilities, collection facilities and processing plants;
  - b. Commercial parking facilities and parking structures associated with multiple-building and mixed-use planned development;
  - c. Enclosed or open commercial recreational uses including, but not limited to, video games, tennis, handball or paddleball, swimming, skating, gymnasium or health club, bowling, dance studios, etc., but excluding outdoor theaters;
  - d. Hotels;
  - e. Restaurants, micro-breweries, micro-distilleries, wine bars offering food, beverages and/or on-site entertainment and outdoor dining;
  - f. Drive-through facilities, drive-in or carry-out sales of foods or of other goods or services; including restaurants, financial institutions, drug stores and car washes;

- g. Dry cleaning or laundry facility;
- h. Pet boarding facility, including day care and overnight boarding for domesticated dogs and cats;
- i. Manufacturer-franchised new-vehicle automobile dealership whose point-of-sale is within the District (including used car sales (in proportion to annual average National Automobile Dealers Association (NADA) ratios between new and used vehicle sales based on published NADA data at a manufacturer-franchised dealership) and including vehicle service facilities;
- j. Day care centers;
- k. Any building or structure more than three (3) stories or forty-five (45) feet in height;
- l. Apartment or condominium dwellings;
- m. Warehouse or storage accessory to a permitted or conditional use but only to the extent that such use does not exceed more than 30% of the gross floor area of the primary use;
- n. Any development containing a mix of the permitted uses specified in **Subsection (D)(1) or (D)(2)** above or conditional uses specified in **this Subsection (E)**.
- o. Single-tenant retail with a building footprint greater than 20,000 square feet.
- p. Banks, credit unions, or other financial institutions (but not including check cashing businesses, short-term/payday loan operations, pawn shops, or rent-to-own facilities).
- q. Private non-commercial parks and open spaces.

2. Class C sites:

- a. Retail stores providing for the sale of new consumer goods (i.e. clothing and apparel, equipment for hobbies and sports, jewelry, books, candy, gifts, dry goods, toys, etc.) and including the sale of plants, pet shops, and bakeries;
- b. Personal service establishments, including beauty shops, nail salons, dry cleaning pick-up stations but no plants or laundry facilities, custom dressmaking and tailoring, photography studio, spas and massage therapy (subject to definition of a massage therapy business);
- c. Public facilities of an administrative, recreational, transportation or public safety function;
- d. Private non-commercial parks and open spaces.

F. *Use Regulations.*

1. *Lot size requirements.*

a. *Minimum lot area:*

- 1) Class A - Two acres (87,120 square feet).
- 2) Class B - One acre (43,560 square feet);

3) Class C – One-half acre (21,780 square feet);

*b. Minimum lot width:*

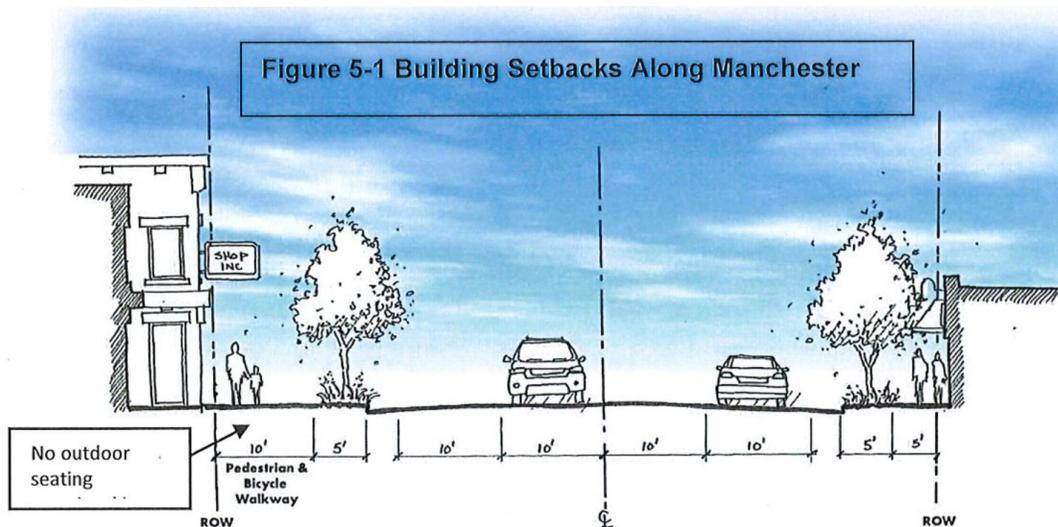
- 1) Class A – Two hundred fifty (250) feet;
- 2) Class B – One hundred fifty (150) feet;
- 3) Class C – One hundred twenty-five (125) feet.

*c. Minimum lot depth:*

- 1) Class A – Two hundred fifty (250) feet;
- 2) Class B – One hundred fifty (150) feet;
- 3) Class C – One hundred twenty-five (125) feet.

- 2. *Maximum floor area ratio.* The regulations of **Article III, Section 400.1400.E.1, Use Regulations** shall apply.
- 3. *Building bulk, height, and setback regulations.* The regulations of **Article III, Section 400.1400.E.3 and E.4, Building Regulations and Building Bulk Regulations** shall apply; provided however, that building height can be further limited during the site plan approval process to avoid circumstances where excessive height would result in structures in this District being substantially disproportion to the height of neighboring properties, especially residential properties, in other zoning districts so as to compromise access to light and air or lend the appearance that properties in this District loom over or appear to dominate uses on nearby properties.
- 4. *Yard and setback requirements:* In the “MC” Manchester Corridor Commercial District, building setback for all Class B and Class C uses, or a development approved by site plan review and in accordance with the procedures of **Article III, Section 400.1380**, yard and setback requirements will be determined as part of the site plan approval process. All proposed development and uses on individual lots must comply with the standards below;

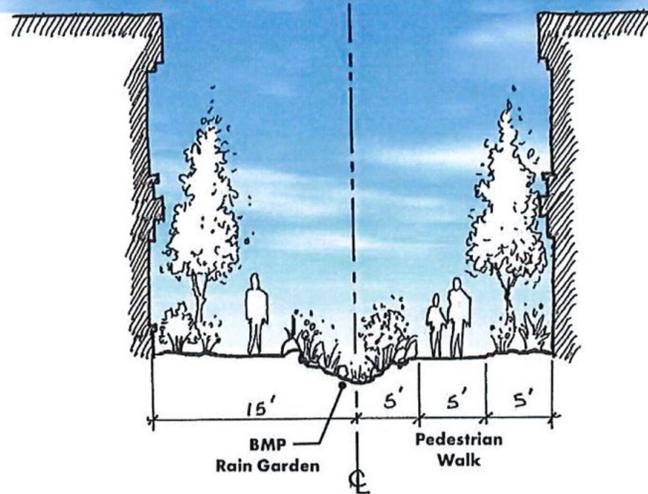
*a. Minimum front yard.* Buildings shall be located at least five (5) feet from the



right-of-way where the property line is coterminous with the right-of-way but in any event not closer than fifteen (15) feet from the back of curb line of Manchester Road. The provisions of Section 400.1840 shall prevail where applicable on Manchester Road. Where improved sidewalks exist in the abutting public right-of-way, the provisions of this subparagraph (a) may be waived or modified as part of the site plan review process of **Article II** of this Chapter that is required for all development and uses within the "MC" district. See applicable example for setbacks on the north and south side of Manchester Road in **Figure 5-1**

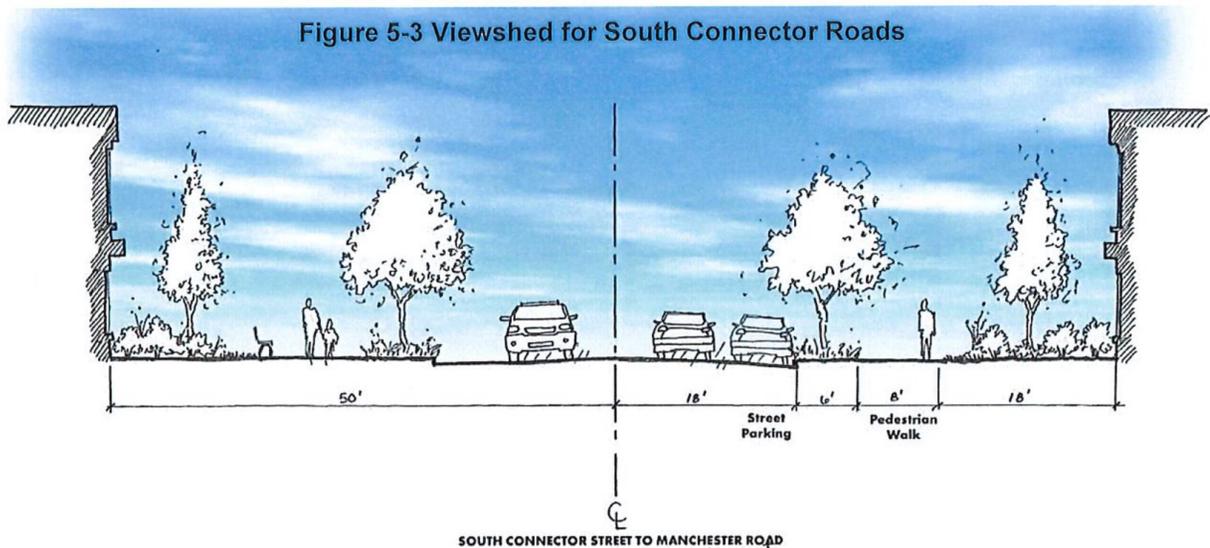
- b. *Minimum side yard.* None required where commercial buildings are constructed simultaneously with party walls or firewalls, otherwise a minimum side yard of ten (10) feet shall be provided subject to the exceptions of 5, c below (See **Figure 5-2**):

**Figure 2 – Pedestrian Corridors Between Buildings**



**SIDE YARD PEDESTRIAN CONNECTION**

- c. *Building setbacks along streets intersecting Manchester Road.* Along any street intersecting Manchester Road and within any portion of the "MC" District wherever the MC District contains or adjoins a publicly maintained greenway, trail or park area, in order to provide viewsheds into the adjoining park-like scenes, the building setbacks show in Figure 5-3 shall apply.



- (1) In locations where the side yard is adjacent to an existing or proposed street connecting to Manchester Road generally on a north/south axis, the side yard or building setback line shall be not less than 50 feet measured from the centerline of said street or not less than 32 feet from the back curb line of either side of said street;
  - (2) In locations where the front yard is adjacent to an existing or proposed street connecting to Manchester Road generally on a north/south axis, the front yard or building setback line shall be not less than 50 feet measured from the centerline of said street or not less than 32 feet from the back curb line of either side of said street;
  - (3) Either of these standards may be modified during the site plan review process of **Article II, Divisions 9** of this **Chapter** as required in subsection B.5 of this Section but in any event the viewshed created by this standard shall not reduce the distance between buildings abutting either side of such street to less than 100 feet.
- d. *Minimum rear yard.* A minimum rear yard of ten (10) feet shall be provided. If any property adjacent to the site is zoned to an "A", "B", "AR" or, "MR" zoning classification, there shall be a twenty-five (25) foot rear yard and a sight-proof fence complying with the provisions of **Article V, Division 5**, of this Chapter.
- e. *Transitional yards, etc.*
- (1) Where a side or rear lot line coincides with a side or rear lot line of any lot in an adjacent residential zoning district ("A", "B", "AR" or "MR"), then a

landscaped yard of at least twelve (12) feet in width shall be provided along such a lot. In addition, for any use that involves the construction of a new structure or the expansion of an existing structure, a masonry wall or solid fence complying with **Article V, Division 5** of this Chapter of at least six (6) feet but not more than eight (8) feet in height shall be provided in such transitional yard within two (2) feet of the property line.

- (2) Where the rear or side wall of any non-residential structure is located directly across the street from the front yard of any residential structure located in a residential district, a landscaped yard of at least twelve (12) feet in width shall be provided along the entire length of such rear or side wall.
  - (3) The transitional yard requirement may be modified by conditional use permit or by site plan approval as provided in **Article II, Division 9**. Such modifications may impose more stringent or less stringent requirements in order to mitigate the adverse effects of one land use upon another or conflicts between two different land uses.
5. *Off-street parking and loading.* All off-street parking and loading is required to comply with **Article IV** of this Chapter, but those requirements may be modified in conjunction with the site plan review process to reduce parking requirements and minimize paved surfaces based on the standards outlined in **Subsection G.3**, of this Section. Access to off-street parking and loading must be accessed via controlled access points and may not allow for parking that provides direct pull-in and back-out parking to and from Manchester Road across the site frontage. To reduce curb-cuts on to Manchester Road, all off-street parking for new development or redevelopment of existing sites must have access to an adjoining street other than Manchester Road and must provide for cross-access to adjacent property.
  6. *Environmental; stormwater management, grading and erosion; and flood hazard controls.* All development shall conform with the environmental performance standards provided in **Article V, Division 6**; the stormwater management, grading and erosion control provisions of **Article V, Division 7**; and the flood hazard control requirements of **Article V, Division 8**.
  7. *Signs.* In conjunction with site plan review, a comprehensive sign plan in accord with the provisions of **Chapter 410** must be provided and approved as part of site plan approval.
- G. *Development requirements, guidelines, and standards.* To achieve the goals and objectives as outlined in **Subsection A** of this Section and achieve the City's vision for the Manchester Road Corridor, the following development standards are

established for each class and use within the Manchester Road Corridor. It is recognized that not all of the standards may be attainable with particular property or uses. Therefore, the regulations in the "MC" District are intended to provide flexibility to property owners and developers for many types of development particularly for the Class A and B sites as provided for in **Subsection F** of this Section with respect to building height and development density. In addition, the regulations are meant to provide a certain degree of latitude to the Planning and Zoning Commission and the Board of Aldermen to vary from these or other regulations when reviewing site plans in order to achieve the goals and objectives of the Comprehensive Plan and these regulations. The degree to which a site plan for development meets or exceeds the design standards set forth in this subsection shall be considered and will be evaluated when considering site plans for proposed development. A developer should be prepared to explain why certain development standards cannot be met or that alternatives serve the same purpose as the standard. The standards are intended to allow the Manchester Road Corridor to become another recognized location within the City as a live/work/relax location. **Examples of the various standards and/or design features intended to be carried out within the "MC" District are included throughout this section.**

1. *Building Design:* New buildings should be designed to include common features and materials so that a sense of place and character is created for the "MC" District.
  - a. *Exterior building materials:* Building materials should be used and installed in keeping with the chosen architectural style. Building material colors should be varied and complementary and three colors per elevation required. Except as minor accents for trim such as window frames or entry doors, primary or garish colors should be avoided. Materials should be of a scale appropriate to the pedestrian and complement adjacent structures. The table entitled "Exterior Material Legend" below provides a listing of approved/not approved materials. This table is intended to provide direction but is not intended to represent absolute approval or disapproval of any listed item and will depend on building architecture.

| <b>EXTERIOR MATERIAL LEGEND</b>   |  |
|---|--|
| <b>Acceptable Exterior Materials</b>  | <b>Generally Unacceptable Exterior Materials</b>   |
| Brick or brick veneer   | Vinyl or aluminum siding   |
| Natural Stone (limestone, brownstone, lannon stone, marble, granite).   | Veneer based plywood siding  |
| Metal panels (used as accent features, includes types such as Alucobond, Alpolic, or similar)                         | Plywood panels (such as T1-11)   |
| Cement-fiber siding   | Plexiglas  |
| Decorative Concrete Masonry Units (CMU) or architectural cement block   | Corrugated Metal with exposed fasteners (used as accent features and comprising no more than 30% of the exterior building materials used). |
| Concrete, including pre-cast panels (may be used when incorporating color, texture and architectural finish features) | Painted smooth concrete masonry units (unless used in locations behind screen walls)   |
| Exterior grade wood (must be appropriate species for climate)   | Exposed steel framing (unless integral to the design)  |
| Composite siding  | Corrugated tin roofing (unless dictated by the specific architectural style)   |
| EIFS or Stucco (not on the first story and not more than 30% of the wall area exclusive of windows and doors)         | Smooth-face concrete block   |
| <b>EXTERIOR MATERIAL LEGEND</b>   |  |
| <b>Acceptable Exterior Materials</b>  | <b>Generally Unacceptable Exterior Materials</b>   |
| Vinyl trim (accent only)  | Standing seam or batten seam metal roofing (unless dictated by the specific architectural style)   |
| Glass block (may be used only as a feature element, not for glazing or windows)                                       | Shake shingles   |
| Brick and stone pavers  |  |
| Manufactured stone  |  |
| Commercial grade asphalt shingles   |  |
| Slate roofing   |  |
| Concrete tile roofing   |  |

- b. *Building details:* Each building shall incorporate several common architectural features, appropriate for the architectural style chosen. Examples include pilasters, piers, columns, friezes, cornices, and window surrounds. Building elements such as awnings, signs, doors, windows, and lighting should complement the architecture of the building façade and finishes (See Example 1).



- c. *Design features and structures:* Use of awnings, canopies, or other design features should enhance main facades, especially at building entries. Attached structures such as covered arcades or porte cocheres shall be compatible with and complement the overall design of the building and its façade (See Example 2).



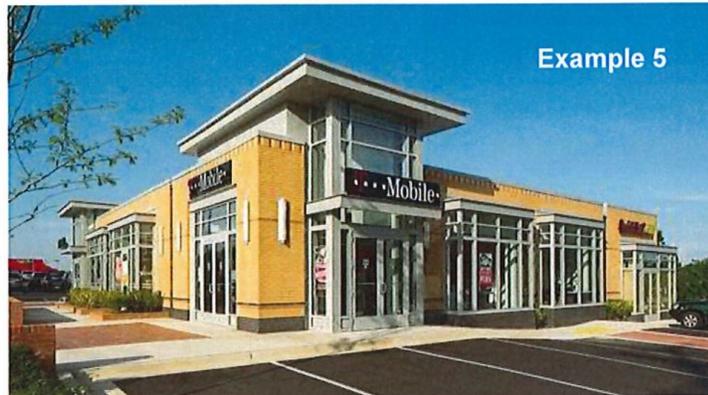
- d. *Building entrances:* Building entrances are required to be clearly delineated and indicate a clear transition from the exterior to the interior of the building. Every main entrance is required to have a special emphasis when compared to the other portions of the building. The building address should be clearly displayed in a readable typeface of sufficient size for reading from a vehicle at a reasonable distance and oriented to the street or drive frontage recognized by the US Postal Service and the City's fire and police departments (See Example 3).



- e. *Façade articulation*: Buildings and parking structures of three (3) stories or less in height designed with completely flat facades and monotone color schemes are not permitted. All buildings and parking structures are required to have horizontal and vertical façade variations such as pop-outs, bays, recesses, arches, banding, columns, or similar features. Buildings of more than three (3) stories may have a flat façade of uniform design above the third floor (See Example 4).



- f. *Height and roofline*: Single-story buildings should have varying roofline elevations to add architectural interest and avoid the appearance of long, monotonous roofline expanses. A variation such as a parapet or tower is required every 50' of roofline. Also, if mechanical HVAC equipment that is installed on the roof of any structure in this district is visible from grade level in residential areas or, is visible from Manchester Road or any primary access road within a larger development, said equipment shall be screened by a wall with a finish surface compatible in design and color to that which is used as a finish building wall material. The back of parapets should also not be visible from Manchester Road or any primary access road within a larger development and must match the color and materials of the building (See Example 5).



- g. *Pedestrians/Bicycle Access:* All buildings must be designed to encourage pedestrian activity and social interaction and create a walkable environment that encourages pedestrian access, as well as bicycle access, to and within the Manchester Road Corridor and connectivity to the adjacent greenway trail system.
- h. *Windows:* Windows are key to the overall design of a building and the relationship between the exterior and interior. Eye level windows are required to relate to the scale of a person. Clear glass for storefronts, windows and doors, within the retail merchandising areas is required. Slightly tinted glass for energy efficiency purposes may be used. Window tints shall be grey, blue, or bronze. Mirrored glass is prohibited. Window signage is strongly discouraged (See Example 6).



- i. *Signs*: Signs may only be located on buildings and will be planned for as part of the building's overall design and should integrate similar or complementary materials as the building, be harmonious in color, with controlled lighting and must include a comprehensive sign plan as provided for in **Section 410.135** (See Example 7).

**Example 7**



- (1) Corporate logos are any letter, character or symbol used to represent a person, corporation or business enterprise and are considered graphics which are defined as signage. Corporate logos may be incorporated into a sign so long as the sign is compliant with the provisions of **Chapter 410** and is an integrated element of the building design and façade.
  - (2) Signs, other than those indicating entry or exit locations, and not be located on parking structures or within parking lots except for instances where parking structure contain ground floor retail uses.
  - (3) Billboards are not permitted on any property within the "MC" District
2. *Site Design*. New developments are required to match or complement surrounding new developments and landscapes to create a building and site design which follow the standards of this Chapter and adds positively to the overall "MC" District environment. Where applicable and appropriate site design should provide:
- a. Outdoor seating at work places and restaurants that is:
    - situated to provide a pleasant environment for users that is not adjacent to parked automobiles or other environmental detriments;
    - located so as not to block or constrict entry and exit doors or impede pedestrian or bicycle movements;

- not located within the 10-foot shared sidewalk and bikeway on the south of Manchester Road.
- b. Access to the Great Rivers Greenway and Flood Mitigation Greenway trail and park networks with a paved, ADA-accessible pathway of not less than 6 feet in width from building entries and that is clearly delineated through parking areas or structures via changes in paving materials, texture, and/or color. Pedestrian easements and connections of appropriate width that can connect to other uses within the area shall also be provided where possible and appropriate with adjacent landscaping and lighting particularly where such connections are between buildings. To encourage and promote biking to and from the “MC” District bike racks shall be provided at appropriate locations at any building (See Example 8).



- c. Elements such as plazas or large patio areas that can be used for occasional entertainment events and promote social interaction in pleasant environments;
- d. Signage for wayfinding both within a development and the area overall that is of clear and consistent design;
- e. Public art of appropriate type and scale that can help to create an identity for the “MC” District.

Other site design components related to building placement, screening, landscaping, and lighting and related standards are outlined below as follows:

- f. *Building placement:* Building placement must comply with the following standards:

- (1) The main façade of a building must be oriented to face the principal street on which it has frontage and for which it is addressed by the US Postal Service.
  - (2) Buildings on corner lots must be oriented so that the main façade is giving equal treatment to each street on which it has frontage. Also, these buildings should include a prominent architectural feature of greater height than the rest of the roof, or emphasis at the corner where the two public streets meet.
- g. Utilities serving a site and the on-site structures must be located in underground easements that can serve multiple properties;
- h. *Screening*: The following is required for screening:
- (1) Loading and service areas shall be screened with walls and landscaping. Where adjacent to residential areas, loading and service areas shall be located away from bordering residential property lines whenever possible and such areas must be completely screened and appropriately buffered with appropriate trees in accord with the standards set forth in **Article IV, Section 400.1730**. In all instances, views into loading and service areas from adjacent properties or uses must be minimized.
  - (2) Mechanical equipment, whether ground level or roof top, shall be screened from ground-level view. Large trash receptacles, dumpsters, utility meters, satellite dishes, antennas, etc., shall be similarly treated and may not be located on the side of a building. Screening material shall consist of a masonry wall, sight-proof fencing of aluminum, steel, vinyl, dense landscaping, or any other such material that is found compatible and approved as part of the site plan approval process.
  - (3) Chain-link fencing (including cloth, canvas, or vinyl-slat covered), smooth-face concrete block, and barb or razor wire topped fences and chain link are prohibited.
- i. *Landscaping*: The landscaping requirements shall be as established by **Article II, Division 10, Section 400-1210**. In addition, the following requirements shall apply to all landscape plans:
- (1) A landscape plan sealed by a landscape architect registered in Missouri shall be submitted in conjunction with the development or site plan.
  - (2) A landscape plan shall be drawn to scale, include dimensions and distances, and clearly delineate all existing and proposed vehicular movement and parking, and the location, size and description of all

landscaping materials. All easements, transition buffer areas and setback areas shall be labeled and dimensioned. Outdoor furniture and fixtures for commercial and mixed-use development are encouraged and shall be considered part of the landscaping plan and identified on the landscape plan. The landscape plan must include an irrigation plan.

- (3) The property owner or designated agent shall be responsible for the maintenance, repair and replacement of all landscaping materials. All plant material and landscaped bed areas shall be tended and maintained in a healthy growing condition, free from refuse, debris and weeds.
- j. *Lighting:* Proper layout, height, fixture selection and lighting level shall be incorporated as part of the site design requirements (See Examples 9 and 10). In addition, a lighting plan shall be submitted in conjunction with the site plan required by subsection **B** and **Article VI, Division 1** and **Division 2** of this Chapter based on the following standards unless varied as a result of the site plan review:



- (1) Site lighting (including parking and loading areas) shall use LED bulb technology from a concealed source and shall comply with , shall have a color rendering index (CRI) of not less than 65 and a correlated color temperature (CCT) of approximately 4000 Kelvin (K) but not more than 4800K so as to most closely represent daylight, not distort colors, but avoid the blue portion of the spectrum common to some LED lumens
- (2) Site lighting and building lighting shall not spill over onto adjoining properties, highways, or in any way interfere with the vision of oncoming motorists.
- (3) Lighting fixtures shall be of a directional type capable of shielding the light source from direct view and aimed downward. The development plan or

site plan must show the relationship of fixtures and the light patterns to each other, to the project site, to the buildings, and to the adjacent rights-of-way.

- (4) Site and parking lot lighting fixtures shall complement and harmonize with those of adjacent developments.
  - (5) Fixtures used to accent architectural features, landscaping or art shall be located, aimed or shielded to minimize light spill into the surrounding environment.
  - (6) Architectural lighting shall be recessed under roof overhangs or generated from a concealed source, low-level light fixture(s). Roof lights, lighted roof panels, and other methods of illuminating buildings, deemed inappropriate, are not allowed.
  - (7) Decorative, low-level intensity, non-concealed source lighting that defines on-site vehicular and/or pedestrian ways are acceptable.
  - (8) The lighting plan shall not conflict with the landscape plan, and the two shall be submitted simultaneously for review.
  - (9) Where developers are constructing public street improvements in conjunction with planned development projects, street lighting standards, luminaries, and fixture colors and styles shall be as established by the City and approved by the City's Director of Public Works or its traffic engineer.
3. *Parking and Access*: Developments which, in the opinion of the Planning and Zoning Commission and/or the Director of Planning and Development during site plan review, might generate a significant increase in traffic, vehicular turning movements, or alteration of traffic patterns, will require a traffic study by the City's traffic engineer. Site layout and design must address the needs of motorists, pedestrians, bicycles, and other forms of transportation. Access and safety on the site should be ensured for all users. In addition to the parking requirements established in **Article IV, Sections 400.1470** through **400.1620**, the following will be required:
- a. Major internal circulation roadways must be separated from parking areas using curb and gutter, landscaping, pedestrian walkways, and lighting.
  - b. Separated cross-access for automobiles and pedestrians in parking lots is required. Cross-access for pedestrians shall consist of a dissimilar material from the parking lot.

- c. Pedestrian cross-access within parking lots shall connect to sidewalks, bike paths, and/or multi-use paths within the public rights-of-way.
- d. Loading and service areas should be located away from street edge and public circulation patterns.
- e. *Shared Off-Street Parking for Different Categories of Uses:* In order to minimize stormwater runoff through minimizing paved surfaces, development in the 'MC" District should encourage situations where shared parking might be appropriate. Subject to site plan review by the Planning and Zoning Commission and written authorization of the Zoning Administrator, business establishments constituting different categories of use whose hours of operation have minimal overlap may share parking as follows:
  - (1) Office use and a retail sales and service use. The parking requirement for the retail sales and service use may be reduced by 20 percent, provided that the reduction does not exceed the minimum parking requirement for the office use.
  - (2) Residential use and a retail sales and service use (other than eating and drinking establishments or entertainment uses). The parking requirement for the residential use may be reduced by 30 percent, provided that the reduction does not exceed the minimum parking requirement for the retail sales and service use.
  - (3) Office use and a residential use. The parking requirement for the residential use may be reduced by 50 percent, provided that the reduction does not exceed the minimum parking requirements for the office use.
- f. *Shared Off-Street Parking for Uses of the Same Type:* Subject to site plan review by the Planning and Zoning Commission and written authorization of the Zoning Administrator, business establishments constituting commercial uses of the same type having over-lapping operating hours may share parking allowing reductions in the total minimum number of required parking spaces as follows:
  - (1) Up to a 20 percent reduction in the total minimum number of required parking spaces for four or more separate establishments.
  - (2) A 15 percent reduction in the total minimum number of required spaces for three separate establishments.
  - (3) A 10 percent reduction in the total minimum number of required spaces for two establishments.

- (4) The establishments, for which the shared parking application is being made for shall be located within 800 feet of the parking facility. The parking facility shall be in a commercially zoned district.
- (5) The reduction to parking quantities allowed through shared parking shall be determined as a percentage of the minimum parking requirement as stated in **Article V, Section 400.1570** of the City Code of Ordinances.

#### 4. *Clearance of Existing Improvements*

Properties within the "MC" District that are cleared for future redevelopment and are not subject to an approved site plan in accord with the provisions of Subsection B.5 above must have properly issued demolition and grading permits requiring all building and site improvements to be removed as part of the site clearance. In addition, the site must be properly graded and seeded with grass within 60 days of the completion of the grading or within a time period specified by the permit (permits) in consideration of the time of the year. Proper maintenance of the cleared site will be required in accord the property maintenance provisions of the Municipal Code.

**SECTION 2:** It is hereby declared to be the intention of the Board of Aldermen that the sections, paragraphs, sentences, clauses, phrases and words of this ordinance are severable, and if any section, paragraph, sentence, clause, phrase or word(s) of this ordinance shall be declared unconstitutional or otherwise invalid, such unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, phrases and words or this ordinance since the same would have been enacted by the Board of Aldermen without the incorporation in this ordinance of any such unconstitutional or invalid portion of the ordinance.

**SECTION 3:** The Chapter, Article, Division and/or Section assignments designated in this Ordinance may be revised and altered by the codification company servicing the City's Code of Ordinances upon supplementation of such code if, in the discretion of the editor, an alternative designation would be more reasonable. In adjusting such designations the editor may also change other designations and numerical assignment of code sections to accommodate such changes.

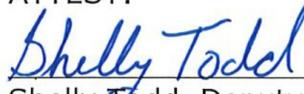
**SECTION 4:** All ordinances and parts of ordinances in conflict with this ordinance are, to the extent of such conflict, hereby repealed.

**SECTION 5:** This Ordinance shall be in full force and effect from and after the date of its passage and approval according to law.

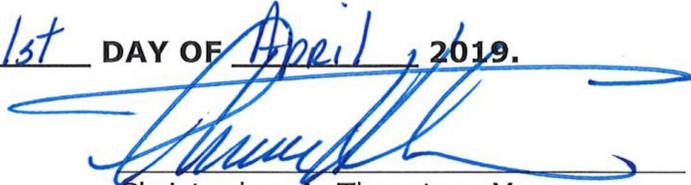
**PASSED BY THE BOARD OF ALDERMEN THIS** 1st **DAY OF** April, **2019.**

  
\_\_\_\_\_  
Presiding Officer

ATTEST:

  
\_\_\_\_\_  
Shelly Todd, Deputy City Clerk

APPROVED BY THE MAYOR THIS 1st DAY OF April, 2019.

  
\_\_\_\_\_  
Christopher A. Thornton, Mayor

ATTEST:

  
\_\_\_\_\_  
Shelly Todd, Deputy City Clerk

1<sup>st</sup> Reading: 3/4/2019

2<sup>nd</sup> Reading: 3/18/2019

