AGENDA
Regular Session of the City Council of the City of Saint Charles, Missouri
Council Chambers – 4th Floor – City Hall – 200 North Second Street
Tuesday, June 17, 2025
7:00 p.m.

All persons who desire to provide public comment
Must complete a Speaker's Card in its entirety and present it to the City Clerk
Prior to the 7:00 p.m. start of the City Council meeting to be eligible to speak

1. ROLL CALL

2. INVOCATION AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS/AWARDS/PROCLAMATIONS
   A. Presentation and Acceptance of 2024 Audit Report and Annual Comprehensive Financial Report (ACFR)

4. PUBLIC COMMENTS - 3 Minute Limit Per Person
   The Public Comment portion of the meeting is an opportunity for the City Council to listen to comments from the public. It is not a question and answer session and the Mayor and City Council will not respond to comments or answer questions during this period. The Mayor or the City Council may refer any matter brought up to the Director of Administration or City Clerk if action is needed. A buzzer or notification will sound when three minutes have elapsed. All persons who desire to provide Public Comment shall complete a Speaker's Card in its entirety and present it to the City Clerk prior to the scheduled start of the City Council Meeting.

5. REPORT OF THE MAYOR
   A. Appointments to Boards/Commissions/Committees

6. ANNOUNCEMENTS FROM COUNCILMEMBERS/MISCELLANEOUS

7. PUBLIC HEARING – 5 Minute Limit per Person
   Public Hearings are an opportunity for the City Council to listen to input about a particular topic or item being considered by the Council. It is not a question and answer session and the City Council will not respond to comments or answer questions during this period. A buzzer or notification will sound when five minutes have elapsed. All persons speaking at a Public Hearing shall complete a Speaker's Card in its entirety and present it to the City Clerk prior to the scheduled start of the City Council meeting.

   A. Case No. TA-2025-05. (City of St. Charles) An application to amend Chapter 400 Zoning Code of the Code of Ordinances specifically to repeal and replace the Sign Code (Article XVI) as well as update other sections to the City Code concerning a new Sign Code ***(Council Bill 13990)***

8. CONSENT AGENDA
   A. Approval of Council Minutes and Reports
      1. Regular City Council Meeting of May 20, 2025
      2. Closed Session Meeting Minutes (Work Session) of April 15, 2025
      3. Closed Session Meeting Minutes (Regular Session) of April 15, 2025

B. Receipt of Reports from Boards, Commissions and Committees
   1. Main Street Special Business District Advisory Board Meeting of May 1, 2025
   2. Planning and Zoning Commission Meeting of May 12, 2025
   3. The Housing Authority of the City of St. Charles Meeting of March 26, 2025
   4. The Housing Authority of the City of St. Charles Meeting of April 30, 2025

C. Receipt of Director of Administration Reports

D. Approval of Contracts and Easements
   1. Agreement Authorizing Acceptance of the Mid-America Arts Alliance-Creative Forces Community Engagement Grant in the Amount of $8,353.00

E. Preliminary Plats

F. Miscellaneous

9. ITEMS REMOVED FROM THE CONSENT AGENDA

10. RESOLUTIONS

A. A RESOLUTION OF THE CITY OF ST. CHARLES, MISSOURI ADOPTING THE 2025 - 2030 ST. LOUIS REGIONAL HAZARD MITIGATION PLAN *(SPONSOR: MICHAEL GALBA)*

B. A RESOLUTION OF SUPPORT FOR GRANTING A PROPERTY TAX ABATEMENT WITH RESPECT TO A PROPOSED PROJECT FOR CLEMENT MANAGEMENT SERVICES, LLC *(SPONSOR: JUSTIN FOUST)*

11. BILLS FOR FINAL PASSAGE

BILL 13986

AN ORDINANCE ANNEXING CERTAIN ADJACENT CONTIGUOUS LAND INTO THE CITY OF SAINT CHARLES, MISSOURI, AND ASSIGNING THE LAND TO DESIGNATED WARDS OF THE CITY BEING PETITIONED FOR ANNEXATION BY CRG CUMULUS, LLC, APPROXIMATELY 144.25 ACRES OF LAND OVERALL ON EHLMANN ROAD AND HAYFORD ROAD, GENERALLY LOCATED ON THE NORTH AND SOUTH SIDES OF STATE HIGHWAY 370 AND BETWEEN HUSTER ROAD AND HARRY S. TRUMAN BOULEVARD *(SPONSORS: JUSTIN FOUST AND MICHAEL GALBA)*

BILL 13987

AN ORDINANCE REZONING TO ST. CHARLES CITY ZONING DISTRICTS “I-1” LIGHT INDUSTRIAL DISTRICT AND “I-1/WHP” LIGHT INDUSTRIAL DISTRICT WITHIN THE WELLHEAD PROTECTION DISTRICT FROM ST. CHARLES COUNTY ZONING DISTRICTS “A” AGRICULTURAL DISTRICT AND “I1” LIGHT INDUSTRIAL DISTRICT, AN APPROXIMATE 144.25 ACRES OVERALL OF LAND ON EHLMANN ROAD AND HAYFORD ROAD, GENERALLY LOCATED ON THE NORTH AND SOUTH SIDES OF STATE HIGHWAY 370 AND BETWEEN HUSTER

ROAD AND HARRY S. TRUMAN BOULEVARD *(SPONSORS: JUSTIN FOUST AND MICHAEL GALBA)*

12. BILLS FOR INTRODUCTION

BILL 13988

AN ORDINANCE AMENDING ORDINANCE NUMBER 24-154 BY AMENDING CERTAIN REVENUE, EXPENDITURE, AND FUND BALANCE ACCOUNTS FOR THE BUDGET FOR THE FISCAL YEAR 2025 (BUDGET AMENDMENT #8) *(SPONSOR: BART HABERSTROH)*

BILL 13989

AN ORDINANCE AUTHORIZING THE MAYOR ON BEHALF OF THE CITY OF ST. CHARLES, MISSOURI, TO ACCEPT A DONATION OF 0.47 ACRES OF VACANT LAND AT WEST RANDOLPH STREET ADJACENT TO EXISTING CITY-OWNED PROPERTY AND WEST OF THE CITY OF ST. CHARLES ANIMAL SHELTER *(SPONSOR: BRIAN GOULD)*

BILL 13990

AN ORDINANCE AMENDING CHAPTER 400 OF THE ZONING CODE OF THE CITY'S CODE OF ORDINANCES BY REPEALING AND REPLACING THE SIGN REGULATIONS AT ARTICLE XVI OF CHAPTER 400, AND UPDATING OTHER SECTIONS OF THE CITY'S CODE OF ORDINANCES CONCERNING THE NEW SIGN REGULATIONS *(SPONSORS: MICHAEL GALBA AND BART HABERSTROH)*

BILL 13991

AN ORDINANCE AMENDING SECTIONS 600.020, 600.060, 600.070 AND 600.080 OF THE CODE OF ORDINANCES PERTAINING TO THE REGULATION OF ALCOHOLIC BEVERAGES WITH RESPECT TO MINORS AND IN THE FRENCHTOWN DISTRICT DURING CERTAIN HOURS *(SPONSOR: MICHAEL GALBA)*

13. EMERGENCY ORDINANCES

14. TABLED BILLS

15. ITEMS FOR COUNCIL ACTION

A. Recommendations of Appointments to Council Committees and Assignment of Council Liaisons to Boards, Commissions and Committees (*RCA Attached)*

16. CLOSED SESSION

A. Legal actions, causes of action, or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body and its attorneys (RSMo 610.021 (1))

B. Leasing, purchase or sale of real estate where public knowledge of the transaction might adversely affect the legal consideration therefor (RSMo 610.021 (2))

C. Hiring, firing, disciplining or promoting of particular employees when information relating to the performance or merit of individual employees is discussed or recorded (RSMo 610.021 (3))

D. Preparation, including any discussions or work product, on behalf of the Council or its representatives for negotiations with employee groups (RSMo 610.021 (9))

E. Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected (RSMo 610.021 (12))

F. Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment (RSMo 610.021 (13))

17. ADJOURNMENT

The City of St. Charles offers all interested citizens the opportunity to attend public meetings and comment on public matters. If you wish to attend this public meeting and require an accommodation due to a disability, please contact the Office of the City Clerk to coordinate an accommodation at least two (2) business days in advance of the scheduled meeting at 636-949-3282.

The City of St. Charles, Missouri, fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. For more information, or to obtain a Title VI Complaint Form, please call the City Clerk's Office at (636)949-3282 or visit City Hall located at 200 North Second Street, St. Charles, Missouri, 63301.

Posted: Thursday, June 12, 2025 – 5:00 p.m.

TO: City Council

FROM: Office of the Mayor

DATE: June 6, 2025

SUBJECT: Appointment Memorandum for the June 17, 2025 City Council Meeting

I ask for the City Council's confirmation of the following appointments:

Planning & Zoning Commission

- The appointment of ***John Morgan***, to replace Steve Hollander who submitted his resignation effective ***May 6, 2025***. John Morgan's term will expire ***July, 2025.***

Greater St. Charles Convention & Visitors Commission

- The reappointment of ***Scott Tate***, whose term expires in ***May 2025***, to serve another term to expire ***May, 2028.***
- The reappointment of ***Ashley Gaddy***, whose term expires in ***May 2025***, to serve another term to expire ***May, 2028.***

Zumbehl Road Community Improvement District

- ***Mike Swearngin,*** to serve a new four-year term, with the term commencing on ***7/7/2025*** and expiring on ***7/6/2029.***
- ***Patrick Willett,*** to serve a new four-year term, with the term commencing on ***7/7/2025*** and expiring on ***7/6/2029.***

Please contact me if you have any questions regarding these proposed appointments.

Sincerely,

Daniel J. Borgmeyer
Mayor

RCA FORM (OFFICE USE ONLY)

Bill # 13990

MEETING/DATE: 6/17/2025

Regular ☒ Special ☐ Work Session ☐

ATTACHMENT: YES ☒ NO ☐

Report ☒ Resolution ☐ Ordinance ☒

Request for Council Action

Ward(s): All **Sponsor(s):** Michael Galba, Bart Haberstroh

Description:

Case No. TA-2025-05. (City of St. Charles) An application to amend Chapter 400 Zoning Code of the Code of Ordinances specifically to repeal and replace the Sign Code (Article XVI) as well as update other sections to the City Code concerning a new Sign Code.

Contract Extension/Renewal: Yes ☐ No ☒

Information Paper Attached: Yes ☐ No ☒

Staff Recommendation: Approve ☒ Disapprove ☐

Board/Committee/Commission Recommendation: Approve ☒ Disapprove ☐

Summary:

In 2024, the City Council approved funding for the Community Development Department to hire a consultant to accomplish a comprehensive re-write of the City's Sign Regulations (Article XVI of Chapter 400). The main drivers of this project was to formally adopted regulations which are compliant with recent case law (sign content neutrality), create additional flexibility in the sign code as well as improving the readability (enforcement by City Staff and understanding by the community). In addition to an internal review, the City (with our consultant) also met with Key Stakeholders (residents, business owners and industry experts) to review the current code and possible solutions for identified issues as well as multiple City Council work sessions. Upon the completion of these efforts, as well as multiple drafts, City staff is pleased to bring forward the completed document for formal adoption.

The Planning and Zoning Commission held a public hearing on this item at their June 9, 2025 meeting where City Staff presented the new code and there were no speakers from the public on this application. The application was forwarded with a unanimous recommendation for approval (6 in favor, 0 opposed) as submitted.

Budget Impact: (revenue generated, estimated cost, CIP item, etc.)

Fiscal Impact: N/A

Account #: N/A

Project #: N/A

RCA prepared by: JTB Dept. Dir. Finance Dir. N/A Dir. of Admin.

AGENDA ITEM #10

Community Development

Memorandum

To: **Planning and Zoning Commission**

From: **John Boyer, Assistant Director of Community Development/Planning Manager**

Meeting Date: **June 9, 2025**

Subject: **Case No. TA-2025-05. (The City of St. Charles) (City of St. Charles) An application to amend Chapter 400 Zoning Code of the Code of Ordinances specifically to repeal and replace the Sign Code (Article XVI) as well as update other sections to the Zoning Ordinance concerning a new Sign Code.**

In 2024, the City Council approved funding for the Community Development Department to hire a consultant to accomplish a comprehensive re-write of the City's Sign Regulations (Article XVI of Chapter 400). The main drivers of this project was to formally adopt regulations which are compliant with recent case law (sign content neutrality), create additional flexibility in the sign code as well as improving the readability (enforcement by City Staff and understanding by the community). The City went through the formal competitive bidding process to identify a consultant and after thorough review, awarded the project to White & Smith, LLC, a nationally recognized firm whom specializes in Sign and Zoning matters.

Staff immediately began the undertaking of reviewing the current document as well as understanding the legal framework needed to meet current legal standards. In addition to this internal review, the City (with our consultant) also meet with Key City Stakeholders (residents, business owners and industry experts) to review the current code and identify issues as well as solutions for the new code. In addition to the stake holder meeting, City staff and our consultant held a City Council work session explaining the process, the goal of this project as well as overall proposed changes for the new Sign Code. Upon the completion of these efforts, as well as multiple drafts, City Staff is pleased to bring forward the completed document for formal adoption.

While the proposal is extensive, there are key items staff would like to draw the Commission's attention (these will be discussed in more depth at the meeting during staff's presentation):

1. The proposal is a legally defensible and up-to-date document;
2. No changes are proposed to any sign standards (size, placement, etc.) within the Historic District, minus the addition of new Design Standards for A-Frames Signs;
3. The addition of more graphics and tables to ease understanding and the interpretation of the Code for all readers.
4. Maintain the ability for Pole Signs adjacent to Highway Frontage (important consideration identified by our stake holder meeting);
5. New standards should greatly reduce variance requests concerning signage:
    - Larger commercial/industrial ground monuments are proposed over current code (minimum of 50 sqft proposed in lieu of current 24sqft);
    - Larger attached building-mounted signs outside the Historic Districts:
        - Current code permits lower sizes in lieu of a more industry standard size being proposed using percentage of elevation to ensure proportionality and maintaining

aesthetic standards of the community.

Part of this review also identified a number of other code sections outside the Sign Code which were recommended for review by our consultant. These sections are included/proposed to remove signs regulations anywhere outside the Sign Code. Additional sections included in this proposal for amendment:

1. Section 215.1100 Sale of Fireworks;
2. Section 400.140 "A" Agricultural District (advertising for Day Cares);
3. Section 400.150 "R-1C," "R-1D," "R-1E" Single-Family Residential Districts (advertising for Day Cares);
4. Section 400.190 "O-I" Office Institution District (signage related to Halfway Houses);
5. Section 400.330 "SMPD" South Main Preservation District (correct reference section to new Article)
6. Section 400.420 Bed-And-Breakfast Establishment
7. Section 400.430 Home Occupations
8. Section 400.480 Temporary Retail Sales And Outdoor Display of Merchandise (signage for special events);
9. Section 400.490 Sidewalk Café – Definitions, Standards And Criteria;
10. Section 400.1870 Clothing Drop Boxes;
11. Chapter 640, Article II Garage Sales, Section 640.050 Advertising (garage sale signage); and,
12. Chapter 665 Sexually Oriented Business Regulations, Article II, Section 665.070 Sign Regulations.

While the above code sections will be part of the overall ordinance to amend/approved the new Sign Code, the Planning and Zoning Commission only has authority over items under Chapter 400 (Chapter 215, 640 and 665 will be amended by City Council in the final bill/ordinance); however, these sections have been provided to the Commission for context.

As required by the Zoning Ordinance, the Commission shall conduct a public hearing on the proposed text amendment, deliberate the proposed changes to the zoning code, and vote to provide a recommendation to the City Council. The City Council will conduct a public hearing on June 17, 2025 on the proposed text amendment, receive the Commission's recommendation, and introduce a bill to amend the zoning code to adopt the text amendment. If the Commission recommends denial of the text amendment, the Commission is required to state the reasons for the negative recommendation to the City Council to be included in the record. Included is draft language that provides the new code (which will formally repeal and replace the existing Sign Code) as well as struck-through text for removal and underlined text for new language in the existing code sections outside the Sign Code.

Staff Recommendation

Staff recommends the City formally adopt the new sign code as presented and make the other necessary code changes. As noted this change will bring our current code into legal compliance (content neutral), provide flexibility to businesses and increase the readability of this section of the Code.

Recommended Motion

Motion to forward a recommendation of approval to City Council for application TA-2025-05, as submitted.

Article XVI Sign Regulations

Division 1 General Provisions

Section 400.1370 Purpose

This Article establishes a comprehensive and balanced system to regulate the location, type, size, height, number, duration of display, design, construction, installation, maintenance, and removal of signs to:

A. Encourage the effective and efficient use of signs as a communication tool;

B. Create an appealing cityscape that is free of overly distracting visual clutter and nuisance signs;

C. Enhance traffic safety and protect the public health, safety, and welfare; and

D. Protect state and federal constitutional rights to free speech.

Section 400.1380 Applicability

A. This Article applies to all new and existing signs located in the City unless they are exempted by this Article or by federal or state law.

B. Permit Required. Except as otherwise provided in this Article, no sign shall be erected, enlarged, altered (except for normal maintenance), replaced, or relocated without obtaining a sign permit.

C. Prohibited Signs. No sign shall be constructed, installed, operated, displayed, or otherwise used in a time, place, or manner that this Article prohibits.

D. General Districts. Section 400.1450 provides general on-premises sign standards for all General Districts in the City, listed in Division 1 of Article II of the Zoning Ordinance.

E. Superimposed Districts.

1. Division 3 of this Article provides specific design standards and allowances for the City's Superimposed Districts listed in Division II of Article II of the Zoning Ordinance to preserve the unique and historical character of these areas.

2. The standards of Division 3 of this Article control over any standards in Section 400.1450 for the same sign type. If Division 3 of this Article does not provide an applicable standard, then the general standard for the sign type for the General District controls.

F. Planned Developments. The City Council may vary the standards of this Article in the ordinance adopting a Planned Development District or in the approved regulating plan or SmartCode for the development. The sign standards of the ordinance, plan, or SmartCode take precedence over the standards of this Article.

Section 400.1390 Definitions

When used in this Article, the following terms have the following meanings unless the context clearly indicates or requires a different meaning.

BALLOON

A nonporous object of light material that is filled with air or a gas lighter than air so that the object floats in the atmosphere at the end of a cable, wire, or rope. A balloon does not include an inflatable sign.

BILLBOARD

A permanent, off-premises sign or sign structure on which a person places copy on a poster or panel mounted on a pole or metal structure. Typically, a billboard has one of the following configurations: (1) wood posts or pole supports with dimensional lumber as the secondary support (A-frame) with a wood or metal catwalk with display panels, (2) steel A-frame constructed with angle iron or steel supports with metal framing, catwalk, with display panels, (3) multi-mast structure constructed with steel poles, I-beam, or equivalent member as the primary support, with a catwalk, and display panels, or (4) monopole structure constructed with tubular steel support, tubular steel framing, metal catwalk and display panels with a concrete foundation.

BILLBOARD, ELECTRONIC

A billboard upon which alphanumeric characters, graphics, or symbols defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area, including computer programmable, microprocessor controlled electronic displays and projected images or messages with these characteristics.

BILLBOARD, ELECTRONIC

A billboard upon which alphanumeric characters, graphics, or symbols defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area, including computer programmable, microprocessor controlled electronic displays and projected images or messages with these characteristics.

DIRECTOR

Director of Community Development or their designee.

FLAG

A piece of durable fabric or other flexible material with distinctive colors and patterns mounted by attaching one side to a freestanding or attached pole so that the wind causes the full display of the flag.

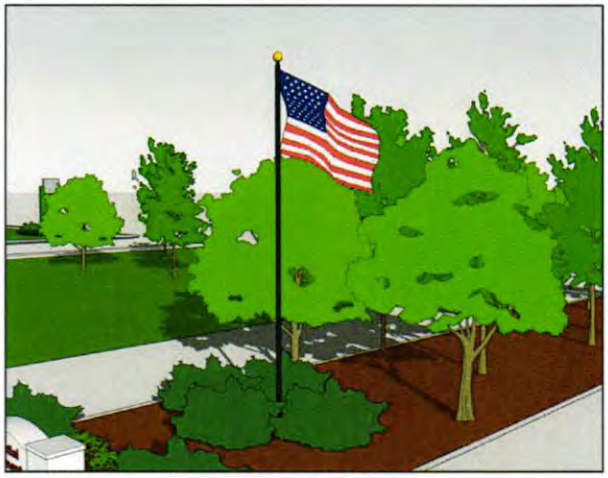

Figure 1: Flag

HLPARB

The Historic Landmarks Preservation and Architectural Review Board of the City of Saint Charles, Missouri.

ILLUMINATION, INDIRECT

The partial or complete illumination of a sign at any time by a light source shielded from a viewer on the ground.

ILLUMINATION, INTERNAL

The illumination of a sign with a light source located inside or behind the sign face that transmits light through a translucent sign face or surface surrounding the sign face.

MULTI-TENANT DEVELOPMENT

A non-residential or mixed-use development that includes two (2) or more businesses, places, organizations, or persons on one common development site. Examples include a commercial center, an office park, or a multi-story multi-tenant building.

MURAL

A decorative hand-produced sign where paint or tile is applied to the exterior wall of a building or structure.

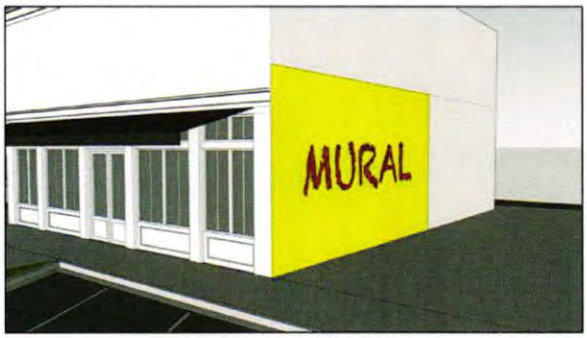

Figure 2: Mural

PERSON

Any person or persons or entity, including, but not limited to, a corporation, limited liability corporation, partnership, unincorporated association, or joint venture.

SEARCHLIGHT

A powerful light or lights equipped with a reflector to produce a bright beam or beams that are directed into the sky and that may rotate.

SIGN

A visual display of an object, device, or structure that includes elements such as colors, lights, motion, symbols, images, icons, letters, numerals, figures, characters, or combines any of those elements, that a person intends to communicate, advertise, identify, announce, direct, inform, or attract attention. The term "sign" includes a structure used to support or display a sign.

SIGN, A-FRAME

A temporary, portable, freestanding sign in the shape of the letter "A" when viewed from the side with back-to-back sign faces, an easel, or a similar configuration. Commonly referred to as a sandwich board sign.

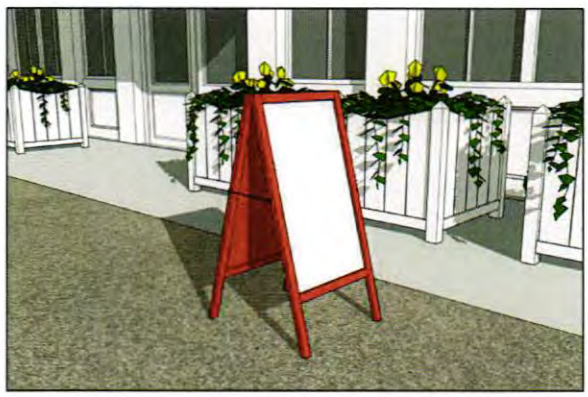

Figure 3: A-Frame Sign

SIGN, AWNING

A permanent, on-premises sign that is printed, painted, or affixed to an awning.

Figure 4: Awning Sign

SIGN, BANNER

A sign painted, printed, or permanently affixed on cloth or other lightweight, flexible material.

Figure 5: Banner Sign

SIGN, BUILDING-MOUNTED

A permanent, on-premises sign that is directly attached to the facade or face of a building. Types of building-mounted signs include wall signs, projecting signs, awning signs, window signs, and freestanding canopy signs.

SIGN, CHANGEABLE COPY

A freestanding or attached sign that includes a manually changeable readerboard to display changeable letters, text, or copy.

SIGN, DOUBLE-FACED

A sign with two (2) surfaces placed back-to-back or V-shaped with a common angle not greater than ninety degrees (90°).

SIGN, ELECTRONIC MESSAGE

A sign or billboard that incorporates a digital screen to display characters, letters, or illustrations that can be electronically changed or rearranged without altering the face or the surface of the sign.

SIGN, FEATHER

A banner in the shape of a feather, quill, sail, blade, or teardrop that is mounted on one side to a curved solid or flexible pole that displays the sign regardless of wind conditions. These are also known as "quill signs" or "sail banners."

SIGN, FREESTANDING

An on-premises sign erected or mounted on its own self-supporting, permanent structure or base detached from any supporting elements of a building.

SIGN, FREESTANDING CANOPY

A permanent, on-premises sign that is affixed to the exterior facing surface of a freestanding canopy.

Figure 6: Freestanding Canopy Sign

SIGN, ILLUMINATED

Any sign whose design or installation incorporates artificial light, including indirect illumination and internal illumination.

SIGN, INCIDENTAL

A small permanent on-premises sign that is freestanding or attached to a building that is in addition to the primary sign types for the property, such as wall signs and freestanding signs, and that has a height and scale that is subordinate to the primary sign types allowed for the property. Examples of typical incidental signs include house numbers, occupant directories, directional signs, flags, and parking signs. The list of examples is provided to clarify the regulations and does not limit the content of incidental signs.

SIGN, INFLATABLE

An object where flexible fabric is inflated with air. These objects are designed in various shapes and may include a portable blower motor that provides a constant flow of air into the device.

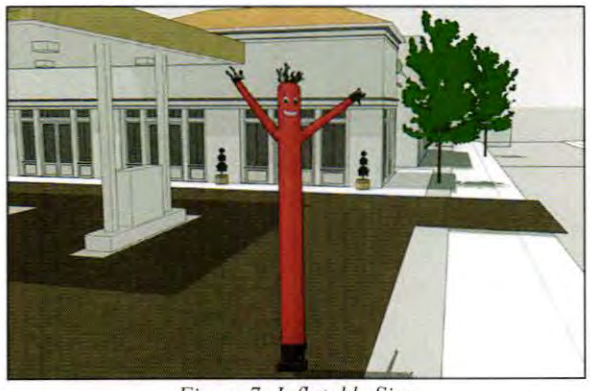
Figure 7: Inflatable Sign

SIGN, INTERIOR INCIDENTAL

A sign allowed within a lot and not allowed within the applicable sign setback. This Code provides for two types of interior signs: small and large interior signs.

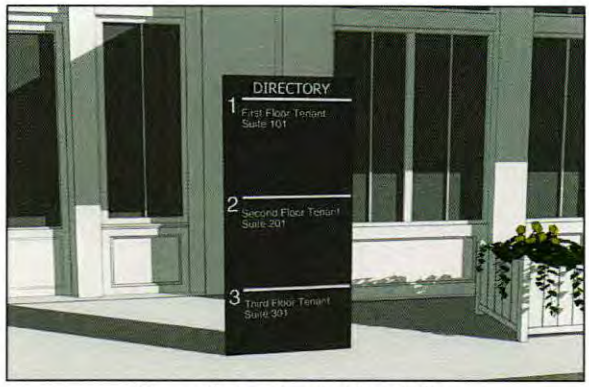

Figure 8: Interior Incidental Sign

SIGN, MONUMENT

A permanent freestanding sign with a low profile and a base and support structure with a solid appearance that is at least as wide as the width of the widest part of the sign's face.

Figure 9: Monument Sign

SIGN, OFF-PREMISES/OFF-SITE

A sign that directs attention to a business, organization, product, commodity, service, entertainment, or attraction sold, offered, or existing elsewhere than upon the same lot where such sign is displayed. "Off-premises/off-site sign" includes a billboard on which space is leased, rented, or donated by the owner to others to convey a commercial or non-commercial message.

SIGN, ON-PREMISES/ON-SITE

A sign that directs attention to a business, organization, product, commodity, service, entertainment, or attraction sold, offered, or existing upon the same lot where such sign is displayed.

SIGN, PERIMETER INCIDENTAL

A sign allowed between the property line and the applicable sign setback. Examples of typical perimeter incidental signs include directional and entry/exit signs. The list of examples is provided to clarify the regulations and does not limit the content of incidental signs. The City will not review the content of incidental signs.

Figure 10: Perimeter Incidental Sign

SIGN, PERMANENT RESIDENTIAL DEVELOPMENT

A permanent freestanding sign located in a landscaped area adjacent to the entrance drive or road to a residential development, including recorded subdivisions, multi-family dwellings, and mobile home and trailer parks. An example of a residential development sign is one that identifies the name or phase of development, sometimes incorporating architectural or landscape features. The example is provided to clarify the regulations and does not limit the content of residential development signs.

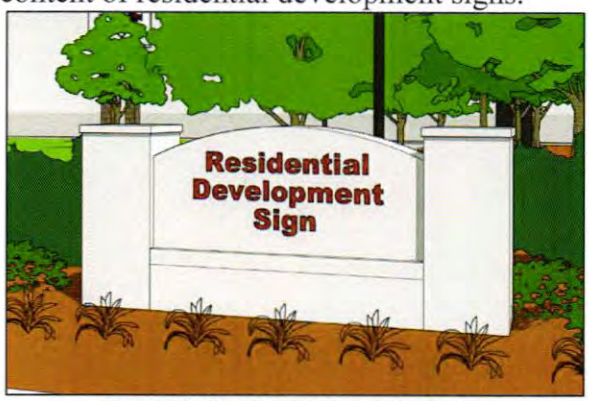

Figure 11: Residential Development Sign

SIGN, POLE

A permanent freestanding sign supported by one or more poles or vertical members that are less wide than the width of the widest part of the sign's face.

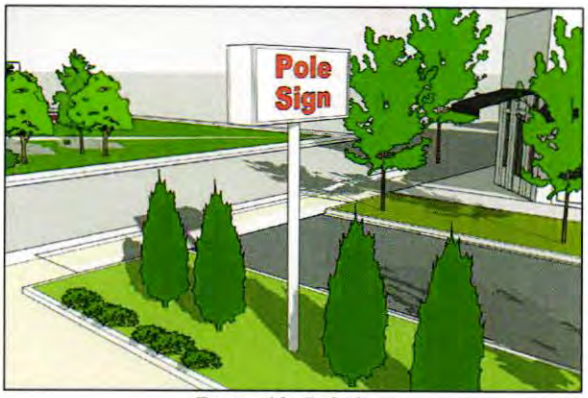

Figure 12: Pole Sign

SIGN, PORTABLE

Any sign not permanently affixed to any structure on a site, permanently ground-mounted, or firmly implanted in the ground. Examples of portable signs include A-frame signs and roadside signs.

SIGN, PROJECTING

A permanent, on-premises sign attached to or erected against the wall of a building that projects at least 12 inches from the wall and has faces perpendicular to the plane of the wall.

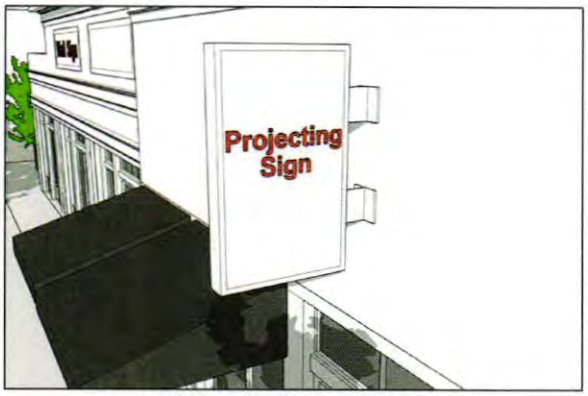

Figure 13: Projecting Sign

SIGN, ROADSIDE

A portable sign where the sign support structure consists of legs, wheels, or a trailer. This sign type includes a metal cabinet with a readerboard and is generally internally illuminated. These signs sometimes include an illuminated, flashing arrow above the sign face. Also commonly referred to as a flashing arrow sign.

SIGN, ROOF-MOUNTED

A sign that projects above the highest point of the roof line or parapet of a building.

SIGN, TEMPORARY

A sign constructed of cloth, canvas, light fabric, cardboard, wood, wallboard, metal, or other light materials, with or without frames, and displayed for a limited time only.

Temporary signs include banners, feather signs, inflatable devices, stake signs, and post signs. Examples of common temporary signs include political signs, public demonstration signs, yard sale signs, grand opening signs, contractor signs, real estate signs, and signs that announce a special event. The list of examples does not limit the content of temporary signs.

SIGN, UNAUTHORIZED

A sign located in the City right-of-way or on City property without City permission.

SIGN, VEHICLE

A sign attached to, suspended from, or painted on any vehicle, such as motor vehicles, boats, and trailers that are regularly parked on private property or any street and where the primary purpose in parking the vehicle in the location is to display, demonstrate, and advertise or attract the attention of the public.

SIGN, WALL

A permanent, on-premises sign attached to or erected against the wall of a building with the exposed face of the sign in a parallel plane to the plane of the wall.

Figure 14: Wall Sign

SIGN, WINDOW

A permanent, on-premises sign placed, posted, painted, or affixed in a window or glass door. Window signs include any printed wraps or opaque or semi-opaque treatments applied directly to the windows. A window sign includes any sign that is located inside a building, that is one (1) foot or less from a window or glass door, and that is clearly visible from outside the building.

Figure 15: Window Sign

Section 400.1400 Exempt Signs
The following types of signs are exempt from the permitting and allowance limitations of this Article but are subject to the maintenance, abandonment, and enforcement regulations:

A. Government Signs. Signs erected by or on the order of the Federal, State, County, or City Government;

B. Traffic Control Devices. Official traffic control devices on public or private property required or allowed by the Manual of Uniform Traffic Control Devices or other officially recognized manual on traffic signs adopted in this State or by the City of St. Charles;

C. Required Signs. Any sign or device that the Federal, State, County, or City Government requires to be erected, maintained, or displayed;

D. Signs up to One Square Foot. Signs with an area of up to one (1) square foot. A person shall not place these signs in the right-of-way of any public street. Multiple small signs that effectively function together as a larger sign must comply with the standards of this Article.

E. Indoor Signs. Signs located within a building or structure and at least one (1) foot inside a window for the building or structure.

Section 400.1410 Prohibited Signs
Signs that this Article does not specifically authorize are prohibited. The following signs are expressly prohibited:

A. Non-governmental signs in the public right-of-way or on public property, except as otherwise provided and except for approved banner signs installed pursuant to the City's banner program guidelines;

B. Roof-mounted signs;

C. Signs with intermittent or flashing illumination, animated or moving parts, or signs that emit sound, except for electronic message signs permitted under this Article;

D. Devices that project text, images, or patterns onto a surface, such as projectors and other light sources;

E. Freestanding changeable copy signs, except as otherwise provided;

F. Banners, pennants, streamers, balloons, flags, searchlights, strobe lights, beacons, feather signs, inflatable signs, and perimeter window lighting, except as otherwise provided;

G. Banners and other signs mounted on service bay doors or garage doors;

H. Any sign that obscures an official traffic control sign or device;

I. Signs mounted on or attached to trees, utility poles, rocks, or City-owned property, except as otherwise provided;

J. Signs placed on private property without the property owner's written approval;

K. Off-premises/off-site signs, except as allowed in this Article;

L. Portable signs, except as allowed in this Article;

M. Painted plywood signs; and

N. Vehicle signs, where signs are placed on or affixed to vehicles or trailers parked on private property and that are visible from a public right-of-way, where the primary purpose of the vehicle is to display the sign.

1. The prohibition of vehicle signs does not limit or prohibit signs placed on or affixed to the exterior or the windows of vehicles and trailers, where the sign is incidental to the primary use of the vehicle or trailer for transportation by the vehicle owner or business.

2. While other factors may also establish a violation, a vehicle presumptively violates this provision if the first three criteria below are met and there is no compelling reason to justify the presence of the vehicle at the location as provided in the fourth criterion below. For the purposes of this prohibition, a vehicle is considered to function primarily as a sign when:

   a. The vehicle is parked at a prominent location on the lot;

   b. The sign is easily read by a person in the right-of-way;

   c. The vehicle is parked at the same or similar locations for several hours during the same day or for several days during the same week; and

   d. There are no stated or apparent reasons, other than its function as a sign, that justify the presence of the vehicle at that location.

Section 400.1420 Content Neutrality and Substitution

A. Content Neutrality.

1. Despite any other provision of this Article, the content of a sign's message does not limit its permissibility under this Article.

2. However, location-based standards, such as on- and off-premises sign regulations, do apply. Off-premises signs are not allowed unless specifically authorized in this Code.

B. Substitution Allowed. Any sign allowed to display a commercial message may contain any non-commercial message. Any sign allowed to display a non-commercial message may contain any other non-commercial message.

Section 400.1430 Sign Districts and Interpretation of Tables

A. Sign Districts. This Article generally regulates sign characteristics by district. Since many of the City's zoning districts have common characteristics for the purposes of sign regulations, this Section combines the City's zoning districts into common sign districts to simplify the regulations. Table Section 400.1430.1: *Sign Districts* designates the zoning districts included in each sign district.

Table Section 400.1430.1: Sign Districts

Sign District	Zoning Districts
Residential	"A" Agricultural District "R-1C", "R-1D" and "R-1E" Single-Family Residential Districts "R-2" Two-Family Residential District
Multi-Tenant Residential	"R-3A" Multiple-Family Residential District "R-M" Manufactured/Modular Residential District
Mixed Use-Commercial	"O-I" Office Institutional District "C-1" Neighborhood Business District "CBD" Central Business District "CRD" Central Residential District "FD" Frenchtown District
General Commercial	"C-2" General Business District "C-3" Highway Business District
Industrial	"I-1" Light Industrial District "I-2" Heavy Industrial District

B. Superimposed Districts. Division 3 provides specific design standards and allowances for the City's Superimposed Districts to preserve the unique and/or historical character of these areas.

1. The standards of Division 3 supersede any standards in Section 400.1450.

2. The Superimposed Districts regulated by Division 3 are:

a. South Main Preservation District "SMPD;"

b. Extended Historic Preservation District "EHP;"

c. Historic Downtown District "HDD;"

d. Frenchtown Preservation District "FPD;" and

e. Landmark Preservation District "LMPD."

C. Planned Development Districts. This Subsection applies to determine what standards apply to a Planned Development District if the City Council does not adopt specific standards in the authorizing ordinance.

1. A Planned Development District in which the majority of the parcel by area is allocated to residential use must comply with the standards of the Mixed-Use Residential (MU-R) sign district.

2. A Planned Development District in which the majority of the parcel by area is allocated to non-residential use must comply with the standards of the Mixed-Use Commercial (MU-C) sign district.

D. Interpretation of Tables. This Article presents the allowed specifications for signs in a series of tables. The tables include the allowance standards described in Table Section 400.1430.2: *Interpretation of Tables*.

Table Section 400.1430.2: Interpretation of Tables	
Standard in Tables	**Description of Standard**
Allowed	States whether the sign type is allowed in the sign district.
Permit Required	States whether this Section requires a permit for the sign type and sign district.
Number	The maximum number signs allowed sign on a parcel for the sign district.
Sign Area Allowance	The maximum area allowed for a sign in the sign district, in square feet.
Height	The maximum height allowed for sign for the sign district, in linear feet.
Illumination	States whether and what type of illumination is allowed for the sign type and district.
Changeable	States whether a manually changeable readerboard is allowed for the sign type and district and the percentage of sign area allowed for this feature.
EMS	States whether electronic message signs are allowed for the sign type and district, and the percentage of sign area allowed for this feature.

Section 400.1440 Sign Features

A. Changeable Copy Signs.

1. A sign can include changeable copy features if the allowance table for the district allows the feature.

2. Changeable copy is limited in size as a percentage of the area of the sign face.

B. Sign Illumination.

1. Illuminated signs are allowed if the district allowance table allows the feature.

2. If applicable, sign illumination must comply with the following standards:

a. Externally illuminated, building-mounted signs may use either ground-mounted lights or building-mounted light bars. The light source requires full shielding so that the light is only directed at the sign's face;

b. Externally illuminated, freestanding signs may use ground-mounted lights. The light source requires full shielding so that the light is only directed at the sign's face;

c. The light source for internally illuminated freestanding and building-mounted signs shall not be directly visible through the sign's face; and

d. Flashing and intermittent illumination are prohibited.

C. Electronic Message Signs.

1. Duration of Message. The electronic message display shall have a static image displayed for a minimum duration of at least 10 seconds. The display shall not flash, scroll, twirl, change color, imitate movement, or include video.

2. Transition of Message. When the electronic message sign's image or text changes, the change sequence requires instantaneous re-pixelization and shall not include fade, scroll, or other animation.

3. Video Display Prohibited. Electronic message signs shall not change their messages or backgrounds by simulating motion or the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes.

4. Brightness and Illumination.

a. Brightness.

(1) Electronic message signs and billboards shall not operate at brightness levels that project more than 0.3 foot-candles above ambient light conditions at the property line, as measured using a foot-candle meter.

(2) Illumination levels are measured in foot candles with a foot-candle meter in a horizontal position at the property line at an approximate height of three feet above grade.

b. Dimmer Control. Electronic message signs require an automatic dimmer control to regulate the proper illumination level from sundown to sunrise.

5. Audio. Electronic message signs shall not include audio speakers.

6. Malfunction. Electronic message signs must freeze the display in one message or image or cease operation if a malfunction occurs.

Section 400.1450 Measurements

A. Road Frontage. Where this article calculates a sign allowance based on frontage or road frontage, the measurement is the total length of the property line where the lot is adjacent to the right-of-way of a public street or private street, expressed in linear feet.

B. Building Façade. For the purposes of this Article, a building facade is a building elevation that contains the front of the building as viewed from the right-of-way or an elevation that is oriented to the parking lot and contains the main entrance.

C. Façade Width. Where this Article calculates a sign area allowance based on the width of a building's façade, the width of the façade is:

1. The horizontal distance of the façade at grade on the side of the building facing a public street or with a public entrance for single-user lots; or

2. The horizontal distance of the portion of the façade between party walls or tenant separation partitions for the particular occupant at grade on the side of the building facing a public street or with a public entrance for multi-tenant developments with separate public entrances for each tenant.

Figure 16: Building Facade Width Measurement

D. Façade Area. Where this Article calculates a sign area allowance based on the façade area of the building's principal elevation, the façade area is the façade width multiplied by the average height above grade for the first story of the façade as measured from an elevation perspective.

E. Freestanding Sign Height. Freestanding sign height is the distance from the top of the sign structure to the top of the curb or crown of the roadway where no curb exists. The height of any monument base or other structure erected to support or ornament the sign is measured as part of the sign height.

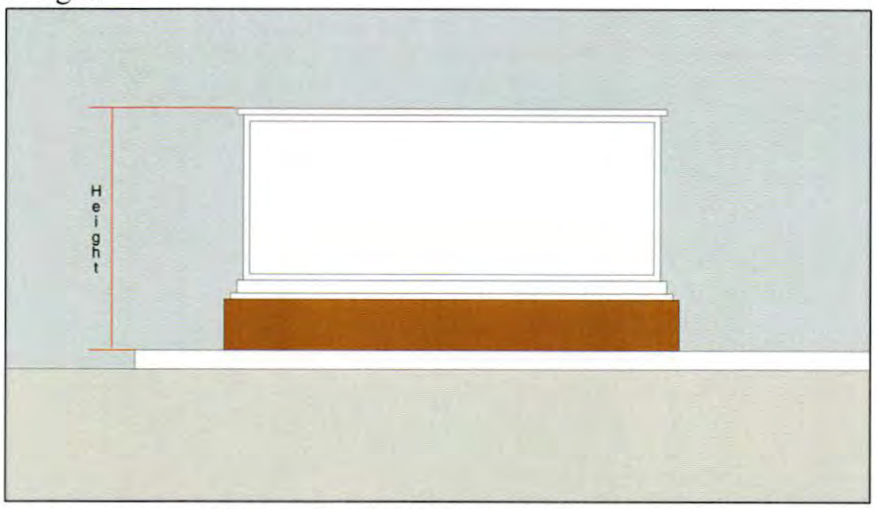

Figure 17: Sign Height Measurement

F. Sign Area Measurement.

1. The sign area for copy mounted or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy is measured as the area contained within the outside dimensions of the background panel or surface.

Figure 18: Sign Area Measurement

2. Where there are two or more faces, the sign area is measured as follows.

   a. Two Faces.

      (1) If the interior angle between the two (2) faces is 45° or less, the sign area is calculated as the area of one (1) face only;

      (2) If the angle between the two (2) sign faces is greater than 45°, the sign area is calculated as the sum of the areas of the two (2) faces.

   b. Three Or More Faces. The sign area of signs with three (3) or more faces is the sum of the areas of each of the faces.

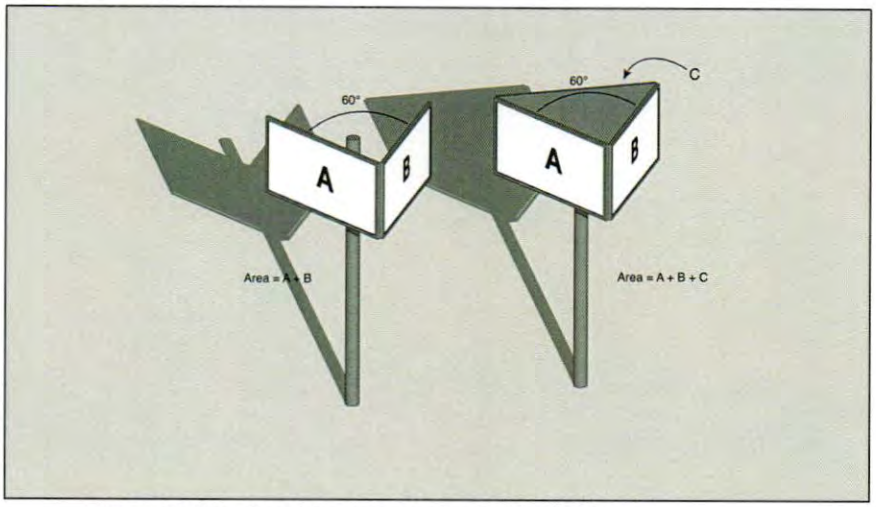

Figure 19: Face Area Measurement for Multi-Sided Signs

3. Spherical, Free-Form, Sculptural, and Other Non-Planar Signs. Sign area is calculated as the sum of the areas using only the four (4) vertical sides of the smallest rectangular prism that will encompass the sign, as illustrated in Figure 20.

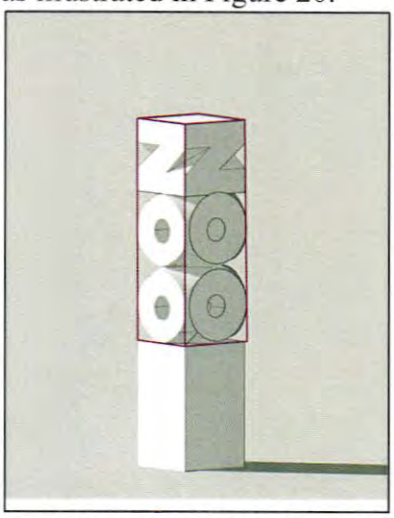

Figure 21: Face Area Measurement for Non-Planar Signs

4. Building-Mounted Sign Area.

    a. Sign area for Building-Mounted Signs is the width multiplied by the height of a single rectangle, parallel with the ground, that contains all sign copy, illuminated cabinets, background panels, or contrasting colors, but does not include architectural elements.

    b. The sign area includes all related sign elements on the same exterior wall or structure. Related sign elements have similar construction and are no more than five feet apart, measured horizontally or vertically.

Division 2 On-Premise Sign Standards

Section 400.1460 Design Standards

A. Sign Locations. Signs may not obscure architectural details or features.

B. Sight Distance. Signs may not be located within the 30-foot sight distance triangle as defined by Section 400.540: Corner Visibility.

Section 400.1470 Freestanding Signs

A. Freestanding Signs.

1. Sign Allowances. All uses must comply with the freestanding sign allowances listed in Table Section 400.1470.1.

Table Section 400.1470.1: Freestanding Sign Allowances

Standard	Residential	Multi-Tenant Residential	Mixed-Use Commercial	General Commercial	Industrial
Allowed	NR[1]	Yes	Yes	Yes	Yes
Permit Required	Yes	Yes	Yes	Yes	Yes
Type	Monument	Monument	Monument	Monument[2]	Monument[2]
Number (Max.)	1 per street frontage				
Height (Max.)	6 ft.	6 ft.	8 ft.	8 ft.[3]	8 ft.[3]
Area (Max.)	24s.f.	50 s.f.	50 s.f.	1 s.f. per 1 ft. of road frontage up to 150 s.f.	1 s.f. per 1 ft. of road frontage up to 150 s.f.
Sign Features					
Illumination	Indirect	Indirect	All types	All types	All types
Changeable	No	100%	100%	100%	100%
EMS	No	No	50%	50%	50%

Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only

Notes:
[1] Limited to nonresidential uses in residential districts. For additional standard for Residential Development Signs, refer to Paragraph B: *Permanent Residential Development Sign.*
[2] Pole signs are also allowed on lots adjacent to certain highways. Refer to Paragraph A.5.
[3] Sign height of up to 30 feet is allowed on lots adjacent to certain highways. Refer to Paragraph A.5.

2. Number of Freestanding Signs for Multi-Tenant Developments.

   a. Multi-tenant developments may display the number and size of freestanding signs allowed in Table Section 400.1470.1 for the entire development.

   b. Each tenant or occupant of a multi-tenant development may not display a separate freestanding sign.

3. Area. Double- and multi-fronted lots cannot combine allowances for the frontages into one (1) sign that exceeds the allowance for one (1) frontage.

4. Monument Signs Generally Required.

   a. When Table Section 400.1470.1 states the sign type is "monument," freestanding signs are limited to monument signs in the district.

   b. All monument signs require monument-type bases of masonry construction or materials that complement the primary structure on the lot or the prevailing character of the structures in the area.

5. Additional Allowances for Lots Adjacent to Specific Highways.

   a. The freestanding sign allowances are increased for lots in the General Commercial and Industrial sign districts that adjoin the right-of-way of the following highways:

      (1) Interstate 70;

      (2) Highway 370;

      (3) Highway 364; and

      (4) Highway 94 south of Interstate 70.

   b. Sign Types. Pole signs are allowed for qualifying lots.

   c. Sign Height. The sign height for qualifying lots is increased to a maximum of 30 feet.

6. Landscaping.

   a. Freestanding signs require a landscaped area equal to at least four (4) square feet for each square foot of sign area.

   b. The landscaped area shall consist of shrubs, ornamental grasses, groundcover, and mulch, pine straw, or other cover material surrounding the base of the sign and shall be separated from any parking areas by a six-inch high vertical concrete curb.

c. Landscaped areas required by this Section shall comply with the standards of Section 400.700: *Parking Design Standards* and may also count towards the requirements for parking lot landscaping.

d. The Director may modify the requirement for a landscaped area if pre-existing circumstances would cause an undue burden on the ability to effectively use the property if the landscaped area were included.

B. Permanent Residential Development Sign.

1. Sign Allowances. All uses shall comply with the residential development sign allowances listed in Table Section 400.1470.2.

Table Section 400.1470.2: Allowances for Residential Development Signs	
Standard	**Residential Developments in All Districts**
Allowed?	Yes
Permit Required?	Yes
Type	Monument or attached to decorative feature
Number (Max.)	2 signs per entry drive
Height (Max.)	6 ft.
Sign Area (Max.)	50 sq. ft.
Sign Features	
Illumination	Indirect
Readerboard	No
EMS	No
Animated	No
Key: ft. = feet | s.f. = square feet	

2. Location.

a. Residential development signs are allowed on either side of a street providing direct access to the subdivision and serving as a major entry.

b. Where the development's road frontage incorporates decorative features, such as walls, gates, or fences, signs attached to a wall, or other appropriate features are allowed.

3. Landscaping. Residential development signs require a landscaped area equal to at least two (2) square feet for each square foot of sign area.

Section 400.1480 Building-Mounted Signs

A. Location Standards. A building-mounted sign shall not protrude beyond any property line for the lot on which the building is located.

B. Wall Signs.

1. Sign Allowances. All uses shall comply with the wall sign allowances listed in Table Section 400.1480.1.

Table Section 400.1480.1: Wall Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	NR[1]	Yes	Yes	Yes	Yes
Permit Required	Yes	Yes	Yes	Yes	Yes
Number (Max.)	1 per façade with a public entrance[2]				
Area (Max.)	10% of Façade Area up to 40 s.f.	10% of Façade Area up to 24 s.f.	10% of Façade Area up to 40 s.f.	10% of Façade	10% of Façade Area up to 500 s.f.
Sign Features					
Illumination	Indirect	Indirect	All types	All types	All types
Changeable	No	No	No	25%	No
EMS	No	No	No	25%	No
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					
Notes: [1] Limited to nonresidential uses in residential districts. [2] For additional standards for multi-tenant developments, see Section 400.1480.B.2.					

2. Number.

   a. Each wall of a building with a public entrance may display wall signs.

   b. Building-Mounted Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display a building-mounted sign on any façade where a public entrance is located.

      (2) A multi-tenant development with common entrances may display the number and size of building-mounted signs as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate building-mounted sign.

3. Sign Area.

   a. The sign area is allowed based on the façade area of the principal façade.

   b. The principal façade is a façade that faces a public street, private drive, or parking area and that includes a public entrance.

   c. Wall signs are allowed on any building elevation but may not exceed the total area allowance based on the principal façade.

C. Projecting Signs.

1. Sign Allowances. All uses shall comply with the projecting sign allowances listed in Table Section 400.1480.2.

Table Section 400.1480.2: Projecting Sign Allowances					
Standard	**Residential**	**Mixed-Use Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	No	Yes	Yes	Yes	Yes
Permit Required	N/A	Yes	Yes	Yes	Yes
Number (Max.)	N/A	1	1	1	1
Area (Max.)	N/A	1 s.f. per 1 ft. of façade width up to 24 s.f.	1 s.f. per 1 ft. of façade width up to 40 s.f.	1 s.f. per 1 ft. of façade width up to 40 s.f.	1 s.f. per 1 ft. of façade width up to 40 s.f.
Sign Features					
Illumination	N/A	Indirect	All types	N/A	N/A
Changeable	N/A	No	No	N/A	N/A
EMS	N/A	No	No	N/A	N/A
Key: ft. = feet | s.f. = square feet					

2. Number.

   a. A projecting sign is allowed as a substitute for a wall sign in districts where they are allowed. Projecting signs are not allowed in addition to wall signs.

   b. Each building may display one (1) projecting sign on the wall with the principal public entrance.

   c. Building-Mounted Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display a building-mounted sign on any façade where a public entrance is located.

      (2) A multi-tenant development with common entrances may display the number and size of building-mounted signs as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate building-mounted sign.

3. General Design Standards.

   a. Projecting signs shall not extend more than five (5) feet from the building.

   b. The lower edge of a projecting sign shall allow clearance of at least eight (8) feet from grade.

   c. The top edge of a projecting sign shall not exceed the roof line of the structure/building.

D. Awning Signs.

1. Sign Allowances. All uses shall comply with the awning sign allowances listed in Table Section 400.1480.3.

Table Section 400.1480.3: Awning Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	No	Yes	Yes	Yes	Yes
Permit Required	N/A	Yes	Yes	Yes	Yes
Number (Max.)	N/A	1	1	1	1
Area (Max.)	N/A	Lesser of 50% of Awning Face Area or 12 s.f. [1]	Lesser of 50% of Awning Face Area or 12 s.f. [1]	Lesser of 50% of Awning Face Area or 12 s.f. [1]	Lesser of 50% of Awning Face Area or 12 s.f. [1]
Sign Features					
Illumination	N/A	Indirect	Indirect	Indirect	N/A
Changeable	N/A	No	No	No	N/A
EMS	N/A	No	No	No	N/A
Key: ft. = feet | s.f. = square feet					
Notes: [1] The area of an awning sign is deducted from the overall wall sign allowance. See Section 400.1480.D.2.b.					

2. Number.

   a. Each building may display one (1) awning sign on the wall with the principal public entrance.

   b. An awning sign is allowed in addition to a wall sign in districts where they are allowed. However, the sign area for an awning sign is deducted from the sign area allowance for a wall sign on the same wall.

   c. Awning Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display an awning sign on any façade where a public entrance is located.

      (2) A multi-tenant development with common entrances may display one (1) awning sign as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate awning sign.

3. General Design Standards.

   a. Awning signs are only allowed on the ground-floor awnings.

   b. The lower edge of an awning shall allow clearance of at least eight (8) feet from grade.

E. Window Signs.

1. Sign Allowances. All uses shall comply with the window sign allowances listed in Table Section 400.1480.4.

Table Section 400.1480.4: Window Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	No	Yes	Yes	Yes	Yes
Permit Required	N/A	No	No	No	No
Number (Max.)	N/A	N/A	N/A	N/A	N/A
Area (Max.)	N/A	33%	50%	25%	25%
Sign Features					
Illumination	N/A	Indirect	Indirect	Indirect	Indirect
Changeable	N/A	No	No	Indirect	Indirect
EMS	N/A	No	No	No	Indirect
Key: ft. = feet | s.f. = square feet					

2. Number and Area. The number of window signs is not limited, but the cumulative area of all signs in each window shall not exceed the dimension standards for the sign area.

3. Design Standards. Window signs are only allowed on ground-floor windows.

F. Freestanding Canopy Signs.

1. Sign Allowances. All uses shall comply with the freestanding canopy sign allowances listed in Table Section 400.1480.5.

Table Section 400.1480.5: Freestanding Canopy Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	No	No	Yes	Yes	Yes
Permit Required	N/A	N/A	Yes	Yes	Yes
Number per Canopy Face (Max.)	N/A	N/A	1	1	1
Area (Max.)	N/A	N/A	25%	50%	50%
Sign Features					
Illumination	N/A	N/A	Indirect	Any	Any
Changeable	N/A	N/A	Yes	Yes	Yes
EMS	N/A	N/A	No	50%	50%
Key: ft. = feet | s.f. = square feet					

2. Area. Table Section 400.1480.5 expresses the area allowance for canopy signs as the maximum percentage that the sign may cover the face of the canopy where the sign is located.

Section 400.1490 Incidental Signs

A. Sign Allowances. All uses shall comply with the incidental sign allowances listed in Table Section 400.1490.1.

Table Section 400.1490.1: Incidental Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Perimeter Signs					
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No, unless	No, unless	No, unless	No, unless	No, unless

Table Section 400.1490.1: Incidental Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
	lighted[1]	lighted[1]	lighted[1]	lighted[1]	lighted[1]
Setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Number (Max. per entrance/exit)	2	2	2	2	2
Height	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.
Area	2 s.f.	2 s.f.	2 s.f.	2 s.f.	2 s.f.
Illumination	Indirect[1]	Indirect[1]	Indirect[1]	Any[1]	Any[1]
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Small Interior Signs					
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	Yes	Yes	Yes
Setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Number	5 per lot	10 per acre	10 per acre	20 per acre	20 per acre
Height	N/A	N/A	6 ft.	6 ft.	6 ft.
Area	1 s.f.	1 s.f.	2 s.f.	2 s.f.	2 s.f.
Illumination	Indirect	Indirect	Indirect	Any	Any
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Large Interior Signs					
Allowed	No	No	No	Yes	Yes
Permit Required	N/A	N/A	N/A	Yes	Yes
Setback	N/A	N/A	N/A	30 ft.	30 ft.
Number	N/A	N/A	N/A	1 per lot	1 per lot
Height	N/A	N/A	N/A	6 ft.	6 ft.
Area	N/A	N/A	N/A	30 s.f.	30 s.f.
Illumination	N/A	N/A	N/A	Any	Any
Changeable	N/A	N/A	N/A	Yes	Yes
EMS	N/A	N/A	N/A	Yes	Yes
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					
Notes: [1] Illuminated incidental signs require a permit. See Section 400.1490					

B. Sign Setback

1. Generally. This Section regulates the location and size of incidental signs based on a sign setback that varies by district and incidental sign type. Figure 21: Incidental Sign Setbacks depicts the setbacks and locations for incidental signs.

2. Measurement. The sign setback is the setback from any property line and regulates the location and size of incidental signs. Table Section 400.1490.1 defines the applicable setback for each sign type and district.

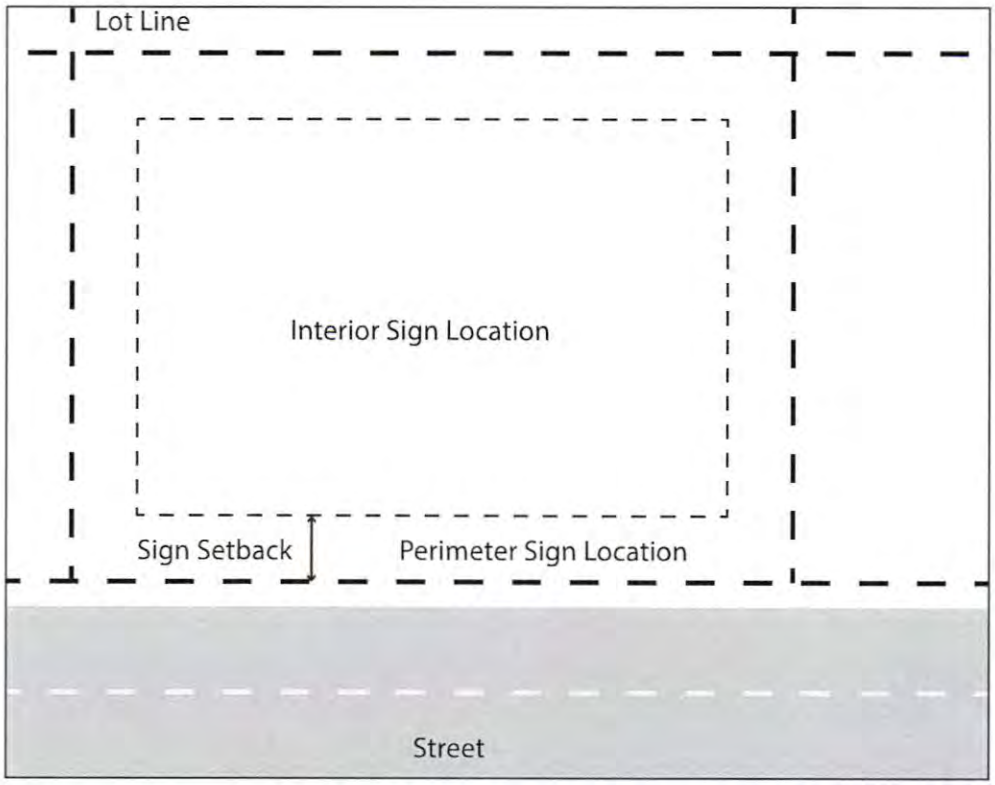

Figure 22: Incidental Sign Setbacks

3. Table Section 400.1490.1 defines the maximum number of perimeter incidental signs per entrance to a public street.

4. Perimeter signs are only allowed within 15 feet of a driveway entrance to a public street.

5. Illuminated perimeter signs require a sign permit.

C. Interior Incidental Signs.

1. Table Section 400.1490.1 defines the maximum allowances for small interior incidental signs based on the number of signs per lot or per acre. Examples of typical small incidental signs include house numbers, directional signs, and parking signs. The list of examples is provided to clarify the regulations and does not limit the content of incidental signs. The City will not review the content of incidental signs.

2. Table Section 400.1490.1 defines the allowances for large interior incidental signs based on the number of signs per lot. Examples of typical large incidental signs include occupant directories, drive-thru menus, and information kiosks. The list of examples is provided to clarify the regulations and does not limit the content of incidental signs. The City will not review the content of incidental signs.

D. Design Standards.

1. Orientation of Large Incidental Signs. Large interior incidental signs that are illuminated or include electronic message signs shall be located in a manner that provides the least impact on adjacent or nearby land uses. Examples of techniques to limit the impact on adjacent property include locating the sign behind the principal building and screening the site with opaque shrubbery or fencing.

2. Materials and Design. Freestanding large incidental signs require:

   a. A monument base of masonry construction; and

   b. A landscaped area at the base of the sign equal to at least two (2) square feet for each square foot of sign area. The Director may reduce the required landscape area if, due to pre-existing circumstances, the required landscape area will cause an undue burden on the ability to effectively use the property.

E. Flags.

1. Sign Allowances. Flags shall comply with the standards in Table Section 400.1490.2: Flag Allowances.

Table Section 400.1490.2: Flag Allowances

Standard	Residential	Mixed-Use Residential	Mixed-Use Commercial	General Commercial	Industrial
Perimeter Signs					
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	No	No	No
Setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Number	3 per lot	3 per lot	3 per lot	5 per lot	5 per lot
Flagpole Height	N/A	N/A	N/A	N/A	N/A
Area	15 s.f.	15 s.f.	15 s.f.	15 s.f.	15 s.f.
Illumination	Indirect	Indirect	Indirect	Indirect	Indirect
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet					

2. Placement and Location.

   a. Display of flags is allowed on freestanding poles or poles attached to a building.

3. Maintenance. Flags require removal or replacement when they become torn, tattered, or faded.

Section 400.1500 Temporary Signs

A. Limitations on Temporary Signs. This Article prohibits or limits the use of several common temporary sign types, including pennants, streamers, balloons, strobe lights, beacons, feather signs, and inflatable signs.

B. Generally.

1. Sign Allowances. All uses shall comply with the temporary sign allowances listed in Table Section 400.1500.1.

Table Section 400.1500.1: Temporary Sign Allowances					
Standard	**Residential**	**Mixed-Use Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	No	No	No
Number	8	8	8	6	6
Height	3 ft.	3 ft.	8 ft.	8 ft.	8 ft.
Area	3 ft.	3 ft.	7 at 4 s.f. 1 at 32 s.f.	7 at 4 s.f. 1 at 32 s.f.	7 at 4 s.f. 1 at 32 s.f.
Duration for Display	90 days	90 days	90 days	90 days	90 days
Sign Features					
Illumination	No	No	No	No	No
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet					

2. Number. Table Section 400.1500.1: Temporary Sign Allowances defines the maximum limit for temporary signs:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display. The duration of display for all temporary signs shall not exceed 90 days or more per calendar year, measured cumulatively per sign, unless otherwise regulated by this Article.

C. Banners.

1. Sign Allowances. All uses shall comply with the banner sign allowances listed in Table Section 400.1500.2.

Table Section 400.1500.2:Banner Sign Allowances					
Standard	**Residential**	**Mixed-Use Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	NR	Yes	Yes	Yes	Yes
Permit Required	No	No	No	No	No
Number	1	1	1	1	1
Height	8 ft.	8 ft.	8 ft.	8 ft.	8 ft.
Area	32 s.f.	32 s.f.	32 s.f.	32 s.f.	32 s.f.
Duration for Display	30 days	30 days	30 days	30 days	30 days
Times Per Year	4	4	4	4	4
Sign Features					
Illumination	No	Indirect	Indirect	Indirect	Indirect
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					

2. Number. Table Section 400.1500.2: Banner Sign Allowances defines the maximum number of banner signs allowed at one (1) time:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display.

   a. The maximum duration for display of a banner is thirty (30) days.

   b. Banners are allowed up to four (4) times per calendar year.

4. Design Standards.

   a. Banner signs shall be attached securely to a building.

D. Inflatable Signs.

1. Sign Allowances. All uses shall comply with the allowances listed in Table Section 400.1500.3.

Table Section 400.1500.3: Inflatable Sign Allowances

Standard	Residential	Mixed-Use Residential	Mixed-Use Commercial	General Commercial	Industrial
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	Yes	Yes	Yes
Number	4	1	1	1	1
Height	32 ft.	32 ft.	32 ft.	32 ft.	32 ft.
Duration for Display	60 days	60 days	14 days	14 days	14 days
Times Per Year	4	4	4	4	4
Sign Features					
Illumination	Indirect or Internal	Indirect	Indirect	Indirect	Indirect
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet					

2. Number. Table Section 400.1500.3: Inflatable Sign Allowances defines the maximum number of inflatable signs allowed at one (1) time:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display.

a. Table Section 400.1500.3: Inflatable Sign Allowances defines the maximum duration for the display of an inflatable sign for each district.

b. Inflatable signs are allowed up to four (4) times per calendar year.

4. Design Standards.

a. Inflatable signs require secure attachment to the ground by a cord, rope, cable, stakes, or a similar method.

b. Inflatable signs are not allowed on the roof of a building or other structure.

Division 3 Superimposed District Sign Standards

Section 400.1510 General Standards for the Superimposed Districts

A. Approval Required.

1. Generally. Signs in the SMPD, HDD, FHD, and LMPD Superimposed Districts require a Certificate of Appropriateness from the HLPARB before their installation unless exempted from the permitting requirement by this Division.

2. EHP District. Signs in the EHP District require a Certificate of Appropriateness from the HLPARB if they are displayed on a building constructed before 1960, unless exempted from the permitting requirement by this Division.

B. Off-Premises Signs Prohibited. Off-premises signs are not allowed within the Superimposed Districts.

C. Design Standards for the Superimposed Districts. All lots in the Superimposed Districts must comply with the following design standards.

1. Sign Locations. Signs shall not obscure architectural details or features.

2. Sight Distance. Signs shall not be located within the 30-foot sight distance triangle as defined by Section 400.540: Corner Visibility.

3. Fluorescent Lights. Fluorescent lights are prohibited.

4. Neon Lights. Neon lights in any form, including neon signs, are prohibited.

D. Additional Design Standards for HDD and FHD Districts. All lots in the HDD and FHD Districts shall comply with the following additional design standards.

1. Sign Design. Signs shall utilize colors from the approved paint color chart adopted by the HLPARB or shall use colors with proven historical relevance that are approved by the HLPARB.

2. Sign Materials. Painted wood and metal are appropriate sign materials. Plastic should only be used in limited amounts or when disguised to look otherwise.

3. Letter sizes and styles should be compatible with the building.

Section 400.1520 Freestanding Signs in the Superimposed District

A. Sign Allowances. All uses in the Superimposed Districts shall comply with the freestanding sign allowances listed in Table Section 400.1520.1.

Table Section 400.1520.1: Freestanding Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes[2]	Yes[3]	Yes	Yes[2]	Yes
Permit Required	Yes	Yes	Yes	Yes	The general sign standards for the base district in **Error! Reference source not found.** apply.
Type	Pole	Any	Monument	Pole	
Number	1 per street frontage[4]	1 per street frontage	1 per street frontage[3]	1 per street frontage	
Height	6 ft.	6 ft.	6 ft.	6 ft.	
Area	.25 s.f. per 1 ft. of façade width up to 16 s.f.	.75 s.f. per 1 ft. of façade width for first 50 feet and .5 s.f. per 1 ft. of additional façade width	.75 s.f. per 1 ft. of façade width for first 50 feet and .5 s.f. per 1 ft. of additional façade width	.25 s.f. per 1 ft. of façade width up to 16 s.f.	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.f. = square feet					

Notes:
[1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street must comply with the general sign standards in Section 400.1450.
[2] Freestanding signs are only allowed on lots with a front setback of at least 15 feet. See Paragraph Section 400.1520.B.1.
[3] Locations in the FHD may have a monument sign or a projecting sign but shall not have both.
[4] Freestanding signs are only allowed on properties which front on Second Street or Third Street.

B. Number of Freestanding Signs.

1. SMPD and LMPD Districts.

   a. Lots with a building having a front yard setback of at least 15 feet from the right-of-way may erect one (1) pole sign in a front yard.

   b. Lots with a front yard setback of less than 15 feet shall not have a freestanding sign.

c. Buildings with public entrances not facing Main Street are allowed to erect a pole sign along South Main Street. However, if a pole sign currently exists on the lot, the occupant or tenant is only permitted to install a new sign face on the existing pole.

2. Sign Area.

a. HDD and FHD Districts. Where there are two (2) or more frontages, the average façade width of the frontages shall determine the signage allotment under this formula.

3. Number of Freestanding Signs for Multi-Tenant Developments.

a. Multi-tenant developments may display the number and size of freestanding signs allowed in Table Section 400.1520.1 for the entire development.

b. Each tenant or occupant of a multi-tenant development shall not display a separate freestanding sign.

4. Sign Types.

a. Monument Signs.

(1) When Table Section 400.1520.1 states the sign type is "monument," freestanding signs are limited to monument signs in the district.

(2) All monument signs require monument-type bases of masonry construction or materials that complement the primary structure on the lot or the prevailing character of the structures in the area.

b. Pole Signs. When Table Section 400.1520.1 states the sign type is "pole," freestanding signs are limited to pole signs in the district.

c. Other Sign Types. When Table Section 400.1520.1 states the sign type is "any," pole signs and monument signs are allowed as freestanding signs.

Section 400.1530 Building-Mounted Signs in the Superimposed Districts

A. Wall Signs.

1. Sign Allowances. All uses shall comply with the wall sign allowances listed in Table Section 400.1530.1.

Table Section 400.1530.1: Wall Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base district in
Permit Required	Yes	Yes	Yes	Yes	
Number (Max.)	1 per lot or tenant[2]	1 per lot or tenant[2]	1 per lot or tenant[2]	1 per lot or tenant[2]	

Table Section 400.1530.1: Wall Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
	1 additional sign for buildings with a rear entry	1 additional sign for buildings with a rear entry	1 additional sign for buildings with a rear entry	1 additional sign for buildings with a rear entry	Section 400.1450 apply.
Area (Max.)	.75 s.f. per 1 ft. of façade width up to 16 s.f.	1 s.f. per 1 ft. of façade width	1 s.f. per 1 ft. of façade width	.75 s.f. per 1 ft. of façade width up to 16 s.f.	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.f. = square feet					
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450. [2] For additional standards for multi-tenant developments, see Paragraph Section 400.1530.A.2.c.					

2. Number.

   a. Generally. Single-use lots are allowed one (1) wall sign on the wall with the primary public entrance.

   b. Additional Allowance for Rear Entry Signs. One additional sign is permitted on the rear elevation of each building with a public entry at the rear of the building.

   c. Wall Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display a wall sign on any façade where a public entrance is located.

      (2) A multi-tenant development with common entrances may display the number and size of wall signs as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate wall sign.

3. Sign Area.

   a. Generally. The wall sign area allowance is based on the width in linear feet of the wall on which the sign is located, as measured at the foundation of the building.

   b. Additional Allowance for Rear Entry Signs. The maximum area of the rear elevation sign is 50% of the area allowed on the front. The area of the rear elevation sign counts toward the total sign area for the building.

4. Cumulative Area Allowances in the HDD and FHD Districts.

a. Each building in the HDD and FHD Districts is permitted a cumulative maximum of all wall, projecting, awning and canopy, and window signs of one (1) square foot of sign per linear foot of façade frontage for the building.

b. Multiple Frontages. Where a lot has two (2) or more street frontages, the average of the façade width of the facades facing the streets determines the sign allowance under this formula.

5. Design Standards. Wall signs are not allowed above second-story windows.

B. Projecting Signs.

1. Sign Allowances. All uses in the Superimposed Districts shall comply with the projecting sign allowances listed in Table Section 400.1530.2.

Table Section 400.1530.2: Projecting Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	Yes	Yes	Yes	Yes	
Number[2]	1	1	1[3]	1	
Area	0.3 s.f. per 1 ft. of façade width up to 5.5 s.f.	Included in Wall Sign Area	Included in Wall Sign Area	0.3 s.f. per 1 ft. of façade width up to 5.5 s.f.	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.f. = square feet					
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.150. [2] For additional standards for multi-tenant developments, see Section 400.1530.B.2. [3] Locations in the FHD may have a monument sign or a projecting sign but may not have both.					

2. Number.

a. A projecting sign is allowed as a substitute for a wall sign. Projecting signs are not allowed in addition to wall signs.

b. Projecting Signs for Multi-Tenant Developments.

(1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display a projecting sign on any façade where a public entrance is located.

(2) A multi-tenant development with common entrances may display the number and size of projecting signs as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate projecting sign.

3. Sign Area for HDD and FHD Districts. In the HDD and FHD Districts, the projecting sign area is included in the calculation of the total area allowance for the building provided in Paragraph Section 400.1530.A.4.

4. General Design Standards.

   a. Projecting signs shall not extend more than five (5) feet from the building.

   b. The lower edge of a projecting sign shall allow clearance of at least eight (8) feet from grade.

   c. Projecting signs shall be attached by use of period-appropriate devices. Modern-looking chains, hooks, and other visible devices should be avoided.

   d. A sign shall be installed in a workmanlike manner and hide from view such fixtures as guy wires, braces, angle irons, cables, nuts and bolts, brackets, mounting plates, conductors, transformers, conduits, raceways, and similar fixtures.

C. Awning and Canopy Signs.

1. Sign Allowances. All uses shall comply with the awning sign allowances listed in Table Section 400.1530.3.

Table Section 400.1530.3: Awning and Canopy Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	No	Yes	Yes	No	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	N/A	Yes	Yes	N/A	
Number (Max.)	N/A	1	1	N/A	
Area (Max.)	N/A	Included in Wall Sign Allowance[1]	Included in Wall Sign Allowance[1]	N/A	
Sign Features					
Illumination	N/A	Indirect	Indirect	N/A	
Changeable	N/A	No	No	N/A	
EMS	N/A	No	No	N/A	
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450. The area of an awning sign is deducted from the overall wall sign allowance. See Section 400.1480.D.2.b.					

2. Number.

   a. An awning sign is allowed in addition to a wall sign in districts where they are allowed.

   b. Awning Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display an awning sign on any façade where a public entrance is located.

(2) A multi-tenant development with common entrances may display one (1) awning sign as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate awning sign.

3. Sign Area for HDD and FHD Districts. In the HDD and FHD Districts, the awning sign area is included in the calculation of the total area allowance for the building provided in Paragraph Section 400.1530.A.4.

4. General Design Standards.

   a. Awning signs are only allowed on ground-floor awnings.

   b. The lower edge of an awning shall allow clearance of at least eight (8) feet from grade.

D. Window Signs.

1. Sign Allowances. All uses shall comply with the window sign allowances listed in Table Section 400.1530.4.

Table Section 400.1530.4: Window Sign Allowances

Standard	SMPD	HDD	FHD	LMPD[1]	EHP
Allowed	No	Yes	Yes	No	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	N/A	No	No	N/A	
Number (Max.)	N/A	N/A	N/A	N/A	
Area (Max.)	N/A	Included in Wall Sign Area, but not to exceed 33% per window	Included in Wall Sign Area, but not to exceed 50% per window	N/A	
Sign Features					
Illumination	N/A	Indirect	Indirect	N/A	
Changeable	N/A	No	No	N/A	
EMS	N/A	No	No	N/A	

Key: ft. = feet | s.f. = square feet

Notes:
[1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450.

2. Number. The number of window signs is not limited, but the cumulative area of all signs in each window shall not exceed the area allowance for the panes of glass allocated to each tenant.

3. Sign Area for HDD and FHD Districts. In the HDD and FHD Districts, the permanent window sign area is included in the calculation of the total area allowance for the building provided in Paragraph Section 400.1530.A.4.

4. Design Standards. Window signs are only allowed on ground-floor windows.

Section 400.1540 Murals in the Superimposed Districts

A. Sign Allowances. Murals shall comply with the standards in Table Section 400.1540.1: Mural Allowances for Frenchtown Historic Commercial District (FHD).

Table Section 400.1540.1: Mural Allowances for FHD District	
Standard	**Allowance**
Allowed?	Yes
Permit Required?	Yes
Number (Max.)	1 per Building
Sign Area (Max.)	100% of One Secondary Wall
Height (Max.)	No Taller than Existing Wall
Features	
Illumination	Indirect
Changeable	No
EMS	No
Text (Max.)	10% of sign area

B. Materials and Design. A mural shall not include:

1. Mechanically produced or computer-generated prints or images, including digitally printed vinyl sheets and wraps;

2. Works containing electrical or mechanical components; or

3. Works that involve changing or moving images or components.

C. Placement and Location.

1. A mural shall only be located on a secondary exterior wall that does not have direct street frontage, unless the building is located on a corner lot.

2. Buildings on corner lots may display murals on a façade with street frontage that does not include the principal public entrance.

3. Murals are not allowed on brick or any other material that is considered contributing to a Historic Building that has not already been painted legally (either historically painted or based on approval by the Landmarks Board).

Section 400.1550 Incidental Signs in the Superimposed Districts

A. Sign Allowances. All uses shall comply with the incidental sign allowances listed in Table Section 400.1550.1.

Table Section 400.1550.1: Incidental Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base
Permit Required	Yes	Yes	Yes	Yes	
Setback	N/A	N/A	N/A	N/A	

Table Section 400.1550.1: Incidental Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Number	1	1	2	1	district in Section 400.1450 apply.
Height	N/A	N/A	N/A	N/A	
Area	Lesser of 100 s.i. per tenant or 400 s.i.	400 s.i.	400 s.i.	Lesser of 100 s.i. per tenant or 400 s.i.	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.i. = square inches					
[1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450.					

B. Perimeter Incidental Signs. Perimeter signs are allowed as provided based on the base districts in Section 400.1490.

C. Interior Incidental Signs.

1. Small Interior Incidental Signs. Small interior incidental signs are allowed as provided for the base districts in Section 400.1490.

2. Large Interior Incidental Signs. Large interior incidental signs are allowed as provided for the base districts in Section 400.1490.

D. Flags. Flags are allowed as provided for the base districts in Section 400.1490.

E. Prohibited Signs in the SMPD and LMPD Districts. Signs on umbrellas are prohibited in the SMPD and LMPD Districts.

Section 400.1560 Temporary Signs in the Superimposed Districts

A. Limitations on Temporary Signs. This Article prohibits or limits the use of several common temporary sign types, including pennants, streamers, balloons, strobe lights, beacons, feather signs, and inflatable signs.

B. Generally.

1. Sign Allowances. All uses shall comply with the temporary sign allowances listed in Table Section 400.1560.1.

Table Section 400.1560.1: Temporary Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	No	No	No	No	
Number	8	8	8	6	
Height	N/A	3 ft.	8 ft.	8 ft.	
Area	7 at 4 s.f. 1 at 16 s.f.	7 at 4 s.f. 1 at 16 s.f.	7 at 4 s.f. 1 at 16 s.f.	7 at 4 s.f. 1 at 16 s.f.	

Table Section 400.1560.1: Temporary Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Duration for Display	90 days	90 days	90 days	90 days	
Sign Features					
Illumination	No	No	No	No	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.f. = square feet					
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450.					

2. Number. Table Section 400.1560.1: Temporary Sign Allowances defines the maximum limit for temporary signs:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display. The duration of display for all temporary signs shall not exceed 90 days or more per calendar year, measured cumulatively per sign, unless otherwise regulated by this Article.

C. A-Frame Signs.

1. Sign Allowances. All uses shall comply with the A-frame sign allowances listed in Table Section 400.1560.1.

Table Section 400.1560.2: A-Frame Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD**	**EHP**
Allowed	No	Yes	Yes	No	No
Permit Required	N/A	No	No	N/A	N/A
Number	N/A	1	1	N/A	N/A
Height	N/A	4 ft.	4 ft.	N/A	N/A
Area	N/A	30 in. wide 48 in. tall	30 in. wide 48 in. tall	N/A	N/A
Duration for Display	N/A	Hours of Operation	Hours of Operation	N/A	N/A
Sign Features					
Illumination	N/A	No	No	N/A	N/A
Changeable	N/A	No	No	N/A	N/A
EMS	N/A	No	No	N/A	N/A
Key: ft. = feet | s.f. = square feet					

2. Number.

   a. Single-use lots may display one (1) A-frame sign for the principal public entrance.

b. A-Frame Signs for Multi-Tenant Developments.

(1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display an A-Frame sign for the principal public entrance.

(2) Multi-tenant developments with common entrances shall not display A-frame signs.

3. Use Standards.

a. A-frame signs are not allowed closer than 25 feet from each other.

b. The sign shall be located within 10 feet of the façade with the principal public entrance.

c. The sign shall not interfere with pedestrian access.

d. A-frame signs are only allowed during the hours of operation of the premises.

4. Design Standards.

a. All A-Frame signs shall be constructed from wood, non-reflective metal or a non-reflective high-grade composite which mimics natural materials.

b. Prohibited materials include, but are not limited to; plastics, PVC, vinyl, corrugated plastics, foam board or other non-natural materials unless the material mimics a natural material.

c. A-Frame signs shall be matte or low-gloss finishes and shall not include reflective surfaces.

D. Banners.

1. Sign Allowances. All uses shall comply with the banner sign allowances listed in Table Section 400.1560.3.

Table Section 400.1560.3:Banner Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	Yes	No	No	Yes	
Number	1	1	1	1	
Height	N/A	8 ft.	8 ft.	N/A	
Area	32 s.f.	32 s.f.	32 s.f. for lots with up to 20,000 s.f. of floor area 96 s.f. for lots with less than 20,000 s.f. of floor area	32 s.f.	
Duration for	30 days	30 days	30 days	30 days	

Table Section 400.1560.3:Banner Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Display					
Times Per Year	1	4	4	1	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	Indirect
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450.					

2. Number. Table Section 400.1560.3: Banner Sign Allowances defines the maximum number of banner signs allowed at one (1) time:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display.

   a. The maximum duration for display of a banner is thirty (30) days.

   b. Banners are allowed up to four (4) times per calendar year.

4. Design Standards.

   a. Banner signs shall be attached securely to a building.

E. Balloons.

1. Sign Allowances. All uses shall comply with the balloon allowances listed in Table Section 400.1560.4.

Table Section 400.1560.4: Balloon Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD**	**EHP**
Allowed	No	Yes	No	No	No
Permit Required	N/A	Yes	N/A	N/A	N/A
Number	N/A	No limit	N/A	N/A	N/A
Height	N/A	35 ft.	N/A	N/A	N/A
Duration for Display	N/A	7 days	N/A	N/A	N/A
Times Per Year	N/A	3	N/A	N/A	N/A
Sign Features					
Illumination	N/A	No	N/A	N/A	N/A
Changeable	N/A	No	N/A	N/A	N/A
EMS	N/A	No	N/A	N/A	N/A
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					

2. Number. Table Section 400.1560.4: *Balloon Allowances* does not limit the number of balloons allowed at one (1) time. Balloon permits are available:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display.

   a. Table Section 400.1560: Balloon Allowances provides seven (7) days as the maximum duration for the display of balloons.

   b. Balloons are allowed up to three (3) times per calendar year.

4. Design Standards.

   a. Balloons require secure attachment to a building by a cord, rope, cable, stakes, or a similar method.

   b. The display height of balloons may not exceed 35 feet.

Division 4 Billboards

Section 400.1570 General Standards

A. Districts Allowed. Billboards and electronic billboards are allowed as conditional uses in the zoning districts listed in Table Section 400.1570.1.

B. Approval Required. Billboards and electronic billboards require conditional use approval by the City Council following a recommendation by the Planning and Zoning Commission.

C. Dimension Standards. All billboards must comply with the billboard allowances listed in Table Section 400.1570.1.

Table Section 400.1570.1:Billboard Allowances	
Standard	**Allowance**
Districts Allowed	I-1, I-2, PD-C, PD-MU, C-3, C-3
Permit Required?	Yes
Number	1
Sign Area	672 s.f.
Sign Face Height	20 ft.
Sign Face Width	50 ft.
Total Height	45 ft.
Features	
Illumination	Indirect
Message Board	No
EMS	Yes
Key: ft. = feet | s.f. = square feet	

1. Measurement Standards.

    a. All dimension standards are measured inclusive of border, cutouts, extensions, projections, and trim but excluding the base, apron, supports, and other structural members.

    b. The area shall be measured by the smallest square, rectangle, triangle, circle, or combination of those shapes that will encompass the entire billboard.

2. Cutouts, extensions, and projections shall not exceed 25% of the area of the sign.

3. The maximum area limitation shall apply to each side of a billboard structure. Allowable billboard configurations are placed back-to-back, double-faced, or in V-type construction with no more than two (2) displays to each facing. A billboard structure with multiple facings or panels is considered as one (1) billboard.

4. The total height of the billboard is measured from the natural grade where the billboard is installed or the grade level of the centerline of the highway to which the sign is oriented, whichever is higher.

5. Billboards with EMS features must comply with the brightness and operation standards in Section 400.1440.C.4: *Sign Features*

Section 400.1580 Location and Spacing for Billboards

A. Location. Billboards and electronic billboards are only allowed within 660 feet of the edge of the pavement of the following highways:

    1. Interstate Highway 70;

    2. Missouri State Highways 94, 370, and 364.

B. Spacing and Separation Requirements.

    1. Separation from Other Billboards.

        a. The separation distance for a billboard is 10,000 feet from an existing billboard on either side of the highway.

        b. However, the separation distance for a billboard on lots in the southeast quadrant of the intersection of two (2) Missouri State highways located in the C-2 zoning district is 4,000 feet on the same side of the State highway.

        c. The separation distance for a billboard with electronic message features is 2,640 feet from an existing billboard with electronic message features on either side of the highway.

d. The separation distance is measured along the nearest edge of the pavement at points directly opposite the billboard along each side of the highway and applies to billboards located on either side of the highway in computing the distance between billboards.

2. Separation from Intersections.

   a. The general separation distance for a billboard is 500 feet from an interchange or intersection between the highway and another highway or street.

   b. However, the separation distance for lots in the southeast quadrant of the intersection of two (2) Missouri State highways located in the C-2 zoning district is 125 feet from an intersection or interchange.

   c. A billboard is allowed within 500 feet of an interchange or intersection if it is affixed to or located adjacent to a building so that the billboard does not cause any greater obstruction of vision than caused by the building itself.

3. Separation from Residential Uses. The separation distance for a billboard is:

   a. 250 feet from any structure within a residential zoning district; or

   b. 100 feet from any structure used primarily as a dwelling unit in any other zoning district.

4. Separation from Historic Resources. The separation distance for a billboard is 300 feet from any property or district listed on the National Register of Historic Places, any National Historic Landmark, or any location officially designated by the City as a historic landmark or historic district.

5. Separation from Buildings.

   a. The separation distance for a billboard is 50 feet from any point of a building.

   b. However, the separation distance for lots in the southeast quadrant of the intersection of two (2) Missouri State highways located in the C-2 zoning district is 25 feet from any point of a building.

6. Separation from On-Premises Signs. The separation distance for electronic billboards is 250 feet from an existing freestanding on-premises electronic message sign.

C. Other Location Standards.

1. Billboards are not allowed on rocks, trees, or poles maintained by a public utility.

2. Billboards are exempt from front, side, and rear yard building setbacks for the district. However, Billboards require a 30-foot minimum setback from a road right-of-way.

3. Billboards are not allowed in the right-of-way of any road or on any slope or drainage easement for a road.

Section 400.1590 Replacement and Relocation of Billboards in the I-70 Corridor

A. Conversion of Billboard to Electronic Billboard. The owner of a billboard along the I-70 Corridor may apply for approval of a conditional use permit to relocate the billboard structure for conversion to an electronic billboard. The following conditions apply:

1. The property where the billboard is located is directly adjacent to the Interstate 70 right-of-way;

2. All existing billboards and freestanding on-premises electronic message signs and their supporting structures are permanently removed from the property where the electronic billboard is proposed before the issuance of a building permit for the electronic billboard;

3. No freestanding on-premises electronic message signs or billboards are allowed on the property upon which an electronic billboard is located;

4. The electronic billboard is proposed on the same lot as the existing billboard and is no further than 250 feet from the existing billboard being replaced;

5. The lot where the electronic billboard is proposed is at least five acres;

6. The electronic billboard complies with all provisions of this Article, except for the separation distance from other billboards in Section 400.1580.B.1.; and

7. The maximum number of sign faces or surfaces permitted on the electronic billboard is two (2).

B. Transfer of Electronic Billboard Conversion. The owner of a billboard who has received conditional use approval to replace a billboard with an electronic billboard and has not installed the electronic billboard may apply for approval of a conditional use permit to transfer the right to install the electronic billboard at a different location on a new billboard support structure. The following conditions apply:

1. The property where the originally approved billboard is located and the property where the relocated billboard is proposed are both adjacent to Interstate 70 right-of-way between the eastern limit of the City of St. Charles and the Interstate 70/ Highway 94 interchange;

2. All existing billboards and freestanding on-premises electronic message signs and their supporting structures are permanently removed from the lot where the electronic billboard is proposed before the issuance of a building permit for the electronic billboard;

3. Additional billboards and additional freestanding on-premises electronic message signs are not allowed on the lot after the electronic billboard is constructed;

4. The lot where the electronic billboard is proposed is at least three (3) acres;

5. The maximum sign area of the relocated billboard does exceed the lesser of the maximum sign area of the originally approved billboard or 672 square feet;

6. Upon approval of a conditional use permit for an I-70 corridor electronic billboard relocation, the original conditional use approval for an electronic billboard becomes null and void;

7. The new billboard structure and electronic billboard must comply with all provisions of this Article, except for:

   a. The separation distance requirements of Section 400.1580.B.1.;

   b. The Separation distance requirements of Section 400.1580.B.2.; and

   c. The height limitations of Section 400.1570.C.;

8. The maximum number of sign faces or surfaces permitted on a new billboard structure is two (2). If a conditional use approval to install only one (1) electronic billboard face is being transferred, a new billboard structure may only support one (1) electronic billboard face and one (1) additional face that is not considered to be electronic; and

9. The maximum total height of the new billboard structure does not exceed 65 feet above the natural grade where the billboard is installed or the grade level of the centerline of the highway to which the sign is oriented, whichever is higher.

Division 5 Administration and Enforcement

Section 400.1600 Sign Permits

A. Permits Required.

1. A sign permit is required to erect, install, relocate, modify, or change any sign within the City unless otherwise provided in this Article.

2. The term "modify" includes any change in or to an existing sign, its face, copy, colors, or supporting structures.

B. Conformity Required. Failure to conform to the conditions of a sign permit, including any conditions or stipulations attached to it by the Department of Community Development, HLPARB, or any applicable board, renders the permit void.

C. Filing Fee. Fees for sign permits are required in the amounts stated in Section 150.030: *Schedule of Fees, Fines, Costs, and Deposits*.

D. Scope of Permit. Sign permits include approval of electrical work. All electrical work shall comply with the Electrical Code.

E. Permit Procedures.

1. Applicants for sign permits shall apply on a form supplied by the City and shall submit the application to the Community Development Department.

2. The application requires one (1) set of drawings in digital or paper format as provided on the City's application, prepared to scale, of the proposed sign, including all of the following information:

   a. The address of the site for the proposed signage, the applicant's name, the name of the business, the business address, business telephone number, and contractor information;

   b. The configuration of the proposed signage listing the height, width, total square footage, method of attachment, and method of illumination, including details of the fixture and screening, and colors and materials;

   c. A site plan showing the proposed locations of signs;

   d. Building elevations showing proposed locations of signs; and

   e. A detailed plan showing the size, quantity, and type of landscaping for freestanding signs.

F. Review of Sign Permit Applications.

1. The Director of Community Development or their designee shall review and approve or deny all sign permit applications required by this Article based on the standards of this Article.

2. In locations where HLPARB approval is required, the Director or their designee shall set the matter for consideration by the HLPARB at its next regular meeting and issue a decision on the application in conformance with the HLPARB's determination.

3. Sign permit applications shall not be reviewed until land use approval has been issued for the subject property. Applicants are advised that obtaining land use approval may require additional time if approvals from the Planning and Zoning Commission or City Council are necessary to establish compliance with applicable land use regulations.

G. Expiration of Sign Permit.

1. Construction of a sign requiring approval of a sign permit shall begin within 180 days of its approval by City staff, the HLPARB, or City Council and be complete and functioning within 240 days of the approval.

2. The permit for any sign that is not constructed within the required period is automatically revoked.

Section 400.1610 Master Sign Plans

A. Purpose. This Section describes the process for review of master sign plans for Planned Development Districts, which may require special signage consideration. In order to encourage superior design, quality and character, master sign plans allow for specialized review of signs and flexibility from standard signage requirements. If a master sign plan exists for a multi-lot development or subdivision, then individual lots within that subdivision or development shall not submit their own, separate master sign plan.

B. Applicability.

1. Planned Development Districts.

a. Master sign plans are not required for Planned Developments.

b. However, a master sign plan is required if the applicant proposes to vary the sign standards of this Article in the ordinance adopting the Planned Development District.

c. If the applicant elects to submit a master sign plan for a Planned Development District, the applicant shall submit it with the Preliminary Development Plan.

C. Contents. A master sign plan must include the following information:

1. An overall sign program with standards that address design, lighting, color, materials, and type and method of construction to ensure that all signs within the development are designed in a consistent and compatible manner;

2. A written statement with supporting, scaled graphics that include, for all freestanding and attached signs:

a. Size, location, and number of all signs, including area, letter height, and height;

b. Materials, styles (letter colors, background colors, text, fonts, etc.), and colors for all signs subject to the master sign plan, including the context of where signs are placed along any site frontage or on any façade;

c. Type of illumination; and

d. A design theme with illustrative examples of each sign type and the proposed general locations of each sign type.

3. A site plan and elevations identifying the location, number, setback, dimensional standards, and other design standards for all freestanding signs;

4. Standards for wall signs and other types of attached signs; and

5. Standards for any other proposed signage.

D. Review Process.

1. Planned Development Districts.

a. The Planning and Zoning Commission shall review master sign plans and include recommendations to the City Council based on the following criteria:

(1) Consistency or departure from this Article;

(2) The compatibility of the proposed sign plan with other proposed district standards; and

(3) The compatibility of the proposed sign plan with the community character.

b. In reviewing the recommendation of the Planning and Zoning Commission, City Council has legislative discretion to approve, modify, or deny the proposed master sign plan.

E. Amendment Procedure. A master sign plan may be amended. Amendments shall follow the process for a new submittal under this Section, unless it is determined to be minor by the Director of Community Development.

Section 400.1620 Maintenance

A. Maintenance Required. Failure to comply with the maintenance requirements of this Section constitutes a violation of this Article.

B. Sign Maintenance.

1. The owner or person in possession of a lot shall maintain all signs located on the lot.

2. The owner or person in possession of the lot shall maintain all signs so that they:

a. Continue to conform to the conditions imposed by the sign permit;

b. Substantially conform to its original condition without cracking, peeling, or fading of paint and other components; and

c. Are kept free of rust and rust stains.

C. Notice and Repair. The owner or person in possession of the property shall repair any damage to a sign or sign base within 60 days of notice.

D. Damage to Illuminated Signs. Any internally illuminated sign cabinets or sign panels that have been damaged shall remain unilluminated until repaired.

E. Removal of Hazardous Signs. Any sign that has been damaged to such an extent that it poses a hazard to passersby requires immediate repair or removal.

F. Maintenance of Required Landscaped Areas.

1. Maintenance Required. The owner or person in possession of a lot shall maintain any landscaped area required by this Article as a condition of the sign permit.

2. Maintenance Standards.

a. Maintenance includes, as appropriate, the provision of surface mulch, staking and guying, tree straightening, irrigation, fertilization, insect and disease control, pruning, mulching, and weeding.

b. The owner or person in possession of a lot shall keep all required landscaping free of litter and debris.

3. Replacement of Plants.

a. Any plants that die or are removed as a result of death, disease, or damage require replacement in a reasonable time with an equal number and similar species and size at the next appropriate growing season.

b. Failure to replace dead, damaged, or diseased plant material constitutes a violation of this Article.

Section 400.1630 Enforcement

A. Unauthorized Signs. City staff may remove unauthorized signs in the right-of-way or on public property without notice. City Staff may dispose of these signs within seven (7) days if they are not claimed.

B. Signs Erected In Violation Of This Article.

1. City staff shall give written notice for any sign otherwise erected or maintained in violation of this Article.

2. Upon failure to correct the violation, City staff shall enforce this Article in accordance with Zoning Code Article XVIII: *Violations and Penalties*.

C. Administration.

1. Enforcement.

a. The Department of Community Development is authorized and directed to enforce all of the provisions of this Article and perform the functions outlined for City staff within this Article.

b. Upon presentation of proper credentials, City staff may enter at reasonable times any building, structure, or premises in the City to perform any duty imposed upon them by this Article.

2. Violations.

a. Any person violating any of the provisions of this Article is guilty of an ordinance violation.

b. The owner of any sign, building, or premises where any sign or other object that violates this Article is placed or exists, and any person who has knowingly assisted in the commission of any violation is guilty of a separate offense.

Section 400.1640 Non-Conforming Signs

A. Non-Conforming Signs.

1. Any sign that lawfully exists at the time of enactment of this Article may remain until the sign is substantially altered or changed or until another sign is proposed as a replacement for the existing sign. The replacement sign requires conformance with all provisions of this Article.

2. A non-conforming sign that is damaged to the extent of more than 50% of its replacement cost value requires removal or alterations to ensure conformity with the provisions of this Article.

B. Non-Conforming Billboards.

1. A billboard that lawfully existed at the time of enactment of this article may remain if the owner maintains it in good repair as required by Section 400.1620.

2. A non-conforming billboard that is not maintained in good repair is subject to removal or alterations to conform with this Article if it is damaged to the extent of more than 50% of its replacement cost value.

Section 400.1650 Abandoned Signs

A. Abandoned Signs.

1. Any sign or sign support structure for a business, organization, tenant, or other occupant of a lot that ceases operations on the premises for a period of at least 30 days is considered abandoned.

2. The owner or person in possession of the lot shall remove abandoned signs and support structures from the premises.

B. Abandoned Billboards

1. A billboard is deemed abandoned when it:

   a. Is not maintained in good repair as required by Section 400.1620; and

   b. Does not include advertising information other than for the use of the billboard for a period of 120 continuous calendar days.

2. The owner of an abandoned billboard shall remove the abandoned billboard and the support structure.

Sign Code Updates – Other Chapters of the Municipal Code

Section 215.1100 Sale of Fireworks

D. The following standards shall be used for the review of any fireworks license and shall apply to the operation of the facility:

1. Structures from which fireworks are to be sold or stored shall not be located within on hundred (100) feet of any permanent structure or building, public park, swimming pool or public or private playground.

2. Structures from which fireworks are sold or stored shall not be located within one hundred (100) feet of any structure in which petroleum products are sold or dispensed in any manner other than in closed containers.

3. A maximum of two (2) semi-truck storage trailers or the equivalent area of trailer storage as determined by the Fire Marshal shall be allowed per location. Additional storage may be permitted upon review and approval of the Fire Marshal. Such trailers shall maintain a minimum of ten (10) foot separation, have DOT labels on them and must be marked "EMPTY" with four (4) inch letters when all contents are removed.

4. All weeds and combustible materials shall be cleared from any sales location, including a distance of at least twenty-five (25) feet surrounding the sales location.

5. A sign bearing the message "Discharge of Fireworks is Prohibited at All Times Within the City Limits of the City of St. Charles Except Between the Hours of 12:00 P.M. and 11:00 P.M. on July 3 and 4" in letters at least three (3) inches tall shall be conspicuously displayed at each sales location. Such sign shall not count towards the limits of allowable signage provided for by this Section. Additionally, the operator shall distribute to each purchaser a flyer of at least twenty-four (24) square inches containing the statement: "Discharge of Consumer Fireworks Within the City of St. Charles is Prohibited by Ordinance Except Between the Hours of 12:00 P.M. and 11:00 P.M. on July 3 and 4. Violators may be punished by a fine up to five hundred dollars ($500.00) or up to three (3) months imprisonment or both."

6. Fireworks stands shall comply with the provisions of the currently adopted Building Code relative to temporary structures. All stands shall be erected in a manner that will reasonably ensure the safety of all occupants, patrons and surrounding property.

7. A minimum three (3) foot wide, unobstructed aisle running the length of the stand, inside and behind the sales counter, shall be provided.

8. Each stand up to twenty-four (24) feet in length must have at least two (2) exits. Each stand in excess of twenty-four (24) feet must have at least three (3) exits. Exit locking devices, if any, shall be easily released from the inside without special knowledge, key or effort.

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9. Each stand shall maintain a two and five-tenths (2.5) gallon, 2A rated water-pressure type fire extinguisher or an ABC minimum 2A:10BC rated fire extinguisher near each exit and such extinguishers shall be kept in good working order and shall be easily accessible.

10. Signage shall ~~not~~ be subject to the provisions of Chapter **400**. ~~but shall meet the following requirements:~~

    ~~a. No pennants, streamers, balloons, searchlights, strobe lights, beacons, inflatable signs are permitted;~~

    ~~b. No portable signage or off-premises signage is permitted except as provided herein;~~

    ~~c. No signage may be attached to non-commercial vehicles;~~

    ~~d. Signage may not extend above or beyond the limits of the primary structure or the commercial vehicle(s) associated with the business;~~

    ~~e. All signage must be attached to the primary structure being used for the sale of fireworks or to a commercial vehicle being used as storage or an integral part of the operation;~~

    ~~f. No signage may be located in a public right-of-way or on public property;~~

    ~~g. Total square footage of all signage viewable from any one (1) angle for one (1) location shall not exceed three hundred (300) square feet;~~

    ~~h. When a location does not abut a public right-of-way and does not have direct access from such right-of-way, one (1) off-site, freestanding sign or banner not to exceed thirty-two (32) square feet shall be permitted, provided such sign does not interfere with public safety and is not within the public right-of-way. Such sign shall not contribute to the three hundred (300) square foot signage allowance.~~

11. Persons under sixteen (16) years of age shall not be employed upon the premises. If any person under eighteen (18) years of age is employed at a location selling fireworks, the location shall be supervised by at least one (1) person over the age of twenty-one (21).

12. Sales of fireworks shall be permitted only during the period June 25 through July 5 each year. No sales shall be permitted prior to 8:00 A.M. or after 10:00 P.M. on any day, except on July 1, 2 and 4, upon which days the closing time may be 11:00 P.M. and July 3, upon which day the closing time may be Midnight.

13. No sales of fireworks shall be made to any person under eighteen (18) years of age.

14. Licensees shall not permit smoking or any type of open flames upon the premises and shall prominently post at least two (2) signs prohibiting smoking.

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15. Licensees shall not permit debris, wrappers or papers to accumulate on the premises and dumpsters shall be emptied as necessary to maintain the premises in a clean and orderly manner.

16. Licensees and employees shall not attract customers by means of flagging of vehicles or engage in any activity which obstructs or interferes with the free flow of traffic upon any street or highway.

17. Licensees shall be required to, at all times, possess and give to each paying customer, at no cost, a flyer clearly outlining both the days and times on which it is legal to set off, use, burn, explode or fire off fireworks as indicated in Section 215.1090.

Section 400.140 "A" Agricultural District

D. Conditional Uses.

1. The following uses may be permitted in the "A" District as conditional uses if approved by the City Council following recommendation by the Planning and Zoning Commission:

   a. Airports and landing fields and accessory uses for general aviation.

   b. Archery range, provided, that such range is approved by the Chief of Police.

   c. Cemetery on a site of not less than twenty (20) acres.

   d. Circus or carnival grounds, amusement park, zoo or midway, permanent or temporary, for specified time period.

   e. Day camps and campgrounds.

   f. Day care facilities subject to the following as may be modified through the conditional use process:

      (1) Not more than ten (10) children not related to the operator shall be kept. Up to three (3) additional children over the age of two (2) may be kept for up to two (2) hours per day. Up to three (3) additional school-age children may be kept on unscheduled days of school closings; provided, that, at no time shall more than thirteen (13) children not related to the operator be kept.

      (2) Such uses shall be permitted only if the rear yard in which the home would operate meets the minimum requirements of this Section and is enclosed with a suitable fence.

      (3) Such uses are located in the dwelling used by the operator as his/her private residence.

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(4) The operator shall not employ more than one (1) full-time [forty (40) hours per week] assistant who does not reside on the premises or more than two (2) half-time [twenty (20) hours per week] assistants who do not reside on the premises.

~~(5) No advertising or identification sign shall be placed on the premises.~~

(6) All City health and fire regulations are met.

(7) All applicable State regulations are met.

g. Dog kennels, commercial or non-commercial; provided any commercial open pens, runs, cages or kennels shall be located at least two hundred (200) feet from any side or rear lot lines.

h. Dwellings and mobile homes occupied by persons employed on the premises or immediate members of the family or families owning or operating a farm.

i. Educational institutions, including museums, art galleries and libraries.

j. Excavation or filling, borrow pits, extraction, processing and removal of sand, gravel or stone and other major excavations other than for construction of swimming pools and foundations for buildings.

k. Exposition center or fairgrounds.

l. Golf courses, putting greens, driving ranges and similar activities operated as a business, including a building for a golf shop, locker room and snack bar as an accessory use to a golf course; provided no such building is located closer than one hundred (100) feet from adjoining property lines.

m. Hospital or clinic for large or small animals; provided, that all buildings, structures, pens or open kennels shall be located at least two hundred (200) feet from any lot lines.

n. Hospitals, congregate care facilities and group living arrangements.

o. Livestock auction market.

p. Racetrack, any type, subject to the following requirements for protective screening: where a racetrack directly adjoins a residential zoning district or a "PD" zoning district, a landscaped greenbelt at least fifty (50) feet in width shall be provided and maintained along the appropriate property line by the owners and/or managers of the racetrack. The undeveloped area shall be planted with trees or shrubs or shall be maintained in a well kept lawn. The greenbelt shall not be used for off-street parking facilities, for driveways or for open storage. Along the inner side of the greenbelt, there shall be

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provided a masonry wall at least six (6) feet in height above grade to separate the greenbelt from the racetrack facilities.

q. Radio television transmission receiving station or tower; subject to building codes and further regulations of Section **400.470**.

r. Recreational uses or facilities, commercially operated or for a private membership, such as game courts, swimming pools, tennis clubs, fishing or boating lakes, camping areas, picnic grounds, dude ranches or similar activities; and accessory facilities, including the sale of food, beverages, bait, incidentals, supplies and equipment; provided, that no such use, structure or accessory use is located closer than fifty (50) feet to any adjoining property lines.

s. Riding academies and commercial stables; provided, that any buildings for the keeping of animals shall be located at least two hundred (200) feet from any side or rear lot lines and the site size of the lot shall be no less than forty (40) acres.

t. Sports arenas or stadiums, commercial athletic fields or baseball parks.

u. Temporary and conditional permits may be provided for a period of two (2) years or less for the following uses:

(1) Asphalt batching plants or concrete batching plants.

(2) Non-accessory tents for special purposes.

(3) Outdoor displays for promotional activities.

v. Telecommunication towers, antennas attached to structures, or placement of a telecommunication antenna on an existing tower (co-location) where an expansion or enlargement of the existing tower enclosure is required. Telecommunication towers shall be located only on property that is a non-residential use.

w. Warming and cooling centers when accessory to a church or other place of worship. Occupancy limits for a warming and cooling center shall be determined by the Building Code Official and Fire Marshal.

2. The provisions of this Section shall apply to all new uses and to existing uses where a substantial change or expansion to the layout, operation or configuration is proposed.

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Section 400.150. "R-1C," "R-1D," "R-1E" Single-Family Residential Districts

D. Conditional Uses.

1. The following uses may be permitted in the "R-1C," "R-1D," and "R-1E" Districts as conditional uses if approved by the City Council following recommendation by the Planning and Zoning Commission:

   a. Adult day care facilities.

   b. Amateur radio operator's equipment, as licensed by the FCC, but not more than twenty (20) feet above the highest point of the primary structure on the property.

   c. Bed-and-breakfast.

   d. Cemetery on a site of one (1) acre or more.

   e. Day care facilities subject to the following as may be modified through the conditional use process.

      (1) Day care facilities located in an existing public or private school and accommodating students of that school only are not required to follow the procedures outlined in Section **400.1090**.

      (2) Not more than ten (10) children not related to the operator shall be kept. Up to three (3) additional children over the age of two (2) may be kept for up to two (2) hours per day. Up to three (3) additional school-age children may be kept on unscheduled days of school closings, provided that at no time shall more than thirteen (13) children not related to the operator be kept.

      (3) Such uses shall be permitted only if the rear yard in which the home would operate meets the minimum requirements of this Section and is enclosed with a suitable fence.

      (4) Such uses are located in the dwelling used by the operator as his/her private residence.

      (5) The operator shall not employ more than one (1) full-time [forty (40) hours per week] assistant who does not reside on the premises or more than two (2) half-time [twenty (20) hours per week] assistants who do not reside on the premises.

      ~~(6) No advertising or identification sign shall be placed on the premises.~~

      (7) All City health and fire regulations are met.

      (8) All applicable State regulations are met.

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f. Educational facilities such as public zoological gardens and public botanical gardens.

g. Farm, truck garden, orchard or nursery.

h. Golf courses, not lighted for night play, but including a building for a golf shop, locker room and snack bar as an accessory use to a golf course; provided no such building is located closer than one hundred (100) feet to adjoining property lines; and not including miniature golf courses, putting greens, driving ranges and similar activities operated as a business.

i. Meeting facilities for fraternal, masonic and philanthropic clubs and organizations.

j. Private club associated with a subdivision development or neighborhood clubs or neighborhood associations.

k. Private dining service only within the Extended Historic Preservation District.

l. Recreation facilities, such as fishing or boating lakes, boat docks, picnic grounds, swimming or tennis clubs or similar activities, and accessory facilities, including sale of food, beverages or bait.

m. Shipping container homes, provided:

(1) The structure complies with all applicable provisions of the International Building Code;

(2) The structure is completely enclosed with vinyl, wood, cement board or brick siding; and

(3) The structure has a pitched roof constructed of wood or metal.

In approving the conditional use, the Planning and Zoning Commission may recommend and the City Council may impose additional conditions that are deemed necessary to maintain the desired consistency of land uses, land use intensities and land use impacts as related to the environs of the subject property.

n. Short-term rental, provided the property satisfies the requirements provided in Section **400.421**.

o. Shouse, provided:

(1) The subject property has an area of less than one (1) acre; or

(2) The subject property is located within a platted subdivision; and

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(3) The following architectural features are provided:

(a) Residential-style windows and doors shall be provided upon the primary elevation. If an overhead door is proposed on the primary elevation it shall not be required to provide windows.

(b) A pitched roof shall be provided on the entire structure.

p. Telecommunication towers, antennas attached to structures, or placement of a telecommunication antenna on an existing tower (co-location) where an expansion or enlargement of the existing tower enclosure is required. Telecommunication towers shall be located only on property that is a non-residential use.

q. Warming and cooling centers when accessory to a church or other place of worship. Occupancy limits for a warming and cooling center shall be determined by the Building Code Official and Fire Marshal.

r. Wildlife reservations and similar conservation projects.

2. The provisions of this Section shall apply to all new uses and to existing uses where a substantial change or expansion to the layout, operation or configuration is proposed.

Section 400.190 "O-I" Office Institution District

C. Conditional Uses.

1. The following uses may be permitted in the "O-I" District as conditional uses if approved by the City Council following recommendation by the Planning and Zoning Commission:

a. Boardinghouse.

b. Fraternity or sorority houses.

c. Halfway house subject to the following as may be modified through the conditional use process:

(1) One (1) parking space for every four (4) residents, including staff residents.

(2) No exterior evidence of such use ~~and no sign advertising the use~~.

(3) At the time of original approval, no facility shall be located within five hundred (500) feet of another such facility, group living arrangement, congregate care facility, day care home or facility, residential district or use, hotel or motel, boardinghouse or guest house. The City Council shall have the authority to waive this requirement if the facilities are separated by a major thoroughfare, major waterway or other comparable barrier.

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(4) The applicant shall demonstrate that there is no negative impact property within five hundred (500) feet of the proposed facility.

(5) The original permit shall be limited to a one (1) year period, but may be renewed thereafter for two (2) year periods by the City Council. Renewals may be granted only after a public hearing.

d. Halfway house for juvenile offenders subject to the following as may be modified through the conditional use process:

(1) No exterior evidence of such use ~~and no sign advertising the use~~.

(2) At the time of original approval, no facility shall be located within five hundred (500) feet of another such facility, group living arrangement, congregate care facility, day care home or facility, residential district or use, hotel or motel, boardinghouse or guest house. The City Council shall have the authority to waive this requirement if the facilities are separated by a major thoroughfare, major waterway or other comparable barrier.

(3) The applicant shall demonstrate that there is no negative impact property within five hundred (500) feet of the proposed facility.

(4) The original permit shall be limited to a one (1) year period, but may be renewed thereafter for two (2) year periods by the City Council. Renewals may be granted only after a public hearing.

e. Telecommunication towers, antennas attached to structures, or placement of a telecommunication antenna on an existing tower (co-location) where an expansion or enlargement of the existing tower enclosure is required.

f. Warming and cooling centers when accessory to a church or other place of worship. Occupancy limits for a warming and cooling center shall be determined by the Building Code Official and Fire Marshal.

Section 400.330 "SMPD" South Main Preservation District

E. Signs. Signs and billboards shall be permitted as required in Article XVI of the Zoning Code ~~Section 400.1830~~. All signs shall be reviewed and approved by the Historic Landmarks Preservation and Architectural Review Board in accordance with the standards and purposes of the South Main Preservation District.

Section 400.420 Bed-And-Breakfast Establishments

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A. Bed-and-breakfast establishments are a conditional use in all residential zoning districts and permitted in agricultural zoning districts subject to the home occupation provisions of this Section as well as Section **400.430**. Bed-and-breakfast establishments are permitted by right within the "HCD" Historic Commercial District and "FD" Frenchtown l District. A bed-and-breakfast establishment shall be carried on entirely within the dwelling unit by a member of the family residing in the dwelling unit, shall clearly be incidental and secondary to the use of the dwelling unit for residential purposes and shall conform to the following standards and provisions:

1. Any necessary business license shall be obtained pursuant to the requirements of the City of St. Charles Finance Department.

2. Other types of occupation or professions may be permitted within the building where the bed-and-breakfast establishment is located, subject to the City's home occupation regulations.

3. Maximum Floor Area Allowed.

   a. Buildings of less than two thousand five hundred (2,500) square feet of interior living space shall be allowed to use no more than three (3) bedrooms, nor more than fifty percent (50%) of the livable floor area of the building for the bed-and-breakfast establishment.

   b. Buildings of greater than two thousand five hundred (2,500) square feet of interior living space may be allowed up to six (6) bedrooms but no more than fifty percent (50%) of the livable floor area for use of the bed-and-breakfast establishment.

   c. The applicant shall provide a floor plan showing the specific location of the areas to be used for the bed-and-breakfast establishment.

4. No non-family person shall be employed.

5. No offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced.

6. There shall be no exterior display~~, no exterior sign,~~ except as permitted herein, no exterior storage of materials and no other exterior indication of the bed-and-breakfast establishment or variation from the residential character of the building.

~~7. One (1) sign shall be permitted which shall be unanimated, non-illuminated, flat or window sign having an area of not more than one hundred forty-four (144) square inches. The sign shall be attached flat to the building.~~

8. No machinery or equipment shall be installed which interferes with radio or television reception and which is not customarily incidental to the bed-and-breakfast establishment.

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9. One (1) unobstructed off-street parking space shall be provided for each available bedroom in the bed-and-breakfast establishment. The Director of Community Development may grant a variance if it can be shown that adequate parking already exists.

10. No additions shall be added to the residence to establish this use.

11. No lodger shall be rented a room for longer than seven (7) consecutive days.

12. No meals may be served, except for breakfast and/or brunch.

13. Meals may be served only to overnight guests.

14. The owner/occupant is required to maintain a guest register which shall be available for inspection by the City.

Section 400.430 Home Occupations

A. A home occupation is an occupation or profession which is customarily carried on entirely within the dwelling unit by a member of the family residing in the dwelling unit, which is clearly incidental and secondary to the use of the dwelling unit for residential purposes and which conforms to the standards and provisions provided herein. Home occupations may be for profit or not-for-profit.

1. Standards. Home occupations shall conform to the following standards:

   a. Up to four (4) types of occupation or profession shall be permitted within the occupied building.

   b. The total area utilized by home occupations may not exceed twenty-five percent (25%) of the total floor area and in no event more than five hundred (500) square feet of floor area of the occupied building.

   c. All employees and business partners must reside in the dwelling unit or be related to the applicant by blood, marriage, or adoption; however, with the review and approval of a conditional use for one (1) outside employee/business partner to work from the home occupation location.

   d. No offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced.

   e. There shall be no exterior display~~, no exterior sign,~~ except as permitted herein, no exterior storage of materials, no direct access from outside the principal building to the home occupation except that which serves the residential portion, and no other exterior indication of the home occupation or variation from the residential character of the principal building.

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f. ~~One (1) sign shall be permitted which shall be an unanimated, non-illuminated, flat or window sign having an area of not more than one hundred forty-four (144) square inches attached flat to the building.~~

g. There shall be no customer business hours between 8:00 P.M. and 8:00 A.M.

h. No machinery or equipment shall be installed which interferes with radio or television reception and which is not customarily incidental to the practice of such occupation or profession.

i. No machinery or equipment shall be permitted which is not customarily found within or incidental to residential use of property.

Section 400.480 Temporary Retail Sales And Outdoor Display of Merchandise.

F. Criteria For Special Events. Special events may be conducted on private property within the "C-1," "C-2," "C-3," "O-I," "I-1," "I-2," "CBD," "FHCD" or "HCD" zoning districts and within the commercial portion of any planned development district, provided the following conditions are met:

1. Permit Required.

a. A special event permit shall be required for a special event.

b. A special event permit application shall be submitted to the Department of Community Development at least fourteen (14) days prior to the start date of the special event to allow sufficient time for review of the application. Additional requirements associated with a special event such as a liquor license may require additional review time.

c. The fee for a special event permit is twenty-five dollars ($25.00) and shall be paid at the time the special event permit application is submitted.

d. A special event permit application shall be reviewed by the Director of Community Development in conjunction with the Departments of Fire, Police and Public Works.

e. Each special event permit application shall include a site sketch; the dates and hours of the special event; anticipated attendance each day; an agenda, itinerary or schedule of events for each day; a detailed plan for parking both on site and off site, a traffic management plan, a sign plan, identification of all temporary structures; food, vending, and alcoholic beverages service or sales, on-site restroom facilities plan, litter receptacle plan and security plan; the dates, times and location of any live music performance or music broadcast that is amplified by speakers or any other means; a site remediation plan; and any other information deemed necessary by the City.

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f. Each special event permit application shall include documentation that the owner of the property where the special event will be held has authorized the property to be used for the special event. This requirement includes property used for parking.

2. Standards For Special Event Permits.

a. There shall not be more than four (4) special events located upon the same property within the same calendar year, and each special event shall not exceed a period of three (3) consecutive days. These requirements may be modified by a conditional use permit issued by the City Council upon recommendation by the Planning and Zoning Commission.

b. The special event shall only be conducted in accordance with the special event permit issued, including any conditions or restrictions.

c. It is the sole responsibility of the special event applicant to demonstrate and ensure that public safety, adequate on-site restroom facilities and litter control are provided.

d. The special event applicant shall demonstrate that the special event will not cause traffic congestion given the anticipated attendance in relation to the design of adjacent streets and intersections. A traffic management plan shall be submitted as part of the request for a special event permit.

e. The special event applicant shall demonstrate that adequate off-street parking is available for the anticipated attendance of the special event and that the event shall not cause a shortage of parking for any other use. Off-street parking used for a special event must be a solid surface such as asphalt or concrete.

~~f.~~ The sign plan submitted with the special event permit application shall be reviewed in accordance with Chapter **400**, Article **XVI**, Sign Regulations. ~~Notwithstanding, the Director of Community Development may approve temporary signage totaling twenty-four (24) square feet in the form of a banner or portable sign. Properties with multiple street frontages may have such signs totaling twenty-four (24) square feet on each frontage.~~

g. Upon conclusion of the special event, the site must be restored to its previous condition within twenty-four (24) hours.

h. The City may inspect, as may be necessary, to ensure compliance with this Section and all other ordinances relating thereto.

Section 400.490 Sidewalk Cafes – Definitions, Standards And Criteria

C. Standards, Criteria And Conditions. The following standards, criteria and conditions shall apply to the establishment and operation of sidewalk cafes:

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1. Sidewalk cafes are restricted to the sidewalk frontage of the building where the restaurant is located. The design of sidewalk cafes shall be so that there is a free flow of pedestrian access on the sidewalk.

2. No sidewalk cafe permit shall be issued where the tables and chairs would be placed within five (5) feet of bus stops, fire hydrants, non-pedestrian alleyways, a pedestrian crosswalk or a handicapped corner curb cut.

3. Sidewalk cafes shall be located in such a manner that a distance of not less than forty-four (44) inches is maintained at all times as a clear and unobstructed pedestrian path between the curb line or the lateral line of a street and the adjacent property line or shall comply with the American with Disabilities Act requirements, whichever is greater.

4. No object shall be permitted around the perimeter of an area occupied by tables and chairs which would have the effect of forming a physical or visual barrier discouraging the free use of the tables and chairs by the general public or which would have the effect of obstructing the pedestrian path. Exceptions to this requirement may be granted by the City Council through the approval of a right-of-way encroachment license when sidewalk cafes are located on street right-of-way used solely for pedestrian traffic, provided, that adequate walkway space, as determined by the City Engineer, is provided for pedestrian traffic.

5. Tables, chairs, umbrellas and other permissible objects provided within the sidewalk cafe shall be of quality, design, materials, size, elevation and workmanship both to ensure the safety and convenience of users.

6. Umbrellas and other decorative material shall be fire-retardant, pressure-treated or manufactured of fire-resistant material.

7. Tables, chairs, umbrellas and other permissible objects provided with a sidewalk cafe shall be maintained with a clean appearance and shall be in good repair at all times.

8. ~~Except for in any of the recognized historic districts, the following condition shall apply: a maximum of one (1) menu board and one (1) specials board shall be permitted per sidewalk cafe. The board shall be in compliance with the sign ordinance. Signs are permitted on umbrellas and shall be in compliance with the sign ordinance.~~

9. The permit may be transferred to a new owner only for the location and area listed on the permit. The transferee of the permit shall be required to comply with this Section, Section **400.500**, applicable insurance requirements and execute a right-of-way encroachment license.

10. The Mayor may require the temporary removal of sidewalk cafes for special events, or when street, sidewalk or utility repairs necessitate such action.

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11. The Mayor may order the immediate removal or relocation of all or parts of a sidewalk cafe in emergency situations or for safety considerations, without notice. The City and its officers and employees shall not be responsible for sidewalk cafe fixtures relocated during emergencies.

12. The permittee shall use positive action to ensure that its use of the sidewalk in no way interferes with sidewalk users or limits their free, unobstructed passage.

13. The area covered by the permit, including the sidewalk, curb and gutter immediately adjacent to it and all sidewalk frontage of the restaurant for which the permit is issued, shall be maintained in a neat and orderly appearance at all times by the permittee. The area shall be kept clear of all debris. The permittee shall also be responsible for cleaning the ground or floor surface on which the sidewalk cafe is located and the gutter area immediately adjacent to the sidewalk cafe. Such cleaning shall include pressure cleaning. If the area covered by the permit is not maintained in a neat and orderly appearance after five (5) days' written notice, the City may then take steps necessary to place the property in a neat and clean order and charge the permittee with the reasonable cost of repairs. Such action by the City does not create a continuing obligation on the part of the City to make further repairs or to maintain the property and does not create any liability against the City for any damages to the property if such repairs were completed in good faith.

~~14. No advertising signs or business identification signs shall be permitted in the public right-of-way except as permitted in Subsection (C)(8) of this Section.~~

15. No tables, chairs or any other parts of sidewalk cafes shall be attached, chained or in any manner affixed to any tree, post, sign or other fixture, curb or sidewalk in or near the permitted area.

16. Sidewalk cafe seating shall be included when determining the requirements for parking and bathroom facilities of the restaurant.

17. No cooking or fire apparatus shall be allowed on the public sidewalk whether or not such area is covered by this permit.

18. Only the sidewalk cafe equipment specifically shown on the approved site plan drawing referenced in Section 400.500(B)(5) shall be allowed in the permit area. The estimated chair count per table may vary within the prescribed area, provided that the chairs remain within the approved sidewalk cafe area. No permanent storage of chairs, tables, dishes, silverware or other sidewalk cafe equipment shall be allowed in the permit area, in any portion of the public right-of-way or outside the structural confines of the building in which the restaurant is located; however, the permittee may maintain such non-permanent structures as rolling service stations in the permit area during hours of operation.

19. There shall be no live entertainment or speakers placed in the permit area unless approved and properly permitted by the City.

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20. The City shall, as deemed necessary, inspect all sidewalk cafes for which permits have been issued to determine whether such sidewalk cafes conform to the criteria set forth in this Subsection.

21. The hours of operation for a sidewalk cafe shall be from the start of business until 11:00 P.M. or thirty (30) minutes after last food service, whichever is earlier, unless the sidewalk cafe is completely enclosed by fencing or barricades in which case the hours of operation for the sidewalk cafe shall cease at 1:00 A.M.

22. Section **600.100** of this Code, which prohibits drinking in public places, shall not be enforceable against patrons of a duly permitted sidewalk cafe so long as open containers of alcohol remain within the sidewalk cafe's premises and are only available for consumption during the sidewalk cafe's hours of operation.

Section 400.1870 Clothing Drop Boxes

A. Clothing drop boxes shall only be permitted in accordance with the requirements and conditions of this Section.

1. Only exempt organizations pursuant to 26 U.S.C. § 501 may place upon its property or sponsor a clothing drop box.

2. A clothing drop box shall not exceed six (6) feet in height, four (4) feet in width and four (4) feet in depth.

3. Clothing drop boxes shall be constructed of metal or wood and shall be secured at all times except when being emptied by its owner or sponsor.

4. Clothing drop boxes shall be located a minimum of twenty (20) feet from any driveway curb cut and outside any sight distance triangle as described in Section **400.540**. A clothing drop box shall not be located within any required street frontage buffer or landscape buffer, front, side or rear yard setback or in front of the front building line. A clothing drop box shall not encroach on any minimum required parking spaces.

5. No more than one (1) clothing drop boxes shall be permitted on site at any time.

6. Clothing drop boxes shall be emptied at least two (2) times per week or as often as necessary to prevent the contents from overflowing the box.

7. ~~Any sign or label affixed to a clothing drop box shall pertain only to the box or the sponsoring organization.~~ The name, address and telephone number of the owner shall be affixed to the box to enable the ownership of the box to be readily ascertained.

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8. No clothing drop box shall be permitted in the South Main Preservation District, the Landmarks Preservation District, the Historic Downtown District, the Frenchtown Neighborhood District and the Commons Neighborhood District.

9. Site Plan Review. Any organization desiring to place or sponsor a clothing drop box shall submit to the Community Development Department:

    a. A site plan which adequately and accurately describes the location of the box which may consist of a "red-lined" portion of a previously approved site plan or plat, and

    b. A letter from the person who owns or has the right to possession of the property authorizing the use of the site as the location of a box.

10. Clothing drop boxes owned or operated by a for profit entity shall obtain and pay a business license fee pursuant to Chapter 605.

Chapter 640 Itinerant Merchant, Garage Sales and Door-to-Door Residential Sales

Article II Garage Sales

~~**Section 640.050 Advertising**~~

~~A. Signs Permitted. Only the following specified signs may be displayed in relation to a garage sale:~~

~~1. Two (2) Signs Permitted. Two (2) signs of not more than four (4) square feet shall be permitted to be displayed on the property of the residence where the garage sale is being conducted.~~

~~2. Directional Signs. Two (2) signs of not more than two (2) square feet each are permitted, provided permission to erect such signs is received from the property owners upon whose property such signs are to be placed.~~

~~B. Time Limitation. No sign shall be exhibited for more than two (2) days prior to the day such sale is to commence.~~

~~C. Removal Of Signs. Signs must be removed each day at the close of the garage sale activities or by the end of daylight, whichever first occurs.~~

Chapter 665 Sexually Oriented Business Regulations

Article II Location, Building ~~and Signage~~ Restrictions.

~~**Section 665.070. Sign Restrictions**~~

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A. Notwithstanding any other ordinance, code or regulation to the contrary, it shall be unlawful for the operator of any sexually oriented business or any other person to erect, construct or maintain any sign for the sexually oriented business other than the one (1) primary sign and one (1) secondary sign as provided herein.

B. Primary signs shall have no more than two (2) display surfaces. Each such display surface shall:

1. Not contain any flashing lights;

2. Be a flat plane, rectangular in shape;

3. Not exceed seventy-five (75) square feet in area; and

4. Not exceed ten (10) feet in height or ten (10) feet in length.

C. Primary signs shall contain no photographs, silhouettes, drawings or pictorial representations in any manner and may contain only the name of the establishment.

D. Each letter forming a word on a primary sign shall be of solid color and each such letter shall be the same print-type, size and color. The background behind such lettering on the display surface of a primary sign shall be of a uniform and solid color.

E. Secondary signs shall have only one (1) display surface. Such display surface shall:

1. Be a flat plane, rectangular in shape;

2. Not exceed twenty (20) square feet in area;

3. Not exceed five (5) feet in height and four (4) feet in width; and

4. Be affixed or attached to any wall or door of the enterprise.

F. The provisions of Subsection (B)(1) and Subsections (C) and (D) shall also apply to secondary signs.

G. Any sign erected prior to the enactment of this Chapter shall be considered a lawful non-conforming sign.

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Bill No. 13990 Ordinance No. _____

Sponsor: Michael Galba, Bart Haberstroh

AN ORDINANCE AMENDING CHAPTER 400 OF THE ZONING CODE OF THE CITY'S CODE OF ORDINANCES BY REPEALING AND REPLACING THE SIGN REGULATIONS AT ARTICLE XVI OF CHAPTER 400, AND UPDATING OTHER SECTIONS OF THE CITY'S CODE OF ORDINANCES CONCERNING THE NEW SIGN REGULATIONS.

Whereas, a comprehensive revision of the Sign Regulations, which are currently set forth in Article XVI of Chapter 400 of the City's Code of Ordinances, was undertaken for purposes of ensuring continued compliance with recent case law, creating additional flexibility, and improving the readability of such regulations for a better understanding by staff and the public; and

Whereas, by this ordinance, current Article XVI of Chapter 400 shall be repealed in its entirety and replaced by a new Article XVI of Chapter 400 (the "New Sign Code"); and

Whereas, with the enactment of the New Sign Code, other sections in the City's Code of Ordinances are affected, which necessitates updating Section 215.1100 (sale of fireworks) and other sections in Chapter 400 (the Zoning Code), and necessitates the repeal of Section 640.050 (garage sales advertising) and Section 665.070 (adult business signage).

Now Therefore, Be It Ordained by the Council of the City of Saint Charles, Missouri, as Follows:

SECTION 1. Section 215.1100 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 215.1100 Sale of Fireworks

A. It shall be unlawful for any person to sell, offer to sell or expose for sale any fireworks of any type whatsoever within the City without first having obtained a "fireworks stand" license for each location at which fireworks are sold or offered for sale from the Director of Finance; provided, however, that this Section shall not apply to the sale of fireworks in wholesale lots by any person holding a wholesale license to do business within the City for use or sale outside the City or for use within the City in the manner permitted by Section 215.1090.

B. The Director of Finance is authorized to issue to any person a "fireworks stand" license to permit sales of fireworks now or hereafter classified as "1.4G Class C Common Fireworks" by the United States Department of Transportation. Licenses shall be issued for fireworks stands located only in "C-2," "C-3," "I-

1" or "I-2" zoning districts as defined in Chapter 400 of this Code of Ordinances or other similar zoning of the County on property which has been annexed but has not received a zoning designation by the City.

C. An application for a "fireworks stand" license shall be submitted to the Department of Community Development by June first and shall include the following:

1. A permit fee of six thousand dollars ($6,000.00) for each proposed location for fireworks sales.

2. A statement that the applicant agrees to comply strictly with the terms of this Chapter, the laws of the State of Missouri, St. Charles County and the City of St. Charles, Missouri.

3. A cash deposit, irrevocable letter of credit or a surety bond made payable to the City of St. Charles, Missouri, in the amount of three thousand dollars ($3,000.00) for each location to be operated by the applicant shall be submitted. Such deposit, letter or bond shall ensure compliance with the provisions of this Section, including, but not limited to, the removal of the stand, provisions for temporary electrical service and the cleaning and restoration of the site upon which it was located in accordance with the provisions of this Section. The licensee must remove the stand, items pertaining to the business and restore the site within ten (10) days after the completion of the sales period. In the event the licensee does not comply with the provisions of this Section or does not remove the stand or restore the site as required, the City may do so or cause the same to be done and the reasonable cost thereof shall be charged against the licensee and the deposit, letter of credit or surety bond.

4. A site plan showing the following:

a. Address or site location;

b. Property owner and operator names, addresses and phone numbers;

c. Size of the lot and tent;

d. Location of the tent(s) and all other structures or equipment, including trailers and storage units located on the lot;

e. Location of all existing driveway entrances and temporary parking lot areas;

f. Location of required restroom facilities [a minimum of one (1) portable facility on site is required];

g. Location of required dumpsters [a minimum of one (1) two-yard dumpster for a location having one thousand (1,000) square feet or less of sales area and a minimum of two (2) two-yard dumpsters or one (1) four-yard dumpster for a location having more than one thousand (1,000) square feet of sales area];

h. Location of required on-site, off-street customer parking spaces [a minimum of one (1) space per three hundred (300) square feet of sales area is required];

i. Location of nearest fire hydrant;

j. Proof of a valid Missouri State sales tax number;

k. Other information as may be required by the City to ensure public health and safety.

5. An electrical inspection must be obtained from the Department of Community Development. All electrical work including generators must be performed by an electrician licensed with the City. Note that locations that did not have valid firework stand permits prior to January 1, 2003, are required to have underground electric supply lines.

6. A certificate of flame resistance must be submitted for each tent and a fire inspection must be obtained from the St. Charles Fire Department.

7. Approval of the driveway entrance and approval of the construction of temporary surfacing for a parking lot permit from the Department of Public Works are required if a new driveway or temporary surfacing (defined as aggregate, asphalt millings, wood chips or other material used to cover the ground surface for the purpose of temporarily improving the ground surface to better enable it to serve vehicular or foot traffic) is to be installed. These approvals must address the following:

   a. If a vertical curb is present at the entrance location, a concrete approach may be constructed and left in place to the right-of-way line. If an approach is not constructed, the existing curb must be removed prior to use of the parking lot and replaced within sixty (60) days of the removal.

   b. Temporary parking permits are granted for no more than thirty (30) consecutive calendar days and the construction of the parking facility

must not begin more than fourteen (14) calendar days before the beginning of the intended use.

c. No portion of City-owned right-of-way shall be surfaced and a minimum of a ten (10) foot parking setback shall be provided.

d. Where used, temporary paving material shall be removed and vegetation reestablished on the site within ten (10) calendar days of the final date of fireworks sales.

e. Where temporary surfacing material is used, a cash deposit, irrevocable letter of credit or a surety bond made payable to the City of St. Charles, Missouri, will be required by the Director of Community Development or his/her designee. The security shall be subject to the condition that the reparative measures (actions taken to return disturbed land to the condition and appearance that existed before the temporary use) be performed within the first ten (10) days following the intended usage of the temporary facility as indicated on the temporary parking lot application. The security shall be valid for the entire ten-day period after which it will be forfeited to the City if reparative measures are not complete. If the reparative measures are not completed within the specified time, the City may use the funds from the security of any necessary portion thereof to complete the reparative measures. If the security is inadequate to pay for the costs of the reparative measures, the City shall recover the balance from the property owner.

f. Each application for construction of a temporary parking lot or new entrance shall include the following: a sketch showing the property dimensions, parking lot dimensions, entrance locations and dimensions and color photographs [a minimum of six (6)] of the site.

8. A certificate of occupancy for any tent or structure from the Department of Community Development.

D. The following standards shall be used for the review of any fireworks license and shall apply to the operation of the facility:

1. Structures from which fireworks are to be sold or stored shall not be located within on hundred (100) feet of any permanent structure or building, public park, swimming pool or public or private playground.

2. Structures from which fireworks are sold or stored shall not be located within one hundred (100) feet of any structure in which petroleum products are sold or dispensed in any manner other than in closed containers.

3. A maximum of two (2) semi-truck storage trailers or the equivalent area of trailer storage as determined by the Fire Marshal shall be allowed per location. Additional storage may be permitted upon review and approval of the Fire Marshal. Such trailers shall maintain a minimum of ten (10) foot separation, have DOT labels on them and must be marked "EMPTY" with four (4) inch letters when all contents are removed.

4. All weeds and combustible materials shall be cleared from any sales location, including a distance of at least twenty-five (25) feet surrounding the sales location.

5. A sign bearing the message "Discharge of Fireworks is Prohibited at All Times Within the City Limits of the City of St. Charles Except Between the Hours of 12:00 P.M. and 11:00 P.M. on July 3 and 4" in letters at least three (3) inches tall shall be conspicuously displayed at each sales location. Such sign shall not count towards the limits of allowable signage provided for by this Section. Additionally, the operator shall distribute to each purchaser a flyer of at least twenty-four (24) square inches containing the statement: "Discharge of Consumer Fireworks Within the City of St. Charles is Prohibited by Ordinance Except Between the Hours of 12:00 P.M. and 11:00 P.M. on July 3 and 4. Violators may be punished by a fine up to five hundred dollars ($500.00) or up to three (3) months imprisonment or both."

6. Fireworks stands shall comply with the provisions of the currently adopted Building Code relative to temporary structures. All stands shall be erected in a manner that will reasonably ensure the safety of all occupants, patrons and surrounding property.

7. A minimum three (3) foot wide, unobstructed aisle running the length of the stand, inside and behind the sales counter, shall be provided.

8. Each stand up to twenty-four (24) feet in length must have at least two (2) exits. Each stand in excess of twenty-four (24) feet must have at least three (3) exits. Exit locking devices, if any, shall be easily released from the inside without special knowledge, key or effort.

9. Each stand shall maintain a two and five-tenths (2.5) gallon, 2A rated water-pressure type fire extinguisher or an ABC minimum 2A:10BC rated fire extinguisher near each exit and such extinguishers shall be kept in good working order and shall be easily accessible.

10. Signage shall ~~not~~ be subject to the provisions of Chapter 400. ~~but shall meet the following requirements:~~

~~a. No pennants, streamers, balloons, searchlights, strobe lights, beacons, inflatable signs are permitted;~~

~~b. No portable signage or off-premises signage is permitted except as provided herein;~~

~~c. No signage may be attached to non-commercial vehicles;~~

~~d. Signage may not extend above or beyond the limits of the primary structure or the commercial vehicle(s) associated with the business;~~

~~e. All signage must be attached to the primary structure being used for the sale of fireworks or to a commercial vehicle being used as storage or an integral part of the operation;~~

~~f. No signage may be located in a public right-of-way or on public property;~~

~~g. Total square footage of all signage viewable from any one (1) angle for one (1) location shall not exceed three hundred (300) square feet;~~

~~h. When a location does not abut a public right-of-way and does not have direct access from such right-of-way, one (1) off-site, freestanding sign or banner not to exceed thirty-two (32) square feet shall be permitted, provided such sign does not interfere with public safety and is not within the public right-of-way. Such sign shall not contribute to the three hundred (300) square foot signage allowance.~~

11. Persons under sixteen (16) years of age shall not be employed upon the premises. If any person under eighteen (18) years of age is employed at a location selling fireworks, the location shall be supervised by at least one (1) person over the age of twenty-one (21).

12. Sales of fireworks shall be permitted only during the period June 25 through July 5 each year. No sales shall be permitted prior to 8:00 A.M. or after 10:00 P.M. on any day, except on July 1, 2 and 4, upon which days the closing time may be 11:00 P.M. and July 3, upon which day the closing time may be Midnight.

13. No sales of fireworks shall be made to any person under eighteen (18) years of age.

14. Licensees shall not permit smoking or any type of open flames upon the premises and shall prominently post at least two (2) signs prohibiting smoking.

15. Licensees shall not permit debris, wrappers or papers to accumulate on the premises and dumpsters shall be emptied as necessary to maintain the premises in a clean and orderly manner.

16. Licensees and employees shall not attract customers by means of flagging of vehicles or engage in any activity which obstructs or interferes with the free flow of traffic upon any street or highway.

17. Licensees shall be required to, at all times, possess and give to each paying customer, at no cost, a flyer clearly outlining both the days and times on which it is legal to set off, use, burn, explode or fire off fireworks as indicated in Section 215.1090.

E. All items permitted under Chapter 320, RSMo., except those classified as "1.4G Class C Common Fireworks" by the United States Department of Transportation, may be sold without acquiring a "fireworks stand" license.

F. Any license granted hereunder may be suspended and all sales prohibited by the Mayor and/or his/her designee upon violation of any of the provisions listed in this Section which pose a danger to the public or if any ordinance violation remains uncorrected for twenty-four (24) hours after the licensee has been given notice to correct a violation by the City. If a written request is delivered to the office of the Mayor within ten (10) days of the suspension, a hearing shall be held within ten (10) days of the receipt of such written request by the Mayor to determine the existence of the violation and the appropriateness of the suspension. Any licensee whose license has been suspended and does not request a hearing before the Mayor, or whose suspension is upheld by the Mayor, shall not be licensed in the next succeeding year for fireworks sales.

SECTION 2. Section 400.140 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.140 "A" Agricultural District

A. Purpose. The purpose of the "A" Agricultural District is to provide for agricultural activities, to provide for spacious residential development for those who choose this environment and to prevent untimely scattering of more dense urban uses, which should be confined to areas planned for efficient extension of public services.

B. Permitted Uses. A building or land in the "A" Agricultural District shall be used only for the following purposes:

1. Agricultural activities on a farm of three (3) acres or more, including general farming, truck gardening, cultivation of field crops, orchards, groves or nurseries for growing or propagation of plants, turf, trees and shrubs, dairy farming, keeping or raising for sale of large or small animals, reptiles, fish, birds or poultry and including structures for storage and processing; provided, that commercial slaughtering and processing of large animals such as horses, cows, pigs, sheep or goats shall not be conducted on the premises.

2. Educational facilities such as:

   a. Public zoological gardens;

   b. Public botanical gardens;

   c. Bird sanctuaries; and

   d. Arboretums.

3. Greenhouse, commercial.

4. Public and private parks and open spaces.

5. Reservoirs.

6. Single-family dwellings.

7. Wildlife reservations and other similar conservation projects.

8. Placement of a telecommunication antenna on an existing telecommunication tower (co-location) where no expansion or enlargement of the existing tower enclosure is required.

C. Permitted Accessory Uses. The following accessory uses are permitted in the "A" District:

1. Buildings used as contractors' or construction operations during development of the tract or subdivision on which they are located. They shall be removed upon completion or abandonment of the project or the end of a two-year period, whichever is sooner.

2. Dwelling unit used for guests.

3. Fertilizer storage, for farm use only, in bags or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building, but not manufacture, processing, retail or wholesale.

4. Garage, private.

5. Garden house, tool house, playhouse or greenhouse incidental to residential use.

6. Grain storage, blending and packaging for farm use only, but not milling.

7. Home occupations.

8. Marinas and boat docks.

9. Storage of a boat trailer, self-propelled camper, camp trailer or a boat, but not in a front yard.

D. Conditional Uses.

1. The following uses may be permitted in the "A" District as conditional uses if approved by the City Council following recommendation by the Planning and Zoning Commission:

   a. Airports and landing fields and accessory uses for general aviation.

   b. Archery range, provided, that such range is approved by the Chief of Police.

   c. Cemetery on a site of not less than twenty (20) acres.

   d. Circus or carnival grounds, amusement park, zoo or midway, permanent or temporary, for specified time period.

   e. Day camps and campgrounds.

   f. Day care facilities subject to the following as may be modified through the conditional use process:

      (1) Not more than ten (10) children not related to the operator shall be kept. Up to three (3) additional children over the age of two (2) may be kept for up to two (2) hours per day. Up to three (3) additional school-age children may be kept on unscheduled days of school closings; provided, that, at no time shall more than thirteen (13) children not related to the operator be kept.

(2) Such uses shall be permitted only if the rear yard in which the home would operate meets the minimum requirements of this Section and is enclosed with a suitable fence.

(3) Such uses are located in the dwelling used by the operator as his/her private residence.

(4) The operator shall not employ more than one (1) full-time [forty (40) hours per week] assistant who does not reside on the premises or more than two (2) half-time [twenty (20) hours per week] assistants who do not reside on the premises.

~~(5) No advertising or identification sign shall be placed on the premises.~~

(5~~6~~) All City health and fire regulations are met.

(6~~7~~) All applicable State regulations are met.

g. Dog kennels, commercial or non-commercial; provided any commercial open pens, runs, cages or kennels shall be located at least two hundred (200) feet from any side or rear lot lines.

h. Dwellings and mobile homes occupied by persons employed on the premises or immediate members of the family or families owning or operating a farm.

i. Educational institutions, including museums, art galleries and libraries.

j. Excavation or filling, borrow pits, extraction, processing and removal of sand, gravel or stone and other major excavations other than for construction of swimming pools and foundations for buildings.

k. Exposition center or fairgrounds.

l. Golf courses, putting greens, driving ranges and similar activities operated as a business, including a building for a golf shop, locker room and snack bar as an accessory use to a golf course; provided no such building is located closer than one hundred (100) feet from adjoining property lines.

m. Hospital or clinic for large or small animals; provided, that all buildings, structures, pens or open kennels shall be located at least two hundred (200) feet from any lot lines.

n. Hospitals, congregate care facilities and group living arrangements.

o. Livestock auction market.

p. Racetrack, any type, subject to the following requirements for protective screening: where a racetrack directly adjoins a residential zoning district or a "PD" zoning district, a landscaped greenbelt at least fifty (50) feet in width shall be provided and maintained along the appropriate property line by the owners and/or managers of the racetrack. The undeveloped area shall be planted with trees or shrubs or shall be maintained in a well kept lawn. The greenbelt shall not be used for off-street parking facilities, for driveways or for open storage. Along the inner side of the greenbelt, there shall be provided a masonry wall at least six (6) feet in height above grade to separate the greenbelt from the racetrack facilities.

q. Radio television transmission receiving station or tower; subject to building codes and further regulations of Section 400.470.

r. Recreational uses or facilities, commercially operated or for a private membership, such as game courts, swimming pools, tennis clubs, fishing or boating lakes, camping areas, picnic grounds, dude ranches or similar activities; and accessory facilities, including the sale of food, beverages, bait, incidentals, supplies and equipment; provided, that no such use, structure or accessory use is located closer than fifty (50) feet to any adjoining property lines.

s. Riding academies and commercial stables; provided, that any buildings for the keeping of animals shall be located at least two hundred (200) feet from any side or rear lot lines and the site size of the lot shall be no less than forty (40) acres.

t. Sports arenas or stadiums, commercial athletic fields or baseball parks.

u. Temporary and conditional permits may be provided for a period of two (2) years or less for the following uses:

(1) Asphalt batching plants or concrete batching plants.

(2) Non-accessory tents for special purposes.

(3) Outdoor displays for promotional activities.

v. Telecommunication towers, antennas attached to structures, or placement of a telecommunication antenna on an existing tower (co-

location) where an expansion or enlargement of the existing tower enclosure is required. Telecommunication towers shall be located only on property that is a non-residential use.

w. Warming and cooling centers when accessory to a church or other place of worship. Occupancy limits for a warming and cooling center shall be determined by the Building Code Official and Fire Marshal.

2. The provisions of this Section shall apply to all new uses and to existing uses where a substantial change or expansion to the layout, operation or configuration is proposed.

E. Design Standards. (See also Article II, Division 2, Design Standards, for additional regulations.) In the "A" District, the design standards shall be as follows:

1. Minimum lot area: three (3) acres.

2. Minimum lot width at the building line: one hundred fifty (150) feet.

3. Minimum street frontage: twenty-five (25) feet.

4. Minimum lot depth: two hundred (200) feet.

5. Maximum height of building: two and one half (2 1/2) stories or thirty-five (35) feet.

6. Minimum setback requirements measured from building line to property line:

a. Front yard setback: fifty (50) feet.

b. Side yard setback: twenty (20) feet.

c. Rear yard setback: five (50) feet.

7. Off-street parking and loading requirements shall be as contained in Article V, Division 1, Parking.

8. Minimum Floor Elevation. Floor elevations shall be at least one (1) foot above the Corps of Engineers' 100-year flood elevation.

9. Protective Screening. All exterior solid waste containers and container racks or stands for any non-conforming use which is a permitted or conditional use in any multi-family, commercial or industrial district shall be screened

from public view by an enclosure which complies with the requirements contained in Section 400.965(B)(4).

SECTION 3. Section 400.150 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.150. "R-1C," "R-1D," "R-1E" Single-Family Residential Districts

A. Purpose. The purpose of the "R-1C," "R-1D," "R-1E" Single-Family Residential Districts is to provide for low-density, single-family, residential development on lots where water and sewer facilities generally are provided, together with such churches, recreational facilities and accessory uses as may be necessary or are normally compatible with residential surroundings. In general, the districts are located where urbanization and full utilities and public services exist or are planned for the reasonably near future.

B. Permitted Uses. Buildings or land in the "R-1C," "R-1D," "R-1E" Districts shall be used only for the following uses:

1. Group living arrangements.

2. Public parks and open spaces.

3. Parking lots for governmental purposes.

4. Public schools, government-owned buildings and places of worship.

5. Single-family dwellings, but not manufactured homes.

6. Shouse, provided:

a. The subject property has an area of one (1) acre or greater; and

b. The subject property is not located within a platted subdivision; and

c. The following architectural features are provided:

(1) Residential-style windows and doors shall be provided upon the primary elevation. If an overhead door is proposed on the primary elevation it shall not be required to provide windows.

(2) A pitched roof shall be provided on the entire structure.

7. Telecommunication, specifically placement of a telecommunication antenna on an existing telecommunication tower (co-location) where no expansion or enlargement of the existing tower enclosure is required.

C. Permitted Accessory Uses. The following accessory uses are permitted in the "R-1C," "R-1D," "R-1E" Districts:

1. Buildings used as contractors' or construction operations during development of the tract or subdivision on which they are located. They shall be removed upon completion or abandonment of the project or at the end of a two (2) year period, whichever is sooner.

2. Garage.

3. Garden house, tool house, playhouse or greenhouse incidental to residential use.

4. Home occupations.

5. Swimming pools and game courts, lighted or unlighted, for use by occupants or their guests in accord with the conditions stated in Section 400.620.

D. Conditional Uses.

1. The following uses may be permitted in the "R-1C," "R-1D," and "R-1E" Districts as conditional uses if approved by the City Council following recommendation by the Planning and Zoning Commission:

a. Adult day care facilities.

b. Amateur radio operator's equipment, as licensed by the FCC, but not more than twenty (20) feet above the highest point of the primary structure on the property.

c. Bed-and-breakfast.

d. Cemetery on a site of one (1) acre or more.

e. Day care facilities subject to the following as may be modified through the conditional use process.

(1) Day care facilities located in an existing public or private school and accommodating students of that school only are not required to follow the procedures outlined in Section 400.1090.

(2) Not more than ten (10) children not related to the operator shall be kept. Up to three (3) additional children over the age of two (2) may be kept for up to two (2) hours per day. Up to three (3) additional school-age children may be kept on unscheduled days of school closings, provided that at no time shall more than thirteen (13) children not related to the operator be kept.

(3) Such uses shall be permitted only if the rear yard in which the home would operate meets the minimum requirements of this Section and is enclosed with a suitable fence.

(4) Such uses are located in the dwelling used by the operator as his/her private residence.

(5) The operator shall not employ more than one (1) full-time [forty (40) hours per week] assistant who does not reside on the premises or more than two (2) half-time [twenty (20) hours per week] assistants who do not reside on the premises.

~~(6) No advertising or identification sign shall be placed on the premises.~~

(6~~7~~) All City health and fire regulations are met.

(7~~8~~) All applicable State regulations are met.

f. Educational facilities such as public zoological gardens and public botanical gardens.

g. Farm, truck garden, orchard or nursery.

h. Golf courses, not lighted for night play, but including a building for a golf shop, locker room and snack bar as an accessory use to a golf course; provided no such building is located closer than one hundred (100) feet to adjoining property lines; and not including miniature golf courses, putting greens, driving ranges and similar activities operated as a business.

i. Meeting facilities for fraternal, masonic and philanthropic clubs and organizations.

j. Private club associated with a subdivision development or neighborhood clubs or neighborhood associations.

k. Private dining service only within the Extended Historic Preservation District.

l. Recreation facilities, such as fishing or boating lakes, boat docks, picnic grounds, swimming or tennis clubs or similar activities, and accessory facilities, including sale of food, beverages or bait.

m. Shipping container homes, provided:

(1) The structure complies with all applicable provisions of the International Building Code;

(2) The structure is completely enclosed with vinyl, wood, cement board or brick siding; and

(3) The structure has a pitched roof constructed of wood or metal.

In approving the conditional use, the Planning and Zoning Commission may recommend and the City Council may impose additional conditions that are deemed necessary to maintain the desired consistency of land uses, land use intensities and land use impacts as related to the environs of the subject property.

n. Short-term rental, provided the property satisfies the requirements provided in Section 400.421.

o. Shouse, provided:

(1) The subject property has an area of less than one (1) acre; or

(2) The subject property is located within a platted subdivision; and

(3) The following architectural features are provided:

(a) Residential-style windows and doors shall be provided upon the primary elevation. If an overhead door is proposed on the primary elevation it shall not be required to provide windows.

(b) A pitched roof shall be provided on the entire structure.

p. Telecommunication towers, antennas attached to structures, or placement of a telecommunication antenna on an existing tower (co-location) where an expansion or enlargement of the existing tower enclosure is required. Telecommunication towers shall be located only on property that is a non-residential use.

q. Warming and cooling centers when accessory to a church or other place of worship. Occupancy limits for a warming and cooling center shall be determined by the Building Code Official and Fire Marshal.

r. Wildlife reservations and similar conservation projects.

2. The provisions of this Section shall apply to all new uses and to existing uses where a substantial change or expansion to the layout, operation or configuration is proposed.

E. Design Standards. (See also Article III, Division 2, Design Standards, for additional regulations.) The following design standards are required in the "R-1C," "R-1D," "R-1E" Districts:

1. Minimum lot area:

a. "R-1C" District: twelve thousand five hundred (12,500) square feet.

b. "R-1D" District: nine thousand (9,000) square feet.

c. "R-1E" District: seven thousand (7,000) square feet.

2. Minimum lot width at the building line:

a. "R-1C" District: one hundred (100) feet.

b. "R-1D" District: seventy-five (75) feet.

c. "R-1E" District: sixty (60) feet.

d. Two hundred (200) feet for a church.

3. Minimum street frontage shall be twenty-five (25) feet.

4. Minimum lot depth:

a. "R-1C" District: one hundred twenty five (125) feet.

b. "R-1D" District: one hundred (100) feet.

c. "R-1E" District: one hundred (100) feet.

5. Minimum setback requirements measured from the building line to the property line:

a. Front yard setback:

(1) "R-1C" District: thirty (30) feet.

(2) "R-1D," "R-1E" Districts: twenty-five (25) feet.

b. Side yard setback:

(1) "R-1C" District: ten (10) feet.

(2) "R-1D" and "R-1E" Districts: seven (7) feet.

c. Rear yard setback: twenty-five (25) feet.

6. Maximum Lot Coverage. Not more than forty percent (40%) of the lot area shall be covered by the principal building and accessory structures.

7. Maximum height of building: two and one half (2 1/2) stories or thirty-five (35) feet.

8. Minimum floor area in square feet: one thousand (1,000) square feet for a single-family dwelling unit.

9. Public Utilities. Requirements are contained in Section 400.610.

10. Off-Street Parking And Loading Requirements.

a. Requirements for off-street parking and loading are contained in Article V, Division 1, Parking.

b. One (1) commercial vehicle licensed for not more than twelve thousand (12,000) pounds gross vehicular weight and used by the occupant of the dwelling may be parked on the premises.

c. Protective Screening. All exterior solid waste containers and container racks or stands for any non-conforming use, which is a permitted or conditional use in any multi-family, commercial or industrial district, shall be screened from public view by an enclosure which complies with the requirements contained in Section 400.965(B)(4).

SECTION 4. Section 400.190 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.190 "O-I" Office Institution District

A. Purpose. The purpose of the "O-I" Office Institution District is to provide for the development of certain low-intensity business and professional offices. The district will ensure compatible uses of commercial and adjacent residential districts by serving as a transitional area, generating a light vehicular and pedestrian traffic flow.

B. Permitted Uses. All uses in the "O-I" District are restricted to low-intensity, light traffic-generating businesses and offices and for the following purposes:

1. Uses permitted in any "R-1" or "R-2" District except single-family or two-family residences.

2. Banks and savings and loan associations without drive-up service.

3. Congregate care facilities.

4. Day care facilities or adult day care facilities.

5. Hospitals and orphanages, subject to the requirements of Section 400.440.

6. Institutions, art galleries and museums.

7. Institutions of higher education, including classroom buildings, dormitories, gymnasiums and other uses incidental to the operation of an institution of higher education.

8. Office.

9. Public parks and open spaces.

10. Senior housing facilities, provided that such facilities are offered on the same lot as a congregate care facility as defined within this Chapter.

11. Short-term rental, subject to Section 400.421 and is located within the following Superimposed Districts:

a. "SMPD."

b. "EHP."

c. "HDD."

d. "FPD."

e. "CPD."

f. "LMPD."

C. Conditional Uses.

1. The following uses may be permitted in the "O-I" District as conditional uses if approved by the City Council following recommendation by the Planning and Zoning Commission:

a. Boardinghouse.

b. Fraternity or sorority houses.

c. Halfway house subject to the following as may be modified through the conditional use process:

(1) One (1) parking space for every four (4) residents, including staff residents.

(2) No exterior evidence of such use ~~and no sign advertising the use~~.

(3) At the time of original approval, no facility shall be located within five hundred (500) feet of another such facility, group living arrangement, congregate care facility, day care home or facility, residential district or use, hotel or motel, boardinghouse or guest house. The City Council shall have the authority to waive this requirement if the facilities are separated by a major thoroughfare, major waterway or other comparable barrier.

(4) The applicant shall demonstrate that there is no negative impact property within five hundred (500) feet of the proposed facility.

(5) The original permit shall be limited to a one (1) year period, but may be renewed thereafter for two (2) year periods by the City Council. Renewals may be granted only after a public hearing.

d. Halfway house for juvenile offenders subject to the following as may be modified through the conditional use process:

(1) No exterior evidence of such use ~~and no sign advertising the use~~.

(2) At the time of original approval, no facility shall be located within five hundred (500) feet of another such facility, group living arrangement, congregate care facility, day care home or facility, residential district or use, hotel or motel, boardinghouse or guest house. The City Council shall have the authority to waive this requirement if the facilities are separated by a major thoroughfare, major waterway or other comparable barrier.

(3) The applicant shall demonstrate that there is no negative impact property within five hundred (500) feet of the proposed facility.

(4) The original permit shall be limited to a one (1) year period, but may be renewed thereafter for two (2) year periods by the City Council. Renewals may be granted only after a public hearing.

e. Telecommunication towers, antennas attached to structures, or placement of a telecommunication antenna on an existing tower (co-location) where an expansion or enlargement of the existing tower enclosure is required.

f. Warming and cooling centers when accessory to a church or other place of worship. Occupancy limits for a warming and cooling center shall be determined by the Building Code Official and Fire Marshal.

D. (Reserved)

E. Design Standards. (See Article III, Division 2, Design Standards, for additional regulations.) The following design standards are required in the "O-I" District:

1. Minimum lot area: seven thousand five hundred (7,500) square feet.

2. Minimum lot width at the building line: zero (0).

3. Minimum lot depth: zero (0).

4. Maximum lot coverage: forty percent (40%).

5. Maximum height of building: two and one-half (2 1/2) stories or thirty-five (35) feet.

   Maximum height of building may be increased to ten (10) stories or one hundred forty (140) feet on a campus of an institution of higher learning by the provision of an additional five (5) feet of setback from all exterior

property lines for each additional story and upon review and approval by the Planning and Zoning Commission.

"GPRS" bonus:

All tiers: three (3) stories or forty-five (45) feet, except when adjoining a residential zoning district.

6. Minimum setback requirements measured from building line to property line:

   a. Front yard setback: twenty-five (25) feet.
   "GPRS" bonus:
   Tiers 1 and 2: twenty (20) feet.
   Tier 3: fifteen (15) feet.

   b. Side yard setback: zero (0), except fifteen (15) feet when adjoining residential zoning district.

   c. Rear yard setback: twenty-five (25) feet.
   "GPRS" bonus:
   Tiers 1 and 2: twenty (20) feet.
   Tier 3: fifteen (15) feet, except when adjoining a residential zoning district.

7. Minimum floor area in square feet: none.

8. Public Utilities. Requirements are contained in Section 400.610.

9. Off-Street Parking And Loading:

   a. No parking shall be permitted in a required front yard.

   b. Additional requirements are contained in Article V, Division 1, Parking.

10. Protective Screening.

   a. All exterior solid waste containers and container racks or stands shall be screened from public view by an enclosure which complies with the requirements of Section 400.965(B)(4).

   b. Where an "O-I" Zoning District adjoins a residential zoning district or is located across a public street or alley from a residential zoning district, a landscaped greenbelt at least fifteen (15) feet in width shall be provided and maintained along the appropriate property line by the users

of the "O-I" property. The open area shall be planted with trees and shrubs. A minimum of one (1) tree shall be planted per thirty (30) lineal feet or fraction thereof for any frontage along a residential zoning district. Required trees shall be at least two and one-half (2 1/2) inch caliper. Trees existing within any required greenbelt at the time of installation and which are larger than two and one-half (2 1/2) inch caliper shall be preserved and will count toward the minimum landscaping requirements. Newly planted species shall be hardy for the specified area. All landscaping shall be maintained in a healthy growing condition and be neat and orderly in appearance. The fifteen-foot greenbelt shall not be used for off-street parking facilities or for loading spaces. Along the inner side (commercial side) of the greenbelt, except when the greenbelt adjoins a public street, there shall be provided either:

(1) A continuous visual screen with a minimum height of six (6) feet, such screen consisting of a compact evergreen hedge or foliage screening; or

(2) An ornamental masonry wall or wood fence at least six (6) feet in height above grade, in which case one (1) shrub shall be planted in the greenbelt per ten (10) lineal feet or fraction thereof. Required shrubs shall be a minimum of eighteen (18) inches in height at time of initial planting. Shrubs may be clustered rather than evenly spaced.

c. Outdoor Storage. All permitted and conditional uses shall be conducted within a completely enclosed building with no open storage.

11. Landscaping. The required front yard shall be planted with trees, shrubs or well-kept lawn.

SECTION 5. Section 400.330 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.330. "SMPD" South Main Preservation District.

A. Purpose. The purpose of the South Main Preservation District is to preserve historic areas, buildings, monuments or other historic features which contribute or will contribute to the heritage of the City or the State. The district also provides for the protection of historic areas, buildings, monuments or features, and their surroundings within a reasonable distance, from obviously incongruous development or uses of land. Banquet centers and meeting facilities as a primary use shall not be permitted in the South Main Preservation District as a permitted or a conditional use.

B. Permitted Uses. A building or land shall be used only for the following purposes:

1. Any use or accessory use permitted in the zoning district in which the premises are situated and upon which the South Main Preservation District is superimposed, including single-family dwellings, except as provided in Section 400.330(B)(2). Banquet centers and meeting facilities as a primary use shall not be permitted in the South Main Preservation District as a permitted use.

2. Restaurants, cafes or cafeterias.

C. Conditional Uses. The purpose of the conditional use process is to allow the establishment of a use which has some special impact or uniqueness such that its effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. The conditional use process provides the City with the means to review the location, design, configuration of uses and potential impacts and compatibility with the surrounding area. In approving the conditional use, the Planning and Zoning Commission may recommend and the City Council may impose conditions or safeguards as are deemed necessary to protect the surrounding properties and public generally. The following uses may be permitted in the "SMPD" as a conditional use, if approved by the City Council following recommendation by the Planning and Zoning Commission:

1. Any conditional use in the zoning district in which the premises are situated and upon which the South Main Preservation District is superimposed, except as provided in Section 400.220(B)(2). Banquet centers and meeting facilities shall only be permitted as a conditional use secondary to the principal/primary use.

2. Any permitted/conditional use that requires a liquor license, provided that any land use where alcoholic beverages are sold and consumed incidental to the sale of food, provided that no alcoholic beverages may be sold to patrons standing or sitting at a bar, whether or not such sale is incidental to the sale of food, and the only exception to this latter proviso is that alcoholic beverages may be sold at an exposed bar in a microbrewery. Any microbrewery allowed within this district shall have a restaurant.

   a. Conditional Use Regulations. Due to the potential negative secondary effects of the location and operations of establishments that predominantly sell intoxicating beverages, the City Council may place additional regulations on these uses to reduce or eliminate these effects, including, but not limited to, hours of operation, separation and location restrictions, other nuisances, and the manner of operation.

b. Limits On Conditional Liquor Uses. No more than four (4) conditional uses may be approved within the SMPD for non-restaurant liquor uses.

3. The performance of live music in restaurants, cafes or cafeterias. For purposes of this Section, the performance of live music shall be limited to the playing of musical instruments or vocals, both of which shall not be amplified by any means, electronic or otherwise. Sunday through Thursday the performance of live music shall stop at or before 8:00 P.M. when performed on the exterior of the premises, and shall stop at or before 9:00 P.M. when performed inside a restaurant, cafe or cafeteria. Friday and Saturday the performance of live music shall stop at or before 10:00 P.M., whether performed on the exterior of the premises or inside a restaurant, cafe or cafeteria. The times of performance of live music may be limited as a condition to a conditional use permit.

D. Special Building And Occupancy Permit.

1. No person shall be permitted to build, erect, construct, alter, destroy or remove buildings or structures, or in any way change the outward appearance of any building or structure in the South Main Preservation District without having obtained a certificate of appropriateness from the Historic Landmarks Preservation and Architectural Review Board.

2. Evidence of such required approval shall be a certificate of appropriateness issued by the Historic Landmarks Preservation and Architectural Review Board. Such certificate shall be a statement signed by the Chairperson of the Board, stating that the exterior architectural features of the proposed construction, reconstruction, alteration, removal or restoration for which application for approval by the Board has been made as approved by the Board.

3. No building permit or certificate of occupancy shall be issued for any building or structure within the South Main Preservation District, unless such applicant shall furnish with his application for such permit a copy of certificate of appropriateness.

E. Signs. Signs and billboards shall be permitted as required in Article XVI of the Zoning Code ~~Section 400.1830~~. All signs shall be reviewed and approved by the Historic Landmarks Preservation and Architectural Review Board in accordance with the standards and purposes of the South Main Preservation District.

F. Lighting. All outdoor, temporary, decorative lighting must obtain a certificate of appropriateness from the Historic Landmarks Preservation and Architectural

Review Board prior to installation, except from November 15 through January 15, at which time only white non-twinkling, non-chasing miniature lights will be allowed. This Subsection (F) shall not apply to the display of any such lighting installed by the City of St. Charles, or its designee, for the use and enjoyment of the public.

SECTION 6. Section 400.420 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.420 Bed-And-Breakfast Establishments

A. Bed-and-breakfast establishments are a conditional use in all residential zoning districts and permitted in agricultural zoning districts subject to the home occupation provisions of this Section as well as Section 400.430. Bed-and-breakfast establishments are permitted by right within the "HCD" Historic Commercial District and "FD" Frenchtown 1 District. A bed-and-breakfast establishment shall be carried on entirely within the dwelling unit by a member of the family residing in the dwelling unit, shall clearly be incidental and secondary to the use of the dwelling unit for residential purposes and shall conform to the following standards and provisions:

1. Any necessary business license shall be obtained pursuant to the requirements of the City of St. Charles Finance Department.

2. Other types of occupation or professions may be permitted within the building where the bed-and-breakfast establishment is located, subject to the City's home occupation regulations.

3. Maximum Floor Area Allowed.

   a. Buildings of less than two thousand five hundred (2,500) square feet of interior living space shall be allowed to use no more than three (3) bedrooms, nor more than fifty percent (50%) of the livable floor area of the building for the bed-and-breakfast establishment.

   b. Buildings of greater than two thousand five hundred (2,500) square feet of interior living space may be allowed up to six (6) bedrooms but no more than fifty percent (50%) of the livable floor area for use of the bed-and-breakfast establishment.

   c. The applicant shall provide a floor plan showing the specific location of the areas to be used for the bed-and-breakfast establishment.

4. No non-family person shall be employed.

5. No offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced.

6. There shall be no exterior display~~, no exterior sign,~~ except as permitted herein, no exterior storage of materials and no other exterior indication of the bed-and-breakfast establishment or variation from the residential character of the building.

~~7. One (1) sign shall be permitted which shall be unanimated, non-illuminated, flat or window sign having an area of not more than one hundred forty-four (144) square inches. The sign shall be attached flat to the building.~~

7.~~8.~~ No machinery or equipment shall be installed which interferes with radio or television reception and which is not customarily incidental to the bed-and-breakfast establishment.

8.~~9.~~ One (1) unobstructed off-street parking space shall be provided for each available bedroom in the bed-and-breakfast establishment. The Director of Community Development may grant a variance if it can be shown that adequate parking already exists.

9.~~10.~~ No additions shall be added to the residence to establish this use.

10.~~11.~~ No lodger shall be rented a room for longer than seven (7) consecutive days.

11.~~12.~~ No meals may be served, except for breakfast and/or brunch.

12.~~13.~~ Meals may be served only to overnight guests.

13.~~14.~~ The owner/occupant is required to maintain a guest register which shall be available for inspection by the City.

SECTION 7. Section 400.430 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.430 Home Occupations

A. A home occupation is an occupation or profession which is customarily carried on entirely within the dwelling unit by a member of the family residing in the dwelling unit, which is clearly incidental and secondary to the use of the dwelling unit for residential purposes and which conforms to the standards and provisions provided herein. Home occupations may be for profit or not-for-profit.

1. Standards. Home occupations shall conform to the following standards:

   a. Up to four (4) types of occupation or profession shall be permitted within the occupied building.

   b. The total area utilized by home occupations may not exceed twenty-five percent (25%) of the total floor area and in no event more than five hundred (500) square feet of floor area of the occupied building.

   c. All employees and business partners must reside in the dwelling unit or be related to the applicant by blood, marriage, or adoption; however, with the review and approval of a conditional use for one (1) outside employee/business partner to work from the home occupation location.

   d. No offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced.

   e. There shall be no exterior display~~, no exterior sign,~~ except as permitted herein, no exterior storage of materials, no direct access from outside the principal building to the home occupation except that which serves the residential portion, and no other exterior indication of the home occupation or variation from the residential character of the principal building.

   ~~f. One (1) sign shall be permitted which shall be an unanimated, non-illuminated, flat or window sign having an area of not more than one hundred forty-four (144) square inches attached flat to the building.~~

   f.~~g.~~ There shall be no customer business hours between 8:00 P.M. and 8:00 A.M.

   g.~~h.~~ No machinery or equipment shall be installed which interferes with radio or television reception and which is not customarily incidental to the practice of such occupation or profession.

   h.~~i.~~ No machinery or equipment shall be permitted which is not customarily found within or incidental to residential use of property.

2. Specific Examples Permitted. Permitted home occupations include, but are not limited to, the following list of occupations:

   a. A profession such as an engineer, architect, doctor, dentist, consultant or lawyer.

   b. Dressmakers, seamstresses or tailors.

c. Music, dancing and other teachers or tutors; provided the instruction is limited to one (1) pupil at a time, except for occasional groups.

d. Beauty and barber services having not more than one (1) operator.

e. Real estate or insurance services.

f. Photography studio primarily devoted to photography of individuals or small groups.

g. Minor repair service.

h. Artists, artisans, and crafts people, with items produced on premises.

i. Nursery schools, kindergartens, and child-sitting services caring for six (6) or fewer children, including a maximum of three (3) children under the age of two (2), at the same physical address, not including members of the immediate family of the operator. Children who live in the operator's home and who are eligible for enrollment in a public kindergarten, elementary, or high school shall not be considered in the total number of children being cared for.

j. Internet-based businesses without on-site warehousing or stock-in-trade.

k. Except as noted above, permitted home occupations shall be allowed no more than one (1) customer at a time.

3. Specific Examples Prohibited. The following uses are specifically prohibited as home occupations:

a. Vehicular repair, detailing or sales.

b. Rental business.

c. Stables or kennels.

d. Eating or drinking places.

e. Nursery schools and kindergartens and child-sitting services having more than four (4) children at any one time, not including members of the immediate family of the operator.

f. Retail or wholesale sales with stock-in-trade and customers coming to the home, including, but not limited to, dealers in groceries, appliances, automobiles, computers, and pharmaceuticals.

g. Veterinarian services or animal hospitals.

h. Mortuaries and embalming establishments.

i. Private clubs, including fraternity and sorority houses.

j. Sales, distribution or auction services relating to firearms or alcohol.

4. Permit, Application And Issuance.

a. Every person engaged in a home occupation shall obtain a home occupation permit from the Department of Community Development, and shall obtain a business license if one is required for that occupation.

b. When an application for a home occupation permit is filed, the Department of Community Development shall schedule a permit application conference, and shall send a notice of the conference to the applicant, to the residence on the adjacent properties on all four (4) sides, and to the Councilmember of that ward. The purpose of the conference is the discussion of the requirements of the City ordinances and the proposed home occupation. The applicant, the persons from the adjacent residences, and the Councilmember may attend and participate in the conference. Notification of the decision to issue the permit or to deny it shall be mailed to the applicant, to the adjacent residences, and to the Councilmember.

5. Permit Revocation. Whenever the Director of Community Development determines that a permit holder has violated any of the standards contained within this Section, the Director may initiate the following revocation proceedings.

a. The Director shall notify the permit holder of the intent to revoke the permit, and state that the revocation will become effective ten (10) days after the date the notice is mailed by registered or certified mail or is delivered to the permit holder at the home where the home occupation is located.

b. The permit holder may appeal the decision to revoke within the ten (10) day period by delivering a written appeal to the Department of Community Development.

c. If the permit holder appeals the Director's revocation decision, the Mayor shall set a date for a hearing, giving at least ten (10) days' written notice of the hearing to the permit holder, the adjacent residence, and the Councilmember. The Mayor shall hear and determine the case, and shall cause a record of the case to be kept, and copies shall be made available to any interested person upon the payment of a reasonable fee.

SECTION 8. Section 400.480 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.480 Temporary Retail Sales And Outdoor Display of Merchandise.

A. Intent And Purpose. It is the intent and purpose of this Section to permit defined temporary retail sales uses, outdoor display of merchandise and special events within the City on a controlled, time-limited basis while controlling any adverse impacts on the City's permanent uses. This Section is not intended to be a way to circumvent the strict application of the use districts. Therefore, time limits are to be strictly enforced. This Section does not apply to garage sales, vehicle sales, garden centers accessory to retail establishments, farm produce stands, fireworks stands licensed under Section 215.1100, non-profit organization fund-raising events or to authorized vendors permitted under the auspices of City-recognized civic events.

B. Definitions. For the purposes of this Section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

OUTDOOR DISPLAY OF MERCHANDISE

The outdoor displaying of goods or products normally offered for sale inside a business on the subject property. Such display may include items offered only on a seasonal basis such as salt or mulch in bags.

SPECIAL EVENT

A temporary use of land for the temporary gathering of people for a limited duration of time held outside and conducted on non-residentially zoned private property which is open to the general public. The use may or may not involve retail sales as an accessory component of the special event. A special event does not include City-sponsored events and festivals which may involve the use of private property but are primarily conducted on public property.

TEMPORARY RETAIL SALES USE

Selling products, merchandise or service to the public, conducted on a temporary basis and not occupying a permanent structure on the property on which it is located. The use may or may not occupy a tent or other

removable structure and may or may not be conducted by the owner or lessee of the property. The use may, but need not, be associated with a permanent use on the property.

C. Temporary Retail Sales Permitted In Non-Residential Zoning Districts. If not already provided for as a permitted or conditional use by this Chapter, a temporary retail sales use shall be a conditional use in the non-residential zoning districts of the City, provided the use meets the criteria set forth in this Section. This Section shall not supersede or substitute for any other Section of this Chapter that requires another type of permit, certification or approval.

D. Criteria For Temporary Retail Sales Uses. A temporary retail sales use may be conducted by the owner, tenant or lessee of any property located within a non-residential zoning district, provided the use meets the following criteria:

1. The temporary retail sales use shall obtain a conditional use permit as recommended by the Planning and Zoning Commission and as approved by the City Council. In reviewing the conditional use permit application, the following criteria and standards shall apply:

   a. Sales of products, services or merchandise not allowed by the specific zoning district in question shall not be permitted.

   b. The temporary retail sales use shall not generate noise, vibration, glare, fumes, odors or electrical interference beyond what normally occurs in the applicable zoning district.

   c. No more than one (1) temporary retail sales use may operate at any given time on the same property, unless approved by the same or a separate conditional use permit.

   d. The same location on private property may not have a temporary use more than six (6) times within a calendar year, unless approved by the conditional use permit.

   e. Adequate parking for the customers of the temporary retail sales use shall be provided in accordance with Sections 400.660 through 400.700, and required spaces for the principal use of the property shall not be reduced, unless approved by the conditional use permit.

   f. The temporary retail sales use shall be limited in duration by the purpose for which the permit is sought and as specified through the conditional use permit.

g. A bond or other security agreement, in such amount to be determined by the City, as necessary, requiring and ensuring that the property be kept clean of all trash and debris during and immediately after the temporary retail sales use must be posted with the City prior to the establishment of the use.

h. Information on parking, traffic circulation, fire prevention, insurance vendors and health certificates where applicable shall be evaluated. If off-site parking is to be used, then written permission from the owner of the property on which parking is proposed must be provided.

i. In issuing a conditional use permit, the Planning and Zoning Commission may recommend and the City Council may approve appropriate conditions and safeguards as are necessary to protect the public interest and ensure harmony with the intent and purpose of this Section. If an applicant fails to meet such conditions, if the use becomes a nuisance or if any provision of the Code of Ordinances is violated by the use, the conditional use permit may be revoked by the Department of Community Development upon providing the applicant with written notice of the revocation. If the use endangers the public health or safety, then the Director of Community Development may revoke the permit immediately. The applicant may appeal the revocation of the conditional use permit to the Planning and Zoning Commission.

j. No conditional use permit authorizing a temporary retail sales use shall be transferable, assignable or otherwise alienable, nor shall any such permit be granted authorizing a temporary retail sales use in a residential zoning district. Temporary retail sales uses shall be expressly prohibited in residential zoning districts.

2. Natural Disaster Or Other Health And Safety Emergencies. Temporary uses and structures that may be necessary as a result of a natural disaster or other health and safety emergencies, as determined by the Mayor, shall be permitted for the duration of the emergency or a maximum of sixty (60) days.

E. Criteria For Outdoor Display Of Merchandise. Except for outdoor displays of merchandise in the South Main Preservation District which shall be governed by Subsection 400.480(G) and outdoor displays of merchandise approved by the City as part of a development plan, merchandise (items that are typically offered for sale within the corresponding business) may only be displayed outside an allowed, licensed business within a "C-1," "C-2," "C-3," "I-1" or "I-2" Zoning District, provided that the following conditions are met:

1. Display Area.

a. The display area shall not extend beyond an area ten (10) feet beyond the storefront; and

b. There shall be a continuous, unobstructed four-foot-wide path from the back of the curb or street and/or drive aisle if no curb exists. No portion of the display shall be on publicly owned property unless the applicant shall first have obtained approval for such uses from the City; and

c. The display of merchandise shall not extend beyond the width of the storefront; and

d. No required off-street parking space or loading area will be utilized for such display; and

e. For any business that is located on a corner, merchandise may only be displayed in the area along the main entrance; and

f. Merchandise shall not be attached to or hanging from any structure; and

g. Merchandise may only be displayed during the business hours of operation.

2. This Subsection (E) shall in no way be deemed to authorize the outdoor display of salvage material or any other items not ordinarily allowed for sale in the corresponding zoning district in which the use is situated.

3. The provisions of this Subsection (E) shall not apply in the "HCD" Historic Commercial District, the "SMPD" South Main Preservation District or "LMPD" Landmark Preservation District.

4. The requirements of Subsection (E)(1)(a) through (g) may be modified if the Planning and Zoning Commission recommends and the City Council approves a conditional use permit granting the modification in accordance with the following criteria:

a. How the proposed conditional use (the use in general) is in harmony with the purposes, goals, objectives, policies and standards of the St. Charles Comprehensive Plan and any other plan, program or ordinance adopted or under consideration pursuant to official notice by the City;

b. How the proposed conditional use (in its proposed location) is in harmony with the purposes, goals, objectives, policies and standards of the St. Charles Comprehensive Plan and any other plan, program or

ordinance adopted or under consideration pursuant to official notice by the City;

c. Whether the proposed conditional use, in its proposed location and as depicted on the required site plan, results in a substantial or undue adverse impact on the adjacent property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way or other matters affecting the public health, safety or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the Zoning Ordinance, Comprehensive Plan or any other plan, program or ordinance adopted or under consideration pursuant to official notice by the City;

d. Whether the proposed conditional use maintains the desired consistency of land uses, land use intensities and land use impacts as related to the environs of the subject property as directed by the Comprehensive Plan;

e. Whether the proposed conditional use is located in an area that will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property;

f. Whether the potential public benefits of the proposed conditional use outweigh the potential adverse impacts of the proposed conditional use as identified above, after taking into consideration any proposal by the petitioner and any requirements recommended by the petitioner and/or City staff to ameliorate such impacts.

F. Criteria For Special Events. Special events may be conducted on private property within the "C-1," "C-2," "C-3," "O-I," "I-1," "I-2," "CBD," "FHCD" or "HCD" zoning districts and within the commercial portion of any planned development district, provided the following conditions are met:

1. Permit Required.

a. A special event permit shall be required for a special event.

b. A special event permit application shall be submitted to the Department of Community Development at least fourteen (14) days prior to the start date of the special event to allow sufficient time for review of the application. Additional requirements associated with a special event such as a liquor license may require additional review time.

c. The fee for a special event permit is twenty-five dollars ($25.00) and shall be paid at the time the special event permit application is submitted.

d. A special event permit application shall be reviewed by the Director of Community Development in conjunction with the Departments of Fire, Police and Public Works.

e. Each special event permit application shall include a site sketch; the dates and hours of the special event; anticipated attendance each day; an agenda, itinerary or schedule of events for each day; a detailed plan for parking both on site and off site, a traffic management plan, a sign plan, identification of all temporary structures; food, vending, and alcoholic beverages service or sales, on-site restroom facilities plan, litter receptacle plan and security plan; the dates, times and location of any live music performance or music broadcast that is amplified by speakers or any other means; a site remediation plan; and any other information deemed necessary by the City.

f. Each special event permit application shall include documentation that the owner of the property where the special event will be held has authorized the property to be used for the special event. This requirement includes property used for parking.

2. Standards For Special Event Permits.

a. There shall not be more than four (4) special events located upon the same property within the same calendar year, and each special event shall not exceed a period of three (3) consecutive days. These requirements may be modified by a conditional use permit issued by the City Council upon recommendation by the Planning and Zoning Commission.

b. The special event shall only be conducted in accordance with the special event permit issued, including any conditions or restrictions.

c. It is the sole responsibility of the special event applicant to demonstrate and ensure that public safety, adequate on-site restroom facilities and litter control are provided.

d. The special event applicant shall demonstrate that the special event will not cause traffic congestion given the anticipated attendance in relation to the design of adjacent streets and intersections. A traffic management plan shall be submitted as part of the request for a special event permit.

e. The special event applicant shall demonstrate that adequate off-street parking is available for the anticipated attendance of the special event and that the event shall not cause a shortage of parking for any other use. Off-street parking used for a special event must be a solid surface such as asphalt or concrete.

f. The sign plan submitted with the special event permit application shall be reviewed in accordance with Chapter 400, Article XVI, Sign Regulations. ~~Notwithstanding, the Director of Community Development may approve temporary signage totaling twenty-four (24) square feet in the form of a banner or portable sign. Properties with multiple street frontages may have such signs totaling twenty-four (24) square feet on each frontage.~~

g. Upon conclusion of the special event, the site must be restored to its previous condition within twenty-four (24) hours.

h. The City may inspect, as may be necessary, to ensure compliance with this Section and all other ordinances relating thereto.

3. Other Requirements.

a. No special event permit shall be issued unless all other City, County and State licenses and permits required for the special event have been issued. These licenses and permits include but are not limited to business license, Missouri liquor license, County liquor license, City liquor license, County Health Department, City electrical code and fire code. It is the responsibility of the special event permit applicant to ensure all licenses and permits are timely obtained.

b. The special event shall comply with noise control provisions found in Chapter 230 of the Code of Ordinances.

c. The special event shall comply with all applicable City, County, State and Federal health, safety, environmental and other applicable requirements.

4. Denial Of Special Event Permit. The Director of Community Development shall have the authority to deny a special event permit application based on incomplete information or if, in the opinion of the Director of Community Development, the proposed special event will have a negative impact on the health, safety and general welfare of the community. In addition, the Director of Community Development may deny a special event permit application if the applicant has failed to comply with the requirements of any previously issued special event permit.

5. Appeals Of Permit Denial. An applicant may appeal a denial of a special event permit within ten (10) days of the decision by the Director of Community Development to the City Council. The City Council shall, at its next regularly scheduled Council meeting at least ten (10) days after the applicant's appeal to the City Council, consider the facts relevant to the denial of the permit and either shall uphold the denial or reverse the decision of the Director of Community Development.

G. Criteria For Outdoor Display Of Merchandise In The South Main Preservation District. The outdoor display of merchandise is allowed within the South Main Preservation District (SMPD) subject to the following conditions:

1. Merchandise may be displayed outdoors only when the business is open to the public. In no case shall merchandise be displayed overnight.

2. Merchandise displayed outdoors must be available for purchase or rent inside the business.

3. A clear and unobstructed path at least forty-four (44) inches wide must be maintained on the sidewalk adjoining the business at all times.

4. Merchandise may not encroach upon parking spaces or driveways. Merchandise may be displayed in a front, side or rear yard, provided that:

   a. All merchandise displayed in a yard is kept a minimum of three (3) feet from all property lines;

   b. Not more than fifty percent (50%) of the total yard area is occupied by merchandise; and

   c. All other conditions of this Section are observed.

5. Merchandise may not obstruct sight distance for vehicular or pedestrian traffic, and it may not be located within five feet of a bus stop, fire hydrant, pedestrian crosswalk or handicapped corner curb cut. Merchandise may not obstruct pedestrian or vehicular access to the curb.

6. Merchandise, whether individual items or stacked items, may not exceed four (4) feet in height above grade.

7. Merchandise affixed to the building may be located only on the front (street facing) facade and may not occupy more than ten percent (10%) of the total square feet of the building's front facade. Clothing or wearable goods may only be displayed on freestanding body forms [as delineated in Subsection

(G)(9) of this Section] and not hung or attached to any portion of the front facade, including, but not limited to, shutters, doors and windows.

8. No sales may take place outside the place of business, and all transactions must take place indoors except during the Festival of the Little Hills. During the Festival of the Little Hills, sales may take place outside the business on private property during the posted event hours. [See Condition No. 12 in Subsection (G)(12).]

9. Not more than two (2) body forms made of wood, wire or metal may be displayed outside a business, provided that the merchandise displayed on the body form is representative of at least fifty percent (50%) of the stock offered for sale and provided that all other conditions of this Section are observed. Body forms may exceed the maximum height of four (4) feet, but in no case shall they exceed six (6) feet in height. Under no circumstances may clothing racks, hat racks or tables be displayed outside.

10. Merchandise may not be displayed on a public right-of-way without a right-of-way encroachment license from the City.

11. Tents made of any material may not be used except during the Festival of the Little Hills. [See Condition No. 12 in Subsection (G)(12).]

12. During the Festival of the Little Hills, merchants that normally operate in the SMPD may display merchandise outside on the sidewalk adjacent to their premises or private property without approval of the Festival Committee set forth in Code Section 125.810, provided that the merchandise displayed is normally offered for sale and provided that all conditions of this Section are observed. Merchants that do not normally operate in the SMPD may display merchandise outside, provided that they obtain the approval of the Festival Committee and display merchandise only in the location authorized by the Festival Committee. Tents no larger than ten (10) feet by ten (10) feet [one hundred (100) square feet] may be used for the outdoor display of merchandise only during the Festival of the Little Hills.

13. Deviations from these conditions may be allowed only with a conditional use permit reviewed by the Planning and Zoning Commission and approved by the City Council per the procedure in Section 400.961(A). The application fee for a conditional use permit in this case shall be thirty-five dollars ($35.00).

SECTION 9. Section 400.490 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.490 Sidewalk Cafes – Definitions, Standards And Criteria

A. Intent And Purpose. It is the intent and purpose of this Section and Section 400.500 to allow sidewalk cafes upon City right-of-way through the issuance of a sidewalk cafe permit and right-of-way encroachment license to control and limit any adverse impact on pedestrian traffic and other uses of the right-of-way. Notwithstanding the forgoing, sidewalk cafes permits shall not be available to businesses located on that portion of South Main bordered on the north by First Capitol Drive and bordered on the south by Reservoir Drive. This Section and Section 400.500 shall be exempt from the requirements of Sections 400.340(C), 400.350(C), 400.360(C) through (D), 400.370(C) through (D), 400.380(C) and 400.1180 through 400.1320, inclusive.

B. Definitions. When used in this Section and Section 400.500, the following words shall have the following meanings unless the context clearly indicates or requires a different meaning.

PERMIT
A sidewalk cafe permit issued pursuant to this Section and Section 400.500.

PERMITTEE
The recipient of a sidewalk cafe permit.

RESTAURANT
A food service establishment that is maintained and operated as a place where food and beverages are prepared, served and sold for consumption on the premises.

RIGHT-OF-WAY
Land in which the City has an easement, has been dedicated by use or is required for use as a sidewalk, street or alleyway.

RIGHT-OF-WAY ENCROACHMENT LICENSE
A revocable license to operate a sidewalk cafe on the City right-of-way.

SIDEWALK
That portion of the right-of-way which is located between the curb line or the lateral line of a street and the adjacent property line and which is intended for use by pedestrians.

SIDEWALK CAFE

A use located on a public sidewalk that is associated with a restaurant where food and beverages are prepared, served, sold and are delivered for consumption on the sidewalk. A sidewalk cafe is characterized by tables and chairs and may be shaded by awnings, canopies or umbrellas. Special events permitted by the City shall not be deemed sidewalk cafes.

STREET

That portion of a right-of-way improved, designed or ordinarily used for

C. Standards, Criteria And Conditions. The following standards, criteria and conditions shall apply to the establishment and operation of sidewalk cafes:

1. Sidewalk cafes are restricted to the sidewalk frontage of the building where the restaurant is located. The design of sidewalk cafes shall be so that there is a free flow of pedestrian access on the sidewalk.

2. No sidewalk cafe permit shall be issued where the tables and chairs would be placed within five (5) feet of bus stops, fire hydrants, non-pedestrian alleyways, a pedestrian crosswalk or a handicapped corner curb cut.

3. Sidewalk cafes shall be located in such a manner that a distance of not less than forty-four (44) inches is maintained at all times as a clear and unobstructed pedestrian path between the curb line or the lateral line of a street and the adjacent property line or shall comply with the American with Disabilities Act requirements, whichever is greater.

4. No object shall be permitted around the perimeter of an area occupied by tables and chairs which would have the effect of forming a physical or visual barrier discouraging the free use of the tables and chairs by the general public or which would have the effect of obstructing the pedestrian path. Exceptions to this requirement may be granted by the City Council through the approval of a right-of-way encroachment license when sidewalk cafes are located on street right-of-way used solely for pedestrian traffic, provided, that adequate walkway space, as determined by the City Engineer, is provided for pedestrian traffic.

5. Tables, chairs, umbrellas and other permissible objects provided within the sidewalk cafe shall be of quality, design, materials, size, elevation and workmanship both to ensure the safety and convenience of users.

6. Umbrellas and other decorative material shall be fire-retardant, pressure-treated or manufactured of fire-resistant material.

7. Tables, chairs, umbrellas and other permissible objects provided with a sidewalk cafe shall be maintained with a clean appearance and shall be in good repair at all times.

~~8. Except for in any of the recognized historic districts, the following condition shall apply: a maximum of one (1) menu board and one (1) specials board shall be permitted per sidewalk cafe. The board shall be in compliance with the sign ordinance. Signs are permitted on umbrellas and shall be in compliance with the sign ordinance.~~

8.~~9.~~ The permit may be transferred to a new owner only for the location and area listed on the permit. The transferee of the permit shall be required to comply with this Section, Section 400.500, applicable insurance requirements and execute a right-of-way encroachment license.

9.~~10.~~ The Mayor may require the temporary removal of sidewalk cafes for special events, or when street, sidewalk or utility repairs necessitate such action.

10.~~11.~~ The Mayor may order the immediate removal or relocation of all or parts of a sidewalk cafe in emergency situations or for safety considerations, without notice. The City and its officers and employees shall not be responsible for sidewalk cafe fixtures relocated during emergencies.

11.~~12.~~ The permittee shall use positive action to ensure that its use of the sidewalk in no way interferes with sidewalk users or limits their free, unobstructed passage.

12.~~13.~~ The area covered by the permit, including the sidewalk, curb and gutter immediately adjacent to it and all sidewalk frontage of the restaurant for which the permit is issued, shall be maintained in a neat and orderly appearance at all times by the permittee. The area shall be kept clear of all debris. The permittee shall also be responsible for cleaning the ground or floor surface on which the sidewalk cafe is located and the gutter area immediately adjacent to the sidewalk cafe. Such cleaning shall include pressure cleaning. If the area covered by the permit is not maintained in a neat and orderly appearance after five (5) days' written notice, the City may then take steps necessary to place the property in a neat and clean order and charge the permittee with the reasonable cost of repairs. Such action by the City does not create a continuing obligation on the part of the City to make further repairs or to maintain the property and does not create any liability against the City for any damages to the property if such repairs were completed in good faith.

~~14. No advertising signs or business identification signs shall be permitted in the public right-of-way except as permitted in Subsection (C)(8) of this Section.~~

13.~~15.~~ No tables, chairs or any other parts of sidewalk cafes shall be attached, chained or in any manner affixed to any tree, post, sign or other fixture, curb or sidewalk in or near the permitted area.

14.~~16.~~ Sidewalk cafe seating shall be included when determining the requirements for parking and bathroom facilities of the restaurant.

15.~~17.~~ No cooking or fire apparatus shall be allowed on the public sidewalk whether or not such area is covered by this permit.

16.~~18.~~ Only the sidewalk cafe equipment specifically shown on the approved site plan drawing referenced in Section 400.500(B)(5) shall be allowed in the permit area. The estimated chair count per table may vary within the prescribed area, provided that the chairs remain within the approved sidewalk cafe area. No permanent storage of chairs, tables, dishes, silverware or other sidewalk cafe equipment shall be allowed in the permit area, in any portion of the public right-of-way or outside the structural confines of the building in which the restaurant is located; however, the permittee may maintain such non-permanent structures as rolling service stations in the permit area during hours of operation.

17.~~19.~~ There shall be no live entertainment or speakers placed in the permit area unless approved and properly permitted by the City.

18.~~20.~~ The City shall, as deemed necessary, inspect all sidewalk cafes for which permits have been issued to determine whether such sidewalk cafes conform to the criteria set forth in this Subsection.

19.~~21.~~ The hours of operation for a sidewalk cafe shall be from the start of business until 11:00 P.M. or thirty (30) minutes after last food service, whichever is earlier, unless the sidewalk cafe is completely enclosed by fencing or barricades in which case the hours of operation for the sidewalk cafe shall cease at 1:00 A.M.

20.~~22.~~ Section 600.100 of this Code, which prohibits drinking in public places, shall not be enforceable against patrons of a duly permitted sidewalk cafe so long as open containers of alcohol remain within the sidewalk cafe's premises and are only available for consumption during the sidewalk cafe's hours of operation.

SECTION 10. Article XVI of Chapter 400 of the Code of Ordinances of the City of St. Charles, Missouri is hereby repealed in its entirety and replaced with the enactment of a new Article XVI of Chapter 400, which follows:

Article XVI Sign Regulations

Division 1 General Provisions

Section 400.1370 Purpose

This Article establishes a comprehensive and balanced system to regulate the location, type, size, height, number, duration of display, design, construction, installation, maintenance, and removal of signs to:

A. Encourage the effective and efficient use of signs as a communication tool;

B. Create an appealing cityscape that is free of overly distracting visual clutter and nuisance signs;

C. Enhance traffic safety and protect the public health, safety, and welfare; and

D. Protect state and federal constitutional rights to free speech.

Section 400.1380 Applicability

A. This Article applies to all new and existing signs located in the City unless they are exempted by this Article or by federal or state law.

B. Permit Required. Except as otherwise provided in this Article, no sign shall be erected, enlarged, altered (except for normal maintenance), replaced, or relocated without obtaining a sign permit.

C. Prohibited Signs. No sign shall be constructed, installed, operated, displayed, or otherwise used in a time, place, or manner that this Article prohibits.

D. General Districts. Section 400.1450 provides general on-premises sign standards for all General Districts in the City, listed in Division 1 of Article II of the Zoning Ordinance.

E. Superimposed Districts.

1. Division 3 of this Article provides specific design standards and allowances for the City's Superimposed Districts listed in Division II of Article II of the Zoning Ordinance to preserve the unique and historical character of these areas.

2. The standards of Division 3 of this Article control over any standards in Section 400.1450 for the same sign type. If Division 3 of this Article does not provide an applicable standard, then the general standard for the sign type for the General District controls.

F. Planned Developments. The City Council may vary the standards of this Article in the ordinance adopting a Planned Development District or in the approved regulating plan or SmartCode for the development. The sign standards of the ordinance, plan, or SmartCode take precedence over the standards of this Article.

Section 400.1390 Definitions

When used in this Article, the following terms have the following meanings unless the context clearly indicates or requires a different meaning.

BALLOON

A nonporous object of light material that is filled with air or a gas lighter than air so that the object floats in the atmosphere at the end of a cable, wire, or rope. A balloon does not include an inflatable sign.

BILLBOARD

A permanent, off-premises sign or sign structure on which a person places copy on a poster or panel mounted on a pole or metal structure. Typically, a billboard has one of the following configurations: (1) wood posts or pole supports with dimensional lumber as the secondary support (A-frame) with a wood or metal catwalk with display panels, (2) steel A-frame constructed with angle iron or steel supports with metal framing, catwalk, with display panels, (3) multi-mast structure constructed with steel poles, I-beam, or equivalent member as the primary support, with a catwalk, and display panels, or (4) monopole structure constructed with tubular steel support, tubular steel framing, metal catwalk and display panels with a concrete foundation.

BILLBOARD, ELECTRONIC

A billboard upon which alphanumeric characters, graphics, or symbols defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area, including computer programmable, microprocessor controlled electronic displays and projected images or messages with these characteristics.

DIRECTOR

Director of Community Development or their designee.

FLAG

A piece of durable fabric or other flexible material with distinctive colors and patterns mounted by attaching one side to a freestanding or attached pole so that the wind causes the full display of the flag.

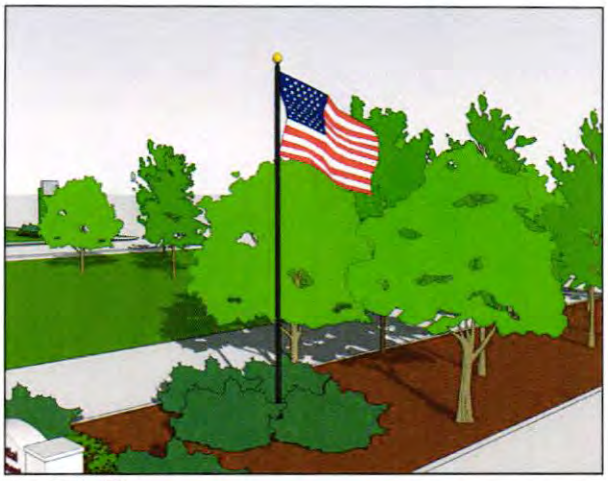

Figure 1: Flag

HLPARB

The Historic Landmarks Preservation and Architectural Review Board of the City of Saint Charles, Missouri.

ILLUMINATION, INDIRECT

The partial or complete illumination of a sign at any time by a light source shielded from a viewer on the ground.

ILLUMINATION, INTERNAL

The illumination of a sign with a light source located inside or behind the sign face that transmits light through a translucent sign face or surface surrounding the sign face.

MULTI-TENANT DEVELOPMENT

A non-residential or mixed-use development that includes two (2) or more businesses, places, organizations, or persons on one common development site. Examples include a commercial center, an office park, or a multi-story multi-tenant building.

MURAL

A decorative hand-produced sign where paint or tile is applied to the exterior wall of a building or structure.

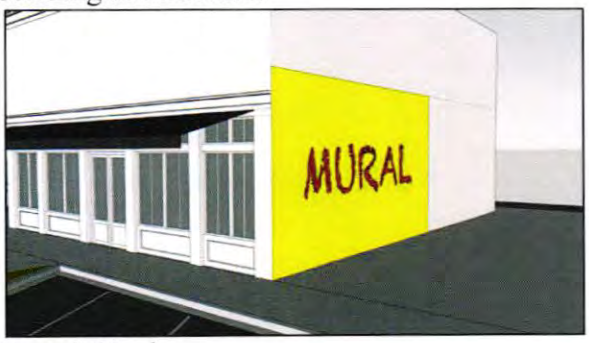

Figure 2: Mural

PERSON

Any person or persons or entity, including, but not limited to, a corporation, limited liability corporation, partnership, unincorporated association, or joint venture.

SEARCHLIGHT

A powerful light or lights equipped with a reflector to produce a bright beam or beams that are directed into the sky and that may rotate.

SIGN

A visual display of an object, device, or structure that includes elements such as colors, lights, motion, symbols, images, icons, letters, numerals, figures, characters, or combines any of those elements, that a person intends to communicate, advertise, identify, announce, direct, inform, or attract attention. The term "sign" includes a structure used to support or display a sign.

SIGN, A-FRAME

A temporary, portable, freestanding sign in the shape of the letter "A" when viewed from the side with back-to-back sign faces, an easel, or a similar configuration. Commonly referred to as a sandwich board sign.

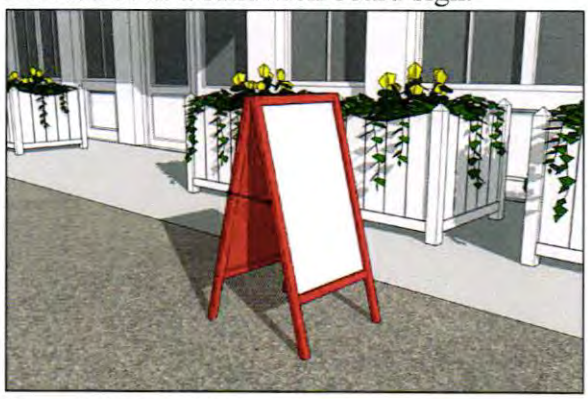

Figure 3. A-Frame Sign

SIGN, AWNING

A permanent, on-premises sign that is printed, painted, or affixed to an awning.

Figure 4 Awning Sign

SIGN, BANNER

A sign painted, printed, or permanently affixed on cloth or other lightweight, flexible material.

Figure 5: Banner Sign

SIGN, BUILDING-MOUNTED

A permanent, on-premises sign that is directly attached to the facade or face of a building. Types of building-mounted signs include wall signs, projecting signs, awning signs, window signs, and freestanding canopy signs.

SIGN, CHANGEABLE COPY

A freestanding or attached sign that includes a manually changeable readerboard to display changeable letters, text, or copy.

SIGN, DOUBLE-FACED

A sign with two (2) surfaces placed back-to-back or V-shaped with a common angle not greater than ninety degrees (90°).

SIGN, ELECTRONIC MESSAGE

A sign or billboard that incorporates a digital screen to display characters, letters, or illustrations that can be electronically changed or rearranged without altering the face or the surface of the sign.

SIGN, FEATHER

A banner in the shape of a feather, quill, sail, blade, or teardrop that is mounted on one side to a curved solid or flexible pole that displays the sign regardless of wind conditions. These are also known as "quill signs" or "sail banners."

SIGN, FREESTANDING

An on-premises sign erected or mounted on its own self-supporting, permanent structure or base detached from any supporting elements of a building.

SIGN, FREESTANDING CANOPY

A permanent, on-premises sign that is affixed to the exterior facing surface of a freestanding canopy.

Figure 6: Freestanding Canopy Sign

SIGN, ILLUMINATED

Any sign whose design or installation incorporates artificial light, including indirect illumination and internal illumination.

SIGN, INCIDENTAL

A small permanent on-premises sign that is freestanding or attached to a building that is in addition to the primary sign types for the property, such as wall signs and freestanding signs, and that has a height and scale that is subordinate to the primary sign types allowed for the property. Examples of typical incidental signs include house numbers, occupant directories, directional signs, flags, and parking signs. The list of examples is provided to clarify the regulations and does not limit the content of incidental signs.

SIGN, INFLATABLE

An object where flexible fabric is inflated with air. These objects are designed in various shapes and may include a portable blower motor that provides a constant flow of air into the device.

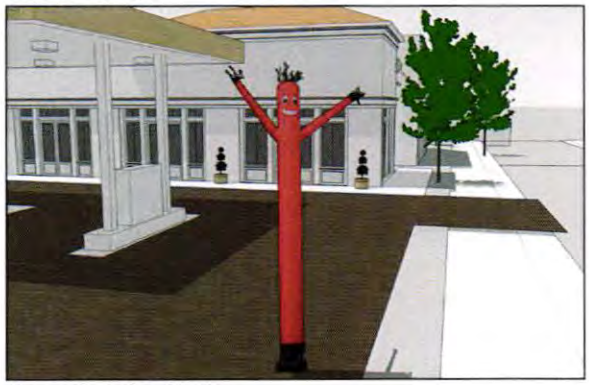
Figure 7: Inflatable Sign

SIGN, INTERIOR INCIDENTAL

A sign allowed within a lot and not allowed within the applicable sign setback. This Code provides for two types of interior signs: small and large interior signs.

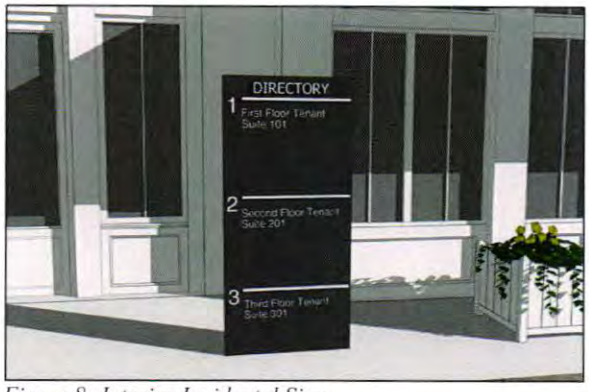

Figure 8: Interior Incidental Sign

SIGN, MONUMENT

A permanent freestanding sign with a low profile and a base and support structure with a solid appearance that is at least as wide as the width of the widest part of the sign's face.

Figure 9: Monument Sign

SIGN, OFF-PREMISES/OFF-SITE

A sign that directs attention to a business, organization, product, commodity, service, entertainment, or attraction sold, offered, or existing elsewhere than upon the same lot where such sign is displayed. "Off-premises/off-site sign" includes a billboard on which space is leased, rented, or donated by the owner to others to convey a commercial or non-commercial message.

SIGN, ON-PREMISES/ON-SITE

A sign that directs attention to a business, organization, product, commodity, service, entertainment, or attraction sold, offered, or existing upon the same lot where such sign is displayed.

SIGN, PERIMETER INCIDENTAL

A sign allowed between the property line and the applicable sign setback. Examples of typical perimeter incidental signs include directional and entry/exit signs. The list of examples is provided to clarify the regulations and does not limit the content of incidental signs. The City will not review the content of incidental signs.

Figure 10: Perimeter Incidental Sign

SIGN, PERMANENT RESIDENTIAL DEVELOPMENT

A permanent freestanding sign located in a landscaped area adjacent to the entrance drive or road to a residential development, including recorded subdivisions, multi-family dwellings, and mobile home and trailer parks. An example of a residential development sign is one that identifies the name or phase of development, sometimes incorporating architectural or landscape features. The example is provided to clarify the regulations and does not limit the content of residential development signs.

Figure 11: Residential Development Sign

SIGN, POLE

A permanent freestanding sign supported by one or more poles or vertical members that are less wide than the width of the widest part of the sign's face.

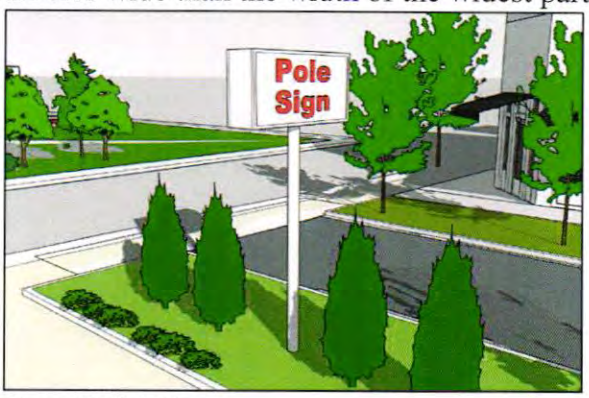

Figure 12: Pole Sign

SIGN, PORTABLE

Any sign not permanently affixed to any structure on a site, permanently ground-mounted, or firmly implanted in the ground. Examples of portable signs include A-frame signs and roadside signs.

SIGN, PROJECTING

A permanent, on-premises sign attached to or erected against the wall of a building that projects at least 12 inches from the wall and has faces perpendicular to the plane of the wall.

Figure 13: Projecting Sign

SIGN, ROADSIDE

A portable sign where the sign support structure consists of legs, wheels, or a trailer. This sign type includes a metal cabinet with a readerboard and is generally internally illuminated. These signs sometimes include an illuminated, flashing arrow above the sign face. Also commonly referred to as a flashing arrow sign.

SIGN, ROOF-MOUNTED

A sign that projects above the highest point of the roof line or parapet of a building.

SIGN, TEMPORARY

A sign constructed of cloth, canvas, light fabric, cardboard, wood, wallboard, metal, or other light materials, with or without frames, and displayed for a limited time only. Temporary signs include banners, feather signs, inflatable devices, stake signs, and post signs. Examples of common temporary signs include political signs, public demonstration signs, yard sale signs, grand opening signs, contractor signs, real estate signs, and signs that announce a special event. The list of examples does not limit the content of temporary signs.

SIGN, UNAUTHORIZED

A sign located in the City right-of-way or on City property without City permission.

SIGN, VEHICLE

A sign attached to, suspended from, or painted on any vehicle, such as motor vehicles, boats, and trailers that are regularly parked on private property or any street and where the

primary purpose in parking the vehicle in the location is to display, demonstrate, and advertise or attract the attention of the public.

SIGN, WALL

A permanent, on-premises sign attached to or erected against the wall of a building with the exposed face of the sign in a parallel plane to the plane of the wall.

Figure 14: Wall Sign

SIGN, WINDOW

A permanent, on-premises sign placed, posted, painted, or affixed in a window or glass door. Window signs include any printed wraps or opaque or semi-opaque treatments applied directly to the windows. A window sign includes any sign that is located inside a building, that is one (1) foot or less from a window or glass door, and that is clearly visible from outside the building.

Figure 15: Window Sign

Section 400.1400 Exempt Signs

The following types of signs are exempt from the permitting and allowance limitations of this Article but are subject to the maintenance, abandonment, and enforcement regulations:

A. Government Signs. Signs erected by or on the order of the Federal, State, County, or City Government;

B. Traffic Control Devices. Official traffic control devices on public or private property required or allowed by the Manual of Uniform Traffic Control Devices or other officially recognized manual on traffic signs adopted in this State or by the City of St. Charles;

C. Required Signs. Any sign or device that the Federal, State, County, or City Government requires to be erected, maintained, or displayed;

D. Signs up to One Square Foot. Signs with an area of up to one (1) square foot. A person shall not place these signs in the right-of-way of any public street. Multiple small signs that effectively function together as a larger sign must comply with the standards of this Article.

E. Indoor Signs. Signs located within a building or structure and at least one (1) foot inside a window for the building or structure.

Section 400.1410 Prohibited Signs

Signs that this Article does not specifically authorize are prohibited. The following signs are expressly prohibited:

A. Non-governmental signs in the public right-of-way or on public property, except as otherwise provided and except for approved banner signs installed pursuant to the City's banner program guidelines;

B. Roof-mounted signs;

C. Signs with intermittent or flashing illumination, animated or moving parts, or signs that emit sound, except for electronic message signs permitted under this Article;

D. Devices that project text, images, or patterns onto a surface, such as projectors and other light sources;

E. Freestanding changeable copy signs, except as otherwise provided;

F. Banners, pennants, streamers, balloons, flags, searchlights, strobe lights, beacons, feather signs, inflatable signs, and perimeter window lighting, except as otherwise provided;

G. Banners and other signs mounted on service bay doors or garage doors;

H. Any sign that obscures an official traffic control sign or device;

I. Signs mounted on or attached to trees, utility poles, rocks, or City-owned property, except as otherwise provided;

J. Signs placed on private property without the property owner's written approval;

K. Off-premises/off-site signs, except as allowed in this Article;

L. Portable signs, except as allowed in this Article;

M. Painted plywood signs; and

N. Vehicle signs, where signs are placed on or affixed to vehicles or trailers parked on private property and that are visible from a public right-of-way, where the primary purpose of the vehicle is to display the sign.

1. The prohibition of vehicle signs does not limit or prohibit signs placed on or affixed to the exterior or the windows of vehicles and trailers, where the sign is incidental to the primary use of the vehicle or trailer for transportation by the vehicle owner or business.

2. While other factors may also establish a violation, a vehicle presumptively violates this provision if the first three criteria below are met and there is no compelling reason to justify the presence of the vehicle at the location as provided in the fourth criterion below. For the purposes of this prohibition, a vehicle is considered to function primarily as a sign when:

a. The vehicle is parked at a prominent location on the lot;

b. The sign is easily read by a person in the right-of-way;

c. The vehicle is parked at the same or similar locations for several hours during the same day or for several days during the same week; and

d. There are no stated or apparent reasons, other than its function as a sign, that justify the presence of the vehicle at that location.

Section 400.1420 Content Neutrality and Substitution

A. Content Neutrality.

1. Despite any other provision of this Article, the content of a sign's message does not limit its permissibility under this Article.

2. However, location-based standards, such as on- and off-premises sign regulations, do apply. Off-premises signs are not allowed unless specifically authorized in this Code.

B. Substitution Allowed. Any sign allowed to display a commercial message may contain any non-commercial message. Any sign allowed to display a non-commercial message may contain any other non-commercial message.

Section 400.1430 Sign Districts and Interpretation of Tables

A. Sign Districts. This Article generally regulates sign characteristics by district. Since many of the City's zoning districts have common characteristics for the purposes of sign regulations, this Section combines the City's zoning districts into common sign districts to simplify the regulations. Table Section 400.1430.1: *Sign Districts* designates the zoning districts included in each sign district.

Table Section 400.1430.1: Sign Districts	
Sign District	**Zoning Districts**
Residential	"A" Agricultural District "R-1C", "R-1D" and "R-1E" Single-Family Residential Districts "R-2" Two-Family Residential District
Multi-Tenant Residential	"R-3A" Multiple-Family Residential District "R-M" Manufactured/Modular Residential District
Mixed Use-Commercial	"O-I" Office Institutional District "C-1" Neighborhood Business District "CBD" Central Business District "CRD" Central Residential District "FD" Frenchtown District
General Commercial	"C-2" General Business District "C-3" Highway Business District
Industrial	"I-1" Light Industrial District "I-2" Heavy Industrial District

B. Superimposed Districts. Division 3 provides specific design standards and allowances for the City's Superimposed Districts to preserve the unique and/or historical character of these areas.

1. The standards of Division 3 supersede any standards in Section 400.1450.

2. The Superimposed Districts regulated by Division 3 are:

   a. South Main Preservation District "SMPD;"

   b. Extended Historic Preservation District "EHP;"

   c. Historic Downtown District "HDD;"

   d. Frenchtown Preservation District "FPD;" and

   e. Landmark Preservation District "LMPD."

C. Planned Development Districts. This Subsection applies to determine what standards apply to a Planned Development District if the City Council does not adopt specific standards in the authorizing ordinance.

1. A Planned Development District in which the majority of the parcel by area is allocated to residential use must comply with the standards of the Mixed-Use Residential (MU-R) sign district.

2. A Planned Development District in which the majority of the parcel by area is allocated to non-residential use must comply with the standards of the Mixed-Use Commercial (MU-C) sign district.

D. Interpretation of Tables. This Article presents the allowed specifications for signs in a series of tables. The tables include the allowance standards described in Table Section 400.1430.2: *Interpretation of Tables*.

Table Section 400.1430.2: Interpretation of Tables	
Standard in Tables	**Description of Standard**
Allowed	States whether the sign type is allowed in the sign district.
Permit Required	States whether this Section requires a permit for the sign type and sign district.
Number	The maximum number signs allowed sign on a parcel for the sign district.
Sign Area Allowance	The maximum area allowed for a sign in the sign district, in square feet.
Height	The maximum height allowed for sign for the sign district, in linear feet.
Illumination	States whether and what type of illumination is allowed for the sign type and district.
Changeable	States whether a manually changeable readerboard is allowed for the sign type and district and the percentage of sign area allowed for this feature.
EMS	States whether electronic message signs are allowed for the sign type and district, and the percentage of sign area allowed for this feature.

Section 400.1440 Sign Features

A. Changeable Copy Signs.

1. A sign can include changeable copy features if the allowance table for the district allows the feature.

2. Changeable copy is limited in size as a percentage of the area of the sign face.

B. Sign Illumination.

1. Illuminated signs are allowed if the district allowance table allows the feature.

2. If applicable, sign illumination must comply with the following standards:

a. Externally illuminated, building-mounted signs may use either ground-mounted lights or building-mounted light bars. The light source requires full shielding so that the light is only directed at the sign's face;

b. Externally illuminated, freestanding signs may use ground-mounted lights. The light source requires full shielding so that the light is only directed at the sign's face;

c. The light source for internally illuminated freestanding and building-mounted signs shall not be directly visible through the sign's face; and

d. Flashing and intermittent illumination are prohibited.

C. Electronic Message Signs.

1. Duration of Message. The electronic message display shall have a static image displayed for a minimum duration of at least 10 seconds. The display shall not flash, scroll, twirl, change color, imitate movement, or include video.

2. Transition of Message. When the electronic message sign's image or text changes, the change sequence requires instantaneous re-pixelization and shall not include fade, scroll, or other animation.

3. Video Display Prohibited. Electronic message signs shall not change their messages or backgrounds by simulating motion or the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes.

4. Brightness and Illumination.

   a. Brightness.

      (1) Electronic message signs and billboards shall not operate at brightness levels that project more than 0.3 foot-candles above ambient light conditions at the property line, as measured using a foot-candle meter.

      (2) Illumination levels are measured in foot candles with a foot-candle meter in a horizontal position at the property line at an approximate height of three feet above grade.

   b. Dimmer Control. Electronic message signs require an automatic dimmer control to regulate the proper illumination level from sundown to sunrise.

5. Audio. Electronic message signs shall not include audio speakers.

6. Malfunction. Electronic message signs must freeze the display in one message or image or cease operation if a malfunction occurs.

Section 400.1450 Measurements

A. Road Frontage. Where this article calculates a sign allowance based on frontage or road frontage, the measurement is the total length of the property line where the lot is adjacent to the right-of-way of a public street or private street, expressed in linear feet.

B. Building Façade. For the purposes of this Article, a building facade is a building elevation that contains the front of the building as viewed from the right-of-way or an elevation that is oriented to the parking lot and contains the main entrance.

C. Façade Width. Where this Article calculates a sign area allowance based on the width of a building's façade, the width of the façade is:

1. The horizontal distance of the façade at grade on the side of the building facing a public street or with a public entrance for single-user lots; or

2. The horizontal distance of the portion of the façade between party walls or tenant separation partitions for the particular occupant at grade on the side of the building facing a public street or with a public entrance for multi-tenant developments with separate public entrances for each tenant.

Figure 16: Building Facade Width Measurement

D. Façade Area. Where this Article calculates a sign area allowance based on the façade area of the building's principal elevation, the façade area is the façade width multiplied by the average height above grade for the first story of the façade as measured from an elevation perspective.

E. Freestanding Sign Height. Freestanding sign height is the distance from the top of the sign structure to the top of the curb or crown of the roadway where no curb exists. The height of

any monument base or other structure erected to support or ornament the sign is measured as part of the sign height.

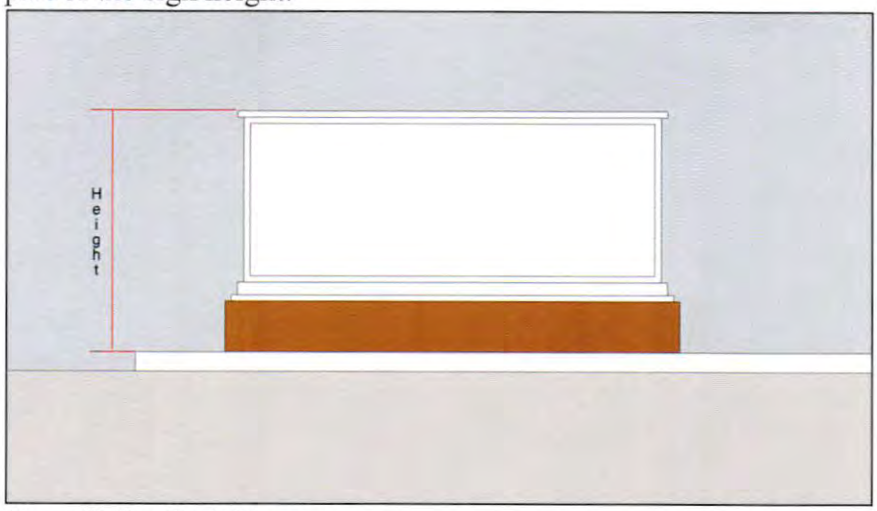

Figure 17: Sign Height Measurement

F. Sign Area Measurement.

1. The sign area for copy mounted or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy is measured as the area contained within the outside dimensions of the background panel or surface.

Figure 18: Sign Area Measurement

2. Where there are two or more faces, the sign area is measured as follows.

   a. Two Faces.

      (1) If the interior angle between the two (2) faces is 45° or less, the sign area is calculated as the area of one (1) face only;

(2) If the angle between the two (2) sign faces is greater than 45°, the sign area is calculated as the sum of the areas of the two (2) faces.

b. Three Or More Faces. The sign area of signs with three (3) or more faces is the sum of the areas of each of the faces.

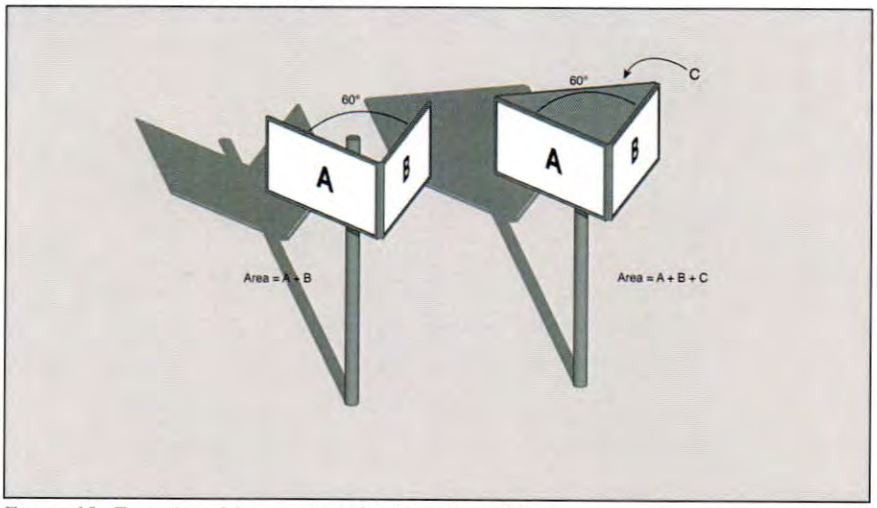

Figure 19: Face Area Measurement for Multi-Sided Signs

3. Spherical, Free-Form, Sculptural, and Other Non-Planar Signs. Sign area is calculated as the sum of the areas using only the four (4) vertical sides of the smallest rectangular prism that will encompass the sign, as illustrated in Figure 20.

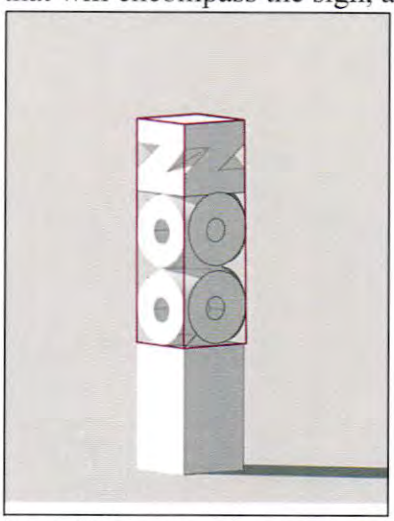

Figure 20: Face Area Measurement for Non-Planar Signs

4. Building-Mounted Sign Area.

a. Sign area for Building-Mounted Signs is the width multiplied by the height of a single rectangle, parallel with the ground, that contains all sign copy, illuminated cabinets, background panels, or contrasting colors, but does not include architectural elements.

b. The sign area includes all related sign elements on the same exterior wall or structure. Related sign elements have similar construction and are no more than five feet apart, measured horizontally or vertically.

Division 2 On-Premise Sign Standards

Section 400.1460 Design Standards

A. Sign Locations. Signs may not obscure architectural details or features.

B. Sight Distance. Signs may not be located within the 30-foot sight distance triangle as defined by Section 400.540: Corner Visibility.

Section 400.1470 Freestanding Signs

A. Freestanding Signs.

1. Sign Allowances. All uses must comply with the freestanding sign allowances listed in Table Section 400.1470.1.

Table Section 400.1470.1: Freestanding Sign Allowances

Standard	Residential	Multi-Tenant Residential	Mixed-Use Commercial	General Commercial	Industrial
Allowed	NR[1]	Yes	Yes	Yes	Yes
Permit Required	Yes	Yes	Yes	Yes	Yes
Type	Monument	Monument	Monument	Monument[2]	Monument[2]
Number (Max.)	1 per street frontage				
Height (Max.)	6 ft.	6 ft.	8 ft.	8 ft.[3]	8 ft.[3]
Area (Max.)	24s.f.	50 s.f.	50 s.f.	1 s.f. per 1 ft. of road frontage up to 150 s.f.	1 s.f. per 1 ft. of road frontage up to 150 s.f.
Sign Features					
Illumination	Indirect	Indirect	All types	All types	All types
Changeable	No	100%	100%	100%	100%
EMS	No	No	50%	50%	50%

Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only

Notes:
[1] Limited to nonresidential uses in residential districts. For additional standard for Residential Development Signs, refer to Paragraph B: *Permanent Residential Development Sign.*
[2] Pole signs are also allowed on lots adjacent to certain highways. Refer to Paragraph A.5.
[3] Sign height of up to 30 feet is allowed on lots adjacent to certain highways. Refer to Paragraph A.5.

2. Number of Freestanding Signs for Multi-Tenant Developments.

a. Multi-tenant developments may display the number and size of freestanding signs allowed in Table Section 400.1470.1 for the entire development.

b. Each tenant or occupant of a multi-tenant development may not display a separate freestanding sign.

3. Area. Double- and multi-fronted lots cannot combine allowances for the frontages into one (1) sign that exceeds the allowance for one (1) frontage.

4. Monument Signs Generally Required.

   a. When Table Section 400.1470.1 states the sign type is "monument," freestanding signs are limited to monument signs in the district.

   b. All monument signs require monument-type bases of masonry construction or materials that complement the primary structure on the lot or the prevailing character of the structures in the area.

5. Additional Allowances for Lots Adjacent to Specific Highways.

   a. The freestanding sign allowances are increased for lots in the General Commercial and Industrial sign districts that adjoin the right-of-way of the following highways:

      (1) Interstate 70;

      (2) Highway 370;

      (3) Highway 364; and

      (4) Highway 94 south of Interstate 70.

   b. Sign Types. Pole signs are allowed for qualifying lots.

   c. Sign Height. The sign height for qualifying lots is increased to a maximum of 30 feet.

6. Landscaping.

   a. Freestanding signs require a landscaped area equal to at least four (4) square feet for each square foot of sign area.

   b. The landscaped area shall consist of shrubs, ornamental grasses, groundcover, and mulch, pine straw, or other cover material surrounding the base of the sign and shall be separated from any parking areas by a six-inch high vertical concrete curb.

   c. Landscaped areas required by this Section shall comply with the standards of Section 400.700: *Parking Design Standards* and may also count towards the requirements for parking lot landscaping.

d. The Director may modify the requirement for a landscaped area if pre-existing circumstances would cause an undue burden on the ability to effectively use the property if the landscaped area were included.

B. Permanent Residential Development Sign.

1. Sign Allowances. All uses shall comply with the residential development sign allowances listed in Table Section 400.1470.2.

Table Section 400.1470.2: Allowances for Residential Development Signs	
Standard	**Residential Developments in All Districts**
Allowed?	Yes
Permit Required?	Yes
Type	Monument or attached to decorative feature
Number (Max.)	2 signs per entry drive
Height (Max.)	6 ft.
Sign Area (Max.)	50 sq. ft.
Sign Features	
Illumination	Indirect
Readerboard	No
EMS	No
Animated	No
Key: ft. = feet | s.f. = square feet	

2. Location.

a. Residential development signs are allowed on either side of a street providing direct access to the subdivision and serving as a major entry.

b. Where the development's road frontage incorporates decorative features, such as walls, gates, or fences, signs attached to a wall, or other appropriate features are allowed.

3. Landscaping. Residential development signs require a landscaped area equal to at least two (2) square feet for each square foot of sign area.

Section 400.1480 Building-Mounted Signs

A. Location Standards. A building-mounted sign shall not protrude beyond any property line for the lot on which the building is located.

B. Wall Signs.

1. Sign Allowances. All uses shall comply with the wall sign allowances listed in Table Section 400.1480.1.

Table Section 400.1480.1: Wall Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	NR[1]	Yes	Yes	Yes	Yes
Permit Required	Yes	Yes	Yes	Yes	Yes
Number (Max.)	1 per façade with a public entrance[2]				
Area (Max.)	10% of Façade Area up to 40 s.f.	10% of Façade Area up to 24 s.f.	10% of Façade Area up to 40 s.f.	10% of Façade	10% of Façade Area up to 500 s.f.
Sign Features					
Illumination	Indirect	Indirect	All types	All types	All types
Changeable	No	No	No	25%	No
EMS	No	No	No	25%	No
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					
Notes: [1] Limited to nonresidential uses in residential districts. [2] For additional standards for multi-tenant developments, see Section 400.1480.B.2.					

2. Number.

   a. Each wall of a building with a public entrance may display wall signs.

   b. Building-Mounted Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display a building-mounted sign on any façade where a public entrance is located.

      (2) A multi-tenant development with common entrances may display the number and size of building-mounted signs as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate building-mounted sign.

3. Sign Area.

   a. The sign area is allowed based on the façade area of the principal façade.

   b. The principal façade is a façade that faces a public street, private drive, or parking area and that includes a public entrance.

   c. Wall signs are allowed on any building elevation but may not exceed the total area allowance based on the principal façade.

C. Projecting Signs.

1. Sign Allowances. All uses shall comply with the projecting sign allowances listed in Table Section 400.1480.2.

Table Section 400.1480.2: Projecting Sign Allowances					
Standard	**Residential**	**Mixed-Use Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	No	Yes	Yes	Yes	Yes
Permit Required	N/A	Yes	Yes	Yes	Yes
Number (Max.)	N/A	1	1	1	1
Area (Max.)	N/A	1 s.f. per 1 ft. of façade width up to 24 s.f.	1 s.f. per 1 ft. of façade width up to 40 s.f.	1 s.f. per 1 ft. of façade width up to 40 s.f.	1 s.f. per 1 ft. of façade width up to 40 s.f.
Sign Features					
Illumination	N/A	Indirect	All types	N/A	N/A
Changeable	N/A	No	No	N/A	N/A
EMS	N/A	No	No	N/A	N/A
Key: ft. = feet | s.f. = square feet					

2. Number.

   a. A projecting sign is allowed as a substitute for a wall sign in districts where they are allowed. Projecting signs are not allowed in addition to wall signs.

   b. Each building may display one (1) projecting sign on the wall with the principal public entrance.

   c. Building-Mounted Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display a building-mounted sign on any façade where a public entrance is located.

      (2) A multi-tenant development with common entrances may display the number and size of building-mounted signs as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate building-mounted sign.

3. General Design Standards.

   a. Projecting signs shall not extend more than five (5) feet from the building.

   b. The lower edge of a projecting sign shall allow clearance of at least eight (8) feet from grade.

   c. The top edge of a projecting sign shall not exceed the roof line of the structure/building.

D. Awning Signs.

1. Sign Allowances. All uses shall comply with the awning sign allowances listed in Table Section 400.1480.3.

Table Section 400.1480.3: Awning Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	No	Yes	Yes	Yes	Yes
Permit Required	N/A	Yes	Yes	Yes	Yes
Number (Max.)	N/A	1	1	1	1
Area (Max.)	N/A	Lesser of 50% of Awning Face Area or 12 s.f. [1]	Lesser of 50% of Awning Face Area or 12 s.f. [1]	Lesser of 50% of Awning Face Area or 12 s.f. [1]	Lesser of 50% of Awning Face Area or 12 s.f. [1]
Sign Features					
Illumination	N/A	Indirect	Indirect	Indirect	N/A
Changeable	N/A	No	No	No	N/A
EMS	N/A	No	No	No	N/A
Key: ft. = feet | s.f. = square feet					
Notes: [1] The area of an awning sign is deducted from the overall wall sign allowance. See Section 400.1480.D.2.b.					

2. Number.

   a. Each building may display one (1) awning sign on the wall with the principal public entrance.

   b. An awning sign is allowed in addition to a wall sign in districts where they are allowed. However, the sign area for an awning sign is deducted from the sign area allowance for a wall sign on the same wall.

   c. Awning Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display an awning sign on any façade where a public entrance is located.

      (2) A multi-tenant development with common entrances may display one (1) awning sign as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate awning sign.

3. General Design Standards.

   a. Awning signs are only allowed on the ground-floor awnings.

   b. The lower edge of an awning shall allow clearance of at least eight (8) feet from grade.

E. Window Signs.

1. Sign Allowances. All uses shall comply with the window sign allowances listed in Table Section 400.1480.4.

Table Section 400.1480.4: Window Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	No	Yes	Yes	Yes	Yes
Permit Required	N/A	No	No	No	No
Number (Max.)	N/A	N/A	N/A	N/A	N/A
Area (Max.)	N/A	33%	50%	25%	25%
Sign Features					
Illumination	N/A	Indirect	Indirect	Indirect	Indirect
Changeable	N/A	No	No	Indirect	Indirect
EMS	N/A	No	No	No	Indirect
Key: ft. = feet | s.f. = square feet					

2. Number and Area. The number of window signs is not limited, but the cumulative area of all signs in each window shall not exceed the dimension standards for the sign area.

3. Design Standards. Window signs are only allowed on ground-floor windows.

F. Freestanding Canopy Signs.

1. Sign Allowances. All uses shall comply with the freestanding canopy sign allowances listed in Table Section 400.1480.5.

Table Section 400.1480.5: Freestanding Canopy Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	No	No	Yes	Yes	Yes
Permit Required	N/A	N/A	Yes	Yes	Yes
Number per Canopy Face (Max.)	N/A	N/A	1	1	1
Area (Max.)	N/A	N/A	25%	50%	50%
Sign Features					
Illumination	N/A	N/A	Indirect	Any	Any
Changeable	N/A	N/A	Yes	Yes	Yes
EMS	N/A	N/A	No	50%	50%
Key: ft. = feet | s.f. = square feet					

2. Area. Table Section 400.1480.5 expresses the area allowance for canopy signs as the maximum percentage that the sign may cover the face of the canopy where the sign is located.

Section 400.1490 Incidental Signs

A. Sign Allowances. All uses shall comply with the incidental sign allowances listed in Table Section 400.1490.1.

Table Section 400.1490.1: Incidental Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Perimeter Signs					
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No, unless lighted[1]	No, unless lighted[1]	No, unless lighted[1]	No, unless lighted[1]	No, unless lighted[1]
Setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Number (Max. per entrance/exit)	2	2	2	2	2
Height	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.
Area	2 s.f.	2 s.f.	2 s.f.	2 s.f.	2 s.f.
Illumination	Indirect[1]	Indirect[1]	Indirect[1]	Any[1]	Any[1]
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Small Interior Signs					
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	Yes	Yes	Yes
Setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Number	5 per lot	10 per acre	10 per acre	20 per acre	20 per acre
Height	N/A	N/A	6 ft.	6 ft.	6 ft.
Area	1 s.f.	1 s.f.	2 s.f.	2 s.f.	2 s.f.
Illumination	Indirect	Indirect	Indirect	Any	Any
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Large Interior Signs					
Allowed	No	No	No	Yes	Yes
Permit Required	N/A	N/A	N/A	Yes	Yes
Setback	N/A	N/A	N/A	30 ft.	30 ft.
Number	N/A	N/A	N/A	1 per lot	1 per lot
Height	N/A	N/A	N/A	6 ft.	6 ft.
Area	N/A	N/A	N/A	30 s.f.	30 s.f.
Illumination	N/A	N/A	N/A	Any	Any
Changeable	N/A	N/A	N/A	Yes	Yes
EMS	N/A	N/A	N/A	Yes	Yes
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					
Notes: [1] Illuminated incidental signs require a permit. See Section 400.1490					

B. Sign Setback

1. Generally. This Section regulates the location and size of incidental signs based on a sign setback that varies by district and incidental sign type. Figure 21: Incidental Sign Setbacks depicts the setbacks and locations for incidental signs.

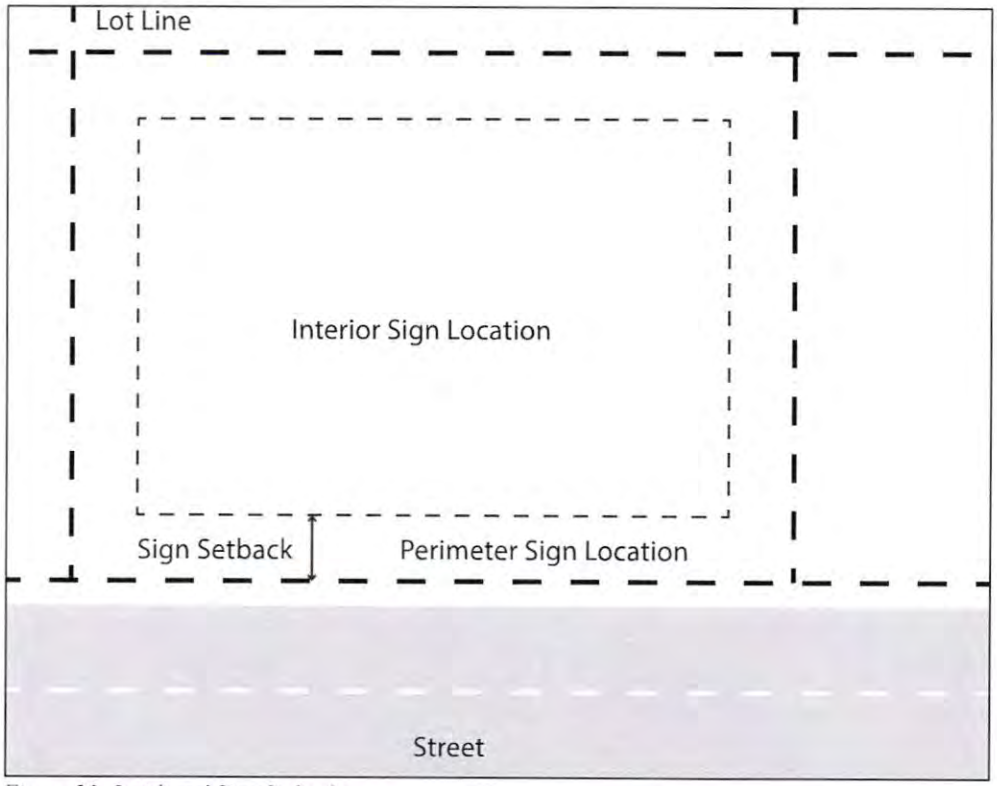

Figure 21: Incidental Sign Setbacks

2. Measurement. The sign setback is the setback from any property line and regulates the location and size of incidental signs. Table Section 400.1490.1 defines the applicable setback for each sign type and district.

3. Table Section 400.1490.1 defines the maximum number of perimeter incidental signs per entrance to a public street.

4. Perimeter signs are only allowed within 15 feet of a driveway entrance to a public street.

5. Illuminated perimeter signs require a sign permit.

C. Interior Incidental Signs.

1. Table Section 400.1490.1 defines the maximum allowances for small interior incidental signs based on the number of signs per lot or per acre. Examples of typical small incidental signs include house numbers, directional signs, and parking signs. The list of examples is provided to clarify the regulations and does not limit the content of incidental signs. The City will not review the content of incidental signs.

2. Table Section 400.1490.1 defines the allowances for large interior incidental signs based on the number of signs per lot. Examples of typical large incidental signs include occupant directories, drive-thru menus, and information kiosks. The list of examples is provided to

clarify the regulations and does not limit the content of incidental signs. The City will not review the content of incidental signs.

D. Design Standards.

1. Orientation of Large Incidental Signs. Large interior incidental signs that are illuminated or include electronic message signs shall be located in a manner that provides the least impact on adjacent or nearby land uses. Examples of techniques to limit the impact on adjacent property include locating the sign behind the principal building and screening the site with opaque shrubbery or fencing.

2. Materials and Design. Freestanding large incidental signs require:

   a. A monument base of masonry construction; and

   b. A landscaped area at the base of the sign equal to at least two (2) square feet for each square foot of sign area. The Director may reduce the required landscape area if, due to pre-existing circumstances, the required landscape area will cause an undue burden on the ability to effectively use the property.

E. Flags.

1. Sign Allowances. Flags shall comply with the standards in Table Section 400.1490.2: Flag Allowances.

Table Section 400.1490.2: Flag Allowances

Standard	Residential	Mixed-Use Residential	Mixed-Use Commercial	General Commercial	Industrial
Perimeter Signs					
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	No	No	No
Setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Number	3 per lot	3 per lot	3 per lot	5 per lot	5 per lot
Flagpole Height	N/A	N/A	N/A	N/A	N/A
Area	15 s.f.	15 s.f.	15 s.f.	15 s.f.	15 s.f.
Illumination	Indirect	Indirect	Indirect	Indirect	Indirect
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet					

2. Placement and Location.

   a. Display of flags is allowed on freestanding poles or poles attached to a building.

3. Maintenance. Flags require removal or replacement when they become torn, tattered, or faded.

Section 400.1500 Temporary Signs

A. Limitations on Temporary Signs. This Article prohibits or limits the use of several common temporary sign types, including pennants, streamers, balloons, strobe lights, beacons, feather signs, and inflatable signs.

B. Generally.

1. Sign Allowances. All uses shall comply with the temporary sign allowances listed in Table Section 400.1500.1.

Table Section 400.1500.1: Temporary Sign Allowances					
Standard	**Residential**	**Mixed-Use Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	No	No	No
Number	8	8	8	6	6
Height	3 ft.	3 ft.	8 ft.	8 ft.	8 ft.
Area	3 ft.	3 ft.	7 at 4 s.f. 1 at 32 s.f.	7 at 4 s.f. 1 at 32 s.f.	7 at 4 s.f. 1 at 32 s.f.
Duration for Display	90 days	90 days	90 days	90 days	90 days
Sign Features					
Illumination	No	No	No	No	No
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet					

2. Number. Table Section 400.1500.1: Temporary Sign Allowances defines the maximum limit for temporary signs:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display. The duration of display for all temporary signs shall not exceed 90 days or more per calendar year, measured cumulatively per sign, unless otherwise regulated by this Article.

C. Banners.

1. Sign Allowances. All uses shall comply with the banner sign allowances listed in Table Section 400.1500.2.

Table Section 400.1500.2:Banner Sign Allowances					
Standard	**Residential**	**Mixed-Use Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	NR	Yes	Yes	Yes	Yes
Permit Required	No	No	No	No	No
Number	1	1	1	1	1
Height	8 ft.	8 ft.	8 ft.	8 ft.	8 ft.
Area	32 s.f.	32 s.f.	32 s.f.	32 s.f.	32 s.f.
Duration for Display	30 days	30 days	30 days	30 days	30 days
Times Per Year	4	4	4	4	4
Sign Features					
Illumination	No	Indirect	Indirect	Indirect	Indirect
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					

2. Number. Table Section 400.1500.2: Banner Sign Allowances defines the maximum number of banner signs allowed at one (1) time:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display.

   a. The maximum duration for display of a banner is thirty (30) days.

   b. Banners are allowed up to four (4) times per calendar year.

4. Design Standards.

   a. Banner signs shall be attached securely to a building.

D. Inflatable Signs.

1. Sign Allowances. All uses shall comply with the allowances listed in Table Section 400.1500.3.

Table Section 400.1500.3: Inflatable Sign Allowances					
Standard	**Residential**	**Mixed-Use Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	Yes	Yes	Yes
Number	4	1	1	1	1
Height	32 ft.	32 ft.	32 ft.	32 ft.	32 ft.
Duration for Display	60 days	60 days	14 days	14 days	14 days
Times Per Year	4	4	4	4	4
Sign Features					
Illumination	Indirect or Internal	Indirect	Indirect	Indirect	Indirect
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet					

2. Number. Table Section 400.1500.3: Inflatable Sign Allowances defines the maximum number of inflatable signs allowed at one (1) time:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display.

   a. Table Section 400.1500.3: Inflatable Sign Allowances defines the maximum duration for the display of an inflatable sign for each district.

   b. Inflatable signs are allowed up to four (4) times per calendar year.

4. Design Standards.

   a. Inflatable signs require secure attachment to the ground by a cord, rope, cable, stakes, or a similar method.

   b. Inflatable signs are not allowed on the roof of a building or other structure.

Division 3 Superimposed District Sign Standards

Section 400.1510 General Standards for the Superimposed Districts

A. Approval Required.

1. Generally. Signs in the SMPD, HDD, FHD, and LMPD Superimposed Districts require a Certificate of Appropriateness from the HLPARB before their installation unless exempted from the permitting requirement by this Division.

2. EHP District. Signs in the EHP District require a Certificate of Appropriateness from the HLPARB if they are displayed on a building constructed before 1960, unless exempted from the permitting requirement by this Division.

B. Off-Premises Signs Prohibited. Off-premises signs are not allowed within the Superimposed Districts.

C. Design Standards for the Superimposed Districts. All lots in the Superimposed Districts must comply with the following design standards.

1. Sign Locations. Signs shall not obscure architectural details or features.

2. Sight Distance. Signs shall not be located within the 30-foot sight distance triangle as defined by Section 400.540: Corner Visibility.

3. Fluorescent Lights. Fluorescent lights are prohibited.

4. Neon Lights. Neon lights in any form, including neon signs, are prohibited.

D. Additional Design Standards for HDD and FHD Districts. All lots in the HDD and FHD Districts shall comply with the following additional design standards.

1. Sign Design. Signs shall utilize colors from the approved paint color chart adopted by the HLPARB or shall use colors with proven historical relevance that are approved by the HLPARB.

2. Sign Materials. Painted wood and metal are appropriate sign materials. Plastic should only be used in limited amounts or when disguised to look otherwise.

3. Letter sizes and styles should be compatible with the building.

Section 400.1520 Freestanding Signs in the Superimposed District

A. Sign Allowances. All uses in the Superimposed Districts shall comply with the freestanding sign allowances listed in Table Section 400.1520.1.

Table Section 400.1520.1: Freestanding Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes[2]	Yes[3]	Yes	Yes[2]	Yes
Permit Required	Yes	Yes	Yes	Yes	The general sign standards for the base district in Section 400.1450 apply.
Type	Pole	Any	Monument	Pole	
Number	1 per street frontage[4]	1 per street frontage	1 per street frontage[3]	1 per street frontage	
Height	6 ft.	6 ft.	6 ft.	6 ft.	
Area	.25 s.f. per 1 ft. of façade width up to 16 s.f.	.75 s.f. per 1 ft. of façade width for first 50 feet and .5 s.f. per 1 ft. of additional façade width	.75 s.f. per 1 ft. of façade width for first 50 feet and .5 s.f. per 1 ft. of additional façade width	.25 s.f. per 1 ft. of façade width up to 16 s.f.	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.f. = square feet					
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street must comply with the general sign standards in Section 400.1450. [2] Freestanding signs are only allowed on lots with a front setback of at least 15 feet. See Paragraph Section 400.1520.B.1. [3] Locations in the FHD may have a monument sign or a projecting sign but shall not have both. [4] Freestanding signs are only allowed on properties which front on Second Street or Third Street.					

B. Number of Freestanding Signs.

1. SMPD and LMPD Districts.

   a. Lots with a building having a front yard setback of at least 15 feet from the right-of-way may erect one (1) pole sign in a front yard.

   b. Lots with a front yard setback of less than 15 feet shall not have a freestanding sign.

   c. Buildings with public entrances not facing Main Street are allowed to erect a pole sign along South Main Street. However, if a pole sign currently exists on the lot, the occupant or tenant is only permitted to install a new sign face on the existing pole.

2. Sign Area.

   a. HDD and FHD Districts. Where there are two (2) or more frontages, the average façade width of the frontages shall determine the signage allotment under this formula.

3. Number of Freestanding Signs for Multi-Tenant Developments.

a. Multi-tenant developments may display the number and size of freestanding signs allowed in Table Section 400.1520.1 for the entire development.

b. Each tenant or occupant of a multi-tenant development shall not display a separate freestanding sign.

4. Sign Types.

a. Monument Signs.

(1) When Table Section 400.1520.1 states the sign type is "monument," freestanding signs are limited to monument signs in the district.

(2) All monument signs require monument-type bases of masonry construction or materials that complement the primary structure on the lot or the prevailing character of the structures in the area.

b. Pole Signs. When Table Section 400.1520.1 states the sign type is "pole," freestanding signs are limited to pole signs in the district.

c. Other Sign Types. When Table Section 400.1520.1 states the sign type is "any," pole signs and monument signs are allowed as freestanding signs.

Section 400.1530 Building-Mounted Signs in the Superimposed Districts

A. Wall Signs.

1. Sign Allowances. All uses shall comply with the wall sign allowances listed in Table Section 400.1530.1.

Table Section 400.1530.1: Wall Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	Yes	Yes	Yes	Yes	
Number (Max.)	1 per lot or tenant[2] 1 additional sign for buildings with a rear entry	1 per lot or tenant[2] 1 additional sign for buildings with a rear entry	1 per lot or tenant[2] 1 additional sign for buildings with a rear entry	1 per lot or tenant[2] 1 additional sign for buildings with a rear entry	
Area (Max.)	.75 s.f. per 1 ft. of façade width up to 16 s.f.	1 s.f. per 1 ft. of façade width	1 s.f. per 1 ft. of façade width	.75 s.f. per 1 ft. of façade width up to 16 s.f.	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.f. = square feet					

Table Section 400.1530.1: Wall Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450. [2] For additional standards for multi-tenant developments, see Paragraph Section 400.1530.A.2.c.					

2. Number.

   a. Generally. Single-use lots are allowed one (1) wall sign on the wall with the primary public entrance.

   b. Additional Allowance for Rear Entry Signs. One additional sign is permitted on the rear elevation of each building with a public entry at the rear of the building.

   c. Wall Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display a wall sign on any façade where a public entrance is located.

      (2) A multi-tenant development with common entrances may display the number and size of wall signs as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate wall sign.

3. Sign Area.

   a. Generally. The wall sign area allowance is based on the width in linear feet of the wall on which the sign is located, as measured at the foundation of the building.

   b. Additional Allowance for Rear Entry Signs. The maximum area of the rear elevation sign is 50% of the area allowed on the front. The area of the rear elevation sign counts toward the total sign area for the building.

4. Cumulative Area Allowances in the HDD and FHD Districts.

   a. Each building in the HDD and FHD Districts is permitted a cumulative maximum of all wall, projecting, awning and canopy, and window signs of one (1) square foot of sign per linear foot of façade frontage for the building.

   b. Multiple Frontages. Where a lot has two (2) or more street frontages, the average of the façade width of the facades facing the streets determines the sign allowance under this formula.

5. Design Standards. Wall signs are not allowed above second-story windows.

B. Projecting Signs.

1. Sign Allowances. All uses in the Superimposed Districts shall comply with the projecting sign allowances listed in Table Section 400.1530.2.

Table Section 400.1530.2: Projecting Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	Yes	Yes	Yes	Yes	
Number[2]	1	1	1[3]	1	
Area	0.3 s.f. per 1 ft. of façade width up to 5.5 s.f.	Included in Wall Sign Area	Included in Wall Sign Area	0.3 s.f. per 1 ft. of façade width up to 5.5 s.f.	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.f. = square feet					
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.150. [2] For additional standards for multi-tenant developments, see Section 400.1530.B.2. [3] Locations in the FHD may have a monument sign or a projecting sign but may not have both.					

2. Number.

   a. A projecting sign is allowed as a substitute for a wall sign. Projecting signs are not allowed in addition to wall signs.

   b. Projecting Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display a projecting sign on any façade where a public entrance is located.

      (2) A multi-tenant development with common entrances may display the number and size of projecting signs as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate projecting sign.

3. Sign Area for HDD and FHD Districts. In the HDD and FHD Districts, the projecting sign area is included in the calculation of the total area allowance for the building provided in Paragraph Section 400.1530.A.4.

4. General Design Standards.

   a. Projecting signs shall not extend more than five (5) feet from the building.

b. The lower edge of a projecting sign shall allow clearance of at least eight (8) feet from grade.

c. Projecting signs shall be attached by use of period-appropriate devices. Modern-looking chains, hooks, and other visible devices should be avoided.

d. A sign shall be installed in a workmanlike manner and hide from view such fixtures as guy wires, braces, angle irons, cables, nuts and bolts, brackets, mounting plates, conductors, transformers, conduits, raceways, and similar fixtures.

C. Awning and Canopy Signs.

1. Sign Allowances. All uses shall comply with the awning sign allowances listed in Table Section 400.1530.3.

Table Section 400.1530.3: Awning and Canopy Sign Allowances

Standard	SMPD	HDD	FHD	LMPD[1]	EHP
Allowed	No	Yes	Yes	No	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	N/A	Yes	Yes	N/A	
Number (Max.)	N/A	1	1	N/A	
Area (Max.)	N/A	Included in Wall Sign Allowance[1]	Included in Wall Sign Allowance[1]	N/A	
Sign Features					
Illumination	N/A	Indirect	Indirect	N/A	
Changeable	N/A	No	No	N/A	
EMS	N/A	No	No	N/A	

Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only

Notes:
[1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450. The area of an awning sign is deducted from the overall wall sign allowance. See Section 400.1480.D.2.b.

2. Number.

a. An awning sign is allowed in addition to a wall sign in districts where they are allowed.

b. Awning Signs for Multi-Tenant Developments.

(1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display an awning sign on any façade where a public entrance is located.

(2) A multi-tenant development with common entrances may display one (1) awning sign as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate awning sign.

3. Sign Area for HDD and FHD Districts. In the HDD and FHD Districts, the awning sign area is included in the calculation of the total area allowance for the building provided in Paragraph Section 400.1530.A.4.

4. General Design Standards.

   a. Awning signs are only allowed on ground-floor awnings.

   b. The lower edge of an awning shall allow clearance of at least eight (8) feet from grade.

D. Window Signs.

1. Sign Allowances. All uses shall comply with the window sign allowances listed in Table Section 400.1530.4.

Table Section 400.1530.4: Window Sign Allowances

Standard	SMPD	HDD	FHD	LMPD[1]	EHP
Allowed	No	Yes	Yes	No	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	N/A	No	No	N/A	
Number (Max.)	N/A	N/A	N/A	N/A	
Area (Max.)	N/A	Included in Wall Sign Area, but not to exceed 33% per window	Included in Wall Sign Area, but not to exceed 50% per window	N/A	
Sign Features					
Illumination	N/A	Indirect	Indirect	N/A	
Changeable	N/A	No	No	N/A	
EMS	N/A	No	No	N/A	

Key: ft. = feet | s.f. = square feet

Notes:
[1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450.

2. Number. The number of window signs is not limited, but the cumulative area of all signs in each window shall not exceed the area allowance for the panes of glass allocated to each tenant.

3. Sign Area for HDD and FHD Districts. In the HDD and FHD Districts, the permanent window sign area is included in the calculation of the total area allowance for the building provided in Paragraph Section 400.1530.A.4.

4. Design Standards. Window signs are only allowed on ground-floor windows.

Section 400.1540 Murals in the Superimposed Districts

A. Sign Allowances. Murals shall comply with the standards in Table Section 400.1540.1: Mural Allowances for Frenchtown Historic Commercial District (FHD).

Table Section 400.1540.1: Mural Allowances for FHD District	
Standard	**Allowance**
Allowed?	Yes
Permit Required?	Yes
Number (Max.)	1 per Building
Sign Area (Max.)	100% of One Secondary Wall
Height (Max.)	No Taller than Existing Wall
Features	
Illumination	Indirect
Changeable	No
EMS	No
Text (Max.)	10% of sign area

B. Materials and Design. A mural shall not include:

1. Mechanically produced or computer-generated prints or images, including digitally printed vinyl sheets and wraps;

2. Works containing electrical or mechanical components; or

3. Works that involve changing or moving images or components.

C. Placement and Location.

1. A mural shall only be located on a secondary exterior wall that does not have direct street frontage, unless the building is located on a corner lot.

2. Buildings on corner lots may display murals on a façade with street frontage that does not include the principal public entrance.

3. Murals are not allowed on brick or any other material that is considered contributing to a Historic Building that has not already been painted legally (either historically painted or based on approval by the Landmarks Board).

Section 400.1550 Incidental Signs in the Superimposed Districts

A. Sign Allowances. All uses shall comply with the incidental sign allowances listed in Table Section 400.1550.1.

Table Section 400.1550.1: Incidental Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	Yes	Yes	Yes	Yes	
Setback	N/A	N/A	N/A	N/A	
Number	1	1	2	1	
Height	N/A	N/A	N/A	N/A	
Area	Lesser of 100 s.i. per tenant or 400 s.i.	400 s.i.	400 s.i.	Lesser of 100 s.i. per tenant or 400 s.i.	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.i. = square inches					
[1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450.					

B. Perimeter Incidental Signs. Perimeter signs are allowed as provided based on the base districts in Section 400.1490.

C. Interior Incidental Signs.

1. Small Interior Incidental Signs. Small interior incidental signs are allowed as provided for the base districts in Section 400.1490.

2. Large Interior Incidental Signs. Large interior incidental signs are allowed as provided for the base districts in Section 400.1490.

D. Flags. Flags are allowed as provided for the base districts in Section 400.1490.

E. Prohibited Signs in the SMPD and LMPD Districts. Signs on umbrellas are prohibited in the SMPD and LMPD Districts.

Section 400.1560 Temporary Signs in the Superimposed Districts

A. Limitations on Temporary Signs. This Article prohibits or limits the use of several common temporary sign types, including pennants, streamers, balloons, strobe lights, beacons, feather signs, and inflatable signs.

B. Generally.

1. Sign Allowances. All uses shall comply with the temporary sign allowances listed in Table Section 400.1560.1.

Table Section 400.1560.1: Temporary Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	No	No	No	No	
Number	8	8	8	6	
Height	N/A	3 ft.	8 ft.	8 ft.	
Area	7 at 4 s.f. 1 at 16 s.f.	7 at 4 s.f. 1 at 16 s.f.	7 at 4 s.f. 1 at 16 s.f.	7 at 4 s.f. 1 at 16 s.f.	
Duration for Display	90 days	90 days	90 days	90 days	
Sign Features					
Illumination	No	No	No	No	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.f. = square feet					
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450.					

2. Number. Table Section 400.1560.1: Temporary Sign Allowances defines the maximum limit for temporary signs:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display. The duration of display for all temporary signs shall not exceed 90 days or more per calendar year, measured cumulatively per sign, unless otherwise regulated by this Article.

C. A-Frame Signs.

1. Sign Allowances. All uses shall comply with the A-frame sign allowances listed in Table Section 400.1560.1.

Table Section 400.1560.2: A-Frame Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD**	**EHP**
Allowed	No	Yes	Yes	No	No
Permit Required	N/A	No	No	N/A	N/A
Number	N/A	1	1	N/A	N/A
Height	N/A	4 ft.	4 ft.	N/A	N/A
Area	N/A	30 in. wide 48 in. tall	30 in. wide 48 in. tall	N/A	N/A
Duration for Display	N/A	Hours of Operation	Hours of Operation	N/A	N/A
Sign Features					
Illumination	N/A	No	No	N/A	N/A
Changeable	N/A	No	No	N/A	N/A
EMS	N/A	No	No	N/A	N/A

Table Section 400.1560.2: A-Frame Sign Allowances					
Standard	SMPD	HDD	FHD	LMPD	EHP
Key: ft. = feet | s.f. = square feet					

2. Number.

   a. Single-use lots may display one (1) A-frame sign for the principal public entrance.

   b. A-Frame Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display an A-Frame sign for the principal public entrance.

      (2) Multi-tenant developments with common entrances shall not display A-frame signs.

3. Use Standards.

   a. A-frame signs are not allowed closer than 25 feet from each other.

   b. The sign shall be located within 10 feet of the façade with the principal public entrance.

   c. The sign shall not interfere with pedestrian access.

   d. A-frame signs are only allowed during the hours of operation of the premises.

4. Design Standards.

   a. All A-Frame signs shall be constructed from wood, non-reflective metal or a non-reflective high-grade composite which mimics natural materials.

   b. Prohibited materials include, but are not limited to; plastics, PVC, vinyl, corrugated plastics, foam board or other non-natural materials unless the material mimics a natural material.

   c. A-Frame signs shall be matte or low-gloss finishes and shall not include reflective surfaces.

D. Banners.

1. Sign Allowances. All uses shall comply with the banner sign allowances listed in Table Section 400.1560.3.

Table Section 400.1560.3:Banner Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	Yes	No	No	Yes	
Number	1	1	1	1	
Height	N/A	8 ft.	8 ft.	N/A	
Area	32 s.f.	32 s.f.	32 s.f. for lots with up to 20,000 s.f. of floor area 96 s.f. for lots with less than 20,000 s.f. of floor area	32 s.f.	
Duration for Display	30 days	30 days	30 days	30 days	
Times Per Year	1	4	4	1	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	Indirect
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450.					

2. Number. Table Section 400.1560.3: Banner Sign Allowances defines the maximum number of banner signs allowed at one (1) time:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display.

   a. The maximum duration for display of a banner is thirty (30) days.

   b. Banners are allowed up to four (4) times per calendar year.

4. Design Standards.

   a. Banner signs shall be attached securely to a building.

E. Balloons.

1. Sign Allowances. All uses shall comply with the balloon allowances listed in Table Section 400.1560.4.

Table Section 400.1560.4: Balloon Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD**	**EHP**
Allowed	No	Yes	No	No	No
Permit Required	N/A	Yes	N/A	N/A	N/A
Number	N/A	No limit	N/A	N/A	N/A
Height	N/A	35 ft.	N/A	N/A	N/A
Duration for Display	N/A	7 days	N/A	N/A	N/A
Times Per Year	N/A	3	N/A	N/A	N/A
Sign Features					
Illumination	N/A	No	N/A	N/A	N/A
Changeable	N/A	No	N/A	N/A	N/A
EMS	N/A	No	N/A	N/A	N/A
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					

2. Number. Table Section 400.1560.4: *Balloon Allowances* does not limit the number of balloons allowed at one (1) time. Balloon permits are available:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display.

   a. Table Section 400.1560: Balloon Allowances provides seven (7) days as the maximum duration for the display of balloons.

   b. Balloons are allowed up to three (3) times per calendar year.

4. Design Standards.

   a. Balloons require secure attachment to a building by a cord, rope, cable, stakes, or a similar method.

   b. The display height of balloons may not exceed 35 feet.

Division 4 Billboards

Section 400.1570 General Standards

A. Districts Allowed. Billboards and electronic billboards are allowed as conditional uses in the zoning districts listed in Table Section 400.1570.1.

B. Approval Required. Billboards and electronic billboards require conditional use approval by the City Council following a recommendation by the Planning and Zoning Commission.

C. Dimension Standards. All billboards must comply with the billboard allowances listed in Table Section 400.1570.1.

Table Section 400.1570.1:Billboard Allowances	
Standard	**Allowance**
Districts Allowed	I-1, I-2, PD-C, PD-MU, C-3, C-3
Permit Required?	Yes
Number	1
Sign Area	672 s.f.
Sign Face Height	20 ft.
Sign Face Width	50 ft.
Total Height	45 ft.
Features	
Illumination	Indirect
Message Board	No
EMS	Yes
Key: ft. = feet | s.f. = square feet	

1. Measurement Standards.

   a. All dimension standards are measured inclusive of border, cutouts, extensions, projections, and trim but excluding the base, apron, supports, and other structural members.

   b. The area shall be measured by the smallest square, rectangle, triangle, circle, or combination of those shapes that will encompass the entire billboard.

2. Cutouts, extensions, and projections shall not exceed 25% of the area of the sign.

3. The maximum area limitation shall apply to each side of a billboard structure. Allowable billboard configurations are placed back-to-back, double-faced, or in V-type construction with no more than two (2) displays to each facing. A billboard structure with multiple facings or panels is considered as one (1) billboard.

4. The total height of the billboard is measured from the natural grade where the billboard is installed or the grade level of the centerline of the highway to which the sign is oriented, whichever is higher.

5. Billboards with EMS features must comply with the brightness and operation standards in Section 400.1440.C.4: *Sign Features*

Section 400.1580 Location and Spacing for Billboards

A. Location. Billboards and electronic billboards are only allowed within 660 feet of the edge of the pavement of the following highways:

1. Interstate Highway 70;

2. Missouri State Highways 94, 370, and 364.

B. Spacing and Separation Requirements.

1. Separation from Other Billboards.

a. The separation distance for a billboard is 10,000 feet from an existing billboard on either side of the highway.

b. However, the separation distance for a billboard on lots in the southeast quadrant of the intersection of two (2) Missouri State highways located in the C-2 zoning district is 4,000 feet on the same side of the State highway.

c. The separation distance for a billboard with electronic message features is 2,640 feet from an existing billboard with electronic message features on either side of the highway.

d. The separation distance is measured along the nearest edge of the pavement at points directly opposite the billboard along each side of the highway and applies to billboards located on either side of the highway in computing the distance between billboards.

2. Separation from Intersections.

a. The general separation distance for a billboard is 500 feet from an interchange or intersection between the highway and another highway or street.

b. However, the separation distance for lots in the southeast quadrant of the intersection of two (2) Missouri State highways located in the C-2 zoning district is 125 feet from an intersection or interchange.

c. A billboard is allowed within 500 feet of an interchange or intersection if it is affixed to or located adjacent to a building so that the billboard does not cause any greater obstruction of vision than caused by the building itself.

3. Separation from Residential Uses. The separation distance for a billboard is:

a. 250 feet from any structure within a residential zoning district; or

b. 100 feet from any structure used primarily as a dwelling unit in any other zoning district.

4. Separation from Historic Resources. The separation distance for a billboard is 300 feet from any property or district listed on the National Register of Historic Places, any National Historic Landmark, or any location officially designated by the City as a historic landmark or historic district.

5. Separation from Buildings.

   a. The separation distance for a billboard is 50 feet from any point of a building.

   b. However, the separation distance for lots in the southeast quadrant of the intersection of two (2) Missouri State highways located in the C-2 zoning district is 25 feet from any point of a building.

6. Separation from On-Premises Signs. The separation distance for electronic billboards is 250 feet from an existing freestanding on-premises electronic message sign.

C. Other Location Standards.

1. Billboards are not allowed on rocks, trees, or poles maintained by a public utility.

2. Billboards are exempt from front, side, and rear yard building setbacks for the district. However, Billboards require a 30-foot minimum setback from a road right-of-way.

3. Billboards are not allowed in the right-of-way of any road or on any slope or drainage easement for a road.

Section 400.1590 Replacement and Relocation of Billboards in the I-70 Corridor

A. Conversion of Billboard to Electronic Billboard. The owner of a billboard along the I-70 Corridor may apply for approval of a conditional use permit to relocate the billboard structure for conversion to an electronic billboard. The following conditions apply:

1. The property where the billboard is located is directly adjacent to the Interstate 70 right-of-way;

2. All existing billboards and freestanding on-premises electronic message signs and their supporting structures are permanently removed from the property where the electronic billboard is proposed before the issuance of a building permit for the electronic billboard;

3. No freestanding on-premises electronic message signs or billboards are allowed on the property upon which an electronic billboard is located;

4. The electronic billboard is proposed on the same lot as the existing billboard and is no further than 250 feet from the existing billboard being replaced;

5. The lot where the electronic billboard is proposed is at least five acres;

6. The electronic billboard complies with all provisions of this Article, except for the separation distance from other billboards in Section 400.1580.B.1.; and

7. The maximum number of sign faces or surfaces permitted on the electronic billboard is two (2).

B. Transfer of Electronic Billboard Conversion. The owner of a billboard who has received conditional use approval to replace a billboard with an electronic billboard and has not installed the electronic billboard may apply for approval of a conditional use permit to transfer the right to install the electronic billboard at a different location on a new billboard support structure. The following conditions apply:

1. The property where the originally approved billboard is located and the property where the relocated billboard is proposed are both adjacent to Interstate 70 right-of-way between the eastern limit of the City of St. Charles and the Interstate 70/ Highway 94 interchange;

2. All existing billboards and freestanding on-premises electronic message signs and their supporting structures are permanently removed from the lot where the electronic billboard is proposed before the issuance of a building permit for the electronic billboard;

3. Additional billboards and additional freestanding on-premises electronic message signs are not allowed on the lot after the electronic billboard is constructed;

4. The lot where the electronic billboard is proposed is at least three (3) acres;

5. The maximum sign area of the relocated billboard does exceed the lesser of the maximum sign area of the originally approved billboard or 672 square feet;

6. Upon approval of a conditional use permit for an I-70 corridor electronic billboard relocation, the original conditional use approval for an electronic billboard becomes null and void;

7. The new billboard structure and electronic billboard must comply with all provisions of this Article, except for:

   a. The separation distance requirements of Section 400.1580.B.1.;

   b. The Separation distance requirements of Section 400.1580.B.2.; and

   c. The height limitations of Section 400.1570.C.;

8. The maximum number of sign faces or surfaces permitted on a new billboard structure is two (2). If a conditional use approval to install only one (1) electronic billboard face is being transferred, a new billboard structure may only support one (1) electronic billboard face and one (1) additional face that is not considered to be electronic; and

9. The maximum total height of the new billboard structure does not exceed 65 feet above the natural grade where the billboard is installed or the grade level of the centerline of the highway to which the sign is oriented, whichever is higher.

Division 5 Administration and Enforcement

Section 400.1600 Sign Permits

A. Permits Required.

1. A sign permit is required to erect, install, relocate, modify, or change any sign within the City unless otherwise provided in this Article.

2. The term "modify" includes any change in or to an existing sign, its face, copy, colors, or supporting structures.

B. Conformity Required. Failure to conform to the conditions of a sign permit, including any conditions or stipulations attached to it by the Department of Community Development, HLPARB, or any applicable board, renders the permit void.

C. Filing Fee. Fees for sign permits are required in the amounts stated in Section 150.030: *Schedule of Fees, Fines, Costs, and Deposits*.

D. Scope of Permit. Sign permits include approval of electrical work. All electrical work shall comply with the Electrical Code.

E. Permit Procedures.

1. Applicants for sign permits shall apply on a form supplied by the City and shall submit the application to the Community Development Department.

2. The application requires one (1) set of drawings in digital or paper format as provided on the City's application, prepared to scale, of the proposed sign, including all of the following information:

a. The address of the site for the proposed signage, the applicant's name, the name of the business, the business address, business telephone number, and contractor information;

b. The configuration of the proposed signage listing the height, width, total square footage, method of attachment, and method of illumination, including details of the fixture and screening, and colors and materials;

c. A site plan showing the proposed locations of signs;

d. Building elevations showing proposed locations of signs; and

e. A detailed plan showing the size, quantity, and type of landscaping for freestanding signs.

F. Review of Sign Permit Applications.

1. The Director of Community Development or their designee shall review and approve or deny all sign permit applications required by this Article based on the standards of this Article.

2. In locations where HLPARB approval is required, the Director or their designee shall set the matter for consideration by the HLPARB at its next regular meeting and issue a decision on the application in conformance with the HLPARB's determination.

3. Sign permit applications shall not be reviewed until land use approval has been issued for the subject property. Applicants are advised that obtaining land use approval may require additional time if approvals from the Planning and Zoning Commission or City Council are necessary to establish compliance with applicable land use regulations.

G. Expiration of Sign Permit.

1. Construction of a sign requiring approval of a sign permit shall begin within 180 days of its approval by City staff, the HLPARB, or City Council and be complete and functioning within 240 days of the approval.

2. The permit for any sign that is not constructed within the required period is automatically revoked.

Section 400.1610 Master Sign Plans

A. Purpose. This Section describes the process for review of master sign plans for Planned Development Districts, which may require special signage consideration. In order to encourage superior design, quality and character, master sign plans allow for specialized review of signs and flexibility from standard signage requirements. If a master sign plan exists for a multi-lot development or subdivision, then individual lots within that subdivision or development shall not submit their own, separate master sign plan.

B. Applicability.

1. Planned Development Districts.

a. Master sign plans are not required for Planned Developments.

b. However, a master sign plan is required if the applicant proposes to vary the sign standards of this Article in the ordinance adopting the Planned Development District.

c. If the applicant elects to submit a master sign plan for a Planned Development District, the applicant shall submit it with the Preliminary Development Plan.

C. Contents. A master sign plan must include the following information:

1. An overall sign program with standards that address design, lighting, color, materials, and type and method of construction to ensure that all signs within the development are designed in a consistent and compatible manner;

2. A written statement with supporting, scaled graphics that include, for all freestanding and attached signs:

   a. Size, location, and number of all signs, including area, letter height, and height;

   b. Materials, styles (letter colors, background colors, text, fonts, etc.), and colors for all signs subject to the master sign plan, including the context of where signs are placed along any site frontage or on any façade;

   c. Type of illumination; and

   d. A design theme with illustrative examples of each sign type and the proposed general locations of each sign type.

3. A site plan and elevations identifying the location, number, setback, dimensional standards, and other design standards for all freestanding signs;

4. Standards for wall signs and other types of attached signs; and

5. Standards for any other proposed signage.

D. Review Process.

1. Planned Development Districts.

   a. The Planning and Zoning Commission shall review master sign plans and include recommendations to the City Council based on the following criteria:

      (1) Consistency or departure from this Article;

      (2) The compatibility of the proposed sign plan with other proposed district standards; and

      (3) The compatibility of the proposed sign plan with the community character.

b. In reviewing the recommendation of the Planning and Zoning Commission, City Council has legislative discretion to approve, modify, or deny the proposed master sign plan.

E. Amendment Procedure. A master sign plan may be amended. Amendments shall follow the process for a new submittal under this Section, unless it is determined to be minor by the Director of Community Development.

Section 400.1620 Maintenance

A. Maintenance Required. Failure to comply with the maintenance requirements of this Section constitutes a violation of this Article.

B. Sign Maintenance.

1. The owner or person in possession of a lot shall maintain all signs located on the lot.

2. The owner or person in possession of the lot shall maintain all signs so that they:

a. Continue to conform to the conditions imposed by the sign permit;

b. Substantially conform to its original condition without cracking, peeling, or fading of paint and other components; and

c. Are kept free of rust and rust stains.

C. Notice and Repair. The owner or person in possession of the property shall repair any damage to a sign or sign base within 60 days of notice.

D. Damage to Illuminated Signs. Any internally illuminated sign cabinets or sign panels that have been damaged shall remain unilluminated until repaired.

E. Removal of Hazardous Signs. Any sign that has been damaged to such an extent that it poses a hazard to passersby requires immediate repair or removal.

F. Maintenance of Required Landscaped Areas.

1. Maintenance Required. The owner or person in possession of a lot shall maintain any landscaped area required by this Article as a condition of the sign permit.

2. Maintenance Standards.

a. Maintenance includes, as appropriate, the provision of surface mulch, staking and guying, tree straightening, irrigation, fertilization, insect and disease control, pruning, mulching, and weeding.

b. The owner or person in possession of a lot shall keep all required landscaping free of litter and debris.

3. Replacement of Plants.

a. Any plants that die or are removed as a result of death, disease, or damage require replacement in a reasonable time with an equal number and similar species and size at the next appropriate growing season.

b. Failure to replace dead, damaged, or diseased plant material constitutes a violation of this Article.

Section 400.1630 Enforcement

A. Unauthorized Signs. City staff may remove unauthorized signs in the right-of-way or on public property without notice. City Staff may dispose of these signs within seven (7) days if they are not claimed.

B. Signs Erected In Violation Of This Article.

1. City staff shall give written notice for any sign otherwise erected or maintained in violation of this Article.

2. Upon failure to correct the violation, City staff shall enforce this Article in accordance with Zoning Code Article XVIII: *Violations and Penalties*.

C. Administration.

1. Enforcement.

a. The Department of Community Development is authorized and directed to enforce all of the provisions of this Article and perform the functions outlined for City staff within this Article.

b. Upon presentation of proper credentials, City staff may enter at reasonable times any building, structure, or premises in the City to perform any duty imposed upon them by this Article.

2. Violations.

a. Any person violating any of the provisions of this Article is guilty of an ordinance violation.

b. The owner of any sign, building, or premises where any sign or other object that violates this Article is placed or exists, and any person who has knowingly assisted in the commission of any violation is guilty of a separate offense.

Section 400.1640 Non-Conforming Signs

A. Non-Conforming Signs.

1. Any sign that lawfully exists at the time of enactment of this Article may remain until the sign is substantially altered or changed or until another sign is proposed as a replacement for the existing sign. The replacement sign requires conformance with all provisions of this Article.

2. A non-conforming sign that is damaged to the extent of more than 50% of its replacement cost value requires removal or alterations to ensure conformity with the provisions of this Article.

B. Non-Conforming Billboards.

1. A billboard that lawfully existed at the time of enactment of this article may remain if the owner maintains it in good repair as required by Section 400.1620.

2. A non-conforming billboard that is not maintained in good repair is subject to removal or alterations to conform with this Article if it is damaged to the extent of more than 50% of its replacement cost value.

Section 400.1650 Abandoned Signs

A. Abandoned Signs.

1. Any sign or sign support structure for a business, organization, tenant, or other occupant of a lot that ceases operations on the premises for a period of at least 30 days is considered abandoned.

2. The owner or person in possession of the lot shall remove abandoned signs and support structures from the premises.

B. Abandoned Billboards

1. A billboard is deemed abandoned when it:

a. Is not maintained in good repair as required by Section 400.1620; and

b. Does not include advertising information other than for the use of the billboard for a period of 120 continuous calendar days.

2. The owner of an abandoned billboard shall remove the abandoned billboard and the support structure.

SECTION 11. Section 400.1870 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.1870 Clothing Drop Boxes

A. Clothing drop boxes shall only be permitted in accordance with the requirements and conditions of this Section.

1. Only exempt organizations pursuant to 26 U.S.C. § 501 may place upon its property or sponsor a clothing drop box.

2. A clothing drop box shall not exceed six (6) feet in height, four (4) feet in width and four (4) feet in depth.

3. Clothing drop boxes shall be constructed of metal or wood and shall be secured at all times except when being emptied by its owner or sponsor.

4. Clothing drop boxes shall be located a minimum of twenty (20) feet from any driveway curb cut and outside any sight distance triangle as described in Section400.540. A clothing drop box shall not be located within any required street frontage buffer or landscape buffer, front, side or rear yard setback or in front of the front building line. A clothing drop box shall not encroach on any minimum required parking spaces.

5. No more than one (1) clothing drop boxes shall be permitted on site at any time.

6. Clothing drop boxes shall be emptied at least two (2) times per week or as often as necessary to prevent the contents from overflowing the box.

7. ~~Any sign or label affixed to a clothing drop box shall pertain only to the box or the sponsoring organization.~~ The name, address and telephone number of the owner shall be affixed to the box to enable the ownership of the box to be readily ascertained.

8. No clothing drop box shall be permitted in the South Main Preservation District, the Landmarks Preservation District, the Historic Downtown District, the Frenchtown Neighborhood District and the Commons Neighborhood District.

9. Site Plan Review. Any organization desiring to place or sponsor a clothing drop box shall submit to the Community Development Department:

   a. A site plan which adequately and accurately describes the location of the box which may consist of a "red-lined" portion of a previously approved site plan or plat, and

   b. A letter from the person who owns or has the right to possession of the property authorizing the use of the site as the location of a box.

10. Clothing drop boxes owned or operated by a for profit entity shall obtain and pay a business license fee pursuant to Chapter 605.

SECTION 12. Section 640.050 of the Code of Ordinances of the City of St. Charles, Missouri is hereby repealed as follows:

Section 640.050 ~~Advertising~~ (Reserved)

~~A. Signs Permitted. Only the following specified signs may be displayed in relation to a garage sale:~~

~~1. Two (2) Signs Permitted. Two (2) signs of not more than four (4) square feet shall be permitted to be displayed on the property of the residence where the garage sale is being conducted.~~

~~2. Directional Signs. Two (2) signs of not more than two (2) square feet each are permitted, provided permission to erect such signs is received from the property owners upon whose property such signs are to be placed.~~

~~B. Time Limitation. No sign shall be exhibited for more than two (2) days prior to the day such sale is to commence.~~

~~C. Removal Of Signs. Signs must be removed each day at the close of the garage sale activities or by the end of daylight, whichever first occurs.~~

SECTION 13 Section 665.070 of the Code of Ordinances of the City of St. Charles, Missouri is hereby repealed as follows:

Section 665.070. ~~Sign Restrictions~~ (Reserved)

~~A. Notwithstanding any other ordinance, code or regulation to the contrary, it shall be unlawful for the operator of any sexually oriented business or any other person to erect, construct or maintain any sign for the sexually oriented business~~

~~other than the one (1) primary sign and one (1) secondary sign as provided herein.~~

~~B. Primary signs shall have no more than two (2) display surfaces. Each such display surface shall:~~

~~1. Not contain any flashing lights;~~

~~2. Be a flat plane, rectangular in shape;~~

~~3. Not exceed seventy-five (75) square feet in area; and~~

~~4. Not exceed ten (10) feet in height or ten (10) feet in length.~~

~~C. Primary signs shall contain no photographs, silhouettes, drawings or pictorial representations in any manner and may contain only the name of the establishment.~~

~~D. Each letter forming a word on a primary sign shall be of solid color and each such letter shall be the same print type, size and color. The background behind such lettering on the display surface of a primary sign shall be of a uniform and solid color.~~

~~E. Secondary signs shall have only one (1) display surface. Such display surface shall:~~

~~1. Be a flat plane, rectangular in shape;~~

~~2. Not exceed twenty (20) square feet in area;~~

~~3. Not exceed five (5) feet in height and four (4) feet in width; and~~

~~4. Be affixed or attached to any wall or door of the enterprise.~~

~~F. The provisions of Subsection (B)(1) and Subsections (C) and (D) shall also apply to secondary signs.~~

~~G. Any sign erected prior to the enactment of this Chapter shall be considered a lawful non-conforming sign.~~

SECTION 14. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of St. Charles, Missouri, and the sections of this ordinance may be renumbered to accomplish such intention.

SECTION 15. This Ordinance shall be in full force and effect from and after the date of passage and approval.

Date Passed

Michael Galba, Presiding Officer

Date Approved by Mayor

Daniel J. Borgmeyer, Mayor

Approved as to Legal Form:

Attest:

Holly Magdziarz 6/10/2025

Holly Magdziarz, City Attorney Date

Kimberly Hudson, City Clerk

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI
May 20, 2025

The City Council convened in a Regular City Council Meeting on Tuesday, May 20, 2025 at 7:15 p.m. in the Council Chambers on the fourth floor of City Hall, 200 North Second Street, St. Charles, Missouri with President of the Council Michael Galba presiding. The Honorable Mayor Daniel J. Borgmeyer and Members of the Council were present as follows: Justin Foust, Brian Gould, Bart Haberstroh, Mark Hollander, Steve Hollander, Denise Mitchell, Vince Ratchford, Bill Otto and Mary West. Absent: None. City Clerk Kimberly Hudson was present and performed the duties of that office.
File #49361

The meeting was opened with the Invocation, those present standing in a moment of silence, and the Pledge of Allegiance to the Flag.

PRESENTATIONS/AWARDS/PROCLAMATIONS

2024-2025 City of St. Charles Preservation Awards

Taylor Moore, Preservation Planner and Steve Martin, Chairman of the Landmarks Board presented the following City of St. Charles Preservation Awards:
Joseph and Abbey Schneider, 718 Clark Street
Pam Russina and Joe Prohet of Flip This, LLC and 909 S. Fourth Street
Mr. Bret Staehling of Tidal Wave, LLC, the owners of Upshot Coffee Brake Shop and 816 North Kingshighway
Tom & Katy Smith and 126 N. Main Street.
Randy & Sylvia Schilling and 108 S. Main Street
Randy Schilling – Lifetime Achievement in Preservation Award
Homer Eugene Wood – In Memorial Award

A Proclamation Declaring May 18-24, 2025 as National Public Works Week in the City of St. Charles

The Honorable Mayor Daniel J. Borgmeyer presented a proclamation to Public Works Director

Jim Wright and employees of the Public Works Department declaring May 18-24, 2025 as National Public Works Week in the City of Saint Charles.

Mayor's Youth Advisory Task Force Presentation Relative to The Future of the City and The Farmers Market

Members of the Mayor's Youth Advisory Task Force, Lucy Voelkl and Kleyton Crate of St. Charles West High School, delivered a PowerPoint presentation outlining their vision for the Farmers Market. Gabi Matthews, also from St. Charles West High School, and Maddie Denker of Duchesne High School, presented a separate PowerPoint highlighting their perspective on the future of the City of St. Charles from a youth viewpoint.

PUBLIC COMMENT

Angela Curtis spoke in favor of Resolution 10.A.

Monta Wiggin spoke in support of First St. Charles UMC Showers of Blessing.

Bonnie Wendlandt spoke in favor of Resolution 10.A.

Roman Buddemeyer spoke relative to concerns with the homeless/Showers of Blessing at First St. Charles UMC.

Laura Sipes spoke relative to concerns with the homeless/Showers of Blessing at First St. Charles UMC.

Jan Beckman spoke in support of First St. Charles UMC Showers of Blessing.

Mike Baeten spoke in support of First St. Charles UMC Showers of Blessing.

Ted House spoke in support of First St. Charles UMC Showers of Blessing.

Casey Urkevich spoke in favor of Council Bill 13981 and Council Bill 13982.

Rita Wiggin spoke in support of First St. Charles UMC Showers of Blessing.

Arnie C. AC "Honest Abe" Dienoff spoke relative to several Council Bills/Ordinances.

REPORT OF THE MAYOR

Appointments to Boards/Commissions/Committees

A motion was made by VINCE RATCHFORD to approve the following appointments:

Board of Appeals

- The appointment of Scott Smith to fill the current vacancy designated for an engineer, for a term expiring May, 2028.

Plaza at Noah's Ark CID

- The appointment of David Schreiber to replace the position formerly held by Stephanie Webster to the Plaza of Noah's Ark CID Board of Directors with a term expiring May 1, 2029.
- The reappointment of Anthony Weeden to the board of directors of the Plaza at Noah's Ark CID with a four-year term expiring on May 1, 2029.
- The reappointment of Larry Dobrosky to the Board of Directors of the Plaza at Noah's Ark CID with a four-year term expiring on May 1, 2029.

BILL OTTO seconded the motion. A roll call vote was taken with the following results: "Aye": Galba, Gould, Haberstroh, M. Hollander, S. Hollander, Mitchell, Otto, Ratchford, West and Foust. "Nay": None. Absent: Motion passed.

File #49363

ANNOUNCEMENTS FROM COUNCILMEMBERS/MISCELLANEOUS

Councilmember Brian Gould invited the public, city staff, and fellow Councilmembers to attend the Memorial Day Ceremony on Monday, May 26, 2025, at 10:00 a.m. in the Boat House parking lot. He also recognized and thanked former Ward 7 Councilmember Michael Flandermeyer for generously sharing his time and talent by playing taps on his bugle at the ceremony each year.

Councilmember Mark Hollander announced that May 18–24, 2025, is National EMS Week and expressed his appreciation for EMTs and paramedics who provide lifesaving care across the

nation every day. He noted that the St. Charles community is served by the Fire Department, whose men and women fulfill both firefighting and EMS roles, and emphasized the importance of honoring their service. Councilmember Hollander also requested that Director of Administration Dobrosky follow up with Director of Community Development Zach Tusinger and the Community Development team to continue collaborating with the Administration and Ministry Teams at First St. Charles UMC, ensuring compliance with all City ordinances and codes—and encouraging those receiving ministry services to do the same.

Councilmember Denise Mitchell thanked the recipients of the St. Charles Preservation Awards for their investments in the community. She also expressed gratitude to the Awards Committee—Landmarks Board members Miki Beucke and Steve Martin—for their time and careful review of the nominated properties, to city staff member Amy Milstead for arranging and framing the awards, and to Taylor Moore for assisting the committee in preparing the evening's presentation. Councilmember Mitchell further acknowledged the Parks and Recreation Department for the beautiful new entrance to Wapelhorst Park, noting the fresh mulch and vibrant flowers, and shared how enjoyable it will be to watch them grow throughout the summer. She also announced her appointment to the Legislative Task Force for the St. Charles County Municipal League and invited the Administration and fellow Councilmembers to share any issues they would like her to advocate for on behalf of the City.

Councilmember Justin Foust announced that the Sister Cities Irish Festival will begin this weekend on Friday, May 23rd, at 6:00 p.m. in the Boat House parking lot. He also recognized the 7th-grade students from Borromeo School for their participation in Local Government Day—an initiative originally suggested to him by Representative Colin Wellenkamp. The students recently took part in Local Government Day activities at both City Hall and St. Charles County. Councilmember Foust thanked all the City Directors who helped make the event special and read letters from students expressing their gratitude for his involvement and the opportunity to experience local government firsthand. He then introduced Autumn Groeteke, a member of the

Junior Lions Club of St. Charles, and invited her to the podium. Autumn announced that the St. Charles Junior Jaycees will host a lemonade stand benefiting Missouri Jaycees Access Day on Saturday, May 24th, from 10:00 a.m. to 1:00 p.m. at the First Capitol Lions Hall, located at 520 N. Benton Ave. On behalf of the City Council, Councilmember Foust presented Autumn with a cash donation in support of her cause.

PUBLIC HEARING

There were no Public Hearings.

CONSENT AGENDA

A motion was made by DENISE MITCHELL to approve the Consent Agenda. VINCE RATCHFORD seconded the motion. A roll call vote was taken with the following results: "Aye": Gould, Haberstroh, M. Hollander, S. Hollander, Mitchell, Otto, Ratchford, West, Foust and Galba. "Nay": None. Absent: None. Motion passed.

A. Approval of Council Minutes and Reports

1. Regular City Council Meeting of May 6, 2025

File #49361

2. Public Hearing of May 6, 2025

File #49387

B. Receipt of Reports from Boards, Commissions and Committees

1. Main Street Special Business District Advisory Board Meeting of April 3, 2025

File #49374

2. Board of Adjustment Meeting of February 3, 2025

File #49391

3. Board of Adjustment Meeting of March 3, 2025

File #49391

4. Frenchtown Special Business District Advisory Board Meeting of April 10, 2025

File #49381

5. Veterans Commission Meeting Minutes of April 14, 2025

File #49386

6. Senior Citizen Advisory Commission of April 8, 2025

File #49373

C. Receipt of Director of Administration Reports

D. Approval of Contracts and Easements

1. Contract with Coe Equipment Inc. for the Purchase of a Hydro-Excavator Truck and Disposal of Existing Truck via Trade-In in an Amount Not to Exceed $481,227.99

C25-158

2. Contract with Joe Goddard Enterprises, LLC to Replace Three (3) Storm Warning Sirens in an Amount Not to Exceed $121,550.71

C25-159

3. Contract with Kolb Grading, LLC. for the Clark Street Storm Improvements in an Amount Not to Exceed $5,468,100.83

C25-163

4. Contract with Gershenson Construction Company Inc. for the Second Street Reconstruction Project in an Amount Not to Exceed $3,086,549.90

C25-161

5. Supplemental Agreement No. 4 with Crawford, Murphy, & Tilly, Inc. (CMT) to Provide Additional Engineering Services for the Main Street Extension Project in the Amount of $19,568.00 for a Total Contract Amount Not to Exceed $1,220,280.02

C23-288

6. Supplemental Agreement No. 2 with Midwest Service Group for the City Centre Complex Project in the Amount of $58,902.89 for a Total Contract Amount Not to Exceed $117,402.89

C25-061

7. Supplemental Agreement No. 1 with Reitz and Jens, Inc. for the Beaver Creek Court Bank Stabilization Project in the Amount of $44,000.00 for a Total Contract Amount Not to Exceed $124,000.00

C24-279

8. Acceptance of the Missouri Division of Tourism FY26 Cooperative Marketing Program Agreement in the Amount of $280,000

C25-164 /ORD24-119

9. Contract with SSM Medical Group Inc. to Provide Police and Fire Department Physicals for the City for a Term from January 1, 2025 through December 31, 2027 in an Amount Not to Exceed $658,044.00

C25-160

10. Contract with Golden Hour Data Systems, Inc. for Medical Billing Services for a Term of 36 Months in an Amount Not to Exceed $274,000

C25-162

E. Preliminary Plats

F. Miscellaneous

1. Receipt of the Annual Report for FY 2024 as Submitted by the Board of Directors of the Bogey Hills Plaza Community Improvement District

File #49390

2. Receipt of the Annual Report for FY 2024 as Submitted by the Board of Directors of the Elm & 370 Community Improvement District

File #49390

3. Receipt of the Annual Report for FY 2024 as Submitted by the Board of Directors of the 1st Capitol Drive Community Improvement District

File #49390

4. Receipt of the Annual Report for FY 2024 as Submitted by the Board of Directors of the South Fifth Street Community Improvement District

File #49390

5. Receipt of the Annual Report for FY 2024 as Submitted by the Board of Directors of the Veteran's Memorial Parkway Community Improvement District

File #49390

6. Receipt of the Annual Report for FY 2024 as Submitted by the Board of Directors of the Charlestowne Crossing Villas Community Improvement District

File #49390

7. Receipt of the Annual Report for FY 2024 as Submitted by the Board of Directors of the Elm Point Commons Community Improvement District

File #49390

8. Receipt of the Annual Report for FY 2024 as Submitted by the Board of Directors of the Fairgrounds Road Community Improvement District

File #49390

9. Receipt of the Annual Report for FY 2024 as Submitted by the Board of Directors of the Plaza at Noah's Ark Community Improvement District

File #49390

10. Receipt of the Annual Report for FY 2024 as Submitted by the Board of Directors of the Suits U Mexico Community Improvement District

File #49390

11. Receipt of the Annual Report for FY 2024 as Submitted by the Board of Directors of the 501 South Main Street Community Improvement District

File #49390

12. Report of the Court Administrator of Monies Collected and Deposited – April, 2025

File #49390

ITEMS REMOVED FROM THE CONSENT AGENDA

No items were removed from the Consent Agenda.

RESOLUTIONS

A RESOLUTION EXPRESSING SUPPORT FOR THE DESIGNATION OF THE FIRST FRIDAY IN JUNE AS "NATIONAL GUN VIOLENCE AWARENESS DAY" TO HONOR AND REMEMBER ALL VICTIMS AND SURVIVORS OF GUN VIOLENCE AND TO DECLARE THAT WE AS A COUNTRY MUST DO MORE TO END THIS PUBLIC HEALTH CRISIS *(SPONSORS: VINCE RATCHFORD, MICHAEL GALBA, MARK HOLLANDER, DENISE MITCHELL, JUSTIN FOUST, STEVE HOLLANDER, BRIAN GOULD MARY WEST, BILL OTTO AND BART HABERSTROH)*

Councilmember Vince Ratchford spoke relative to the Resolution on this evening's agenda expressing support for National Gun Violence Awareness Day, thanking the residents who bring this to us each year giving us the chance to show our support and to participate by allowing us to speak on this topic. He thanked all members of the Council for sponsoring this Resolution and for the residents being here this evening.

Councilmember Bill Otto thanked Councilmember Ratchford for bringing the Resolution to show support for National Gun Violence Awareness Day to us and he thanked the residents supporting this effort for being here this evening.

Passed "Aye": Haberstroh, M. Hollander, S. Hollander, Mitchell, Otto, Ratchford, West, Foust, Galba and Gould

"Nay": None

Absent: None

Approved by the Honorable Mayor on May 21, 2025 and is known as Resolution **R25-011**

BILLS FOR FINAL PASSAGE

BILL 13976

AN ORDINANCE AMENDING ORDINANCE NUMBER 24-154 BY AMENDING CERTAIN REVENUE, EXPENDITURE, AND FUND BALANCE ACCOUNTS FOR THE BUDGET FOR THE FISCAL YEAR 2025 (BUDGET AMENDMENT #6) *(SPONSOR: BART HABERSTROH)*

Passed "Aye": M. Hollander, S. Hollander, Mitchell, Otto, Ratchford, West, Foust, Galba, Gould and Haberstroh

"Nay": None

Absent: None

Approved by the Honorable Mayor on May 21, 2025 and is known as Ordinance **25-042**

BILL 13977

AN ORDINANCE AMENDING CHAPTER 400 OF THE ZONING CODE OF THE CODE OF ORDINANCES, SPECIFICALLY SECTIONS 400.110, 400.240 AND 400.250 FOR THE MAXIMUM NUMBER OF BUILDINGS ON AN INDUSTRIAL LOT *(SPONSOR: MICHAEL GALBA)*

Passed "Aye": M. Hollander, S. Hollander, Mitchell, Otto, Ratchford, West, Foust, Galba, Gould and Haberstroh

"Nay": None

Absent: None

Approved by the Honorable Mayor on May 21, 2025 and is known as Ordinance **25-043**

BILL 13978

AN ORDINANCE AMENDING CHAPTER 120 OF THE CODE OF ORDINANCES TO REFLECT THE INNOVATION AND TECHNOLOGY DEPARTMENT AND SPECIAL EVENTS AND COMMUNICATIONS DEPARTMENT BY AMENDING ARTICLE XII AND SECTION 120.250, AND ENACTING A NEW ARTICLE XIV AND SECTION 120.290 *(SPONSOR: MICHAEL GALBA)*

Passed "Aye": M. Hollander, S. Hollander, Mitchell, Otto, Ratchford, West, Foust, Galba, Gould and Haberstroh

"Nay": None

Absent: None

Approved by the Honorable Mayor on May 21, 2025 and is known as Ordinance **25-044**

BILL 13979

AN ORDINANCE AMENDING SECTION 600.170 OF THE CODE OF ORDINANCES TO UPDATE THE TEN (10) DAY PERIOD LANGUAGE FOLLOWING THE SUBMISSION OF A LIQUOR LICENSE RENEWAL APPLICATION AND ITS APPROVAL *(SPONSOR: MICHAEL GALBA)*

Passed "Aye": M. Hollander, S. Hollander, Mitchell, Otto, Ratchford, West, Foust, Galba, Gould and Haberstroh

"Nay": None

Absent: None

Approved by the Honorable Mayor on May 21, 2025 and is known as Ordinance **25-045**

BILL 13980

AN ORDINANCE AMENDING THE CODE OF ORDINANCES BY REPEALING SECTION 400.310 OF THE ZONING CODE PERTAINING TO RESIDENTIAL PERMIT PARKING DISTRICTS, AMENDING CHAPTER 350 OF THE TRAFFIC CODE TO ENACT A NEW ARTICLE AND SECTION 350.430 ESTABLISHING

RESIDENTIAL PERMIT PARKING ZONES, AND OTHER RELATED CODE AMENDMENTS *(SPONSORS: MICHAEL GALBA AND BART HABERSTROH)*

Passed "Aye": M. Hollander, S. Hollander, Mitchell, Otto, Ratchford, West, Foust, Galba, Gould and Haberstroh

"Nay": None

Absent: None

Approved by the Honorable Mayor on May 21, 2025 and is known as Ordinance **25-046**

BILL 13981

AN ORDINANCE APPROVING A PETITION TO ESTABLISH A COMMUNITY IMPROVEMENT DISTRICT; ESTABLISHING THE SOUTHPOINTE COMMUNITY IMPROVEMENT DISTRICT AS A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI; AND AUTHORIZING THE CITY OF ST. CHARLES, MISSOURI, TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH *(SPONSOR: MARY WEST)*

Passed "Aye": M. Hollander, S. Hollander, Mitchell, Otto, Ratchford, West, Foust, Galba, Gould and Haberstroh

"Nay": None

Absent: None

Approved by the Honorable Mayor on May 21, 2025 and is known as Ordinance **25-047**

BILL 13982

AN ORDINANCE AUTHORIZING THE CITY OF ST. CHARLES, MISSOURI, TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (SOUTHPOINTE DEVELOPMENT PROJECT), SERIES 2025, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF ACQUIRING, CONSTRUCTING AND IMPROVING AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY; APPROVING A PLAN FOR THE PROJECT; AND AUTHORIZING THE CITY TO

ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH *(SPONSOR: MARY WEST)*

Councilmember Vince Ratchford requested a separate vote on Council Bill 13982.

A motion was made by VINCE RATCHFORD to amend the table on page 4 of Exhibit A of Council Bill 13982 to read as follows:

	Sales Tax	Use Tax	Total
State of Missouri	$723,530	$356,370	$1,079,900
St. Charles County	$74,950	$365,950	$440,900
City of St. Charles	$40,896	$470,304	$511,200
Total	$839,376	$1,192,624	$2,032,000

DENISE MITCHELL seconded the motion. A roll call vote was taken with the following results "Aye": S. Hollander, Mitchell, Otto, Ratchford, West, Foust, Galba, Gould, Haberstroh, and M. Hollander. "Nay": None. Motion passed.

The City Clerk announced Council Bill 13982 will be held over to the June 3, 2025 Regular City Council meeting for final passage.

BILL 13983

AN ORDINANCE AMENDING SECTION 620.020 RELATED TO THE LICENSE TAX – TOURISM TO CLARIFY THAT GASOLINE WILL NOT BE SUBJECT TO THE TAX *(SPONSOR: MICHAEL GALBA)*

Passed "Aye": M. Hollander, S. Hollander, Mitchell, Otto, Ratchford, West, Foust, Galba, Gould and Haberstroh

"Nay": None

Absent: Otto and West

Approved by the Honorable Mayor on May 21, 2025 and is known as Ordinance **25-048**

BILLS FOR INTRODUCTION

The following Council Bills were introduced.

BILL 13984

AN ORDINANCE AUTHORIZING A COOPERATIVE AGREEMENT BETWEEN BOONE COUNTY, MISSOURI, AND THE CITY OF ST. CHARLES, MISSOURI FOR ASSISTANCE WITH SELECTION AND PROCUREMENT OF A DOG (K-9) AND FOR TRAINING OF THE K-9 AND HANDLER IN AN AMOUNT NOT TO EXCEED $2,000.00 *(SPONSORS: MARY WEST, MARK HOLLANDER AND DENSIE MITCHELL)*

Councilmembers Vince Ratchford, Bill Otto and Michael Galba requested their names be added as sponsors to Council Bill 13984.

BILL 13985

AN ORDINANCE AMENDING ORDINANCE NUMBER 24-154 BY AMENDING CERTAIN REVENUE, EXPENDITURE, AND FUND BALANCE ACCOUNTS FOR THE BUDGET FOR THE FISCAL YEAR 2025 (BUDGET AMENDMENT #7) *(SPONSOR: BART HABERSTROH)*

ITEMS FOR COUNCIL ACTION

Election of President and Vice President of the City Council

Ballots were distributed for the election of President of the City Council. The ballots were counted with the following results: Michael Galba – 10. The City Clerk announced Michael Galba has been elected as President of the Council.

File #49392

Ballots were distributed for the election of the Vice-President of the City Council. The ballots were counted with the following results: Mark Hollander – 10. The City Clerk announced Mark Hollander has been elected as Vice-President of the Council.

File #49392

At 8:36 p.m., VINCE RATCHFORD made a motion to adjourn into closed session pursuant to RSMo 610.021(1) and RSMo 610.021(12), as amended. MARK HOLLANDER seconded the

motion. A roll call vote was taken with the following results: "Aye": Mitchell, Ratchford, West, Foust, Galba, Gould, Haberstroh, M. Hollander and S. Hollander. "Nay": Otto. Absent: None. Motion passed.

The closed portion of the Regular Council Meeting adjourned at 9:19 p.m.

At 9:20 p.m., a motion was made by VINCE RATCHFORD to adjourn the Regular City Council meeting. MARK HOLLANDER seconded the motion. A roll call vote was taken with the following results: "Aye": Ratchford, West, Foust, Galba, Gould, Haberstroh, M. Hollander, S. Hollander, Mitchell and Otto. "Nay": None. Motion passed.

_____

Date Approved

_____ _____

Kimberly Hudson, City Clerk Michael Galba, Presiding Officer

MEETING SUMMARY

MAIN STREET SPECIAL BUSINESS DISTRICT ADVISORY BOARD
Thursday, May 1, 2025 4:00 PM
Conference Room A, City Hall
200 N. Second Street, Saint Charles, Missouri

Members Present:
Joe Ancmon, Vice Chair
Amy Senter
Keith Lester
Chip Bates
Mark Hollander, Council Liaison

Staff Members Present:
Taylor Moore, Preservation Planner
Jessica Ferguson, Business Coordinator
Beth Norviel, Comm. & Media Director
Erica Pospisil, Assistant Comm. Director
Ed Akers, Communications Manager
Ryan Nacke, PD
Daryl Hampel, Public Works
John Boyer, Assistant CD Director

Call to Order and Call the Roll – Joe Ancmon called the meeting to order. There were Five (5) members present, enough for a quorum. Taylor Moore conducted roll call.

Pledge of Allegiance – Joe Ancmon led the Pledge of Allegiance.

Minutes – Meeting minutes were needing approval for the April 2025 Special Business District Meeting. Keith Lester made a motion to approve the minutes as submitted. CM Mark Hollander seconded the motion. All were in favor (5-0).

Correspondence – No correspondence.

Police Report for Main Street – Officer Ryan Nacke gave reports for Main Street over the past month.

Report from Communications Dept. – Beth Norviel introduced Erica Pospisil as the new Assistant Director of the Communications Department. The Communications Department will now be filling the role on the Board the CVB formally had. Beth Norviel discussed the upcoming Taco Festival this upcoming weekend at the Lewis & Clark Boathouse parking lot. An update on the success of the Farmers Market's new location on North Main Street was also discussed.

Visitor's Comments – Tony Bethman with Tony's on Main was present to ask questions regarding the Farmers Market's relocation.

Current Operating Budget – Taylor Moore presented the operating budget. Keith Lester made a motion to approve the budget, Chip Bates seconded the motion. All were in favor (5-0).

Berthold Square – Daryl Hampel discussed the bid for the Berthold Square clock.

Funding Requests – The quote for three new trash barrels on South Main was larger than the previously approved amount of $800.00 and totaled $1,200.00. Keith Lester made a motion to approve the remaining funds for the new barrels on South Main. Chip Bates seconded the motion. All were in favor (5-0).

Main Street Maintenance Items – The Board discussed maintenance concerns on the street. Specifically, gum build up on sidewalks and unpainted light posts. Daryl Hampel to report back on updates for both of these.

New Business – No new business.

Report from City Council Liaison – CM Hollander discussed the two new Council Members who were recently appointed.

Other Information from Staff – Next meeting will be held June 5, 2025 at 4:00pm.

Adjournment – CM Mark Hollander made a motion to adjourn, Keith Lester seconded. All were in favor (5-0). The meeting ended at 5:14pm.

Jodi Devonshire, Chair

6-5-25
Date

PLANNING AND ZONING COMMISSION - MINUTES
May 12, 2025
City Hall – Council Chambers
200 N Second Street, 4th Floor
St. Charles, MO 63301

MEMBERS PRESENT:
Julie Bartch, Vice-Chair
Missy Palitzsch, Secretary
Adriana Perrone
Mayor Dan Borgmeyer
Michael Galba, City Council Liaison
Shawn Luesse
Lindsey Devereux

MEMBERS ABSENT
Tyson King
Keith Liston

STAFF PRESENT:
John Boyer, Assist. Director of C.D./Planning Manager
Lara Berry, Planner
Madelyn Brown, Planner

A regular meeting of the St. Charles Planning and Zoning Commission was held on **Monday, May 12, 2025**, beginning at 6:00 p.m. on the fourth floor of City Hall Chambers, 200 North Second Street, St. Charles, Missouri.

The meeting was called to order by Vice-Chair, Julie Bartch at 6:00 p.m. Secretary, Missy Palitzsch took roll. Those in attendance are noted above.

1. Call to order and the roll.

2. The Pledge of Allegiance.

3. Approve the minutes of the April 14, 2025 Planning and Zoning Commission meeting.

   Mayor Borgmeyer made a motion to approve the minutes. Missy Palitzsch seconded the motion. All were in favor. The minutes were approved.

PUBLIC HEARING: Conditional Use

4. Case No. CU-2025-08. (Eric Peters – Upshot Coffee) An application for Conditional Use Permit per §400.210(C)(1)(a) for Liquor Sales associated with a coffee shop/restaurant use within "C-1/EHP" Neighborhood Business District within the Extended Historic Preservation District located at 816 N Kingshighway Street. The subject property is located in Ward 1.

   Planner Madelyn Brown provided the Commission with an overview of the Conditional Use Permit request. The applicant addressed the Commission. The public hearing for the application opened with four (4) speakers from the public. Generally, the speakers had concerns with parking, noise, liquor sales, late hours of operation, strangers, lighting, and the impact on the neighborhood from the use. Missy Palitzsch made a motion to close the public hearing. Shawn Luesse seconded the motion. All were in favor and the public hearing closed. Missy Palitzsch made a motion to forward the Conditional Use application, with the following conditions:

   1. **This conditional use permit for a liquor sales associated with a restaurant use is issued to the applicant (Eric Peters) and business (Upshot Coffee) only for the property located at 816 N Kingshighway Street and is not transferable to another location and/or tenant/business.**
   2. **Approval of this Conditional Use is not approval of a liquor license. A liquor license shall be approved by the City Council prior to any liquor sales.**
   3. **Liquor sales shall not occur independent of the primary business use and shall only be accessory to the submitted coffee shop/restaurant use.**
   4. **Non-compliance with any building codes, property maintenance codes, fire codes, noise control codes, ordinances concerning disturbances or conditions of this approval is grounds for**

revocation of the conditional use approval.

5. **Violations of Chapter 600 dealing with Liquor/Alcoholic Beverages may be grounds for revocation of this Conditional Use.**
6. **The business shall cease operations no later than 8:00 p.m. daily.**

Mayor Borgmeyer suggested that a 6th condition (listed above) be added to the approval. The Commission agreed. Councilmember Galba seconded the motion. The Conditional Use application will be forwarded to the City Council with a favorable recommendation (6 In Favor, 1 Opposed) at their June 3, 2025 meeting.

PUBLIC HEARING: Conditional Use

5. Case No. CU-2025-09. (Cory King & Bill Barnes – Side Project Brewing) An application for Conditional Use Permit per §400.210(C)(1)(a) for Liquor Sales and §400.290(C)(6) and Microbrewery use within the "FD/FPD" Frenchtown District within the Frenchtown Preservation District located at 1001 and 1005 N 2nd Street. The subject property is located in Ward 1.

Planner Brown provided the Commission with an overview of the Conditional Use Permit request. The applicant addressed the Commission. The public hearing for the application opened with one (1) speaker from the public. Generally, the speaker was supportive of the project. Mayor Borgmeyer made a motion to close the public hearing. Missy Palitzsch seconded the motion. All were in favor and the public hearing closed. Missy Palitzsch made a motion to forward the Conditional Use application, with the following conditions:

1. **This conditional use permit for a liquor sales associated with a restaurant use is issued to the applicant (Cory King and Bill Barnes) and business (Side Project Brewing) only for the property located at 1001 and 1005 N 2nd Street and is not transferable to another location and/or tenant/business.**
2. **Approval of this Conditional Use Permit is not approval of a liquor license. A liquor license shall be approved by the City Council prior to any liquor sales.**
3. **This establishment shall maintain the occupancy limitation as established by the Fire Marshal.**
4. **Any change to the submitted proposal, including but not limited to hours of operation, expansion of use, etc. may require additional City approval.**
5. **Non-compliance with any of the building codes, property maintenance codes, fire codes, noise control regulations or conditions of this approval is grounds for revocation of the conditional use approval.**
6. **Violations of Chapter 600 dealing with Liquor/Alcoholic Beverages may be grounds for revocation of this Conditional Use.**

Lindsey Devereux seconded the motion. The Conditional Use application will be forwarded to the City Council with a favorable recommendation (7 In Favor, 0 Opposed) at their June 3, 2025 meeting.

PUBLIC HEARING: Conditional Use

6. Case No. CU-2024-13. (Hung Ung – Viet Pho) An application to amend a Conditional Use Permit per §400.220(C)(1)(a) for liquor sales associated with the expansion of a restaurant use within "C-3/WHPD" Highway Business District within the Wellhead Protection District located at 3128 Elm Point Industrial Dr. The subject property is located in Ward 7.

Planner Lara Berry provided the Commission with an overview of the Conditional Use Permit request. A representative of the applicant addressed the Commission. The public hearing for the application opened with no speakers from the public. Missy Palitzsch made a motion to close the public hearing. Mayor Borgmeyer seconded the motion. All were in favor and the public hearing closed. Missy Palitzsch made a motion to forward the Conditional Use application, with the following conditions:

1. **This conditional use permit for liquor sales and expanded restaurant space is issued to the applicant (Hung Ung) and business (Viet Pho) only for the property located at 3132 Elm Point Industrial Drive only and is not transferable to another location and/or tenant/business.**
2. **Approval of this Conditional Use Permit is not approval of a liquor license. A liquor license is required prior to any liquor sales.**
3. **Liquor sales shall not occur independent of the primary business use and shall only be accessory to the submitted restaurant use.**
4. **Non-compliance with any building codes, property maintenance codes, fire codes or conditions of this approval is grounds for revocation of the conditional use approval.**
5. **Violations of Chapter 600 dealing with Liquor/Alcoholic Beverages may be grounds for revocation of this Conditional Use.**
6. **The business shall comply with all provisions of the City's Sign Code, including regulations for temporary signage. Non-compliance may be grounds for revocation of this Conditional Use.**

Councilmember Galba seconded the motion. The Conditional Use application will be forwarded to the City Council with a favorable recommendation (7 In Favor, 0 Opposed) at their June 3, 2025 meeting.

PUBLIC HEARING: Rezoning/Annexation

7. Case No. Z-2025-04. (CRG Cumulus, LLC) An application to annex and establish the zoning for an overall 144.25-acres (more or less) from St. Charles County "A" Agricultural District and St. Charles County "I1" Light Industrial to the City of St. Charles "I-1" Light Industrial District and City of St. Charles "I-1/WHP" Light Industrial District and within the Wellhead Protection District. The subject properties are generally located on the north and south sides of Highway 370 and between Huster Road and Harry S Truman Boulevard. The subject properties will be located in Wards 6, 7 & 8 upon annexation.

   Planner Berry provided the Commission with an overview of the Annexation and Establishment of Zoning requests. A representative of the applicant addressed the Commission. The public hearing for the application opened with one (1) speaker from the public. Generally, the speaker was concerned for the potential land use. Missy Palitzsch made a motion to close the public hearing. Lindsey Devereux seconded the motion. All were in favor and the public hearing closed. Two (2) separate motions were made: 1) Missy Palitzsch made a motion to forward the Petition for Annexation, as submitted. Lindsey Devereux seconded the motion. The Annexation application will be forwarded to the City Council with a favorable recommendation (7 In Favor, 0 Opposed) and 2) Missy Palitzsch made a motion to forward the Establishment of Zoning application, as submitted. Lindsey Devereux seconded the motion. The Zoning application will be forwarded to the City Council with a favorable recommendation (7 In Favor, 0 Opposed). These applications will be considered at the June 3, 2025 City Council meeting.

ADMINISTRATIVE ITEM

8. Election of a new Chairperson.

   Mayor Borgmeyer made a motion to appoint Shawn Luesse as the new Chairperson of the Planning & Zoning Commission. Lindsey Devereux seconded the motion. All were in favor. Motion passed.

Adjournment

The next regular meeting of the Planning and Zoning Commission is scheduled for ***June 9, 2025.***

Missy Palitzsch made a motion to adjourn the meeting. Lindsey Devereux seconded the motion. All were in favor. The meeting adjourned at 6:49 p.m.

Julie Burtch
SECRETARY

6/9/25
DATE

MINUTES

THE HOUSING AUTHORITY OF THE CITY OF ST. CHARLES

Wednesday,
March 26, 2025
8:30 am
1041 Olive St., St Charles, Missouri 63301

Chairman Burke called the meeting to order at 8:30 a.m. in the Boardroom of the St. Charles Housing Authority

Present
Diane Burke, Chair
Pat Pryor, Commissioner
Melanie McIlroy, Commissioner, Via Telephone
David Glidewell, Commissioner
Bill Otto, City Council Liaison
Mary Clements, Secretary

Absent
Anne Lersch, Vice Chair
Kathleen Thompson, City Staff Liaison

Comments from Residents

No Residents attended the meeting.

Minutes from February 2025, Board meeting, were emailed earlier and discussed at this time. A motion was made by Commissioner Pryor and seconded by Commissioner Glidewell to approve the minutes. Motion carried.

Approval of List of Bills

The list of bills from February 2025, consisting of PH Check numbers 42792 to 42837 in the amount of $30,490.89 and S8 Check numbers 50863 to 50991 in the amount of $208,205.05 were reviewed and discussed. A motion was made by Commissioner Pryor and seconded by Commissioner Glidewell to approve the list of bills. Motion carried.

Vacancies

Regarding the Section 8 Program, we now have 214 units under lease as of March 1, 2025, and are at 76% leased up. We are spending 100% of our HAP for the month of March 2025.

We have 46 vouchers on the street searching, 4 VASH and 9 S8 vouchers and 23 port out vouchers. We have a total of 5 VASH vouchers that need to lease up, this is inclusive of the four vouchers that are outlooking currently and an additional VASH voucher that needs to be issued.

We have eleven vacancies in Low Rent Housing, nine that are offline and in the process of modernization. We are not anticipating additional vacancies this month.

New Business

Old Business

Resolution # 884 – PH and S8 2025 Operating Budget Revision – Was presented and discussed. A motion to approve was made by Commissioner Pryor and seconded by Commissioner Glidewell. Motion carried.

Terminations and Court Hearings

Section 8 Termination of Assistance March 2025:

We have no termination for the Section 8 Program.

Public Housing Termination of Lease March 2025

We have three tenants for the Public Housing Program for non-payment of rent; they will probably resolve themselves by the end of the month. There are no additional lease terminations currently.

Directors Report

March came in like a lion and roared with wind. Our gutters and downspouts took a hit, but luckily, they also took a hit in June 2024, and the insurance company had a claim in process. On Saturday, March 22, 2025, the insurance work began, and the replacement started. Within the next two weeks, all gutters and downspouts will have been replaced and/or repaired, and six roofs will be replaced as well. The roofs are on Lewis, Clark, and Spring. It will cost us our deductible and about three thousand more out of pocket.

Lloyd and Nate are busy trying to renovate the empty units. They have one unit ready for counter tops and a second almost ready, then they will be ready to be rented out. They will be available for rent by the end of April, or the first couple of weeks of May. The units look wonderful when they are completed.

The 20 Moderate Rehab units are going smoothly, and we are learning as we go. We currently have 17 of the units occupied, the landlords are working diligently to fill the other 3 units.

Our Public Housing and Section 8 waitlists are closed currently. Public Housing Units that are newly empty now are being cleaned and painted and made ready for new tenants as quickly as possible. We are not issuing additional vouchers and the ones that are issued will not get additional extensions. Currently we are spending over 90 percent of our funding for the Section 8 program and using reserves to supplement if we need additional funds in any given month. We are proud that we can serve our community in such capacity, and that so many new people have received housing with the aid of our agency. The year 2024 was our goal to be 100 percent leased up and 100 percent of using our budgeted HAP, we were unable to complete this goal but will be striving to achieve this for 2025.

There continues to be a shortage of property owners. There are new property owners who have contacted us, and we are waiting to see if they have decided to house the tenants with our vouchers. We want to thank our board and community for being good ambassadors for the Section 8 program. If anyone knows of a property owner who may wish to rent to our tenants and needs information on the program, please send them our way.

The agency who does the senior residents food boxes monthly are having great turn out each Wednesday. We are servicing 23 clients at this time. If you know someone in need age 60 or older and they live in St. Charles, please let them know we have applications here. Also, there are applications on the credenza in the BOD room.

We are excited to get our programs up to 100 percent and increase our status with HUD from standard performer to High performer this year. Have a wonderful, we will see you next year. Thank you for all you do in supporting our agency.

Respectfully reported,

Mary Clements
Executive Director
St. Charles Housing Authority

OTHER BUSINESS

City Liaison, Bill Otto, gave a report on news around the city. An update on the City Centre was given at this time. The groundbreaking for the new City Centre is scheduled for April 22, 2024, at 4pm. There will be a big ceremony. The St Patrick celebration, was a good event and many persons attended.

Future Meeting Dates and Times:

Wednesday, April 30, 2025, 8:30AM
Wednesday, May 28, 2025, 8:30 AM
Wednesday, June 25, 2025, 8:30 AM

Adjournment

As there was no additional business to come before the Board, A motion was made by Commissioner Glidewell and seconded by Commissioner McIlroy to adjourn the meeting. Motion carried. The meeting was adjourned at 9:02 am.

Diane Burke, Chairman

Mary Clements, Secretary

MINUTES

THE HOUSING AUTHORITY OF THE CITY OF ST. CHARLES

Wednesday,
April 30, 2025
8:30 am
1041 Olive St., St Charles, Missouri 63301

Chairman Burke called the meeting to order at 8:30 a.m. in the Boardroom of the St. Charles Housing Authority

Present
Diane Burke, Chair
Melanie McIlroy, Commissioner, Via Telephone
David Glidewell, Commissioner
Bill Otto, City Council Liaison
Mary Clements, Secretary

Absent
Anne Lersch, Vice Chair
Pat Pryor, Commissioner
Kathleen Thompson, City Staff Liaison

Comments from Residents

There were no residents who attended the meeting.

Minutes from March 2025, Board meeting, were emailed earlier and discussed at this time. A motion was made by Commissioner Glidewell and seconded by Commissioner McIlroy to approve the minutes. Motion carried.

Approval of List of Bills

The list of bills from March 2025, consisting of PH Check numbers 42839 to 42902 in the amount of $52,170.76 and S8 Check numbers 50992 to 51108 in the amount of $200,076.40 were reviewed and discussed. A motion was made by Commissioner Glidewell and seconded by Commissioner McIlroy to approve the list of bills. Motion carried.

Vacancies

Regarding the Section 8 Program, we now have 217 units under lease as of April 1, 2025, and are at 76% leased up. We are spending 100% of our HAP for the month of April 2025.

We have 46 vouchers on the street searching, 4 VASH and 9 S8 vouchers and 23 port out vouchers. We have a total of 5 VASH vouchers that need to lease up, this is inclusive of the four vouchers that are outlooking currently and an additional VASH voucher that needs to be issued.

We have thirteen vacancies in Low Rent Housing, nine that are offline and in the process of modernization and two units in make ready status. We are not anticipating additional vacancies this month.

New Business

Old Business

Terminations and Court Hearings

Section 8 Termination of Assistance April 2025:

We have one termination for the Section 8 Program, for harboring a person with a person with violent criminal actions and charges.

Public Housing Termination of Lease April 2025

We have six tenants for the Public Housing Program for non-payment of rent; they will probably resolve themselves by the end of the month. There are no additional lease terminations currently.

Directors Report

April has come and is almost over. Things are taking shape in our development. The new gutters and down spouts and roof repairs are almost done. Our grounds are starting to take shape, and flowers are now in bloom. Jim is working on the Olive locations. By the end of summer, I cannot imagine how beautiful the development will be.

Lloyd and Nate are busy trying to renovate the empty unit they are working on. They have one unit ready for counter tops and a second almost complete, then they will be ready to be rented out. They will be available for rent by the end of April, or the first couple of weeks of May. The units look wonderful when they are completed. Additionally, we have a contractor that has begone work on a unit and will be doing a few more units to get us caught up on our modernization of units. It is my hope to have all the current empty units completed before I leave in September.

The 20 Moderate Rehab units are going smoothly, and we are learning as we go. We currently have 18 of the units occupied, the landlords are working diligently to fill the other 3 units.

Our Public Housing and Section 8 waitlists are closed currently. Public Housing Units that are newly empty now are being cleaned and painted and made ready for new tenants as quickly as possible. We are not issuing additional vouchers and the ones that are issued will not get additional extensions. Currently we are spending over 90 percent of our funding for the Section 8 program and using reserves to supplement if we need additional funds in any given month. We are proud that we can serve our community in such capacity, and that so many new people have received housing with the aid of our agency. We are striving to make 2025 our best year yet.

There continues to be a shortage of property owners. There are new property owners who have contacted us, and we are waiting to see if they have decided to house the tenants with our vouchers. We want to thank our board and community for being good ambassadors for the Section 8 program. If anyone knows of a property owner who may wish to rent to our tenants and needs information on the program, please send them our way.

The agency who does the senior residents food boxes monthly are having great turn out each Wednesday. We are servicing 23 clients at this time. If you know someone in need age 60 or older and they live in St. Charles, please let them know we have applications here. Also, there are applications on the credenza in the BOD room.

We are excited to get our programs up to 100 percent and increase our status with HUD from standard performer to High performer this year. Have a wonderful, we will see you next year. Thank you for all you do in supporting our agency.

Respectfully reported,

Mary Clements
Executive Director
St. Charles Housing Authority

OTHER BUSINESS

City Liaison, Bill Otto, gave a report on news around the city.

Future Meeting Dates and Times:

Wednesday, May 28, 2025, 8:30 AM
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Adjournment

As there was no additional business to come before the Board, A motion was made by Commissioner Glidewell and seconded by Commissioner McIlroy to adjourn the meeting. Motion carried. The meeting was adjourned at 9:20 am.

Diane Burke, Chairman

Mary Clements, Secretary

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Contract #_____
(City Clerk will Assign)

CONTRACT ROUTING SLIP
(PURPLE PAPER)
GRANT ACCEPTANCE
(SECTION 145.500)

Requesting Department:	Tourism	**Department Contact:**	Elizabeth Phelps
Name of Grant:	Creative Forces Community Engagement Grant Program Agreement		
Grant Amount:	$ 8,353.00		
New or Renewal:	New		
Amount Budgeted in Previous Year:	N/A		
Description/Purpose:	This is a grant from the Mid-America Arts Alliance for a hands on workshop series hosted at the Foundry Art Centre and the St. Peters Cultural Arts Center. The workshops will offer a therapeutic process to help military-connected individuals. - Mayor's Signature		
Account/s #:	218-000-000-431-999 and 218-180-821-769-422		
Project #:	25FNDRY21		

Certifications: to be completed by Originating Department Director	
Does this grant require matching funds?	No
Does this grant involve supplemental appropriation of funds formulaic grant revenues?	Yes
All obligations of both parties are included in the contract:	Yes
All required forms are current and attached:	Yes

As the responsible **DEPARTMENT DIRECTOR**, for the contract's originating department, I certify that I have reviewed the terms and conditions of the agreement and I am satisfied with the business terms and the description of goods, services, payment amounts, and terms to be provided. By signing below, I certify that this agreement complies with City policies, any rules, terms and conditions relating to any funding source, and that the Department can and will comply with the terms of the Agreement.

Signature:	**Printed Name:**	**Date:**
DocuSigned by: Elizabeth Phelps 0473EB324F1D48D...	Elizabeth Phelps	6/5/2025

ROUTING	**Initials**	**Date**
Purchasing Review (Compliant with Chapter 145 and City Terms)	PF	6/5/2025
Department of Law (for Legality only)	HEM	6/5/2025
Director of Finance (Funds Available)	JO	6/8/2025
Director of Administration (Recommend Approval)	LSDJ	6/9/2025
City Council Approval on Consent Agenda		
Mayor (Signature Indicating Approval)		
City Clerk (Signature, Seal and Contract # Assigned)		

Legal has reviewed form of agreement: MAO

Rev. 05/06/2025

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RCA FORM (OFFICE USE ONLY)
MEETING/DATE: 06/17/2025
Regular ☑ Special ☐ Work Session ☐
ATTACHMENT: YES ☑ NO ☐
Report ☐ Resolution ☐ Ordinance ☐

Bill #_____

Request for Council Action

Ward(s):_____ **Sponsor(s):**_____

Description:
Mid America Arts Alliance - Creative Forces Community Engagement Program Agreement

Contract Extension/Renewal: Yes ☐ No ☑
Information Paper Attached: Yes ☑ No ☐

Staff Recommendation: Approve ☑ Disapprove ☐
Board/Committee/Commission Recommendation: Approve ☑ Disapprove ☐

Summary:
This is a grant that will allow the Foundry Art Centre and the St. Peters Cultural Arts Center to join forces to implement a "Combat Paper® Workshop" and Exhibition that will provide military veterans and other participants the opportunity to explore hand paper-making utilizing military uniforms.

Budget Impact: (revenue generated, estimated cost, CIP item, etc.)

Fiscal Impact:_____ Select One _____

Account #: 218-000-000-431-999, 218-180-821-769-422

Project #: 25FNDRY21

RCA prepared by: LAC Dept. Dir. EP Finance Dir. JP Dir. of Admin. LSDJ

Docusign Envelope ID: 9A862CFE-9EA4-4B7D-AD1B-577C1EAA3459

MID-AMERICA ARTS ALLIANCE

Creative Forces Community Engagement Grant Package Contents

The following documents will help you understand and fulfill your legal obligations to Mid-America Arts Alliance (M-AAA) for your grant award.

THE GRANT AGREEMENT

This is your Agreement with M-AAA. Be sure to circulate copies of this agreement to your project team and partners to ensure compliance with the grant requirements. It includes:

- **Attachment A: Assurance of Compliance**
  Your project must be accessible for people with disabilities and follow the requirements of grant administration found in the Uniform Guidance at 2 CFR Part 200.
- **Attachment B: Crediting Requirements & Logos**
  You must credit M-AAA and NEA in print, digital, or social media materials related to the project. In the event that there are no printed materials, a public statement must be made crediting M-AAA and NEA at some point during the project.
- **Attachment C: Changes or Cancellation Requirements**
  You must follow this protocol if there are changes to the project.
- **Attachment D: Media Consent and Guidelines**
  You grant permission to M-AAA and NEA to use any images submitted during or after your project concludes. This helps not only document the use of the funds, but also visually tells the story of how these projects engage your community.

ADDITIONAL GRANT MATERIALS

1. **Interim Report Worksheet**
   You must submit this report online in addition to your fully executed Grant Agreement and completed W9 in order to receive your first grant payment.
2. **Final Report Worksheet**
   Use this worksheet to efficiently gather information for reporting purposes. A link to the online final report form will be sent to you on or before the end date of your project.

Questions or concerns regarding this material?
Contact: Matt Aelmore, Grant Programs Coordinator (816) 800-8115, matt@maaa.org

Creative Forces Community Engagement Grant Program Agreement

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MID-AMERICA ARTS ALLIANCE

Award # FY2026-00120312

This Agreement between **City of St. Charles** of 200 North Second Street, St. Charles, MO 63301 (hereinafter called "Grantee"), and
Mid-America Arts Alliance of 2018 Baltimore Avenue, Kansas City, MO 64108-1914 (hereinafter called "M-AAA").

In consideration of the mutual promises in this Agreement, the parties above agree as follows:

I. PROJECT

Grantee will carry out the project described in the proposal beginning on **July 1, 2025** and ending by **January 30, 2026** which falls within the period of support spanning July 1, 2025 and June 30, 2026. The implementation of the project"***Camo Canvas Connections***" along with technical assistance and evaluation activities of the kind and extent described in the proposal and grant guidelines shall be incorporated hereby a part of this Agreement. Grantee is also required to participate in a convening of Creative Forces grantees and stakeholders, travel support for which will be provided by M-AAA and NEA. Grantee is also required to collaborate and communicate as needed with the Creative Forces Clinical Team and Capacity Team, as well as NEA leadership, throughout the grant period. This Agreement will not be deemed complete until the fully executed Agreement and a completed W9 Form has been received in the M-AAA office. Failure to carry out the project at a level commensurate with the plans outlined in the proposal may result in a reduction of the grant award.

II. LEGAL STATUS

Grantee certifies that it is a duly constituted, registered and qualified 501(c)3 nonprofit organization as designated by the Internal Revenue Service, or is an entity of a federal, state, local or tribal government. Grantee agrees to notify M-AAA immediately of an alteration of such status, should this occur prior to the conclusion of the project.

III. GRANT AWARD & PAYMENTS

Grantee will receive an award of **$8,353** to offset the project expenses, as reflected in the proposal budget. This award is primarily contingent upon and derives from federal funds from the National Endowment for the Arts (Partnership category; State and Regional Program; Catalog of Federal Domestic Assistance #45.024) and should be indicated as federal funds in Grantee's records.

M-AAA will disperse this award in the following manner:

- 80% of the award will be sent upon receipt of this fully executed Agreement, completed W9 Form and the Interim Report.

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- Balance due of the award will be sent upon receipt and thorough review of Grantee's complete Final Report.

IV. CONTRACT FEES

Full contractual payment per the contracts between the Grantee and the Grantee's contractors involved in the project is the responsibility of the Grantee.

V. INDEPENDENT CONTRACTOR

It is fully understood that the Grantee and its contracted artists are independent contractors in the fulfillment of their contracts with each other. M-AAA will not be held liable for any damages or additional expenses incurred in the execution, or lack of execution, of said contracts. Grantee is liable and responsible to pay the full contracted fee to all employees and contractors engaged in the implementation of the project.

VI. FUNDING DEFAULT "FORCE MAJEURE"

In the event that any or all of the underwriting from the National Endowment for the Arts or other public and private contributors is not forthcoming to M-AAA, neither M-AAA nor Grantee shall be held liable and M-AAA may amend or terminate this Agreement.

Neither party will be held liable for any delay, adjournment or failure to perform the services and/or comply with the understanding provided in this Agreement, in the event of war; riot; rebellion; electricity blackout; fire; flood; strike; lockout; labor difficulty; trade union action of any kind; action of the elements; accident; delay in transportation; laws, rules or regulation of any government authority having jurisdiction; or any other matter, events or conditions beyond the reasonable control of either of the parties, provided that the above list is not limitative and that it will not be necessary to establish whether any of these events or conditions affected only the parties to the present Agreement or whether they also affected third parties. The above events or conditions are hereafter referred to as Events of Force Majeure. This Agreement can be revoked totally or partially if reasons of Force Majeure are present.

VII. ATTACHMENT A: ASSURANCE OF COMPLIANCE

Grantee shall comply with all provisions of Attachment A: Assurance of Compliance which is hereby made a part of this Agreement. These regulations derive from M-AAA's federal and state funding sources.

VIII. ATTACHMENT B: CREDITING REQUIREMENTS

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MID-AMERICA ARTS ALLIANCE

Grantee shall comply with all provisions of Attachment B: Crediting Requirements which is hereby made a part of this Agreement. These regulations derive from M-AAA's federal and state funding sources.

IX. ATTACHMENT C: CHANGES OR CANCELLATION REQUIREMENTS

Grantee shall comply with all provisions of Attachment C: Changes or Cancellation Requirements which is hereby made a part of this Agreement. Reduction in the project budget may result in reduction of the grant award. In the event of such a reduction, Grantee is required to return any award overpayment to M-AAA.

X. ATTACHMENT D: MEDIA CONSENT AND GUIDELINES

Grantee shall comply with all provisions of Attachment D: Media Consent and Guidelines which is hereby made a part of this Agreement. Grantee's submission of media files assures M-AAA of Grantee's ownership of the copyright of images and grants M-AAA permission to use the media files in M-AAA reports, publications, presentations and other documents. M-AAA will credit the images accordingly.

XI. REPORTING REQUIREMENTS

M-AAA is responsible for collecting and providing information to the National Endowment for the Arts among other funders. Accepting any portion of the award for this project obligates the Grantee to satisfactorily complete and submit a Final Report with supporting documents. Please reference **Award # FY2026-00120312** on all correspondence and reports. To enable M-AAA to compile comprehensive reports, Grantee is obligated to report as follows:

- Grantee must submit to M-AAA an Interim Report within 30 days of signing the grant agreement.
- Grantee must submit to M-AAA a Final Report within 30 days of the conclusion of the project end date or the end of M-AAA's fiscal year 2026, whichever comes first.

In the event that the Grantee does not comply with reporting requirements, final payment may be withheld and the Grantee may no longer be entitled to future M-AAA support.

XII. NONDISCRIMINATION STATUTES

Admission to and participation in the project shall be open to the general public, without regard to race, color, national origin, disability, religion, age, or sex according to the Title VI of the Civil Rights Act of 1964, Title IX of the Educational Amendments of 1972, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, and the Americans with

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Disabilities Act of 1990.

XIII. LIABILITY

M-AAA's participation is limited to providing partial funding for this project. Grantee shall be responsible for its own acts and omissions and shall be liable for payment of that portion of any and all claims, liabilities, injuries, suits, and demands and expenses of all kinds that may result or arise out of any alleged malfeasance or neglect caused or alleged to have been caused by said party, its employees or volunteers in the performance or omission of any act or responsibility of said party under this Agreement.

Grantee, at its own expense, shall maintain general liability insurance or, as a public entity, shall attest to its responsibility for any costs, expenses or damages, including court costs and reasonable attorney's fees arising out of the personal injury, death, or property damage resulting from this project. Grantee further agrees that M-AAA shall not be liable for any loss or damage arising from acts or omissions of Grantee including, but not limited to, Grantee's nonpayment of any expenses, wages, fees, commissions, royalties, and taxes; or as allowed by the laws of the state of Missouri.

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MID-AMERICA ARTS ALLIANCE

XIV. BINDING EFFECT

This Agreement sets forth the full and complete understanding between M-AAA and Grantee and shall be binding upon M-AAA and Grantee, as well as their respective successors and assigns. Any questions or clarifications required by Grantee regarding this Agreement must be directed to M-AAA prior to the execution of this document by Grantee.

Failure to comply with all terms of this Agreement and attachments may jeopardize future funding to Grantee by M-AAA. Grantee further understands and agrees that the grant received from M-AAA must be returned in full in the event that Grantee unilaterally cancels this Agreement.

In witness whereof, the parties hereto have executed this Agreement by its appropriate officer, the day and year first above written.

Signature of M-AAA Authorizing Official Date

Signature of Grantee Date

Daniel J Borgmeyer

Attest: _____

City Clerk

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MID-AMERICA ARTS ALLIANCE

Attachment A: Assurance of Compliance

Mid-America Arts Alliance (M-AAA) programs are made possible by the Federal Agency: National Endowment for the Arts (NEA); Category: Partnership; Discipline/Field: State and Regional Programs; CFDA (Catalog of Federal Domestic Assistance) #:45.024. As a result, all grantees must agree to comply with the following:

NONDISCRIMINATION POLICIES

- Title VI of the Civil Rights Act of 1964, as amended and clarified by Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency
- Title IX of the Education Amendments of 1972, as amended
- Section 504 of the Rehabilitation Act of 1973, as amended and including a Section 504 Self-Evaluation and Additional Resources
- The Age Discrimination Act of 1975, as amended
- The Americans with Disabilities Act of 1990 (ADA), as amended

ENVIRONMENTAL AND PRESERVATION POLICIES

- The National Environmental Policy Act (NEPA) of 1969, as amended
- The National Historic Preservation Act (NHPA) of 1966, as amended

OTHER NATIONAL POLICIES

- Regulations relating to Debarment and Suspension
- The Drug Free Workplace Act
- Prohibition on distribution of funds for the purpose of political lobbying within your M-AAA/NEA supported project; In addition, you may not use federal dollars lobbying specifically to obtain awards.
- Davis-Bacon and Related Acts (DBRA), as amended
- The Native America Grave Protection and Repatriation Act of 1990
- US Constitution Education Program
- Prohibition on distribution of funds to the Association of Community Organizations for Reform Now (ACORN) or its subsidiaries (P.L. 111-88 Sec. 427)

GRANTEE CERTIFIES THAT:

- it is not delinquent in the repayment of any federal debt.
- its allowable costs shall be in compliance with applicable cost principles as established with the Office of Management and Budget Uniform Guidance (OMB 2 CFR 200: Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards).
- no portion of M-AAA funding will be used to match any other Federal funds received by Grantee.

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- its financial records, supporting documents, and all records related to this M-AAA/NEA supported project shall be retained for a period of **three years** from the date of the Final Report. Grantee shall grant M-AAA or the National Endowment for the Arts access to any records kept by Grantee to make audits or examinations as necessary.
- if Grantee expends $1,000,000 or more in yearly expenditures of Federal awards during a fiscal year, it shall have an audit performed in accordance with the Office of Management and Budget Uniform Guidance. Grantee will also take prompt corrective action on any audit findings and will send M-AAA proof of implementation of such corrective action plans.

For additional information, Grantee may also contact the National Endowment for the Arts Office of Inspector General.

Failure to comply with these requirements may result in suspension or termination of the grant award. In addition, the United States has the right to seek judicial enforcement of these obligations.

Having read Attachment A: Grantee Initial Here_____

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MID-AMERICA ARTS ALLIANCE

Attachment B: Crediting Requirements

The Grantee's project is underwritten by M-AAA and NEA. M-AAA's ability to raise funds is directly related to the credit acknowledgments provided. Grantees are required to give proper credit in all promotional materials.

M-AAA reserves the right to change the language of the required acknowledgement of support, as well as the right to disallow the use of the logo and acknowledgment of support. Failure to meet these credit requirements will jeopardize future M-AAA support for the Grantee. Copies of printed materials meeting these crediting requirements are required for the Final Report. Crediting language and logos should be removed upon completion of the period of support.

LOGO USAGE

M-AAA and NEA logos are required on all print, digital and broadcast materials for the funded project. Logos may be downloaded from M-AAA's website:https://www.maaa.org/about/downloads/

CREDIT LANGUAGE: PRINT OR DIGITAL MATERIALS

The following basic credit line is required on the title page or another prominent location in programs and news releases; usage is also recommended on newspaper ads, web sites, calendars, postcards, brochures, invitations, and other materials. Type size should be consistent with the majority of the type in the printed project materials and never smaller than 10-point.

"Creative Forces Community Engagement Grants are part of the National Endowment for the Arts' Creative Forces® initiative, in partnership with Mid-America Arts Alliance."

CREDIT LANGUAGE: RADIO, TELEVISION OR DIGITAL BROADCASTS

For radio, television or digital broadcast, the following language is required:
"Creative Forces Community Engagement Grants are part of the National Endowment for the Arts' Creative Forces® initiative, in partnership with Mid-America Arts Alliance on the web at maaa dot org. with additional support from the National Endowment for the Arts. On the web at arts dot gov."

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MID-AMERICA ARTS ALLIANCE

SOCIAL MEDIA

M-AAA has a social media presence on the following platforms: Facebook, Twitter, and Instagram. When posting on any/all of these platforms about your grant project, please tag or cc: "Mid-America Arts Alliance." We will be happy to share your content.

Having read Attachment B: Grantee Initial Here_____

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MID-AMERICA ARTS ALLIANCE

Attachment C: Changes or Cancellation Requirements

Grantees are required to carry out a project consistent with the project approved for funding. M-AAA must be notified in writing at least 30 days in advance of the project's first public activity, and before implementation, of any changes or amendments to the project. Failure to notify M-AAA will jeopardize current funding and possibly affect Grantee eligibility for subsequent support.

Notification must include:

- The grant number assigned by M-AAA;
- The specific change(s) requested (for types of amendments, see below);
- Justification for the change(s);
- A revised project budget, if applicable;
- Grantee contact information, including a phone number and e-mail address; and
- The signature of a current authorizing official.

M-AAA reserves the right to request additional information including, but not limited to an update on specific project activities or an itemized list of actual expenditures to date.

Amendment requests are considered on a case-by-case basis; approval is not guaranteed. Until written approval is received from M-AAA, grantees may only incur costs consistent with the terms and conditions of the award in effect at the time of application. Requests submitted after the fact will not be approved.

A. PERIOD OF SUPPORT EXTENSIONS (TIME AMENDMENTS)

All project activities and the commitment of project funds must take place within the period of support set out in this award document. As soon as a grantee becomes aware that the project cannot be completed on schedule, the grantee must request a time amendment. Requests submitted after the current end date of the awarded project will not be approved.

B. LIQUIDATION OF OBLIGATIONS

The grantee is also responsible for ensuring that all obligations incurred under an award are liquidated (paid) within 30 days of the end of the period of support to coincide with the submission of the Final Report. If all obligations cannot be liquidated within the 30 days, a time amendment must be requested.

C. CHANGES IN PROJECT SCOPE

Project activities must be consistent (i.e., in the same spirit) with those approved for funding by M-AAA. Contact M-AAA immediately if changes are necessary.

D. CHANGE IN ARTISTS

If changes in artists or arts organizations identified in the application or proposal are necessary, the grantee must request an amendment. The amendment must include a short biography or

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description of the new artists or arts organizations involved. Requests submitted after the fact will not be approved. Prior approval is waived for changes in other key persons (e.g., executive or project directors) unless the award letter specifies otherwise.

E. BUDGET REVISIONS

All costs must be incurred within the period of support specified in this award document or an approved amendment is required. The budget cannot include overlapping costs (e.g., share any costs) with any other Federal award.

These minor changes in the project budget **do not** require written approval from M-AAA:

- transfers among direct cost line items; and/or
- elimination or addition of an allowable project cost that does not affect the scope of the award.

These significant changes in the project budget **do** require prior written approval from M-AAA:

- budget changes due to a change in the scope of the M-AAA-supported project; and/or
- adding permanent equipment, foreign travel, or indirect costs.

F. Cost Sharing

M-AAA cannot waive minimum cost sharing requirements except under the most unusual circumstances. Such requests must be accompanied by a new budget that reflects the revised commitment to the project.

Having read Attachment C: Grantee Initial Here_____

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MID-AMERICA ARTS ALLIANCE

Attachment D: Media Consent and Guidelines

Pictures are worth a thousand words when it comes to describing the beauty, impact and response to the projects and activities Grantees present. Furthermore, still and moving images reinforce all efforts to bring more resources not only to the projects and activities, but also to M-AAA's programs. Please find in this attachment the Creative Forces: NEA Military Healing Arts Network Standard Content Release Consent that must be completed.

For helpful guidance on how to promote your organization and project, please refer to the PR Toolkit on the CFCE Grantee Resource Page.

COPYRIGHT

All photographs and digital media submitted to M-AAA presumes an assurance that the Grantee owns the copyright for said material. Furthermore, upon submission it is understood that M-AAA is permitted to use the images in its reports and publications, as well as in its meeting and web presentations. M-AAA will credit the images accordingly.
A grantee may arrange to copyright any materials developed from the work undertaken during the period of support without prior approval from M-AAA. For procedural information, contact: U.S. Copyright Office, Library of Congress, www.copyright.gov.
Unless otherwise specified in the award, M-AAA is not entitled to receive royalties from work supported or made possible by a grant or cooperative agreement; however, M-AAA retains a royalty-free right to use such work for M-AAA's purposes (e.g., the use of final report final products to document the results of M-AAA award programs), including placement on the M-AAA websites.

M-AAA strongly recommends that any publication resulting from an award be cataloged by the Cataloging in Publication Program of the Library of Congress before final printing. This method of cataloging enables libraries to acquire and process books quickly. Publishers ineligible for this program may be eligible for the Library's Preassigned Card Number Program. Entering these titles in a national bibliographic database leads to greater dissemination of publications. For procedural information, contact: Library of Congress, http://www.loc.gov/publish/cip/.

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MID-AMERICA ARTS ALLIANCE

FORMAT

M-AAA accepts website links to photographs and/or digital media of Grantees activities and projects. We urge you to create space on the Grantee's website for said images in order to leverage these efforts as marketing and promotional tools. However, M-AAA recognizes this may not be an option for a number of reasons so the use of commonly accessed, user-friendly, internet interfaces such as YouTube, Vimeo, or Flickr links are reliable and relatively inexpensive alternatives. Grantees must maintain these links for the duration of the period of support and include website addresses/links in the final report.

CAPTIONS

M-AAA suggests the following caption information be noted in conjunction with photographs and digital media: Grantee name, city, state, date, title of activity or project, description of activity or project, name(s) of who is in the photograph or video, and the name of the photographer or videographer.

TIPS

- Be sure to confirm beforehand that the taking of photographs and video are allowed. There may be preferences regarding when or where or what type of photographs are shot. There may also be a limit on the duration of filming or ask for approval of the end product prior to being uploaded to the internet.
- If children are included in the picture, obtain or confirm consent from the parent and/or legal guardian to use the child's image.
- The most interesting photos are those in which the artist has direct interaction with their audience and/or students.
- Close-up shots of actively engaged people are highly recommended for more effective promotional and marketing purposes.
- Be selective in the photograph and digital media choices in order to literally and figuratively put the grantee's best face forward.

Having read Attachment D: Grantee Initial Here_____

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MID-AMERICA ARTS ALLIANCE

NATIONAL ENDOWMENT for the ARTS
arts.gov/creativeforces
CREATIVE FORCES

Creative Forces: NEA Military Healing Arts Network Standard Content Release Consent

I,__Daniel J Borgmeyer___, hereby consent to grant the National Endowment for the Arts and its Creative Forces®: NEA Military Healing Arts Network project ("the Arts Endowment and Creative Forces"), its affiliates, successors, assigns, designees, partners, licensees, authorized representatives and those acting with its authority (collectively, "the Arts Endowment") worldwide, perpetual and irrevocable rights ("Rights") to the content listed on Attachment I (the "Materials") in connection with the following event or project:

_____Creative Forces_____(the "Project")

TERMS AND CONDITIONS

- **The Arts Endowment and Creative Forces agrees to use these Rights and Materials in connection with the Project, as well as any ancillary events, videos, and activities (including public relations materials connected thereto). Such uses shall only be for non-commercial and/or educational purposes.**
- **Subject to the above restriction, the Arts Endowment and Creative Forces will use these Rights and Materials in connection with or as part of audio or video recordings, print materials, presentations, photographs, or other audiovisual materials, as well as in transcriptions and quotations of remarks, to be distributed by any and all means such as, without limitation, audio CDs, lectures (including those open to the public), internet (including website, electronic mailings, electronic/web media in streaming and/or downloadable format, as well as podcasting.), radio (including commercial, public, internet, and satellite radio channels), television (including local, public, cable, satellite, and/or digital television), video/DVD, print publications, and via successor technologies that reach a substantial number of Americans.**
- **I agree to specifically identify any of the Rights and Materials which I provide to the Arts Endowment and Creative Forces of which a third party has or claims any exclusive proprietary interest in (including, but not limited to, a copyright, trademark or contractual right).**
- **I acknowledge that I do not have any proprietary rights in any audio or visual material whatsoever developed by the Arts Endowment and Creative Forces that makes use of these**

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Rights and Materials, nor do I give up any proprietary rights I may have by making this grant.

- **I hereby release and hold harmless the Arts Endowment and Creative Forces from any reasonable expectation of privacy or confidentiality associated with the Rights.**
- **I acknowledge that I will not receive financial compensation of any type associated with the Arts Endowment or Creative Force's use of these Rights.**

By consenting to these terms and conditions, I release the Arts Endowment and Creative Forces from any and all claims and demands arising out of or in connection with the use of these Rights and Materials. I certify that I have all rights necessary to agree to these terms.

Please provide credit as: Foundry Art Centre

Accepted and agreed:

	Daniel J Borgmeyer	
Signature of Rights Holder	**Print Name**	**Date**

Daniel J Borgmeyer

200 N Second Street	St. Charles, MO 63301	696-949-3200
Address	**City, State, Zip**	**Phone**

handres@foundryartcentre.org

Email Address

Attest: _____

City Clerk

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MID-AMERICA ARTS ALLIANCE

Creative Forces Community Engagement Grant: Interim Report At-A-Glance Worksheet

We at M-AAA understand that projects are ever evolving. Since the application deadline was in January 2025, the following information is requested to update the records we currently have on file.

Requests for changes in scope, location and timeline can be made at any time by email after the Interim Report is submitted.

The Interim Report form will be emailed to you directly by M-AAA staff. Below is an "at-a-glance" of the information that will be requested in that online form. The contents of this report are subject to change by M-AAA and NEA.

GRANTEE INFORMATION

1. Grantee Organization Legal Name. This is the grantee's name as it appears on the organization's Federal Employer Identification document.
2. Did the grantee organization expend $1,000,000 in federal funding in its most recently completed fiscal year? (dropdown: yes/no) If "yes" upload the most recent A-133 single audit.
3. How many people sit on the grantee organization's board of directors? (If your organization does not have a board of directors, please enter "0".)
4. How many full-time staff were employed by the grantee in its most recent fiscal year? (enter a number)
5. How many part-time staff were employed by the grantee in its most recent fiscal year? (enter a number)
6. How many volunteer staff were utilized by the grantee in its most recent fiscal year? (enter a number)
7. How many contractors were utilized by the grantee in its most recent fiscal year (i.e. technology vendor, external accountant, 1099 artist contractor)? (enter a number)

PROJECT INFORMATION

8. Project Title
9. Project Start and End Dates

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10. Describe any significant changes to the project since application submission. This includes changes such as the project scope, personnel and/or artists involved, and organizational or individual partners. (500 word limit)

11. Upload a revised budget if significant changes of more than 10% for any given line item has occurred since application submission. The project budget should reflect only those activities and associated costs that will be incurred between the project start and end dates and must meet the 1:1 matching requirement. (document upload)

12. Identify the project's primary intended organizational outcome. (Select one.)

- Becoming a networked organization: Partnering with other organizations to strengthen grantee program(s) for military-connected populations.
- Strengthening capacity: Building capacity to design, deliver, evaluate, and sustain programs that meet the needs of military-connected populations.
- Increasing the value of the arts: increasing understanding for grantees, partners, networks, and local communities of how arts engagement can benefit military-connected populations.

13. Identify the project's intended organizational outcome for your partners. (Select one.)

- Becoming a networked organization: Partnering with other organizations to strengthen grantee program(s) for military-connected populations.
- Strengthening capacity: Building capacity to design, deliver, evaluate, and sustain programs that meet the needs of military-connected populations.
- Increasing the value of the arts: increasing understanding for grantees, partners, networks, and local communities of how arts engagement can benefit military-connected populations.

14. Identify the service delivery model(s) being used. (Select all that apply.)

- Ongoing class/other ongoing engagement: A class group, and/or ensemble that meets regularly for a distinct time period
- Ongoing drop-in program: Ongoing, drop-in programs, such as an open-studio, where participation may or may not be consistent
- Single event: Single event, such as a workshop, exhibition, or café, where individuals participate one time
- Participant cohort performance: Participant exhibition or performance to showcase their work
- Passive art engagement: Participants attend a performance, exhibition, etc.

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- Community building: Outreach within a community at large, targeting community members with a goal of improving connections between civilian and military-connected populations
- Networking: Build organizational connections/networks to serve military connected populations

15. Identify the key implementation strategies for participant engagement. (Select all that apply)

- Personalized connections: Participants make formal and informal connections with other participants.
- A participant cohort: Participants work together consistently for a predetermined time period.
- Participant leadership: Participants take on additional responsibilities/leadership opportunities (e.g., teaching a class, mentoring other participants).
- Therapeutic support: A therapist or other support is available to provide support; this may take various forms, such as onsite presence during the activity, on-call resource, or consulting to develop a concrete plan if concerns arise.
- Continuous, cohesive programming: Programming is ongoing, allowing participants to continue to develop their skills.
- Other (if selected, a text box appears: "You answered 'Other', tell us more.") (500 word limit)

PARTICIPANT INFORMATION

16. Approximately how many participants will your project serve during the grant period?

17. Who are the intended beneficiaries/participants in the project? (Select all that apply.)

- Service Member: Active Duty
- Service Member: National Guard/Reserve
- Veteran
- Family Unit
- Spouse/Partner
- Children (age 0-18)
- Caregiver: Residential
- Caregiver: Clinical

18. What is the intended outcome for the beneficiary/participant? (Select one for each type of intended beneficiary/participant.)

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- Enhanced creative expression: Participants gain self-awareness through arts engagement.
- Increased social connectedness: Participants form supportive relationships and feel part of a community.
- Improved resilience: Participants are better equipped to recover from stress and challenges.
- Independence and successful adaption to civilian life: Participants have a sense of purpose and positive self-worth that helps them adapt and adjust to civilian life.

19. Why were these beneficiaries/participants selected, and what need, if any, does this project address on their behalf? (500 word limit)

20. Do you have a formal outreach/recruitment plan? (dropdown: yes/no)

21. How will these participants be recruited to participate in the project? (500 word limit)

PROJECT COMMUNITY AND CAPACITY INFORMATION

22. Do you have research evidence to support program design and/or evidence of a local community need? (e.g. local needs assessment, academic literature review, research studies) (dropdown: yes/no)

23. What specific research evidence supports program design and/or what local community needs does your project address? List the top two.

24. Are there arts-and-military programs available in the project's service area? (dropdown: yes/no/don't no) If "yes", a text box appears: "You answered 'Yes', describe the programs and/or resources." (500 word limit)

25. Identify the extent to which a referral/recommendation process is in place between your organization and clinics, hospitals, and/or community arts organizations. (dropdown: Does not exist/In development/Exists)

26. Indicate whether your staff or organization has participated previously in training or other experiences that intended to develop an understanding of military culture. (dropdown: yes/no/have plans in place)

27. Indicate whether your organization or project partners have had training or direct experience that has increased their understanding of the value of the arts for organizations serving their community or military-connected populations. (dropdown: yes/no/have plans in place)

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28. M-AAA and NEA are currently making preparations for a convening of grantees and other Creative Forces stakeholders to take place in March 2026 at the NEA offices in Washington, DC. Travel support for up to two attendees to the convening will be provided by M-AAA and NEA. Would two people from your organization be able to attend this convening? (dropdown: yes/no/not sure)

If "yes", a text box appears: "Would your organization be interested in presenting an example of your work with military-connected populations at the convening? (dropdown: yes/no/not sure).

If "yes" a text box appears: "Describe what you would like to present." (500 word limit)

29. Do you have any key dates and/or public engagements related to this project that NEA/M-AAA can help elevate in the broader Creative Forces network? Please list and briefly describe them below. (500 word limit)

30. If there is anything more you would like to share with M-AAA staff regarding this project or the grant at this point, use the following text box to do so. (500 word limit)

Questions or concerns regarding this material?
Contact: Matt Aelmore, Grant Programs Coordinator
matt@maaa.org

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MID-AMERICA ARTS ALLIANCE

Creative Forces Community Engagement Grant: Final Report At-A-Glance Worksheet

The information provided in this final report form will be used to report to Mid-America Arts Alliance, National Endowment for the Arts, and its funders.

Respond to narrative questions in the text fields provided below. Include "human interest" stories or other anecdotal information about the project within the narrative as appropriate.

At the end of the form you may upload copies of programs, reviews, relevant news clippings, playbills, evaluation materials, or other evidence of your accomplishments, including evidence of your acknowledgement of the National Endowment for the Arts and the Mid-America Arts Alliance support. Feel free to include relevant web links.

You may cut and paste the answer into the form from another document. Limit your response to fit the word limits (generally 500 words). To expand the size of the text box, drag the lines in the lower right corner down so you can see your narrative in full. Insert a space between paragraphs when possible. The contents of this report are subject to change by M-AAA and NEA.

GRANTEE INFORMATION

- Grantee Organization Legal Name
- Grant Number
- Grantee Primary Contact Person Information:
    - First Name
    - Last Name
    - Job Title or Artistic Discipline
    - Work Phone Number
    - Mobile Phone Number
    - Work Email Address

PART IA: PROJECT INFORMATION

1. Were you able to carry out ALL approved project activities? (dropdown: yes/no)
2. Describe the activities supported by this award. Please report solely on activities funded in this subgrant. These activities must be consistent with your application narrative, the approved project budget, and any approved grant amendments. (3,000 character limit)

3. What did this project accomplish and who benefited? List and describe key accomplishments of this project. Include any direct and indirect benefits/impacts that resulted from this grant. Where possible, identify beneficiaries of the project (e.g., types of individuals, organizations, disciplines/fields, or communities). (3000 character limit)

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4. Did the project encounter any events and/or circumstances that impeded your ability to conduct the project as planned? (dropdown: yes/no) If "yes" a text box appears: "Describe the nature of the challenge(s) and how you addressed them.") (2000 character limit)

PARTNER INFORMATION (repeatable section)

5. What kind of partner did the project involve? (dropdown: individual/organizational/both)

6. Partner Legal Name (Organization's business name as it appears on its Federal Employer Identification Document or Individual's name as it appears on their Social Security Card)

7. Choose the category that best describes this partner's legal status. (select one)

- College/University
- Federal government agency*
- For-profit company
- Library
- Local government agency
- Individual-artist
- Individual-nonartist
- Media organization
- Non-profit organization – other
- Nonprofit arts organization
- Nonprofit community organization
- Private Foundation
- Religious organization
- School or School District (K-12)
- State government agency
- Tribal government agency
- Other (if selected, a text box appears: "You answered "Other", tell us more.") (500 word limit)

8. Choose the type of institution or institutional affiliation that best describes this partner. (dropdown: select one)

- Department of Defense Center/VA/Clinic
- State/Local Arts Agency
- Veteran/Military Assistance Agency/Organization
- Website/Tech Organization
- Not Applicable

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9. Describe the nature of this partner's involvement. How did they advance or support the project? (700 character limit)

10. Did this partner contribute toward the 1:1 match for this grant (including cash and in-kind)? (dropdown: yes/no/not applicable)

PART IB: PROJECT CAPACITY

Reflect on the grant progress from the beginning to the end of the grant. Using the scales below, rate the progress made and write a narrative about what contributed to the progress.

PARTNERSHIPS

11. On a scale of 1 to 5, indicate the strength of your partnerships, overall, for this project. (5 point likert scale: not strong at all to very strong)

12. What contributed to this rating? Consider changes that occurred while carrying out project activities, as well as barriers. (2000 character limit)

MILITARY CULTURE

13. On a scale of 1 to 5, indicate the strength of your organization's understanding of military culture. (5 point likert scale: not strong at all to very strong)

14. What contributed to this rating? Consider the impact participants, partners, and organizations have had on your organization's understanding of military culture. (2000 character limit)

VALUE OF THE ARTS

15. On a scale of 1 to 5, indicate the strength of your organization's knowledge of the benefits arts can have on psychological and emotional well-being. (5 point likert scale: no knowledge at all to very knowledgeable)

16. What contributed to this rating? Consider how that knowledge resulted in changes for participants, partners, your organization and project activities. (2000 character limit)

ORGANIZATIONAL CAPACITY

17. On a scale of 1 to 5, indicate the extent to which your organization developed capacity (skills, knowledge, tools, or resources) to support military-connected individuals. (5 point likert scale: no change in organizational capacity at all to substantial increase in organizational capacity)

18. What contributed to this rating? Describe any changes in organization capacity. (2000 character limit)

PROGRAM DEVELOPMENT

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19. On a scale of 1 to 5, indicate the extent to which the program will continue to develop or sustain after grant funding ends.
(5 point likert scale: the program will end without grant funding, to, the program will continue to develop/sustain without grant funding

20. What contributed to this rating? (2000 character limit)

PART IC: GRANTEE LEARNING

Reflect on the grant progress from the beginning to the end of the grant.

21. Did your organization develop a logic model? This may be a logic model specific to the Creative Forces project or a general logic model that includes the Creative Forces project. (dropdown: yes/no)

22. Did your organization collect data related to this project as part of measuring performance or an evaluation study? (dropdown: yes/no)

23. Briefly describe the best practices/lessons learned. (2000 character limit)

24. Did your organization release information about best practices/lessons learned? For example, did your organization share information through a conference presentation, a blog post, or a write-up about strategies, challenges, or outcomes? (dropdown: yes/no)

25. Can you share any documents or resources with the National Resource Center? (dropdown: yes/no)

PART IIA: PROJECT ACTIVITY DATA

Provide data for activities supported with this award (M-AAA and cost share funding) during the period of performance. Indicate the number of activities delivered. Leave blank any items for which actual figures/supportable estimates do not exist.

NOTE: This is a standard Final Descriptive Report question, and grantees from a wide range of grants are asked these questions. Some may not apply specifically to this project.

26. Number of Professional Original Works of Art Created (Do not include student works, adaptations, re-creations, or restaging of existing works.)

27. Number of Fairs/Festivals Held (Report media arts and film festivals in the Exhibitions field, not here. Do not break out fair/festival activities (performances, etc.) in other project activity fields.)

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28. Number of Exhibitions Curated/Presented (Include visual arts, media arts, design, and film festivals. Count each curated film series as a single exhibition. An exhibition staged multiple times should be counted as one exhibition.)

29. Number of Concerts/Performances/Readings

30. Number of Arts Instruction Activities (Include classes, demonstrations, lectures, and other means used to teach knowledge of and or skills in the arts. A class taught over multiple sessions should be counted as one class. A class repeated for multiple audiences should be counted per audience.)

31. If you offered a class taught over multiple sessions, how many sessions were offered?

32. Indicate the arts discipline(s) involved in the project. (Select all that apply.)

a. Crafts
b. Dance
c. Design Arts
d. Folk/Traditional Arts
e. Humanities
f. Interdisciplinary
g. Literature
h. Media Arts
i. Multidisciplinary
j. Music
k. Non-arts/Non-humanities
l. Opera/Music Theatre
m. Oral Traditions
n. Photography
o. Theatre
p. Visual Arts
q. Other (if selected, a text box appears: "You answered "Other", tell us more.")

33. Indicate the number of activities delivered by arts discipline. Type "0" for any items for which actual figures/supportable estimates do not exist.

34. Are there non-arts related activities included in this project? (dropdown: yes/no) If "yes" a text box appears: "Describe the non-arts related activities included in this project."(500 word limit)

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PART IIB: INDIVIDUALS BENEFITED

Provide data for individuals who directly benefited during the period of performance. Type "0" any items for which actual figures/supportable estimates do not exist. If not applicable, type "N/A"

35. Number of individuals who were paid in whole or in part with project funds:

- Artists
- Others (includes employees, temporary staff and contractors who did not work as artists on the project)

36. Of those who were paid with project funds, how many were hired (as employees, not contractors) by your organization during the project period as a result of this award?

- Artists
- Others

37. Identify the groups of military-connected individuals that directly benefited from engaging with your project's funded activities. (select all that apply)

- Service Member: Active Duty
- Service Member: National Guard/Reserve
- Veterans
- Family Unit
- Spouse/Partner
- Children (Age 0-18)
- Caregiver: Residential
- Caregiver: Clinical
- Other (if selected, a text box appears: "You answered "Other", tell us more.")

38. Provide an unduplicated count of how many military-connected individuals were served in each group. Type "0" for any items for which actual figures/supportable estimates do not exist.

- Service Member: Active Duty
- Service Member: National Guard/Reserve
- Veterans
- Family Unit
- Spouse/Partner
- Children (Age 0-18)
- Caregiver: Residential

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- Caregiver: Clinical
- Other

"IN-PERSON" ARTS EXPERIENCE

39. Enter the number of people that directly engaged with the arts, whether through attendance at arts events or participation in arts learning or other types of activities that involved people directly interacting with artists or the arts. Do not count individuals who were primarily reached through television, radio, the Internet, or other media. Avoid inflated numbers, and do not double-count repeat attendees. Type "0" for any items for which actual figures/supportable estimates do not exist. If not applicable, type "N/A".

Indicate how many participated In-Person (active engagement in arts learning, making, interacting with arts or artists)

- Adult
- Children/Youth (Age 0-18)

Indicate how many attended In-Person (attending an arts event or visiting an arts site)

- Adult
- Children/Youth (Age 0-18)

VIRTUAL ARTS EXPERIENCE

40. Did your project use online or mobile components to engage audiences (e.g., podcasts, live web streaming, mobile applications, online videos/audio/games, e-book or e-reader downloads, distance learning, internet-based artworks, online collections/exhibitions, etc.)? (dropdown yes/no) If "yes" is selected a followup question appears: Select the "type" that best describes the technology used. (Select all that apply.)

- Podcasts
- Live web streaming
- Mobile applications
- Online video/audio/games
- eBooks or e-reader downloads
- Distance learning
- Internet-based artworks
- Online collections/exhibitions
- Other (if selected, a text box appears: "You answered "Other", tell us more.")

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41. Enter an estimate of the total number of unique visitors who accessed these online or mobile components during the grant period. Do not include people who visited a website for unrelated content.

RECOMMENDATION AND REFERRAL PROCESS

42. To what extent is a referral/recommendation process in place between your organization and clinics, hospitals, and/or community arts organizations. (dropdown: does not exist, in development, exists.

43. Describe the reason for your answer to #42. (2000 character limit)

44. How many agencies make referral/recommendations?

45. What is the total number of referrals?

PART IIC. POPULATION DESCRIPTORS

RACIAL/ETHNIC GROUPS

46. Select all groups of people that your project intended to serve directly.

- American Indian or Alaskan Native
- Asian
- Black or African American
- Hispanic or Latino
- Native Hawaiian or other Pacific Islander
- White
- Other Racial/Ethnic Group (if selected, a text box appears: "You answered "Other Racial/Ethnic Group", tell us more.")
- No Specific Racial/Ethnic Group

47. If your project focused on serving one or more racial/ethnic groups, then did it succeed in this objective? (dropdown: yes/no/not applicable)

AGE GROUP

48. Please select all age groups that your project intended to serve directly.

- Children/Youth (under 18 years)
- Young Adults (18-24 years)
- Adults (25-64 years)
- Older Adults (65+ years)

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- No Specific Age Group

49. If your project focused on serving one or more age groups, then did it succeed in this objective? (dropdown: yes/no)

UNDERSERVED/DISTINCT GROUPS

50. Please select all groups of people that your project intended to serve directly.
    - Individuals with Disabilities (physical, cognitive, sensory)
    - Individuals in Institutions (living in hospitals, hospices, nursing homes, assisted care facilities, correctional facilities, and homeless shelters)
    - Individuals Below the Poverty Line
    - Individuals with Limited English Proficiency
    - Military Veterans/Active Duty Personnel
    - Youth at Risk
    - Other Underserved/Distinct Group (if selected, a text box appears: "You answered "Other Underserved/Distinct Group", tell us more.") (500 word limit)
    - No Specific Undeserved/Distinct Group

51. If your project focused on serving one or more underserved/distinct groups, then did it succeed in this objective? (dropdown: yes/no) If "yes", provide an estimate, if available, of the percentage that the group(s) represented in the total population served by this project. (enter %).

IIIA. ACQUIRED FUNDING

52. During the grant period, what additional funding did you receive that applied to this project? Provide the amount and a description of the funding.
    - Total Federal Funding
    - Federal Funding Description
    - Total Matching Funds
    - Matching Funds Description
    - Total In-Kind Contributions
    - In-Kind Contributions Description
    - Total Other Funds
    - Other Funds Description
    - Total Acquired Funding (auto-calculated field)

PART IIIB. ADDITIONAL DOCUMENTS

53. Upload any additional documents that you believe describe your project this year (optional). Examples include: Sustainability Plan, Logic Model, Evaluation Plan, Best

Docusign Envelope ID: 9A862CFE-9EA4-4B7D-AD1B-577C1EAA3459

MID-AMERICA ARTS ALLIANCE

Practices/Lessons Learned Documents, Referral Documents, other documents to share with National Resource Center.

PART IIIC. Geographic Location of Project Activity (repeatable section)

54. Venue Name, Street Address, City, State, Zip Code

55. Activity title and brief description

56. Start Date and End Date of activities at this Venue

57. Venue Accessibility

Provide information about the venue's accessibility. Select a response to each of the following statements: (dropdown: yes/no/not applicable) (If "not applicable" or "no" are selected, a text box appears: You answered, "Not applicable" or "No" to one of the statements above, please explain.)

a. The venue has designated accessible parking spaces with adjoining curb cuts and an accessible route from parking to the venue entrance.
b. The venue has ground-level entry, ramped access, adn/or elevators.
c. The venue has integrated and dispersed wheelchair seating in assembly areas with companion seating.
d. The venue has signage at inaccessible entrances with directions to accessible entrances.
e. The venue has a wheelchair accessible toilet stall, including a 60" diameter or T-turn clear floor space, free of the door swing.
f. The venue has accessible emergency exits and audio/visual emergency alarms.

Questions or concerns regarding this material?
Contact: Matt Aelmore, Grant Program Coordinator
(816) 880-8115, matt@maaa.org

The Grantee must retain all records regarding this project for three years.

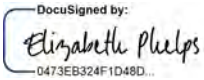
Certificate Of Completion

Envelope Id: 9A862CFE-9EA4-4B7D-AD1B-577C1EAA3459
Status: Sent
Subject: Complete with Docusign: Purple Grant Routing - Community Engagement Grant Program Agreement
Source Envelope:
Document Pages: 33
Signatures: 1
Initials: 9
Certificate Pages: 3
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-06:00) Central Time (US & Canada)

Envelope Originator:
Leigh Anne Carnes
200 N Second St
Saint Charles, MO, MO 63301
lcarnes@discoverstcharles.com
IP Address: 35.130.51.195

Record Tracking

Status: Original
6/5/2025 10:01:48 AM
Holder: Leigh Anne Carnes
lcarnes@discoverstcharles.com
Location: DocuSign

Signer Events	Signature	Timestamp
Elizabeth Phelps ephelps@discoverstcharles.com Tourism Assistant Director City of Saint Charles, MO Security Level: Email, Account Authentication (None)	DocuSigned by:  0473EB324F1D48D... Signature Adoption: Pre-selected Style Using IP Address: 35.130.51.195	Sent: 6/5/2025 11:04:17 AM Viewed: 6/5/2025 11:04:30 AM Signed: 6/5/2025 11:04:55 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Willie Hantack William.Hantack@stcharlescitymo.gov Audit & Accounting Manager City of Saint Charles, MO Signing Group: Senior Financial Analysts Security Level: Email, Account Authentication (None)	DS Signature Adoption: Uploaded Signature Image Using IP Address: 35.130.51.195	Sent: 6/5/2025 11:04:57 AM Viewed: 6/5/2025 1:02:54 PM Signed: 6/5/2025 1:03:36 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Paul Feldmann paul.feldmann@stcharlescitymo.gov Purchasing Manager City of Saint Charles, MO Security Level: Email, Account Authentication (None)	Initial Signature Adoption: Pre-selected Style Using IP Address: 35.130.51.195	Sent: 6/5/2025 1:03:39 PM Viewed: 6/5/2025 1:29:11 PM Signed: 6/5/2025 1:29:21 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Mary Ann Ohms maryann.ohms@stcharlescitymo.gov City of Saint Charles, MO Security Level: Email, Account Authentication (None)	DS Signature Adoption: Pre-selected Style Using IP Address: 35.130.51.195	Sent: 6/5/2025 1:29:24 PM Viewed: 6/5/2025 1:54:22 PM Signed: 6/5/2025 1:54:38 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

Signer Events	Signature	Timestamp
Holly Magdziarz holly.magdziarz@stcharlescitymo.gov Assistant City Attorney City of Saint Charles, MO Signing Group: LEGAL REVIEW Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	Initial Signature Adoption: Uploaded Signature Image Using IP Address: 35.130.51.195	Sent: 6/5/2025 1:54:40 PM Viewed: 6/5/2025 1:55:39 PM Signed: 6/5/2025 1:55:52 PM
Jennifer O'Connor jennifer.oconnor@stcharlescitymo.gov Director of Finance City of Saint Charles, MO Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	DS Signature Adoption: Pre-selected Style Using IP Address: 174.86.173.148 Signed using mobile	Sent: 6/5/2025 1:55:54 PM Viewed: 6/8/2025 4:31:21 PM Signed: 6/8/2025 4:31:41 PM
Lawrence S. Dobrosky, Jr. lawrence.dobrosky@stcharlescitymo.gov Director of Administion City of Saint Charles, MO Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	DS Signature Adoption: Pre-selected Style Using IP Address: 172.56.80.37	Sent: 6/9/2025 7:40:22 AM Viewed: 6/9/2025 3:53:15 PM Signed: 6/9/2025 3:53:35 PM
Emily B. Galantowicz emily.galantowicz@stcharlescitymo.gov Assistant City Clerk City of Saint Charles, MO Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		Sent: 6/9/2025 3:53:39 PM Viewed: 6/9/2025 4:38:30 PM
Daniel J. Borgmeyer dan.borgmeyer@stcharlescitymo.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		
Kimberly Hudson kimberly.hudson@stcharlescitymo.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		
City Clerk - Assign Contract # Signing Group: City Clerk - Assign Contract # Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp
Carla Bray carla.bray@stcharlescitymo.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	VIEWED Using IP Address: 35.130.51.195	Sent: 6/8/2025 4:31:44 PM Viewed: 6/9/2025 7:40:21 AM
Amy Milstead amy.milstead@stcharlescitymo.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/5/2025 11:04:17 AM

Payment Events	Status	Timestamps

RCA FORM (OFFICE USE ONLY)
MEETING/DATE: 6/17/2025
Regular ☒ Special ☐ Work Session ☐
ATTACHMENT: YES ☒ NO ☐
Report ☐ Resolution ☒ Ordinance ☐

Bill # N/A

Request for Council Action

Ward(s): All **Sponsor(s):** Michael Galba

Description:
Approve a Resolution adopting the 2025-2030 St. Louis Regional Hazard Mitigation Plan.

Contract Extension/Renewal:	**Yes** ☐	**No** ☒
Information Paper Attached:	**Yes** ☐	**No** ☐

Staff Recommendation:	**Approve** ☒	**Disapprove** ☐
Board/Committee/Commission Recommendation:	**Approve** ☐	**Disapprove** ☐

Summary:
The East-West Gateway Council of Governments is going through an update of the 5-year Hazard Mitigation Plan for the St. Louis Metro area. This is required by FEMA as part of the Disaster Mitigation Act of 2000. As such, the City has participated in this plan since its inception in 2004 and the 2025-2030 will be the 5th iteration/version. This plan lists the natural hazards of the area (tornados, floods, ice storms, etc.) and the plans to mitigate those events in the future.

Attached is an Executive Summary from East-West Gateway which is coordinating the responses of the St. Louis Metro area jurisdictions for this Plan as well as the City's proposed hazard mitigation actions. As required by the 5-year Plan, a Resolution from each participating community is required as part of the formal submittal of the Metro Area Plan to FEMA and to receive grant funding for future mitigation efforts of the City. A copy of the Draft Plan is available East-West Gateways website at https://www.ewgateway.org/hazardupdate/

Budget Impact: (revenue generated, estimated cost, CIP item, etc.)
Fiscal Impact: N/A
Account #: N/A
Project #: N/A

RCA prepared by: JTB Dept. Dir. [signature] Finance Dir. [signature] Dir. of Admin. [signature]

2025-2030 St. Louis Regional Hazard Mitigation Plan Update – Summary

Natural disasters have always been a part of the fabric of the St. Louis region. Tornados, floods, ice storms, and a host of other disasters have had a profound effect on the region and its people. Unfortunately, there is no way to prevent disasters from occurring; however, the impact of natural disasters can be mitigated.

The purpose of hazard mitigation is to reduce or eliminate long-term risk to people and property from hazards. East-West Gateway Council of Governments (EWG) prepared this draft Regional Hazard Mitigation Plan (HMP) for the Missouri side of the St. Louis region. Assisting in plan development was a Working Group made up of representatives from Emergency Management Agencies, EducationPlus, St. Louis Community Organizaitons Active in Disaster, and the St. Louis Area Regional Response system (STARRS). This plan is an update of the previous plan that was approved by FEMA on October 9, 2020. The plan and the update were prepared pursuant to the requirements of the Disaster Mitigation Act of 2000 to result in eligibility for the Federal Emergency Management Agency (FEMA) Hazard Mitigation Assistance Grant Programs.

The regional goals for the Hazard Mitigation Plan are as follows:

1. Prepare communities in advance of a natural disaster to prevent loss of life, minimize injury, and illness; and reduce long-term vulnerabilities from eligible high-hazard potential dams,
2. Preserve and maintain property, including public and private infrastructure, businesses, and individual homes, and improve community vitality; and
3. Encourage regional, county, and local planning and development that reduces future risk from natural disasters and is consistent with the hazard mitigation plan.

Participating jurisdictions (see Executive Summary) are required to pass a resolution adopting the Regional Hazard Mitigation Plan. Jurisdictions that did not participate and adopt the plan are not eligible for grants.

Section 1 of the HMP introduces what the Plan is, how the planning process was conducted, and who was involved.

Section 2 of the HMP details the geography, climate, demographics, inventory of critical assets and essential facilities, development trends, economy and industry, existing community plans, and capabilities of the region and its municipalities and special districts.

Section 3 of the HMP details all the natural hazards that affect the region and provides a risk assessment for the region based on severity of disaster events and vulnerability of people and property. This includes flood, dam/levee failure, sinkhole/ground failure, drought, wildfire, earthquake, extreme temperatures, severe winter weather, severe thunderstorms, and tornadoes. All natural disaster event data for the pat 20 years (2004-2023) are summarized in the Risk Assessment, and more detailed information on those events can be found in Appendix F.

Section 4 of the HMP presents the mitigation strategies updated by the HMP Working Group and, subsequently, other jurisdictions in the St. Louis region, and is based on the updated risk assessment in

Section 3. Goals are broad, long-term policy and vision statements that explain what is to be achieved by implementing the mitigation strategy. A mitigation action is a measure, project, plan, or activity proposed to reduce current and future vulnerabilities described in the risk assessment.

Section 5 of the HMP provides an overview of the strategies for plan maintenance and outlines the method and schedule for monitoring, updating, and evaluating the plan. The chapter also discusses incorporating the plan into existing planning mechanisms and how to address continued public involvement.

Appendices for the HMP provide extensive detail on the planning process documentation, critical and essential facilities, past and present mitigation actions, resolutions, participating jurisdictions and special district questionnaires, detailed natural disaster event data, and Flood Insurance Rate Maps.

This is the fifth five-year plan for natural hazard mitigation in the St. Louis region. Because the plan is based on the work of the three previous approved plans, 2004, 2010, 2015, and 2020, EWG continues to seek enhancement of the planning process and public involvement, and to emphasize the features that have evolved in the last five years. As in the 2020 plan, this plan continues to focus on the elements all five counties share. With a common framework for action, EWG expects to be able coordinate a more effective plan.

City of St. Charles 2025 - 2030 Hazard Mitigation Actions

Hazard	HMP Goal	Problem Statement	Corresponding HM Plan Strategy	Name of Project	Project Description	Cost (estimated)	Cost/Benefit	Responsible party	Supporting Organization	Priority	Timeline	Potential Funding Sources	Local Planning Mechanisms for Implementation	Action Status	Report of Progress
Flood	*1*	Residents and structures are vulnerable to the impact of Flooding	4.5.4	Buyouts of Repetitive Loss and other flood damaged properties	Program to buyout flood damaged homes or homes which have repetitive loss properties	$100,000 - $500,000	Buyout is proven to be an effective and cheaper alternative against future losses	Public Works/Community Development	Administration	High	*2025 - 2030*	FEMA FMA or HMGP	Substantial Damage removal	On-going	N/A
Tornado, extreme Temperatures, Severe Thunderstorms, Winter Storm, Earthquake, Wildfire, Drought	*1*	Tornado, extreme temperatures, severe thunderstorms, winter storms, earthquake, wildfire and drought can cause significant property damage and can cause injuries and loss of life.	4.1.10, 4.4.4 4.3.10 4.2.6, 4.7.4, 4.9.3, 4.10.7	Natural hazard preparedness	Educate our residents to help better prepare them in the event of a tornado, extreme temperatures, severe thunderstorms, winterstorm, earthquake, wildfire and drought through social media and the City web page.	$0- $500	The benefit out ways the cost of sharing information.	Public Works	Emergency Management	Low	2025-2030	General Fund	Public Works	Ongoing	N/A
Dam/Levee Failure	*2*	Residents and proterties are vulnerable to the impact of Dam/Levee failure	4.6.7	Dam Inspections	Annual dam inspections by dam owners to reduce risk from potential dam failure.	*$0*	Contact dam owners to ensure / review annual dam inspections; virtually no cost other than staff time.	Private dam owners	Public Works	Low	Annual	Dam owners	Public Works	Ongoing	N/A
Sinkholes/ Ground Failure	1	Sinkholes can cause injury and damage to lives and property	4.6.4	Dissemination of public information materials addressing sinkholes	Collect and disseminate education materials for public on sinkhole mitigation	$0 - $500	Benefit of informing public outweighs the minimal cost	Public Works	Administration	High	2025 - 2030	General Fund	Public Works	pending	N/A

City of St Charles 2020 - 2025 Hazard Mitigation Strategies*

Mitigated Hazard	Action / Strategy	Corresponding HM Plan Strategy	Plan year(s)	Priority	Responsible party	Cost/Benefit	Cost (estimated)	Status	Action/Strategy Update January 2025
Flood	Property buyouts	4.2.5, #6	2020 - 2025	High	Emergency Management and Public Works	Permanent removal of structures eliminates future repetitive losses, high cost : high benefit	$250,000 - 1,500,000	Pending funding	
	Property buyouts	N/A	1997 - 1999	High	Emergency Management and Public Works	Permanent removal of structures eliminates future repetitive losses, high cost : high benefit	$2,500,000	Complete	
	NFIP participation	4.2.5, #3	2020 - 2025	High	Public Works	No/absorbed cost : high benefit	N/A	Ongoing	
All	Current building codes	4.2.2, #7	2023 - 2025	High	Public Works	Low to no cost : high benefit	N/A	Ongoing	–
	Integrate HM Plan	4.2.2, #8	2020 - 2025	High	Planning	Low to no cost : high benefit	N/A	Ongoing	

HM - Hazard Mitigation

*A comprehensive review of all mitigation strategies for the jurisdictions represented in the 2020 - 2025 St. Louis Regional Hazard Mitigation Plan can be found in

Resolution No. _____

Sponsor: Michael Galba

A RESOLUTION OF THE CITY OF ST. CHARLES, MISSOURI ADOPTING THE 2025 - 2030 ST. LOUIS REGIONAL HAZARD MITIGATION PLAN

WHEREAS, the City of St. Charles recognizes the threat that natural hazards pose to people and property within the City of St. Charles; and

WHEREAS, the City of St. Charles has participated in the preparation of a multi-hazard mitigation plan, hereby known as the *2025 - 2030 St. Louis Regional Hazard Mitigation Plan* (hereafter referred to as the "Plan") in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS, the Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of St. Charles from the impacts of future hazards and disasters; and

WHEREAS, the City of St. Charles recognizes that land use policies have a major impact on whether people and property are exposed to natural hazards, the City of St. Charles will endeavor to integrate the Plan into the comprehensive planning process; and

WHEREAS, adoption by the City of St. Charles demonstrates their commitment to hazard mitigation and achieving the goals outlined in the Plan;

NOW, THEREFORE, BE IT RESOLVED BY the Council of the City of St. Charles, Missouri as Follows:

Section 1. The City of St. Charles, Missouri, hereby approves and adopts the *2025 - 2030 St. Louis Regional Hazard Mitigation Plan.* A copy of the Plan is attached hereto as Exhibit A and incorporated by this reference.

Section 2. This resolution shall be in full force and effect from and after the date of its passage and approval.

_____ _____

Date Passed Michael Galba, Presiding Officer

_____ _____

Date Approved by Mayor Daniel J. Borgmeyer, Mayor

Approved as to Form: Attest:

Holly Magdziarz 6/6/2025 _____

Holly Magdziarz, City Attorney Date Kimberly Hudson, City Clerk

Draft St. Louis Regional Hazard Mitigation Plan

Prepared for the counties of Franklin, Jefferson, St. Charles, and St. Louis and the City of St. Louis

EAST-WEST GATEWAY
Council of Governments

Creating Solutions Across Jurisdictional Boundaries

Exhibit A

East-West Gateway Council of Governments (EWG) hereby gives public notice that it is the policy of the agency to assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, Executive Order 12898 on Environmental Justice, and related statutes and regulations in all programs and activities. Title VI requires that no person in the United States of America, on the grounds of race, color, or national origin, shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which EWG receives federal financial assistance. Any person who believes they have been aggrieved by an unlawful discriminatory practice under Title VI has a right to file a formal complaint with EWG. Any such complaint must be in writing and filed with EWG's Title VI Coordinator within one hundred eighty (180) calendar days following the date of the alleged discriminatory occurrence. For more information, or to obtain a Title VI Nondiscrimination Complaint Form, please see EWG's website at www.ewgateway.org/titlevi or call (314) 421-4220 or (618) 274-2750.

1.1 Purpose

Natural disasters have always been a part of the fabric of the St. Louis region. Tornados, floods, ice storms, and a host of other disasters have had a profound effect on the region and its people. Unfortunately, there is no way to prevent disasters from occurring; however, the impact of natural disasters can be mitigated.

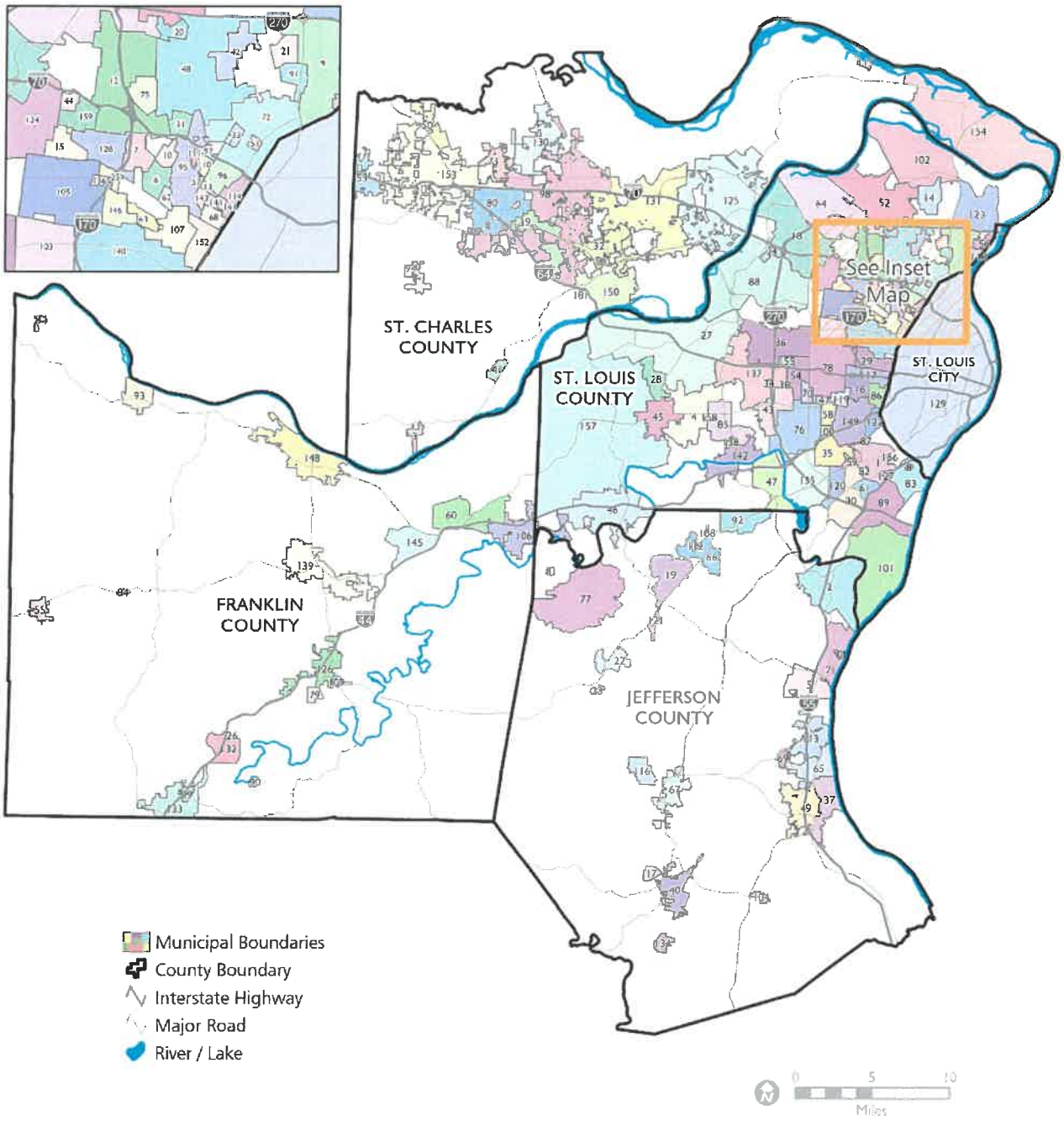
This St. Louis Regional Hazard Mitigation Plan, the fifth for the region since 2004, is an update of the Region's 2020 – 2025 Plan and is intended to provide local governments, special districts, and school districts with options for mitigation strategies that can, when used, limit the effects of disasters by protecting lives and property. Participation in and adoption of this plan update is a prerequisite for mitigation grant eligibility per Robert T. Stafford Disaster Relief and Emergency Act (Public Law 93-288) as amended by the Disaster Mitigation Act of 2000 (DMA) (Public Law 106-390) and the implementing regulations set forth by the Interim Final Rule published in the *Federal Register* on February 26, 2002, (44 CFR §201.6) and finalized on October 31, 2007. Jurisdictions that did not participate and adopt the plan are not eligible for grants. FEMA's Local Mitigation Planning Handbook, May 2023, and Local Mitigation Planning Policy Guide, April 19, 2023. The National Flood Insurance Program (NFIP), managed by FEMA, enables homeowners, business owners, and renters in participating communities to purchase federally backed flood insurance. Communities that want to enhance flood protection and already have developed property in flood plains can join the FEMA Community Rating System (CRS) and work to implement best practices. See Section 2.11 for more information on the CRS Program, community entry dates into the program, current ratings, and a summary table of CRS classes and associated insurance premium discounts.

1.2 Background and Scope

The five counties in eastern central Missouri, Franklin, Jefferson, St. Charles, and St. Louis Counties, and the independent City of St. Louis, make up the Missouri portion of the St. Louis region and share common geographic, climatic, and related risk factors that make them similarly susceptible to certain natural hazards. These five counties and the 133 municipalities within them are also members of the East-West Gateway Council of Governments (EWG) and are represented in regional transportation plans, such as the Long Range Transportation Plan and the Transportation Improvement Programs; in the 208 Water Quality Plan for the region; in Homeland Security Planning through the St. Louis Area Regional Response System (STARRS), and in OneSTL, the regional plan for sustainable development. Note that the City of St. Louis is an independent city in Missouri and has many of the same functions as a county government. As such, throughout this plan, you will see references to the 'five-county region.' This grouping includes the counties of Franklin, Jefferson, St. Charles, and St. Louis, and the City of St. Louis.

Municipal Boundaries, 2024

Missouri Portion of the
East-West Gateway Region



EAST-WEST GATEWAY
Council of Governments

February 2025

Sources: U.S. Census Bureau, 2024;
East-West Gateway Council of Governments

East-West Gateway Council of Governments to develop the Regional Hazard Mitigation Plan. Because of shared geography and shared collaboration in governance and planning, the region can be addressed as one entity for the purposes of developing an update to the regional hazard mitigation plan. This plan is designed to help protect public safety and prevent loss of life or injury in the event of a natural disaster. It is also designed to reduce risk to existing and future development and to prevent damage to each community's unique economic, cultural, and environmental assets. The plan also helps improve the operational effectiveness of local governments, school districts, and special districts following any natural disaster by providing recommendations for advance preparation. Advance planning prepares first responders as well as local government leaders and thus serves to reduce costs and improve the efficiency of disaster response and recovery. By outlining a regional action plan, this document also encourages collaboration, cooperation, and a shared approach to disaster mitigation efforts. This plan will be useful to help guide and coordinate mitigation activities and decisions for local land use policy in the future.

Since 2004, all local governments have been required to have an approved hazard mitigation plan in order to be eligible to apply for and receive certain funds under the Federal Emergency Management Agency (FEMA) Hazard Mitigation Program. These plans must be updated at least once every five years in order to remain eligible for FEMA hazard mitigation project grant funding. Mitigation plans identify the natural hazards that could impact communities, identify actions to reduce losses from those hazards, and establish a coordinated process to implement those actions. This current hazard mitigation work effort is an update of the previously approved plan, approved on October 9, 2020, which is valid for five years.

The jurisdictions that participated in the 2020 – 2025 plan update are listed in Appendix A. Seventy jurisdictions completed at least one factor of participation, but in the end, fifty-one jurisdictions completed all three factors required to be considered a participating jurisdiction. At the time of this draft plan update, 90 jurisdictions have completed at least one component of participation, and 2 jurisdictions have completed all components of participation to be considered a fully participating jurisdiction. See XX for components of participation.

The majority of jurisdictions that participated in the 2020 – 2025 plan update participated in the 2025 – 2030 plan update. The expanded outreach to fire and ambulance districts and Bi-State Development Agency, Great Rivers Greenway, and Metropolitan Sewer District of St. Louis resulted in new participants in this update. The counties neighboring the St. Louis region were contacted in April 2024 to notify them of the planning process and the opportunity to participate. No correspondence related to the notice and invitation was received.

1.3 Plan Organization

In the first section, EWG addresses the planning process. Section 2 discusses the demographics and capabilities of the region. Risk assessments and vulnerabilities comprise Section 3, and in Section 4, the plan outlines the updated mitigation actions. Section 5 provides plan implementation and maintenance information. reviewed by our Working Group, the county emergency managers, and all of the community representatives who attended the workshops that were part of the planning process. The first four sections reflect the same format as the 2020 – 2025 plan. However, the addition of Section 5 represents the Local Mitigation Planning Policy Guide, effective April 19, 2023.

Appendix A contains all of the public outreach documentation, while Appendix B includes critical and essential facilities information found in Section 2. Appendix C includes completed and deleted mitigation actions. Appendix D contains resolutions. Appendix E details each participating jurisdiction's mitigation actions, which correspond to the suite of strategies outlined in Section 4. Appendix F includes Risk Assessment Data Tables for Section 3, and Appendix G contains all submitted questionnaires. Jurisdictions covered by the Plan can request larger-scale copies of individual maps by contacting gisservices@ewgateway.org.

Table 1.1. Changes Made in Plan Update

Plan Section	Summary of Updates
Chapter 1 - Introduction and Planning Process	Updated members of the HMP Working Group and expanded special district participation.
Chapter 2 - Planning Area Profile and Capabilities	Updated regional profiles of participating jurisdictions, critical assets, capabilities and maps.
Chapter 3 - Risk Assessment	Included FIRMettes of NFIP participating jurisdictions.
Chapter 4 - Mitigation Strategy	Ten hazards with five to sixteen mitigation action strategies.
Chapter 5 - Plan Implementation and Maintenance	Updated annual methods for evaluating and updating the plan.

1.4 Planning Process

Requirement 44 CFR §201.6(c)(1): [The plan shall document] the planning process used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved.

This is the fifth five-year plan for natural hazard mitigation in the St. Louis region. Because the plan is based on the work of the four previous approved plans, 2004, 2010, 2015, and 2020, EWG continues to seek enhancement of the planning process and public involvement and to emphasize the features that have evolved in the last five years. As in the 2020 plan, this plan continues to focus on the elements all five counties share. With a common framework for action, EWG expects to be able to coordinate a more effective plan. Note that this version continues earlier efforts to streamline and adjust the organizational structure for the most effective plan possible.

To kick off the planning process, EWG assembled an HMP Working Group, comprised primarily of representation from the St. Louis Area Regional Response System (STARRS)in June 2024. STARRS is a consortium of key public and private organizations that has been organized to address critical security needs in the region. This partnership enables professionals in multi-disciplinary fields relating to emergency management to work together to better prepare the region to respond to natural disasters and terrorist acts.

Hazard mitigation planning continued after approval of the 2020 – 2025 plan. Participating jurisdictions worked to incorporate and advance mitigation strategies in local operational and capital planning. The review of mitigation action strategies in 2022 coincided with flooding events in July and August of that year. As a result, several jurisdictions amended or became official participating jurisdictions in the 2020 – 2025 plan. Several jurisdictions pursued and received HMGP funding. Several school districts moved forward with safe room construction with local bond funding.

The HMP Working Group members actively participated in the plan development. Members reviewed goals and mitigation action strategies for the plan, followed up with and acted as a resource to municipalities, fire, and ambulance districts within their counties, as well as school districts. Members provided questionnaire completion assistance, hosted Work Sessions, and assisted with questionnaire and worksheet follow up and finalization. Members also posted and distributed the HMP public survey.

Table 1.2. HMP Working Group Members

HMP Working Group Members		
Name	Title	Jurisdiction
Jani Albright	Director	St. Charles County Regional EMA
Jen Smith	Assistant Director	St. Charles County Regional EMA
Mark Price	Certified Floodplain Manager	St. Charles County Planning & Zoning
Abe Cook	Director	Franklin County EMA
Stephanie Norton	Assistant Director	Franklin County EMA
Warren Robinson	Director	Jefferson County EMA
Michele Ryan	Director	St. Louis County Office of EM
Claire Martin	Emergency Management Specialist	St. Louis County Office of EM
Dan Stumpf	Planning Specialist	St. Louis County Office of EM
Stephanie Norton	Chair	St. Louis Area Regional Coalition of Community Organizations Active in Disaster
Sarah Russell	Commissioner	City of St. Louis EMA
Kimberly Vanden Berg	Public Information Officer	City of St. Louis EMA
Kristen Capps-Jones	Grants Manager	City of St. Louis EMA
Samantha Lewis	Director	Regional Security/STARRS
Saroja Schwager	Emergency Preparedness Coordinator	Regional Security/STARRS
Christine Stanek McDonald	Director of Communications	EducationPlus

Given the breadth of the issues and context within which the Working Group members routinely operate, all of the members have the capacity to address the range of mitigation approaches, from preventative measures and structure and infrastructure projects to natural resources, public information, and emergency services.

Table 1.3. MPC Capability with Six Mitigation Categories[1(b)]

Community Department/Office	Preventive Measures	Structure and Infrastructure Projects		Natural Resource Protection	Public Information	Emergency Services
		Property Protection	Structural Flood Control Projects			
Emergency Management Director	✓	✓		✓	✓	✓
County Floodplain Manager	✓	✓	✓	✓		
Grants Manager	✓	✓	✓	✓		✓
Communications Specialist					✓	✓

1.4.1 Jurisdiction Participation

44 CFR Requirement §201.6(a)(3): Multi-jurisdictional plans may be accepted, as appropriate, as long as each jurisdiction has participated in the process and has officially adopted the plan.

An active participation process in mitigation planning is important because it is an opportunity for jurisdictions to evaluate ways to reduce the negative effects of a disaster before it hits. It is a chance for jurisdictions to evaluate risk and determine a strategy to plan for a hazard risk. This level of planning increases community resilience in that jurisdictions are better prepared to withstand and emerge from a disaster in a position to recover successfully. The inclusion of special districts is important because they serve areas across multiple incorporated and unincorporated jurisdictions.

The DMA requires each jurisdiction to participate in the planning process and officially adopt the plan. At the first HMP meeting, minimum criteria for participation were determined as completion of the questionnaire to an extend that meets requirements set by FEMA and formally adopt the plan by resolution. EWG staff developed four questionnaires, one for the five counties, one for the 137 cities/incorporated areas, one for special districts, and one for school districts, to be sent to each of the 35 school districts and one for the 58 special districts. The questionnaires sought information on hazards experienced in the last five years, local capabilities mitigation action strategy ranking, and mitigation actions to pursue over the next five years. The questionnaire responses provided information to support plan development.

Below is a list of jurisdictions that participated in the planning process. Given the varying levels of capacity to address all of the requirements, there is a range of participation. Many jurisdictions have a single staff person, the City Clerk, and rely on their county's emergency management department for programs and services related to hazard mitigation. Many jurisdictions showed interest in participating in the planning process but do not have the staff, financial, or time capacity to provide the detailed level of information required. See Appendix A for documentation of outreach.

Table 1.4. **Jurisdictional Participation in the Planning Process**

Table 1.4 City Plan Participation						
City	**Name of Representative**	**Title of Representative**	**Questionnaire Participation**	**Work Session Participation**	**Finalized Action Worksheets**	**Resolution Adopted**
Arnold	Christie Hull-Bettale	Community Development Engineer	Yes	Yes	Yes	
Ballwin	Eric Sterman	City Administrator	Yes	Yes	Yes	
Bel-Nor	Ann Vogel	Mayor	Yes			Yes
Berkeley	Nathan Mai-Lombardo	City Manager	Yes			
Beverly Hills	Brian Jackson	Mayor	Yes			
Black Jack	Alicia Hines	City Clerk	Yes			Yes
Brentwood	Bola Akande	City Administrator	Yes	Yes	Yes	Yes
Chesterfield	Cpt. Tereasa Knobbe	Commanding Officer	Yes	Yes	Yes	
Clayton	David Gibson	City Manager	Yes	Yes		
Cottleville	Michatel Padella	City Administrator	Yes	Yes		
Country Club Hills	Bender McKinney	Mayor	Yes	Yes		
Crestwood	Kris Simpson	City Administrator	Yes	Yes		
Creve Coeur	Jim Heines	Public Works Director	Yes	Yes		
Crystal Lake Park	Angela McCormick	City Administrator	Yes			
Dellwood	Terry Wilson	City Administrator	Yes	Yes		Yes
Des Peres	Scott Schaefer	City Administrator	Yes			
DeSoto	Todd Melkus	City Manager	Yes	Yes	Yes	
Edmundson	John Gwaltney	Mayor	Yes			
Ellisville	Bill Schwer	City Engineer	Yes	Yes		

Eureka	John Boggs	Building Commissioner	Yes	Yes		
Fenton	Dan Howard	Director of Public Works	Yes	Yes		
Ferguson	David Musgrave		Yes	Yes		
Festus	Greg Camp	City Administrator	Yes			
Florissant	Todd Huges	Director of Public Works	Yes			
Frontenac	Paul Wappelhorst	City Engineer	Yes	Yes		Yes
Glendale	Robert Catlett, Jr.	Asst. Chief of Police/EM Director	Yes			Yes
Hanley Hills	Dorothy Mathews	Village Clerk	Yes	Yes		Yes
Hazelwood	Gerald Hagedorn	Battalion Chief/ Deputy Director of EM	Yes			
Kirkwood	James Silvernail	Fire Chief	Yes	Yes		
Ladue	Steve Lynn	Fire Chief	Yes	Yes	Yes	
Lake Saint Louis	Officer Gregory Reavis	Emergency Management Director	Yes	Yes	Yes	
Manchester	Lt. Evan Waters	Support Service Commander	Yes	Yes	Yes	
Maplewood	Tephanisia Hyde	Resource Development and Community Enagagement Manager	Yes	Yes	Yes	
Marlborough	Patti Johnson	Village Clerk	Yes			
Maryland Heights	Michael Zeek	Community Development Director	Yes	Yes	Yes	
New Melle			Yes			
Normandy	Sam Johnson	City Administrator	Yes	Yes		
Northwoods	Rodney Robinson	City Engineer	Yes	Yes		
Norwood Court	Therese Marshall	Chairperson	Yes			

O'Fallon	Larry Bunt	O'Fallon Police Department	Yes	Yes	Yes	
Olivette	Carlos Trejo	Planning Director	Yes	Yes	Yes	
Overland	Kadi Sanders	Community Development Director	Yes			
Pacific	Hal Schulman	Emergency Management Director	Yes	Yes	Yes	
Pasadena Hills	Cynthia Pender McCarthy	Mayor	Yes	Yes		
Pasadena Park	Elliot Brown	Village Clerk	Yes			
Rock Hill	Garrett Schlett	City Administrator	Yes	Yes		
St. Ann	Matt Conley	City Administrator	Yes			
St. Charles	John Boyer	Asst. Dir of Community Development	Yes	Yes		
St. Clair	Cozy Bailey	Mayor	Yes	Yes	Yes	
St. John	Paul Anderson	Police Chief	Yes			
St. Peters	Rob Treadway	Captain - Bureau of Support Services	Yes	Yes	Yes	
Town & Country	Michael Zeltmann	Public Works Director	Yes	Yes	Yes	
Union	Earl Neal	Emergency Management Director	Yes	Yes	Yes	
University City	Mirela Celaj	Acting City Engineer	Yes	Yes	Yes	
Vinita Park	Brent Bury	Mayor	Yes			Yes
Washington	Justin Frankenberg	Emergency Management Director	Yes	Yes		
Webster Groves	Sinan Alpaslan	City Engineer	Yes	Yes		
Weldon Spring	Don Stolberg	City Administrator	Yes			
Wellston	Rodney Robinson	City Engineer	Yes	Yes		

Wentzville	Doug Forbeck	Community Development Director	Yes	Yes	Yes	
Wildwood	Rick Brown	Public Works Director	Yes	Yes	Yes	
Winchester	Gail Winham	Mayor	Yes	Yes		

School District Plan Participation						
District	Name of Representative	Title of Representative	Questionnaire Participation	Work Session Participation	Finalized Action Worksheets	Resolution Adopted
Brentwood School District	Dr. Amy Zielinski	Superintendent	Yes	Yes		
Clayton School District	John Brazeal	CFO	Yes			
Dunklin R-V School District	Dr. Clint Freeman	Superintendent	Yes			
Fort Zumwalt R-II School District	Paul Myers	Superintendent	Yes	Yes	Yes	
Hancock Place School District	Paul Northington	ED Business and Operations	Yes	Yes	Yes	
Hazelwood School District	Chris Norman	CFO/Asst. Superintendent	Yes	Yes	Yes	
Mehlville R-IX School District	Chad Dickemper	Asst. Superintendent Elementary	Yes			
Meramec Valley R-III School District	Carrie Schwierjohn	Superintendent	Yes	Yes	Yes	
Orchard Farm R-V School District	Wade Steinhoff	Superintendent	Yes	Yes		
Parkway C-2 School District	Jason Rooks	Executive Director of Operations	Yes	Yes		
Pattonville R-III School District	Paul Myers	Superintendent				
Rockwood R-VI School District	Sherri Overton	CF - Director of Facilities	Yes	Yes		
St. Charles R-VI School District	Jason Sefrit	Superintendent	Yes			
Valley Park School District	Tanja Boyet	ED of Finance & Operations	Yes			

Washington School District	John McCollach	Asst. Superintendent	Yes			
Webster Groves School District	Jacob Myers	CFO/COO	Yes	Yes		

County Plan Participation						
County	Name of Representative	Title of Representative	Questionnaire Participation	Work Session Participation	Finalized Action Worksheets	Resolution Adopted
Franklin	Abe Cook	Emergency Management Director	Yes	Yes	Yes	
Jefferson	Warren Robinson	Director of Emergency Management	Yes	Yes	Yes	
St. Charles	Jani Albright	Director of Emergency Management	Yes	Yes	Yes	
St. Louis	Tom Vatterott, Jr.	Emergency Management Specialist	Yes	Yes	Yes	
City of St. Louis	Sarah Russell	Commissioner, Emergency Management	Yes	Yes	Yes	

Special District Plan Participation						
District	Name of Representative	Title of Representative	Questionnaire Participation	Work Session Participation	Finalized Action Worksheets	Resolution Adopted
Bi-State Development Agency	Sherita Bradshaw-Jackson	Emergency Preparedness Coordinator	Yes	Yes	Yes	
Great Rivers Greenway	Mark Vogel	Senior Project Manager	Yes	Yes	Yes	Yes
Metropolitan Sewer District	Bart Hager		Yes	Yes	Yes	
Pacific Fire District	Parker Spencer	Deputy Chief	Yes	Yes	Yes	
Antonia Fire District	Matt Krutzsch	Chief	Yes	Yes	Yes	

Hillsboro Fire Protection District	Jason C. Darian	Deputy Fire Chief	Yes	Yes	Yes	
Joachim-Plattin Ambulance District	Kenneth Strathmann	Deputy Chief, COO	Yes	Yes	Yes	
Wentzville Fire Protection District	Steve Mosher	Fire Chief	Yes	Yes	Yes	

1.4.2 The Planning Steps

This plan is based on the work of the four previous approved plans, 2004, 2010, 2015, and 2020. EWG continues to refine the planning process to effectively research, analyze, engage and document. EWG referred to recent FEMA planning documents Local Mitigation Planning Handbook (May 2023), Local Mitigation Planning Policy Guide (April 19, 2023), and Integrating Hazard Mitigation into Local Planning: Case Studies and Tools for Community Officials (March 1, 2013).

The development of this plan followed the 10-step planning process adapted from FEMA's Community Rating System (CRS) and Flood Mitigation Assistance programs. See Table 1.5 below. The process begins with initial organization tasks of identifying the planning area and resources and building the planning team. A public outreach strategy was developed and work was undertaken to review and identify community capabilities to plan for mitigation. Research was undertaken to assess hazards to the region and critical facilities that would be impacted. Goal setting, activity identification and action plan development followed. From there, the adoption of the plan and then implementation, evaluation, and revision take place as a part of plan maintenance. This process allows the plan to meet funding eligibility requirements of the Hazard Mitigation Program, Building Resilient Infrastructure and Communities, and Flood Mitigation Assistance Program. It also qualifies for points under Activity 510 for Mitigation Plans under FEMA's CRS.

Table 1.5. Regional Mitigation Plan Update Process

Community Rating System (CRS) Planning Steps (Activity 510)	Local Mitigation Planning Handbook (2023) Tasks (44 CFR Part 201)
Step 1. Organize	Task 1: Determine the Planning Area and Resources
	Task 2: Build the Planning Team 44 CFR 201.6(c)(1)
Step 2. Involve the public	Task 3: Create an Outreach Strategy 44 CFR 201.6(b)(1)
Step 3. Coordinate	Task 5: Review Community Capabilities

	44 CFR 201.6(b)(2) & (3)
Step 4. Assess the hazard	Task 4: Conduct a Risk Assessment 44 CFR 201.6(c)(2)(i) 44 CFR 201.6(c)(2)(ii) & (iii)
Step 5. Assess the problem	
Step 6. Set goals	Task 6: Develop a Mitigation Strategy 44 CFR 201.6(c)(3)(i); 44 CFR 201.6(c)(3)(ii); and 44 CFR 201.6(c)(3)(iii)
Step 7. Review possible activities	
Step 8. Draft an action plan	
Step 9. Adopt the plan	Task 8: Review and Adopt the Plan
Step 10. Implement, evaluate, and revise	Task 7: Keep the Plan Current
	Task 9: Create a Safe and Resilient Community 44 CFR 201.6(c)(4)

Step 1: Organize

In January 2024, EWG staff conducted Internal scoping with STARRS staff, reviewed engagement best practices post-pandemic, such as what was implemented for the 2023 Regional Transportation Plan engagement process, produced a draft timeline of work, and identified Working Group members and an approach to engagement with jurisdictions and the public. A web page was developed for jurisdiction information specifically related to questionnaire development and staff contact methods.

In May, an email invitation was sent to the HMP Working Group with the plan update purpose, plan development timeline, and meeting schedule. On June 14th, EWG led HMP Working Group members in a discussion of the plan update, reviewed goals, and evaluated the mitigation actions changes. The questionnaire was distributed in advance of the meeting so members had time to review and be ready with questions. Staff took the group through the organization of the strategies from the last update, the arrangement by hazard for this update and the additional actions strategies to address infrastructure and at-risk populations.

The HMP Working Group discussed outreach efforts to cities, fire and ambulance districts, and school districts. The questionnaires were discussed, especially the complexity of the information being requested and the need for the Working Group to be a resource to cities, school districts, and special districts. Also, the public survey was discussed and shared so that members would play active roles in sharing the survey in communications mechanisms and social media.

HMP Working Group communication consisted primarily of the three meetings, pre and post-meeting email correspondence, email and phone correspondence during assistance efforts with local jurisdictions, email and phone calls to set up work sessions in each county, and email follow-up regarding data and information for plan development.

During the last week of June and the first week of July, all city clerks, mayors and emergency managers, fire and ambulance districts, special districts, and school district superintendents within the five-county area received direct email communication notifying them of the HMP update and detailing the minimum criteria for participation that each jurisdiction must meet in order to be considered a participant

participate in the plan update and be eligible for hazard mitigation funding in the future. The email included a questionnaire asking for key jurisdiction information, HMP goals, mitigation action strategies rankings, and mitigation action worksheets. Refer to Appendix A for documentation.

Given the enormity of jurisdictions in the St. Louis region, the enormity of the detailed measures by which participation in the plan update is measured, and budget constraints, this plan update reflects a strategic approach to reaching every jurisdiction and working with them toward plan approval.

Table 1.6. Schedule of HMP Working Group Meetings

Meeting	Topic	Date
Informational Meeting	Email introduction, invitation	May 10, 2024
Kick-off Meeting	Review Goals and Mitigation Actions	June 14, 2024
Planning Meeting #2	Review Draft Risk Assessment; Mitigation Action Worksheet Requirements	November 19, 2024
Planning Meeting #3	Review preliminary draft	March 5, 2025

In order to provide assistance to jurisdictions with completing the questionnaires, EWG established virtual Office Hours. Virtual Office House signup days and times were posted on the HMP webpage along with an online form sign up for a time. Upon signing up, individuals were emailed the virtual meeting link via the GoTo Meeting virtual meeting platform. This assistance option was made available in addition to email and telephone assistance. HMP Working Group members attended their respective service area Office Hours to further assist jurisdictions.

To further assist jurisdictions with completing the questionnaire, mitigation action ranking and the mitigation action worksheets, EWG held Work Sessions in each county and for school districts. Given the level of detail required on the mitigation action worksheets, the work session format was more conducive to explaining what was needed. EWG staff found that additional follow-up was required even after work sessions to ensure information provided on the mitigation action worksheets met requirements. While many jurisdictions were eventually able to provide what was needed, many were not primarily due to staff availability, as staff at local jurisdictions have existing responsibilities and large workloads and either could only devote a limited amount of time to the questionnaires or had no time at all to devote. The interest in participating is there, but the time required to participate to the full extent required was not.

Step 2: Involve the Public

44 CFR Requirement 201.6(b): An open public involvement process is essential to the development of an effective plan. In order to develop a more comprehensive approach to reducing the effects of natural disasters, the planning process shall include: (1) An opportunity for the public to comment on the plan during the drafting stage and prior to plan approval.

As in the last plan, EWG developed a hazard mitigation web survey targeting the general public. Since 2020 and the COVID-19 pandemic, the role of electronic and virtual engagement has evolved. The general public is more accustomed to participating and providing input via social media and websites. Prior to the pandemic, it was very hard to entice the general public to attend a public meeting. People are already very busy with work, family, and community. Few, if any, members of the public want to take time out of their busy days and come to public open houses or meetings to share their concerns and ideas. Post-pandemic, people have become accustomed to participating and sharing input electronically.

During the plan drafting stage, public input was obtained through a SurveyMonkey survey. A public involvement survey was developed and released in May 2024 as the first phase of the kickoff to plan development. The survey was posted on the hazard mitigation update page and focused on public information The online survey was intended to meet people where they are with a simple, 10-question, mobile-friendly survey. The survey was posted on the EWG website and was released to the public in May 2024. All distribution mechanisms included a URL to the survey as well as a QR code.

Survey information was sent directly via email to regional planning partners with a request to participate and to include the survey in their organizations' communication mechanisms and fliers. Survey information was shared with all HMP working group members and all jurisdictions that received an HMP questionnaire. All jurisdictions were asked to share the survey link in their newsletters and other community communications. In June, EWG began a social media campaign with regular posting to Briefings, Facebook, Linked-In, X (Twitter). Press releases to XX news outlets in the region from the St. Louis Post-Dispatch to the St. Louis American. A flyer was produced to help promote the HMP web page on the EWG website that housed plan update information and the link to the public survey.

Survey results indicate that hail storms, high winds and extreme heat were most often cited as being experienced and experienced multiple times a year. Greatest threats are seen as flood, severe winter weather and extreme temperatures. The majority of respondents do not experience flooding during heavy rainfall, have lived in their homes for four or more years and are homeowners. Most do know if their home is in a floodplain. Respondents selected fixing infrastructure and protecting utilities and water systems that jurisdictions should focus on the most. The majority of respondents feel they are adequately informed about natural hazards with 65% responding yes and 35 responding no. Comments provided via the survey range from increasing early warning and improved preparations to up to date building codes and considering the impact of new development on flooding. See Appendix A for survey results and a breakdown by zip code.

The concern about extreme temperatures and flooding coincides with the overall risk many jurisdictions in the area face. Interest in building codes reflect acknowledgement of the role they play and minimizing impacts of disasters as do early warning systems. These strategies are included in mitigation actions for several of the hazards in the plan. Other results reinforce the need to plan for at-risk populations, such

as mitigating impacts for those that are disabled or have mobility challenges and holding "mock" disaster events so neighboring jurisdictions can work together and see what mitigation actions would benefit one another.

During the public review of the draft, press releases were sent to news outlets, and information was posted on social media sites Facebook, X, and LinkedIn. The public survey was revised and posted on the EWG website and was released to the public in March 2025. All distribution mechanisms included a URL to the survey as well as a QR code. Survey information was sent directly via email to partner organizations.

Step 3: Coordinate with other Departments and Agencies

44 CFR Requirement 201.6(b): An open public involvement process is essential to the development of an effective plan. In order to develop a more comprehensive approach to reducing the effects of natural disasters, the planning process shall include: (2) An opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia, and other private and non-profit interests to be involved in the planning process. (3) Review and incorporation, if appropriate, of existing plans, studies, reports, and technical information.

In April 2024, communities that neighbor the St. Louis region were sent an email informing them that East-West Gateway Council of Governments is working with the city of St. Louis and the Missouri counties of St. Charles, Franklin, Jefferson, and St. Louis to revise and update the St. Louis Regional Hazard Mitigation Plan for the next five years, 2025-2030. They were informed that the Plan will present information about natural disasters, levels of risk, and strategies that local governments and school districts can take to reduce the adverse effects of natural hazards, such as tornadoes or floods. A link to the project web page was provided for more information and how to participate.

In June 2024, EWG staff presented to EWG's Executive Advisory Committee and Board of Directors, which includes chief elected officials from the five counties covered in this plan, representatives of municipal leagues, transportation agencies, state offices of administration, and regional citizens. Names, titles, and affiliations of EWG Board members can be found in Appendix A.

Special efforts were made to ensure underserved and vulnerable populations had access to information about the plan update and the public survey. The press release was sent to the St Louis American newspaper. Email notifications were sent to nonprofits, including Beyond Housing, the Hispanic Chamber of Commerce, the International Institute, Metropolitan Congregations United, North County Inc, Paraquad, United Way, and the Urban League of Metropolitan St. Louis.

In June 2024, EWG included the Municipal League of Metro St. Louis (Muni League) in the update process and the communication effort to apprise members of the opportunity to participate in plan development. The Muni League's membership included mayors from the 91 municipalities in St. Louis County.

Throughout the draft development process and the draft public comment period, information was shared on the EWG Local Government Briefings weekly e-newsletter. The newsletter recipients include local government officials and staff ranging from planning development officials to public works to parks

and recreation staff. Individuals from area universities, nonprofits, and private sector businesses are also recipients of the newsletter.

EWG staff presented information on the plan update to numerous groups and invited attendees to participate in the plan survey. In April of 2024, EWG staff presented to the Deer Creek Watershed Alliance, which is comprised of public works professionals from cities in the Deer Creek watershed that work to reduce nonpoint source pollution and reduce impacts of flooding in the watershed.

On June 12, 2024, EWG staff presented to the Metropolitan Sewer District of St. Louis Project Clear committee, which is comprised of regional agencies with expertise in water resource planning, local land use, and development. The committee provides comment on MSD's activities related to the EPA consent decree related to mitigating combined sewer impacts.

In August 2024, a presentation was made to the Water Resources Advisory Committee, which is comprised of over seventy water resource professionals in the public, private, and nonprofit sectors in the St. Louis region.

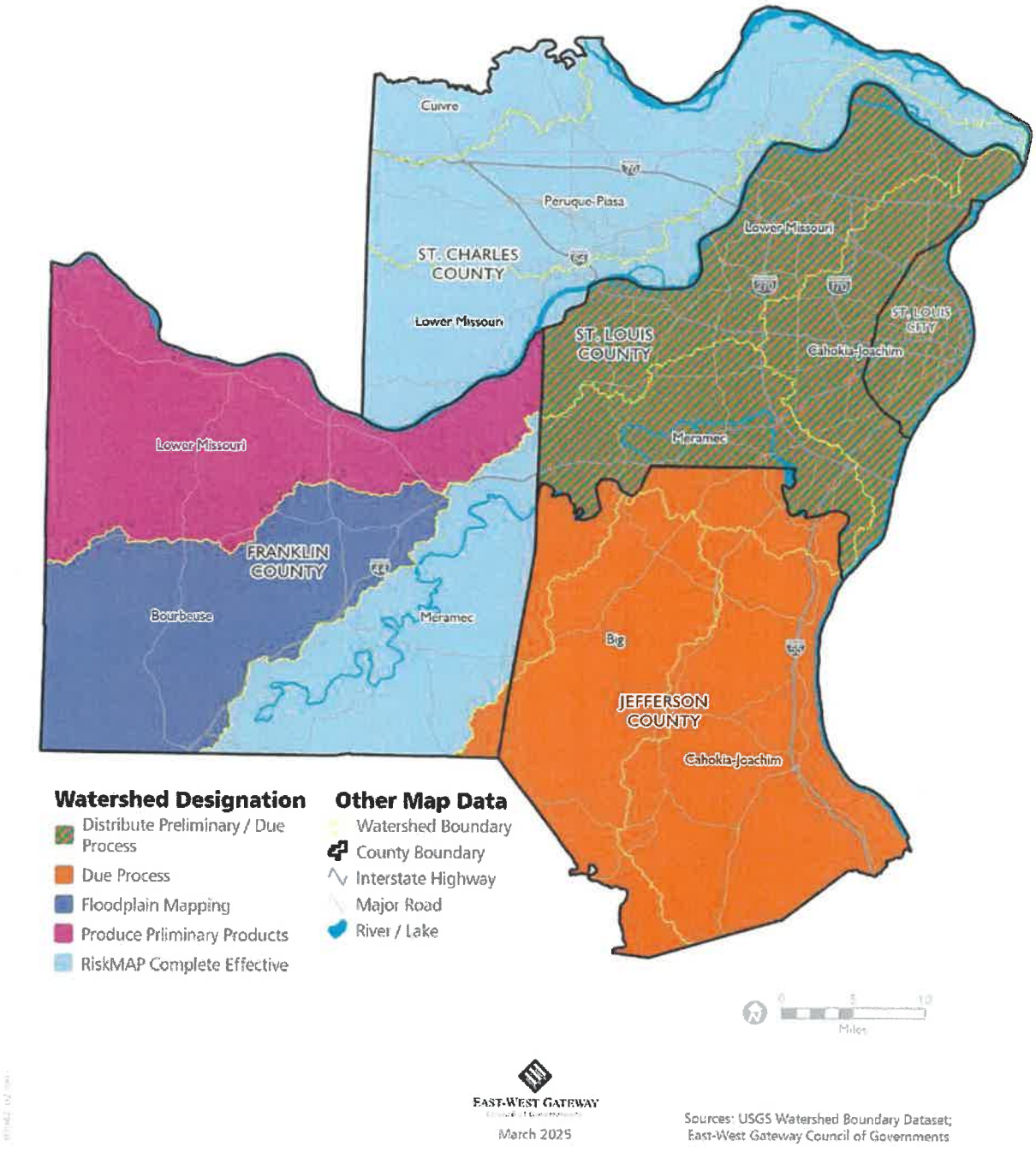
In October 2024, EWG presented to the Meramec River Recreation Association, which is comprised of parks and recreation staff from local governments along the Meramec River, state parks and Department of Conservation staff, and nonprofit organizations

On December 10, 2024, EWG presented HMP update information to the newly formed MSD Stormwater Task Force.

In February 2025, EWG presented to the Transportation Planning Committee, which is comprised of public works professionals from local governments on the Missouri side of the region. EWG presented to 24:1, which is a consortium of municipalities within the Normandy School District boundaries in north St. Louis County. And staff presented information to the Earthways Center's Green Business Challenge Kickoff, which includes local governments as well as businesses in the region.

At the beginning of the planning process, EWG obtained the most recent FIRMs available in the plan study area via the FEMA Flood Map Service Center (MSC). Along with local governments in the Bourbouse, Cahokia-Joachim, Meramec, and Lower Missouri, watersheds, EWG is part of SEMA's RiskMAP project communications. Also, EWG engaged with SEMA and WSP staff regarding floodplain mapping in Franklin County along the lower Missouri River in August 2024.

Figure 1.1. St. Louis Regional RiskMAP Designations



Prior to and throughout the draft development process, EWG staff engaged with several local, state and federal agencies and discussed ways their planning efforts inform the HMP and how the HMP can inform their planning. Entities ranged from the City of St. Louis to the U.S. Army Corps of Engineers (USACE).

St. Charles County received DED CDBG-DR funds for a voluntary buyout program. The program aims to aid property owners in relocating their homes and businesses away from flood-threatened areas. Local governments in declared disaster zones, with evidence of impact from the 2019 Presidential declared disaster, can apply for assistance. The awards are based on the extent of damage in the proposed buyout area and its alignment with overall flood mitigation plans. Strategically acquiring properties in disaster-affected areas aims to mitigate risks and lay the groundwork for sustainable recovery.

The City of St. Louis will receive $25,834,000 in funding to support long-term recovery efforts following the 2022 Missouri Severe Storms and Flooding event DR-4665-MO through its Office of Disaster Recovery (ODR) within the Office of Community Planning and Development. Community Development Block Grant-Disaster Recovery (CDBG-DR) funding. The St. Louis Action Plan for the funds describes the collective local impact of the 2022 storms and flooding event (DR-4665), the remaining unmet needs, and the City's plan for the distribution of funds to the households and areas of the City most impacted by the storm.

St. Louis County has been awarded CDBG-DR funds under Federal Register Notice 88 FR 32046, due to the presidentially declared disaster event DR-MO-4665. This historic and catastrophic rainfall event occurred in July of 2022, causing significant damage to infrastructure, green space, and homes and resulting in numerous swift water rescues and several casualties. The CDBG-DR Action Plan is under development.

The Extreme Urban Heat Action Plan for the City of St. Louis is a three-year process funded by a $408,000 grant from the Missouri Foundation for Health and began in September 2024. With the support of the Office of Sustainability for the City of St. Louis, the Missouri Coalition for the Environment began working with the St. Louis Association of Community Organizations and the Urban Land Institute to prepare a plan with community input identifying policy priorities and recommendations to be used as a guide for the City and a resource that other cities could use as well.

The Metropolitan St. Louis Sewer District established a Stormwater Task Force upon passage of Proposition S to support stormwater solutions in the MSD Service area. The Task Force provides input into MSD's Stormwater 5-year plan and criteria for project selection.

(USACE) River Des Peres- University City Flood Risk Management Study and Interagency Nonstructural / Silver Jackets: Coldwater Creek Floodplain Management Study (FPMS) analyzed issues related to flood impacts on communities adjacent to the waterways. The River Des Peres Study looked to reevaluate flooding problems and potential plans to reduce flood risk and identify a recommendation. The USACE Coldwater Creek FPMS includes local governments, regional organizations, state and federal emergency management agencies, and the Economic Development Administration. The FPMS evaluated structural and nonphysical mitigation efforts in order to reduce the effects of repetitive events and identify and prioritize recovery and mitigation projects.

The plan update continues to incorporate regional planning efforts undertaken by EWG, such as OneSTL, the Regional Transportation Plan, Where We Stand, and the Title VI Program. OneSTL is a regional plan

for sustainable development. This plan was the result of a three-year planning grant from the US Department of Housing and Urban Development (HUD) through the Sustainable Communities Initiative. OneSTL is a guide for future planning undertaken by EWG. OneSTL establishes a framework for planning that EWG encourages local governments to follow as they update their comprehensive plans. OneSTL can be found at www.onestl.org. Reference to the Hazard Mitigation Plan is under the 'Prepared' theme. The two relevant Goals and Objectives under the Prepared Theme in OneSTL include the following:

Goal 1: Protect communities from known risks of natural disasters by focusing on prevention.
Objectives:

1. Reduce exposure to risks and hazards through improved disaster planning actions.
2. Increase understanding of risks and take appropriate actions to minimize risks of flooding.
3. Reduce the severity of future events through mitigation and adaptation efforts.

Goal 2: Strengthen capabilities for shared disaster response.
Objectives:

1. Increase cooperation among first responders.
2. Promote community involvement in preparedness efforts.

In addition to the Themes, Goals, Objectives, and Strategies laid out in the OneSTL plan, EWG and the more than fifty partner organizations that were involved in that three-year planning process have created a Sustainable Solutions Toolkit (http://www.onestl.org/toolkit) that seeks to provide practical solutions to challenges of local government in a variety of areas. Some of the toolkit elements focus on disaster mitigation practices.

EWG also conducts a regular strategic assessment of the St. Louis Region. The ***Where We Stand*** (WWS) series has provided comparisons of the St. Louis region with other large metropolitan areas since 1992. WWS ranks St. Louis among the 50 most populous Metropolitan Statistical Areas (MSA) in the United States (the peer regions) on a broad range of topics important to the region. The eighth edition focuses on three topic areas that are strategic priorities for EWG and regional partners. In November 2024, EWG published the ninth edition of WWS, with an accompanying suite of additional resources. WWS 9 is intended as an introduction to a larger conversation about where we as a region stand, where we are going, and how we plan to get there together. The metrics in this edition pertain to these focus areas, and the public safety component is particularly relevant to this hazard mitigation plan. An introductory chapter on demographics is also included to provide an overview of the population of St. Louis and the peer regions. The ninth and current edition of Where We Stand can be found at, https://www.ewgateway.org/research-center/where-we-stand/.

Every three years, EWG updates its Title VI Program. The **Title VI Program** describes how EWG will comply with the nondiscrimination requirements found in Title VI of the Civil Rights Act of 1964 and executive orders that address environmental justice and persons with limited English proficiency (LEP). EWG's Title VI Program is designed to protect against discrimination and ensure that all agency planning processes are fair and consider issues that impact disadvantaged residents.

EWG's Title VI Program was updated in 2024 based on guidance issued by the Federal Transit Administration (FTA). Certain parts of the Title VI Program (e.g. demographic profile, LEP plan) rely

heavily on a data-driven analysis of the St. Louis region's population. Of particular relevance to the development of this hazard mitigation plan was the analysis and mapping done for the current Title VI update, which provides information about demographic characteristics of the St. Louis region's population, such as low-income persons, zero-vehicle households, LEP persons, and minorities, among others. Information on the 2018 Title VI Update can be found here, https://www.ewgateway.org/about-us/what-we-do/title-vi/.

Additionally, although this hazard mitigation plan was written to be as comprehensive as possible, there are other excellent resources available with information to assist local jurisdictions with floodplain planning and mitigation. The U.S. Army Corps of Engineers (USACE) has two floodplain management plans in our region. The Upper Joachim Creek Floodplain Management Plan and Lower Meramec Floodplain Multi-Jurisdictional Floodplain Management Plan offer detailed approaches to enhancing community resilience to flooding while preserving and enhancing natural floodplain functions. The Healthy Watershed Options for Floodplain Management, Lower Meramec Watershed, written by Wichita State University and funded by the U.S. Environmental Protection Agency (EPA), provides information on green infrastructure, cost-benefit analysis, and funding barriers and solutions for flooding. Although the aforementioned plans focus primarily on the Lower Meramec, the suggestions and guidance are applicable anywhere flooding is a concern.

Technical information was acquired from a variety of sources, including EWG's own research. Other sources include, but are not limited to: the U.S Census, National Oceanic and Atmospheric Agency (NOAA), U. S. Army Corps of Engineers (USACE), U.S. Environmental Protection Agency (EPA), Federal Emergency Management Agency (FEMA), U.S. Department of Agriculture (USDA), U.S. Geologic Survey (USGS), Missouri State Emergency Management Agency (SEMA), Missouri Department of Natural Resources (MoDNR), Missouri Department of Transportation (MoDOT), Missouri Department of Conservation, and county records from Franklin, Jefferson, St. Charles, and St. Louis counties and the City of St. Louis.

FIRMettes for NFIP participating jurisdictions were included in the plan. A FIRMette is an easy-to-print full-scale section of a Flood Insurance Rate Map (FIRM. FIRMettes for each jurisdiction participating in NFIP are referenced in Section 2, Section 3, and included in Appendix X.

Step 4: Assess the Hazard: Identify and Profile Hazards

At the HMP Working Group meeting on November 19th, attendees discussed the risk assessment work going into the hazard profiles, including previous disaster declarations, data in the State HMP, and hazards in the current plan. Section 3 of the plan update contains details on conclusions drawn from the data sources.

Step 5: Assess the Problem: Identify Assets and Estimated Losses

Each of the four questionnaires distributed to jurisdictions contained five questions about critical facilities. Other sources of information for assets included websites maintained by the Missouri Department of Health and Senior Services, Missouri Department of Elementary and Secondary Education, Missouri Department of Natural Resources, Missouri Office of Administration, Missouri Public Service Commission, East-West Gateway Council of Governments, U.S. General Services Administration and Federal Highway Administration as well as internet searches.

In order to determine losses, jurisdiction staff consulted technical staff as well as fiscal staff for information about mitigation initiatives. Vulnerability and loss estimates were taken from the 2018 State HMP. Section 2 of the plan details the capabilities of jurisdictions in the planning area.

Step 6: Set Goals

This planning effort is an update to the St. Louis region's existing hazard mitigation plan approved by FEMA on October 9, 2020. Therefore, the goals from the 2020-2025 St. Louis Regional Hazard Mitigation Plan were reviewed to see if they were still valid, feasible, practical, and applicable to the defined hazard impacts. The HMP Working Group conducted a discussion session during their meeting on June 14, 2024, to review and update the plan goals. To ensure that the goals developed for this update were comprehensive and supported State goals, the 2023 State Hazard Mitigation Plan goals were reviewed.

The HMP Working Group chose to keep the goals consistent with the previous Plan's goals, given that they cover the range of disasters that could affect the region. At the November 19, 2024, HMP Working Group meeting, high-hazard dams were added to Goal 1.

The regional goals for the Hazard Mitigation Plan are as follows:

1. Prepare communities in advance of a natural disaster to prevent loss of life, minimize injury, and illness; and reduce long-term vulnerabilities from eligible high-hazard potential dams,
2. Preserve and maintain property, including public and private infrastructure, businesses, and individual homes, and improve community vitality; and
3. Encourage regional, county, and local planning and development that reduces future risk from natural disasters and is consistent with the hazard mitigation plan.

Step 7: Review Possible Mitigation Actions

The HMP Working Group, at their June 14th meeting, reviewed and updated mitigation action strategies. The strategies from the last plan update were reorganized and grouped by hazard. This update required looking at a broader list of natural hazards individually and identifying action strategies appropriate for each hazard. This update's action strategies also take into consideration the needs of at-risk populations. The hazards include a range of 5 – 16 mitigation action strategies from regulation and infrastructure to natural systems protection and education and awareness. Action strategies that include relief centers, creating neighborhood initiatives for those unable to afford utility bills, and improving early warning systems are important for at-risk populations. and related to hazards that pose high risk. The group discussed the need to focus on long-term mitigation solutions and the need to consider potential costs in relation to anticipated future cost savings. Jurisdictions were encouraged to review and prioritize the action strategies to the extent that the benefits outweigh the costs. Jurisdictions that participated in the last update were asked to review and report on progress made on previously proposed actions.

Step 8: Draft an Action Plan

The action worksheets, including the plan for implementation submitted by participating jurisdictions for the updated mitigation strategy, are included in Chapter 4.

Step 9: Adopt the Plan

Following the completion of the draft Plan on March 10, 2025, the draft was made available for 30 days for public comment on EWG's web page – www.ewgateway.org/hazardupdate. All city clerks and school superintendents were notified, as were the Working Group members and special districts. At the same time, a sample resolution was sent to the city clerks, school superintendents, and fire and ambulance districts that participated in the planning process, as well as Working Group members, encouraging adoption of the Plan.

During the 30-day public comments period, notices about the public comment period were sent out weekly with each Local Government Briefing, an EWG email blast, and promoted review through social media accounts. Presentations were also given to EWG's Executive Advisory Committee and Board of Directors. STARRS board members also received a presentation. The public comment period closed on April 11, 2025. Comments and responses can be found in Appendix A.

The final stage of the planning process was (and is) the adoption of the plan by the local governing boards of municipalities, school districts, and counties. That adoption process provides another level of public information and comment opportunity, as each entity brings the resolution to the floor for discussion and action. As jurisdictions adopt the plan, they send a copy of the resolution to EWG, which keeps track of participating jurisdictions.

Step 10: Implement, Evaluate, and Revise the Plan

At the March 4, 2025, HMP Working Group Meeting, the overall strategy for plan implementation and for monitoring and maintaining the plan was discussed. See Chapter 5 for more detailed information.

Section 2 – Regional Profile and Community Capabilities

This section discusses the people, jobs, property, and infrastructure that, together, comprise the region's assets and capabilities at risk from hazards. It updates Section 2: Regional Profile and Capabilities from the 2020 - 2025 Regional Plan. Virtually all sections have been updated. Notably:

- All data has been updated
- 2020 or the most currently available U.S. Census and other data was used for this Plan
- All maps have been updated from the previous plan
- The list of cities has been updated due to one instance of consolidation

2.1 Regional Profiles

Natural hazards impact not only the citizens of the EWG planning region but also their property, the environment, and the economy. Natural hazards here are defined as floods, tornados, severe summer and winter weather, earthquakes, dam and levee failures, sinkholes, and wildfires. These hazards expose the region's residents and businesses to the financial and emotional costs of recovering after disasters. The inevitability of hazards, along with a growing population and increased economic activity within the five counties of the St. Louis, Missouri region, create an urgent need to develop strategies, coordinate resources, and increase public awareness to reduce risk and prevent loss from future hazard events. Local governments can work together with local residents and businesses, emergency managers, non-profit organizations, and East-West Gateway to implement this Hazard Mitigation Plan that addresses and reduces the potential impact of hazard events.

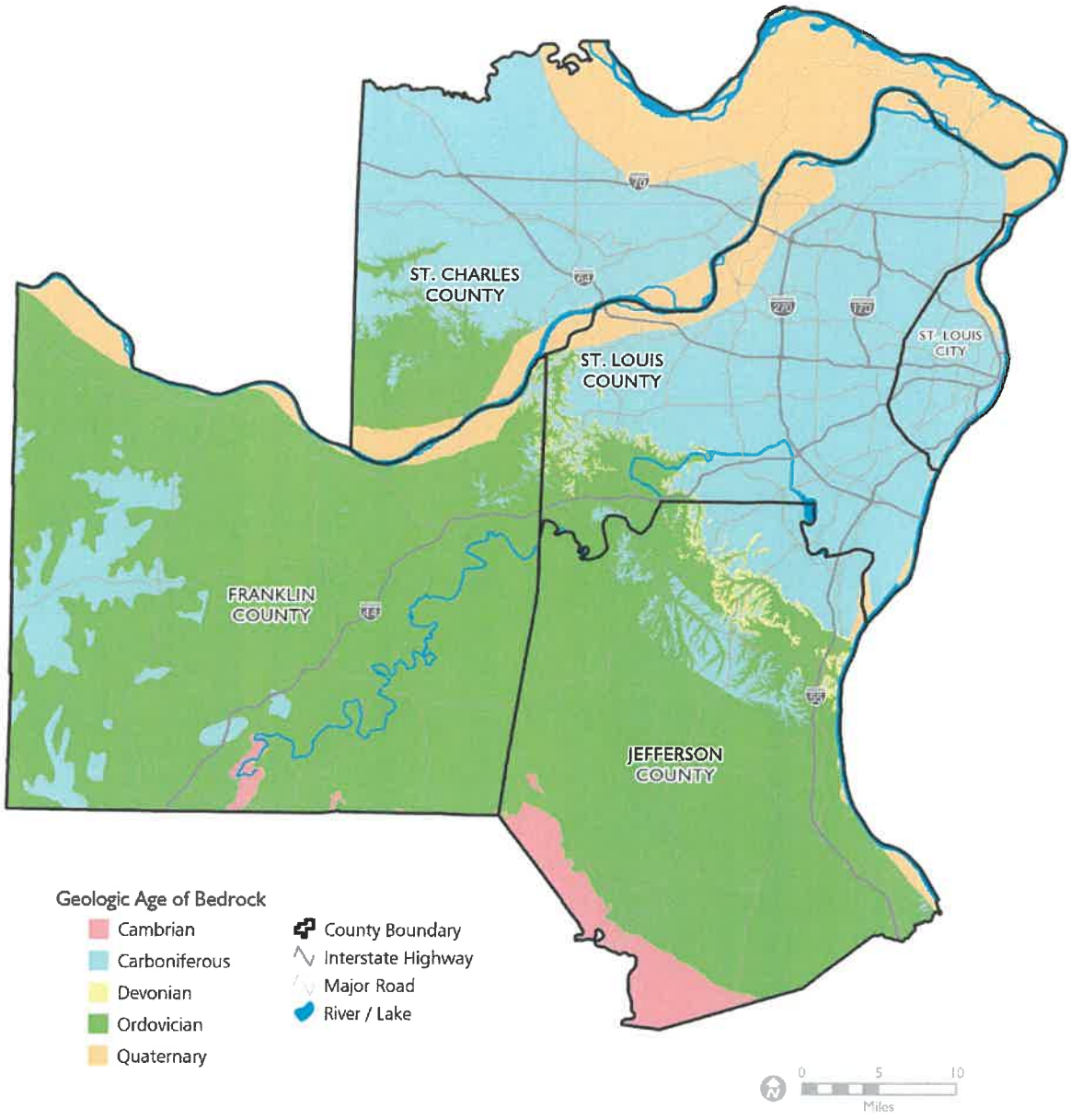
2.1.1 Geology, Geography, and Topography

Although the region shares several geographic features, this section of the plan addresses the variations by county. Appendix B contains the open space map for the five-county region. Figure 2 shows the region's geology.

Figure 2, Regional Geology

Generalized Geology, 2016

Missouri Portion of the
East-West Gateway Region



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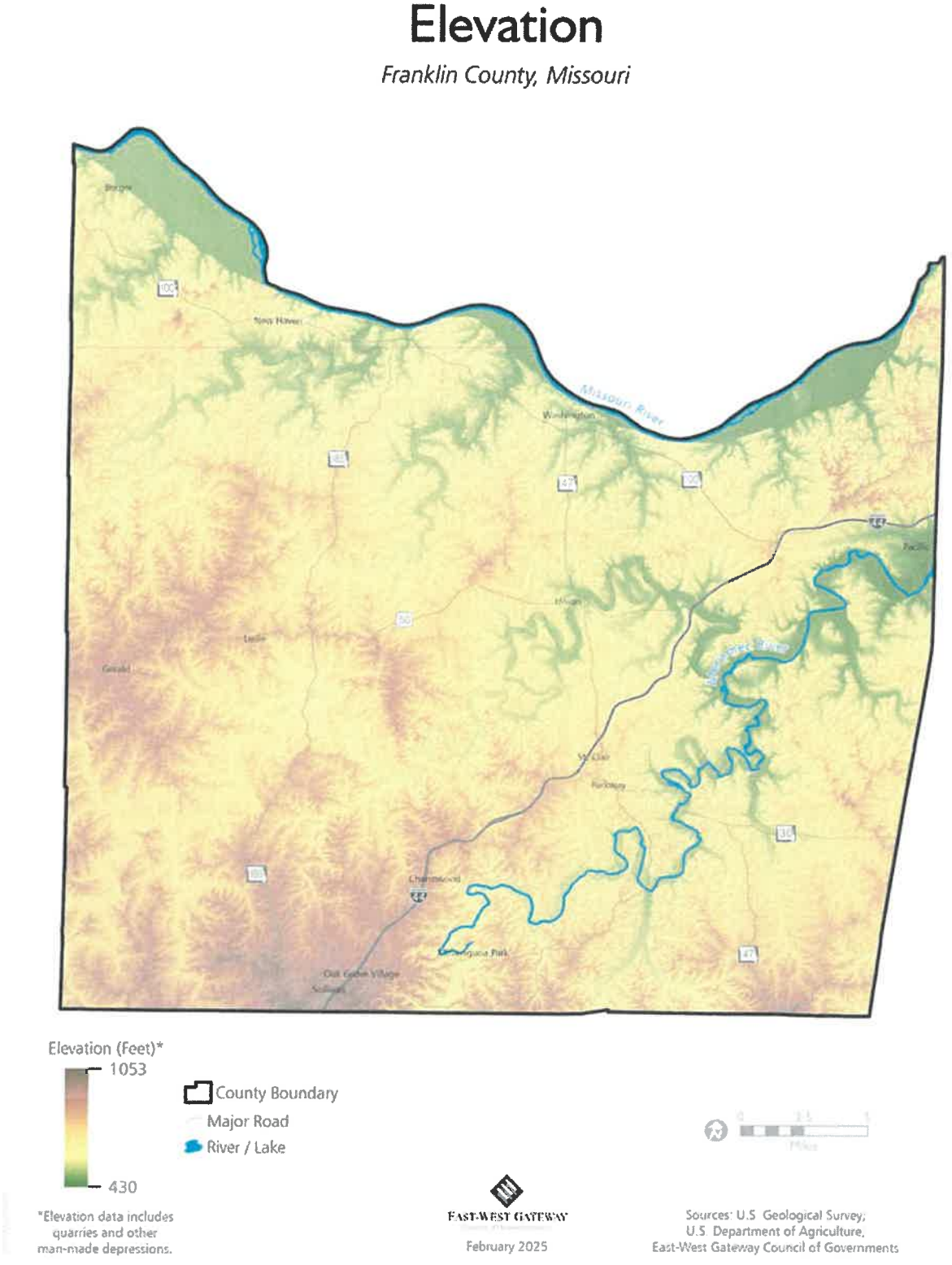
Sources: Missouri Department of Natural Resources, Missouri Geological Survey; East-West Gateway Council of Governments

Franklin County is located in east-central Missouri on the northern edge of the Ozark region within the Salem Plateau. It has an area of 595,226 acres (922 square miles). It is the fourth largest county by area in Missouri. The physiographic features of Franklin County include four major landforms: the Salem Plateau, the River Hills, the St. Louis Highlands, and the flood plains along the Missouri and Meramec River and other streams in the county. Elevations range from 427 feet above sea level near the Meramec River to 1,050 feet near Sullivan. The topographic relief in Franklin County is varied with the Salem Plateau the most extensive landform in the county. It is located in a high area that is dissected by streams and hollows, mainly in the southern part of the county along the flanks of the Ozark dome.

Cherty red clays and cherty dolomite bedrock are common here. The Salem Plateau is bounded on the northeast by the Crystal escarpment, which separates the Salem Plateau from a small area of highlands extending from St. Louis County. This area is characterized by narrow, loess-capped ridgetops and steep side slopes. The River Hills consist of loess-covered uplands in a band one to three miles wide. The River Hills are bounded on the north by the Missouri River flood plains. The southern boundary is less distinct because the loess gradually decreases. The major flood plains in the county are along the Missouri, Meramec, and Bourbeuse Rivers and their tributaries. See Figure 3 for Franklin County elevations.

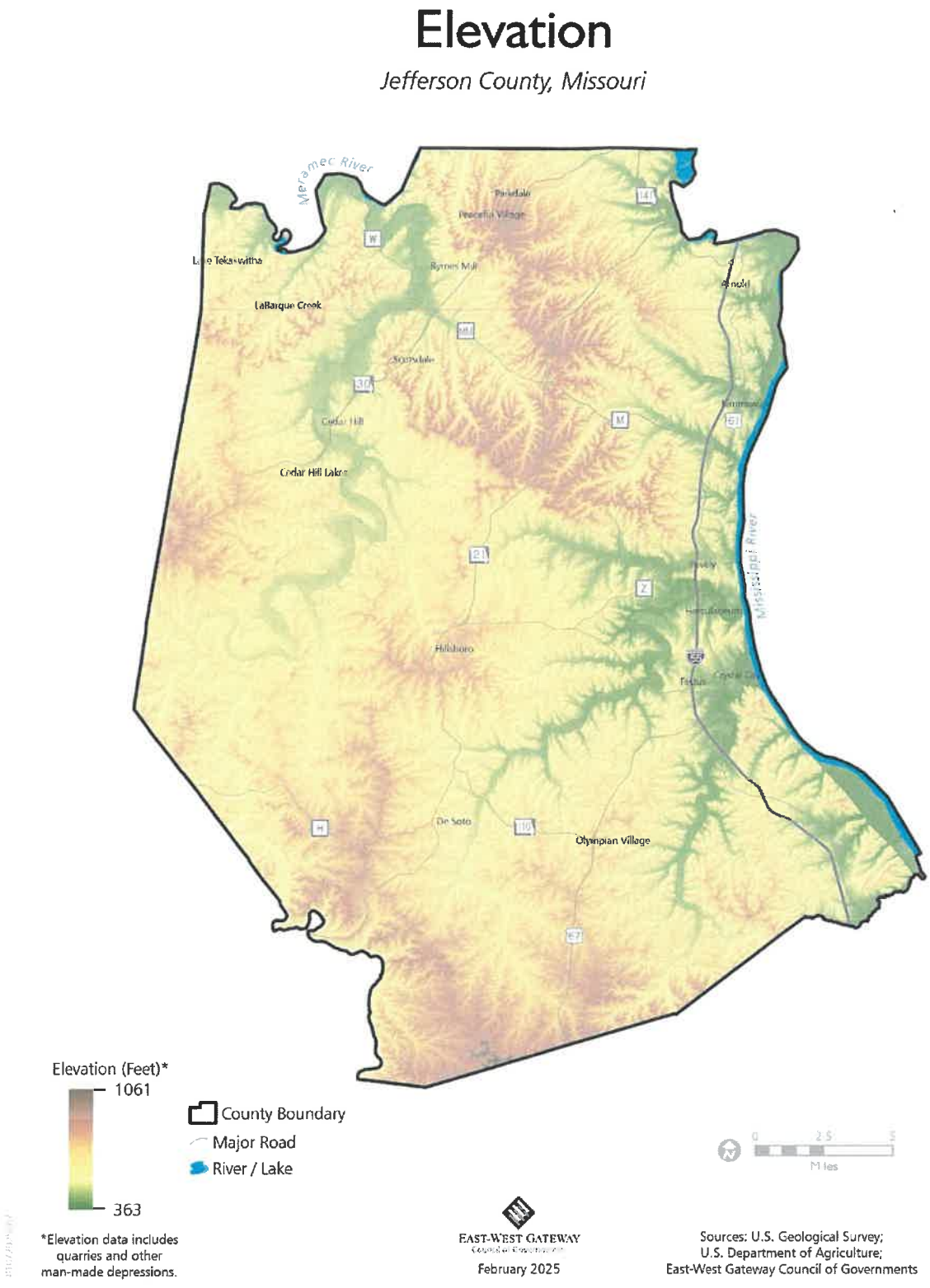
Figure 3, Franklin County Elevation Map



Jefferson County is located in east-central Missouri, just west of the Mississippi River. Jefferson County has an area of about 425,280 acres (664.5 square miles) that includes multiple waterways, including the Meramec, Mississippi, and Big Rivers. The county is divided into seven distinct physiographic regions and much of the county can be classified as rugged. Large areas, with greater than 20 percent slopes are common throughout northern and southern portions of the county. The central one-third of the county consists of wider and flatter crests and shallower valleys. From the northeast to the south, these regions include a small area of Dissected Till Plains, the River Hills, the Zell Platform, the Burlington Escarpment, the Crystal Escarpment, the Salem Plateau, and the Avon Escarpment. The Dissected Till Plains consist of a rolling and partially dissected basin with low hills and broad ridges adjacent to the lower Meramec and Mississippi Rivers. Thick layers of alluvium and loess have covered glacial till and outwash materials. The River Hills consist of a narrow band of uplands bounded on the east by the Mississippi River and on the west by the Burlington Escarpment.

The Glaize, Joachim, Plattin, Pomme, and Rock Creeks dissect this area. Ridges and north and east slopes are covered with loess. West and south slopes consist of upper cherty red clays and limestone outcrops on the lower slopes. The Zell Platform is a small valley with rolling topography east of Selma south to Ste. Genevieve County. The River Hills are on the east, and the Crystal Escarpment is on the west. The Burlington Escarpment is a band that borders the River Hills and the Crystal Escarpment. The Salem Plateau is the largest area in the county and borders the Crystal Escarpment to the north and east and the Avon Escarpment to the south. The Avon Escarpment is the highest area in the county, located in the southwest corner. The Salem Plateau is on the north. Major soils in this area are Goss and Wrengart. Floodplains of the Big, Meramec, and Mississippi Rivers and their tributaries are the most fertile of the county. Topography varies considerably throughout Jefferson County. The highest point in Jefferson County is Vinegar Hill, which is about 1,060 feet above sea level in the southern part of the county. The lowest point is about 385 feet above sea level in the Mississippi River bottoms. See Figure 4 for Jefferson County elevations.

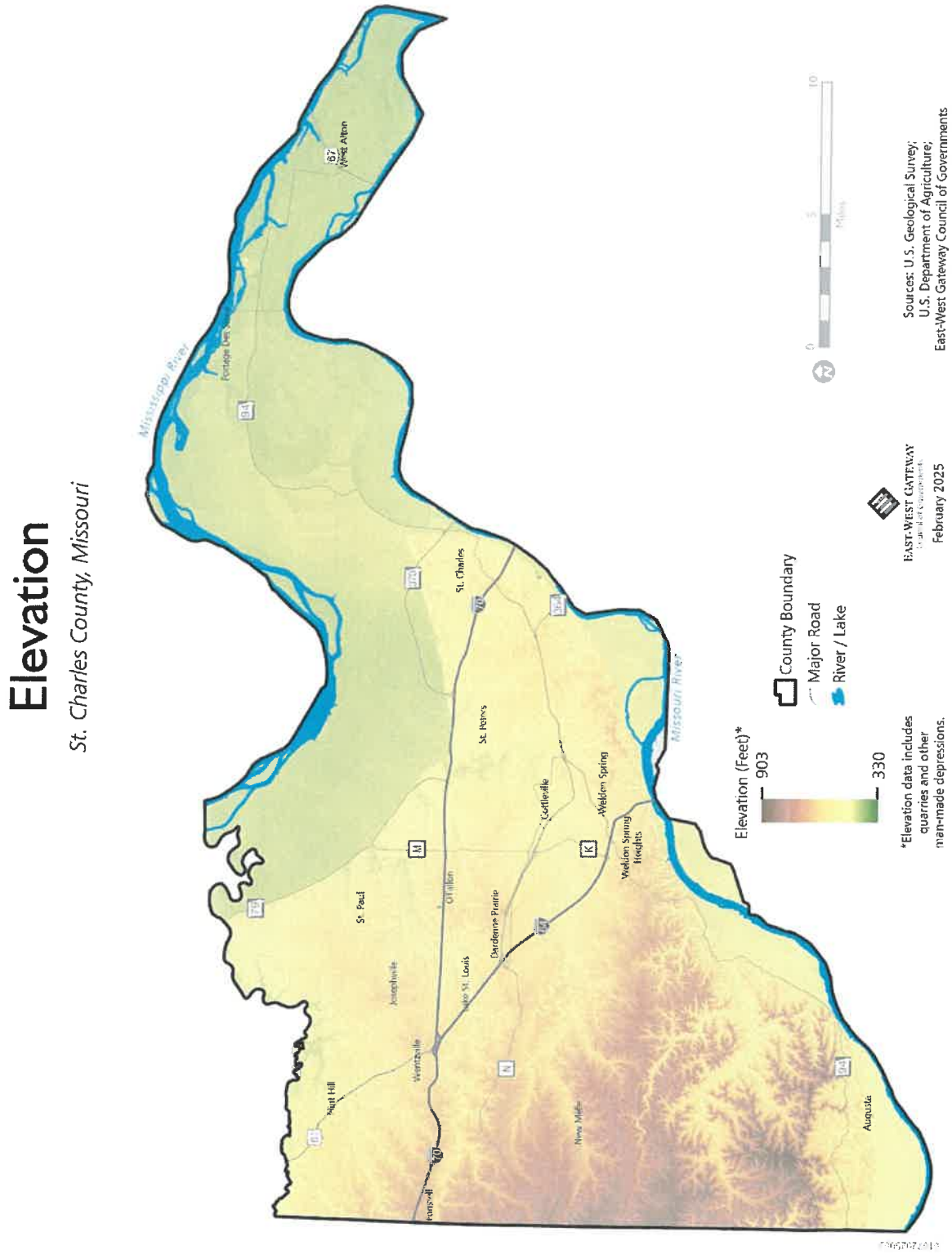
Figure 4, Jefferson County Elevation Map



St. Charles County is located in east-central Missouri. St. Charles County is approximately 18 miles northwest of the City of St. Louis and is included in the St. Louis Standard Metropolitan Statistical Area. St. Charles County has an area of 375,040 acres (586 square miles). At the strategic location at the confluence of the Mississippi and Missouri Rivers, St. Charles County continues experiencing rapid growth in business, industry, and home building. Dominant in the county are the alluvial flood plains of the Mississippi and Missouri Rivers located in the northeast and southern portions of the county. A band of loess-covered hills of varying thickness borders the river plains. The northwest portion of the county has a prairie region of loess and glacial till (Dissected Till Plains physiographic region). The southern limit of the glaciation runs in an east-west line through the southwestern corner of the county and extends northward through the center of the county.

The topographic relief in St. Charles County is varied. Slopes ranging from 0 – 5.9 percent are found in the river bottomland around major drainage areas. Steeper slopes ranging from 6 – 13.0 percent are found in the central and western portions of the county. The greatest relief, at 14 percent or greater, is found in the southwestern portion of the county. Approximately 43 percent of St. Charles County lies within the floodplain. Elevations range from about 397 feet above sea level at the confluence of the Missouri and the Mississippi Rivers to about 902 feet above sea level in the south-central part of the county. See Figure 5 for the St. Charles elevation map.

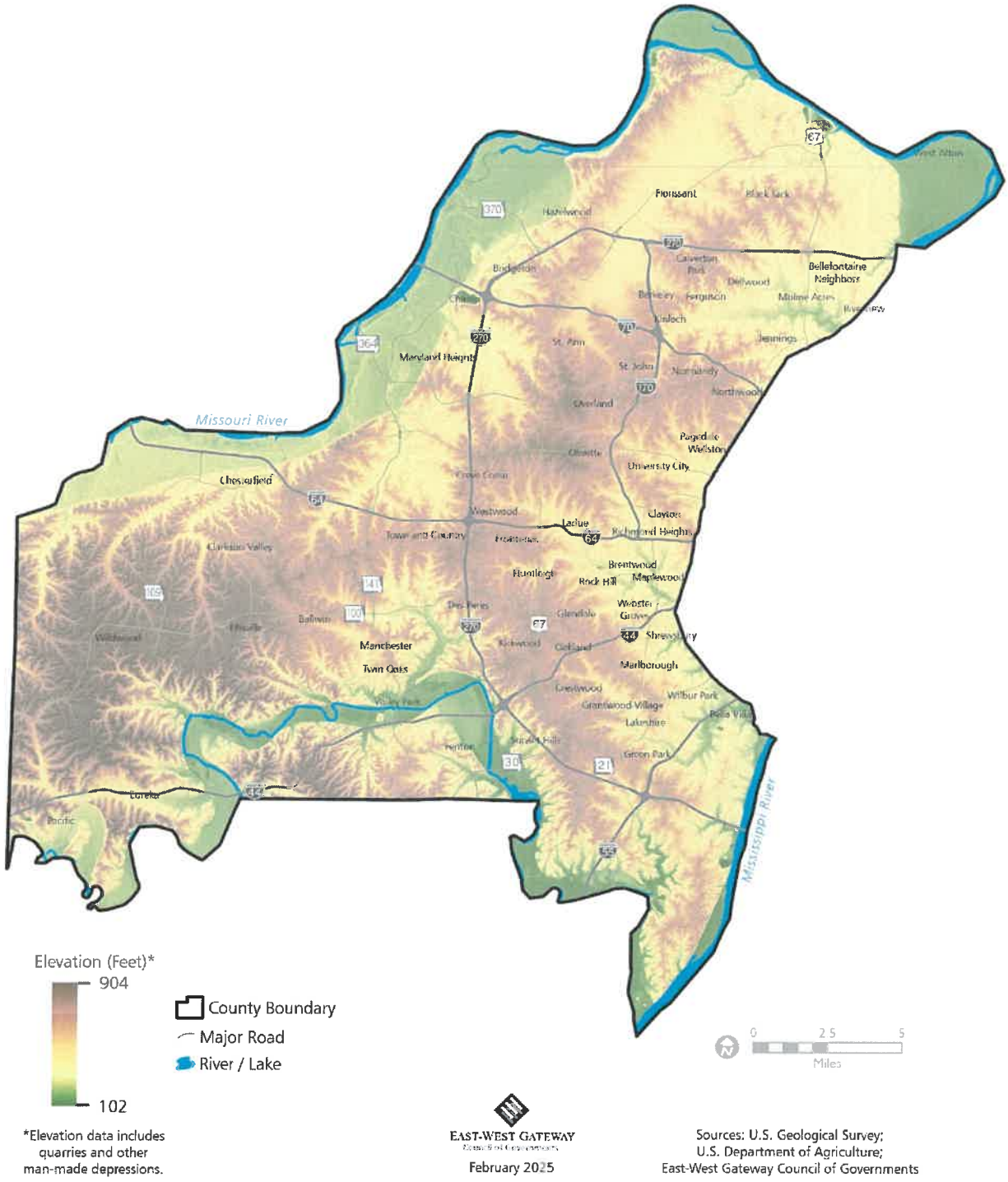
Figure 5, St. Charles Elevation Map



St. Louis County is located in east-central Missouri on the eastern border of the state. To its immediate east is the City of St. Louis, on the north by the Missouri River, on the south by Jefferson County and the Meramec River, and on the west by Franklin County. St. Louis County covers 330,880 acres (517 square miles). The topographic elevation ranges between 380 feet where the Meramec River enters the Mississippi River and 900 feet above mean sea level at the Rockwoods Range in Wildwood.

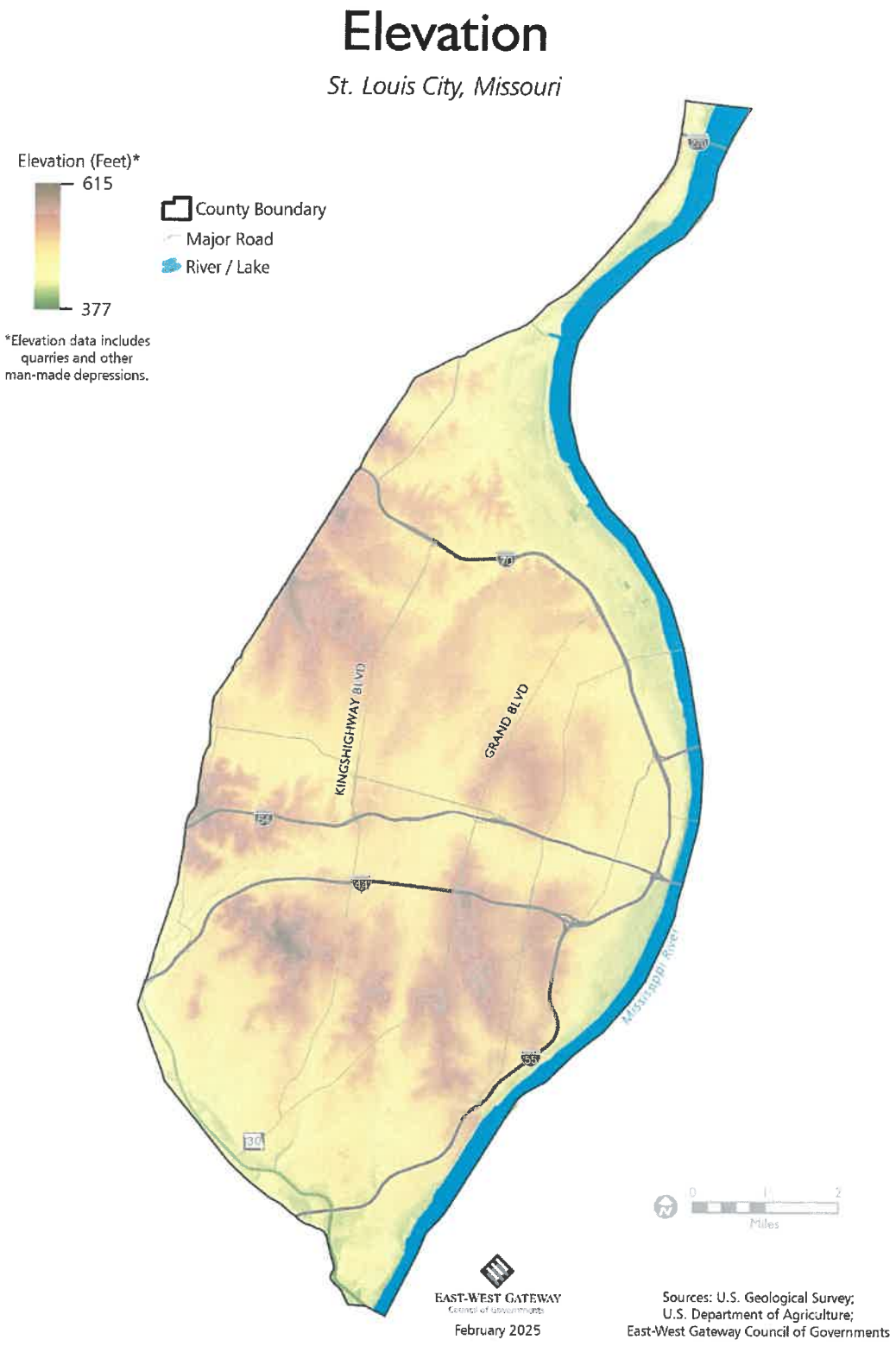
There are four physiographic regions in St. Louis County: the alluvial plain along the rivers, the hilly upland located in the southern portion of the county, low hills located along the Missouri River bluffs near Chesterfield, Missouri, and the rolling upland located in the central and northern portions of the county. The northern and eastern portions of St. Louis County are included in the Dissected Till Plains physiographic region. St. Louis County lies at the northeast tip of the Ozark Uplift and is bordered on the north and east by areas that were altered by glaciers (the Missouri River is the approximate southern extent of the glacial movement). The area ranges from urbanized, nearly level to moderately sloping lands to relatively non-urbanized moderately sloping to steep. See Figure 6 for the St. Louis County elevation map.

Figure 6, St. Louis County Elevation Map



The **City of St. Louis** also functions as a county and is an urbanized area covering 42,240 acres (66 square miles). It is located in east-central Missouri, along the Mississippi River. The elevation of the city ranges between 413 feet and 616 feet above mean sea level. The City of St. Louis is part of the Dissected Till Plains physiographic region. Topography varies from river bottoms/floodplains along the Mississippi River and River des Peres to rolling upland terrain in the northern and western portions of the city. The City consists of urbanized, nearly level to moderately sloping lands. All of the land drains into the Mississippi either through direct runoff or into creeks and small rivers, such as the River des Peres, that then drain east into the Mississippi River. Founded in 1764, city residents voted in 1876 to separate from St. Louis County and become an independent city that has county functions and responsibilities. See Figure 7 for the City of St. Louis elevation map.

Figure 7, City of St. Louis Elevation Map



2.1.2 Climate

The climate of the four counties and the City of St. Louis consists of four distinct seasons with cold winters and hot, humid summers. Heavy rains occur mainly in spring and early summer when moist air from the Gulf of Mexico interacts with drier continental air. Cold temperatures occur when Arctic air pushes in from the north or from the Pacific. The average annual temperature is 56.3°F. The total annual precipitation is 34 inches. Of this amount, 60 percent falls from April through September. The heaviest 24-hour precipitation during the period of record was 7.02 inches on August 19 – 20, 1915. The average growing season is 208 days.

During the summer months, air originating from the Gulf of Mexico tends to dominate the area, producing warm and humid conditions. Since 1870, records indicate that temperatures of 90 degrees or higher occur on about 35 – 40 days per year. Extremely hot days (100 degrees or more) are expected on no more than five days per year. In summer, the average high temperature is 77.9°F, with a maximum of 82.7°F, and the average minimum temperature is 72.9°F. The highest recorded temperature at St. Louis Lambert International Airport was 115°F on July 14, 1954.

Winters are brisk and invigorating, but prolonged periods of extremely cold weather are rare. Records show that temperatures drop to zero or below an average of two to three days per year, and temperatures as cold as 32°F or lower occur less than 25 days in most years. Total snowfall averages a little over 18 inches per winter season, and snowfall of an inch or less is received on five to 10 days in most years. In winter, the average high temperature is 43°F; the average minimum temperature is 33.8°F. The lowest temperature, -22°F, was recorded on January 5, 1884.

Thunderstorms normally occur between 40 to 50 days per year. During any year, there are usually a few of these thunderstorms that are severe and produce large hail and damaging winds. Tornados have produced extensive damage and loss of life in the St. Louis area.

2.1.3 Waterways and Water Resources

The Missouri, Mississippi, and Meramec Rivers are the dominant waterways and resources in the five-county area. All three provide drinking water to substantial portions of the population. The Missouri and Mississippi are also major transportation corridors.

There are three major drainage basins in **Franklin County**: Missouri, Bourbeuse, and Meramec. About 60 percent of the county drains eastward into the Mississippi River through the Meramec and Bourbeuse Rivers and their tributaries. This drainage area is south of a major drainage divide that spans the county from west to northeast. The Boeuf, Berger, St. Johns, and Dubois Creeks drain areas north of this divide into the Missouri River. Approximately 14 percent of Franklin County lies within one of these floodplains.

The three largest rivers in **Jefferson County** are the Mississippi, Meramec, and Big. These waterways offer commercial and recreational opportunities, but a significant portion of the county is subject to flooding. The Big River drains about 37 percent of the county; the Meramec River drains approximately

15 percent of the county; and smaller streams draining directly into the Mississippi River make up about 48 percent of the county. Ultimately, the Big River flows into the Meramec River, which then flows into the Mississippi River.

There are six major drainage basins in **St. Charles County**. Two of these, the Femme Osage Creek and land draining directly into the Missouri River, drain south into the Missouri River. The Cuivre River watershed, Peruque Creek watershed, Dardenne Creek watershed, and the land draining directly into the Mississippi River are part of the Mississippi River drainage network. Approximately 70 percent of northern St. Charles County drains north and east into the Mississippi River. These watersheds are an integral component of the natural hydrologic cycle of the county.

St. Louis County is divided into three major watersheds, including the Meramec River, Missouri River, and Mississippi River. There is a divide in the central and northern sections of the county. The northern part of the county drains into the Missouri River, and the southern part drains into the River des Peres and Meramec River, which enter the Mississippi River. A small area of the northeastern portion of St. Louis County drains into the Mississippi River.

All of the **City of St. Louis** drains into the Mississippi River on its eastern boundary. The City is protected by a levee/floodwall with gates. The use of the land along the Mississippi riverfront is for commercial and industrial purposes including barges and barge load-out facilities. All of the land drains into the Mississippi either through direct runoff or into creeks and the 9.3-mile River des Peres on the southern boundary of the City. The River des Peres and its tributaries drain a portion of St. Louis County and the City of St. Louis

2.2 Demographic Information

Approximately two million people reside in the five-county area. Ethnicities are varied, with non-Hispanic Caucasians ranging from 91 percent in Franklin County to a little more than 43 percent in the City of St. Louis. From 2010 to 2020, there has been a 2.2 percent increase in the population of the five counties. Over this period, the population of St. Charles County increased by 12.4 percent. Franklin and Jefferson counties each had a three percent increase in population, while St. Louis County experienced a 0.5 percent increase. The population in the City of St. Louis decreased by 5.5 percent. See Tables 2.1 and 2.2 for race and ethnicity by county and percentage of population, respectively. Appendix B contains all demographic information, including total population, population changes over time, and population by age groups for the incorporated jurisdictions within the five-county area.

Table 2.1, Race and Ethnicity by County

Race and Ethnicity by County									
		Hispanic	Non-Hispanic						
County	Total	Hispanic	Black	Native American	Asian	Hawaiian/Pacific Islander	Other	Two or more races	White
Franklin	104,682	2,205	880	291	532	31	283	4,780	95,680
Jefferson	226,739	5,552	2,295	617	1,839	71	622	12,456	203,287
St. Charles	405,262	16,011	20,672	623	11,068	199	1,377	19,433	335,879
St. Louis	1,004,125	37,178	245,168	1,474	48,552	264	4,736	42,050	624,703
St. Louis City	301,578	15,405	128,993	614	12,205	88	1,773	13,132	129,368
Total	**2,042,386**	**76,351**	**398,008**	**3,619**	**74,196**	**653**	**8,791**	**91,851**	**1,388,917**
Source: U.S. Census Bureau, 2020 Decennial Census, Table P2									

Table 2.2, Race and Ethnicity by County, Percent of the Population

Race and Ethnicity Percentages by County									
		Hispanic	Non-Hispanic						
County	Total	Hispanic	Black	Native American	Asian	Hawaiian/Pacific Islander	Other	Two or more races	White
Franklin	100.0	2.1	0.8	0.3	0.5	0.0	0.3	4.6	91.4
Jefferson	100.0	2.4	1.0	0.3	0.8	0.0	0.3	5.5	89.7
St. Charles	100.0	4.0	5.1	0.2	2.7	0.0	0.3	4.8	82.9
St. Louis	100.0	3.7	24.4	0.1	4.8	0.0	0.5	4.2	62.2
St. Louis City	100.0	5.1	42.8	0.2	4.0	0.0	0.6	4.4	42.9
Total	**100.0**	**3.7**	**19.5**	**0.2**	**3.6**	**0.0**	**0.4**	**4.5**	**68.0**
Source: U.S. Census Bureau, 2020 Decennial Census, Table P2									

2.2.1 Educational Attainment

Overall, 42.5 percent of the population aged 25 and over in the five-county area have attained a bachelor's degree or higher. Table 2-3 presents by county the percentage of this age group which have a high school degree, or equivalent, and percentage with a bachelor's degree or higher. Educational attainment percentages for all jurisdictions can be found in Appendix B.

Table 2.3, Educational Attainment by County

Educational Attainment by County			
County	**Population Age 25 and Over**	**Percentage with High School Degree or Equivalent (Highest level of Attainment)**	**Percentage with Bachelor's Degree or Higher**
Franklin	75,837	31.3	27.3
Jefferson	161,658	29.9	25.8
St. Charles	290,987	22.8	41.9
St. Louis	689,546	20.4	48.7
City of St. Louis	205,959	21.9	40.2
Total	**1,423,987**	**22.8**	**42.5**

Source – U.S. Census Bureau, American Community Survey 1-Year Estimates, 2023 (S1501)

2.3 Significant Cultural and Social Concerns

As part of the hazard mitigation planning process, it is important to be aware of the needs and circumstances of certain population groups like the elderly, disabled, people living below the poverty level, and those with limited English-speaking ability. These groups may be more susceptible to the effects of natural hazards like extreme heat or experience challenges in general. Based on average incomes by county from the American Community Survey 1-year estimates (2023), the five-county regional average household income is $77,272, an increase of 25 percent since 2017 (income data from the 2020 – 2025 Plan). The average income among the counties ranges from $56,000 to $98,000.

The average incomes for the counties are:

- Franklin - $68,440
- Jefferson - $81,843
- St. Charles - $98,390
- St. Louis - $81,441
- City of St. Louis - $56,245

2.3.1 Social Vulnerability

The Hazards and Vulnerability Research Institute in the Department of Geography at the University of South Carolina developed an index to evaluate and rank the ability of counties in the U.S. to respond to, cope with, recover from, and adapt to disasters. The index synthesizes a wide range of socioeconomic variables, which research literature suggests contribute to a reduction in a community's ability to prepare for, respond to, and recover from hazards. Eleven composite factors were identified that differentiate counties according to their relative level of social vulnerability: personal wealth, age, density of the built environment, single-sector economic dependence, housing stock and tenancy, race, ethnicity, occupation, and infrastructure dependence. This index was primarily developed using data

sources from the 2010 – 2014 5-Year American Community Survey, U.S. Census Bureau. A High ranking/rating means that the county is more susceptible to the adverse impacts of hazard events, and a Low ranking/rating means that the county is more resilient. Table 2.4 presents the social vulnerability ranking of each county.

Table 2.4, Social Vulnerability by County

Social Vulnerability Ranking by County		
County	**Social Vulnerability Ranking**	**Rating**
Franklin	Medium Low	2
Jefferson	Low	1
St. Charles	Low	1
St. Louis	Medium Low	2
City of St. Louis	High	5

Source – Missouri State Emergency Management Agency, Missouri State Hazard Mitigation Plan 2023

2.3.2 Population Over 65

According to the 2023 American Community Survey (U.S. Census Bureau), approximately 18 percent of the five-county population is aged 65 and over. The greatest percentage of elderly residents can be found in St. Louis County and Franklin County and the remaining counties have between 16 to 17 percent. Overall, 1.9 percent of the total population is aged 85 and older, while 5.5 percent is under the age of five. About five percent of each county's population is under the age of five. Table 2.5 shows the Plan's regional distribution of the elderly population, and Figure 8 illustrates the distribution. Information on the age breakdowns by jurisdiction can be found in Appendix B.

Table 2.5, Population by Age in the Five-County Area

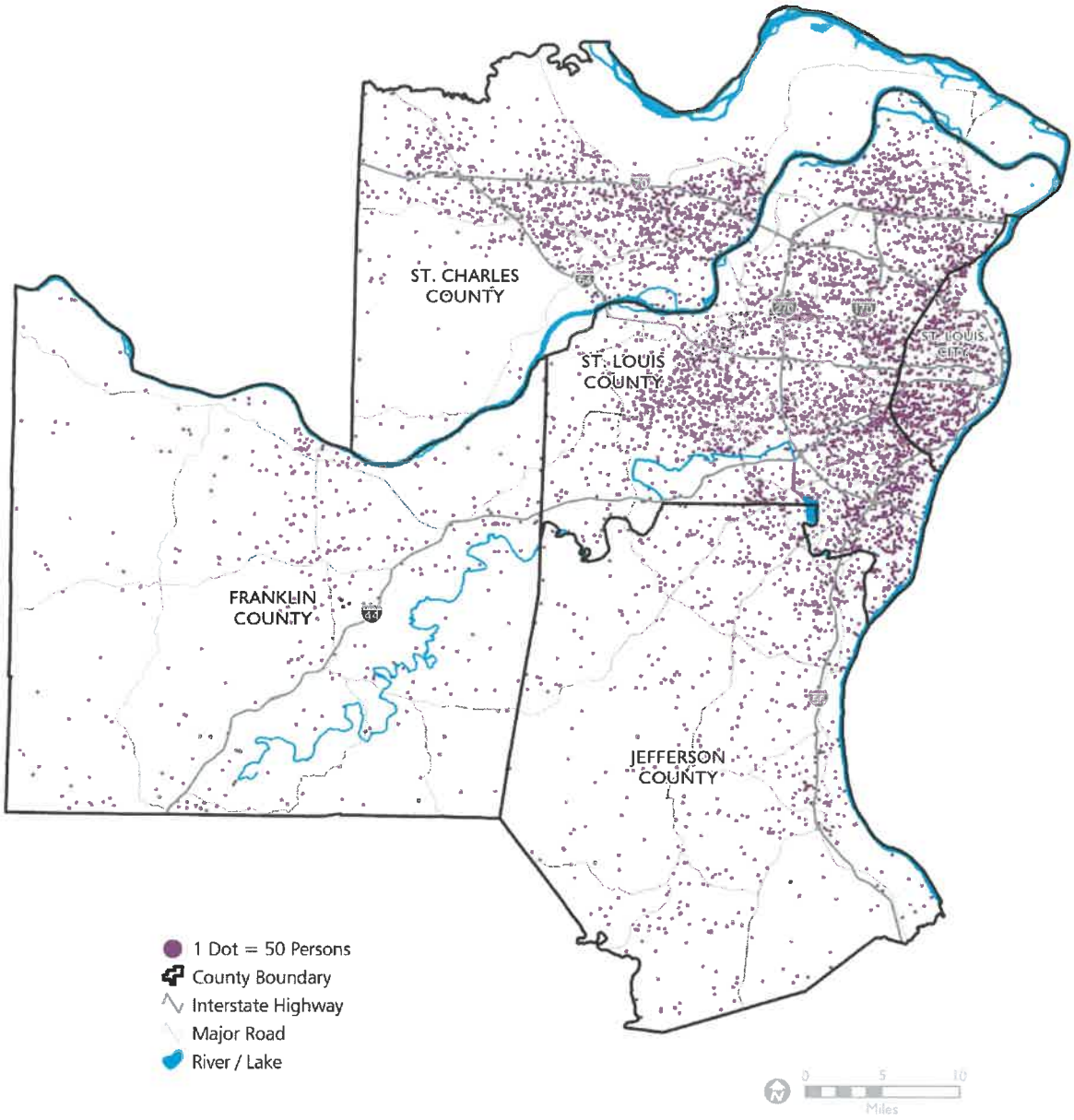
		Age 0 to 17		Age 18-64		Over 65	
County	**Total Population**	**Estimate**	**Percent of Total**	**Estimate**	**Percent of Total**	**Estimate**	**Percent of Total**
Franklin	106,404	22,906	21.5%	62,727	59.0%	20,771	19.5%
Jefferson	231,230	51,491	22.3%	140,209	60.6%	39,530	17.1%
St. Charles	416,659	92,793	22.3%	250,397	60.1%	73,469	17.6%
St. Louis	987,059	215,243	21.8%	577,607	58.5%	194,209	19.7%
St. Louis City	281,754	50,816	18.0%	184,489	65.5%	46,449	16.5%
Total	**2,023,106**	**433,249**	**21.4%**	**1,215,429**	**60.1%**	**374,428**	**18.5%**

Source: U.S. Census Bureau, American Community Survey 1-Year Estimates, 2023 (B01001)

Figure 8, Population 65 and Over

Over 65 Population, 2023

Missouri Portion of the
East-West Gateway Region



Dot are randomly placed within 2020 Census tracts.
Tract boundaries are not shown on this map.

EAST-WEST GATEWAY
Council of Governments

February 2025

Sources: U.S. Census Bureau, 5-Year American Community Survey (B01001),2019-2023; East-West Gateway Council of Governments

2.3.3 Long-Term Care Facilities

Although many elderly live independently, there are a number of long-term facilities in the area. They fulfill a range of needs, including retirement housing, assisted living, memory care, and continuing care. Residents may have mobility and/or cognition issues that present special problems. In the five-county area, there are 25,704 licensed long-term care beds in 258 facilities. The majority of facilities and licensed beds are based in St. Louis County. Long-term care facilities are likely to require more assistance in a disaster (see Table 2.6 and Figure 9). A complete list can be found in Appendix B.

Table 2.6, Long-Term Care Facilities

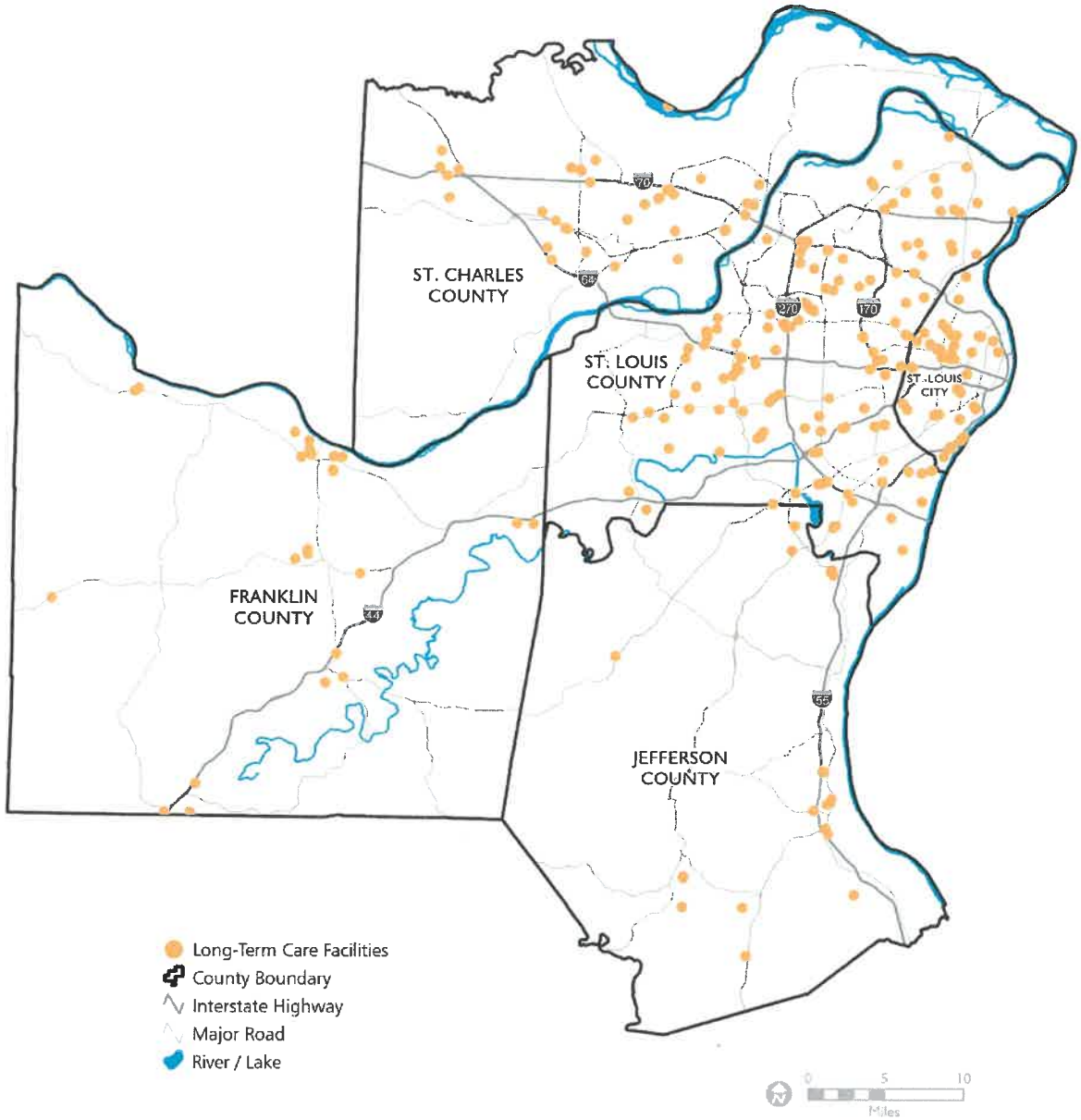
2024 Long-Term Care Facilities by County				
County	**Facilities**	**Percent Share**	**Beds**	**Percent Share**
Franklin	25	9.7	1,446	5.6
Jefferson	23	8.7	2,111	8.2
St. Charles	40	15.5	3,694	14.4
St. Louis	135	52.3	15,703	61.1
St. Louis City	35	13.6	2,570	10.7
Total	**258**	**100**	**25,704**	**100**

Source: Missouri Department of Health and Senior Services
https://healthapps.dhss.mo.gov/showmeltc/default.aspx

Figure 9, Long-Term Care Facilities

Long-Term Care Facilities, 2023

Missouri Portion of the
East-West Gateway Region



EAST-WEST GATEWAY Council of Governments

February 2025

Sources: Missouri Department of Health and Senior Services; Missouri Spatial Data Information Service; East-West Gateway Council of Governments

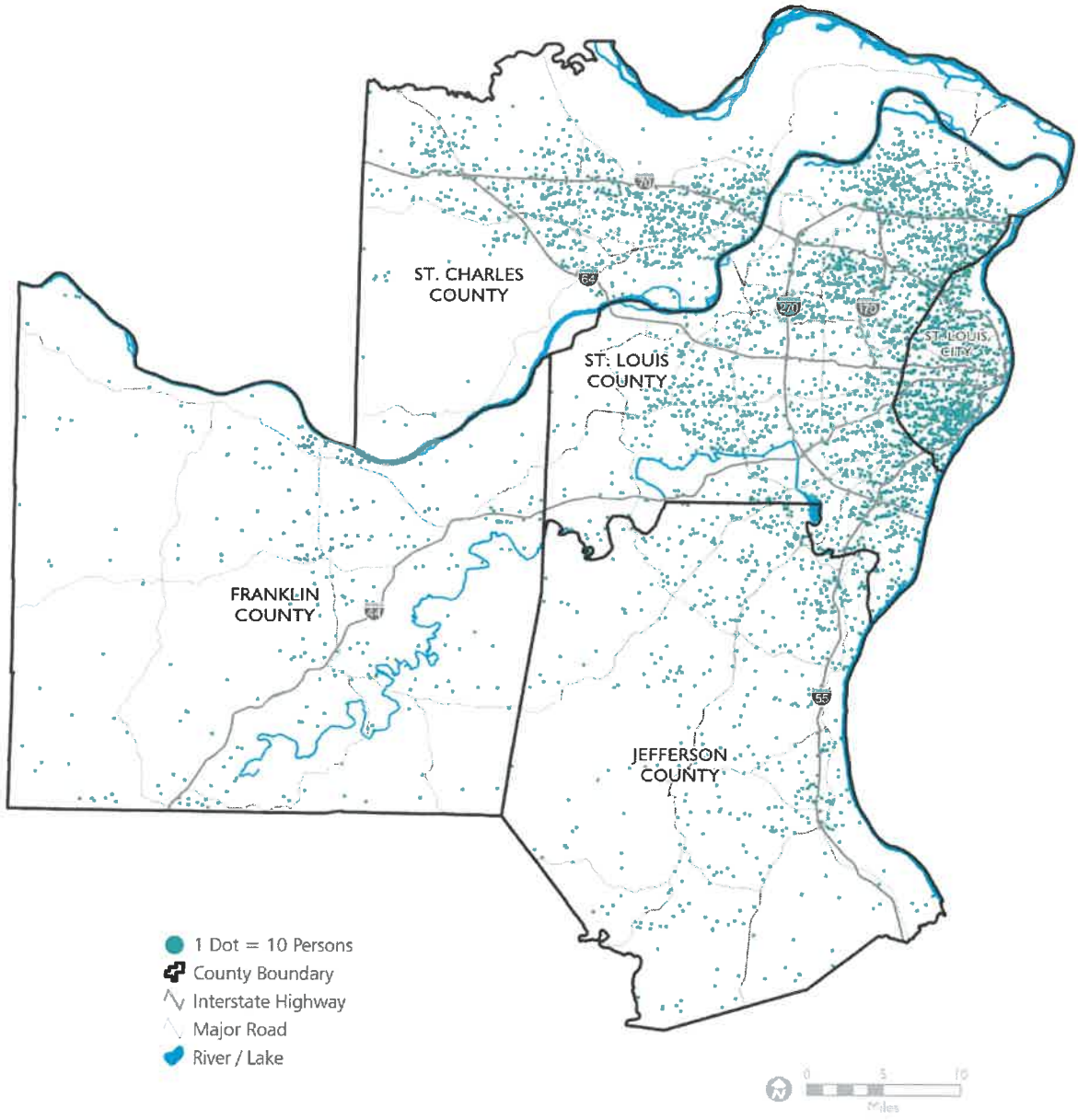
2.3.4 Physically Disabled Population

Persons with physical disabilities may require special services or have challenges if hazardous conditions or emergency actions require special response. According to the 2023 American Community Survey, there are 259,882 persons with disabilities in the five-county St. Louis area (13 percent of the total population). Figure 10 below depicts the distribution of people with disability, and Table 2.7 shows percentages by county.

Figure 10, Population with Disability

Disability Population, 2023

Missouri Portion of the
East-West Gateway Region



Dot are randomly placed within 2020 Census tracts.
Tract boundaries are not shown on this map.

EAST-WEST GATEWAY
Council of Governments

February 2025

Sources: U.S. Census Bureau, 5-Year American Community Survey (S1810),2019-2023; East-West Gateway Council of Governments

Table 2.7, Individuals with a Disability

Number of Individuals with a Disability by County			
County	**Civilian Non-Institutionalized Population**	**With a Disability**	**Percent**
Franklin	105,557	14,294	13.5%
Jefferson	229,658	27,807	12.1%
St. Charles	414,498	51,116	12.3%
St. Louis	976,175	121,804	12.5%
St. Louis City	278,442	44,861	16.1%
Total	**2,004,330**	**259,882**	**13.0%**

Source: U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2023, Table S1810

2.3.5 Non- or Limited English-Speaking Population

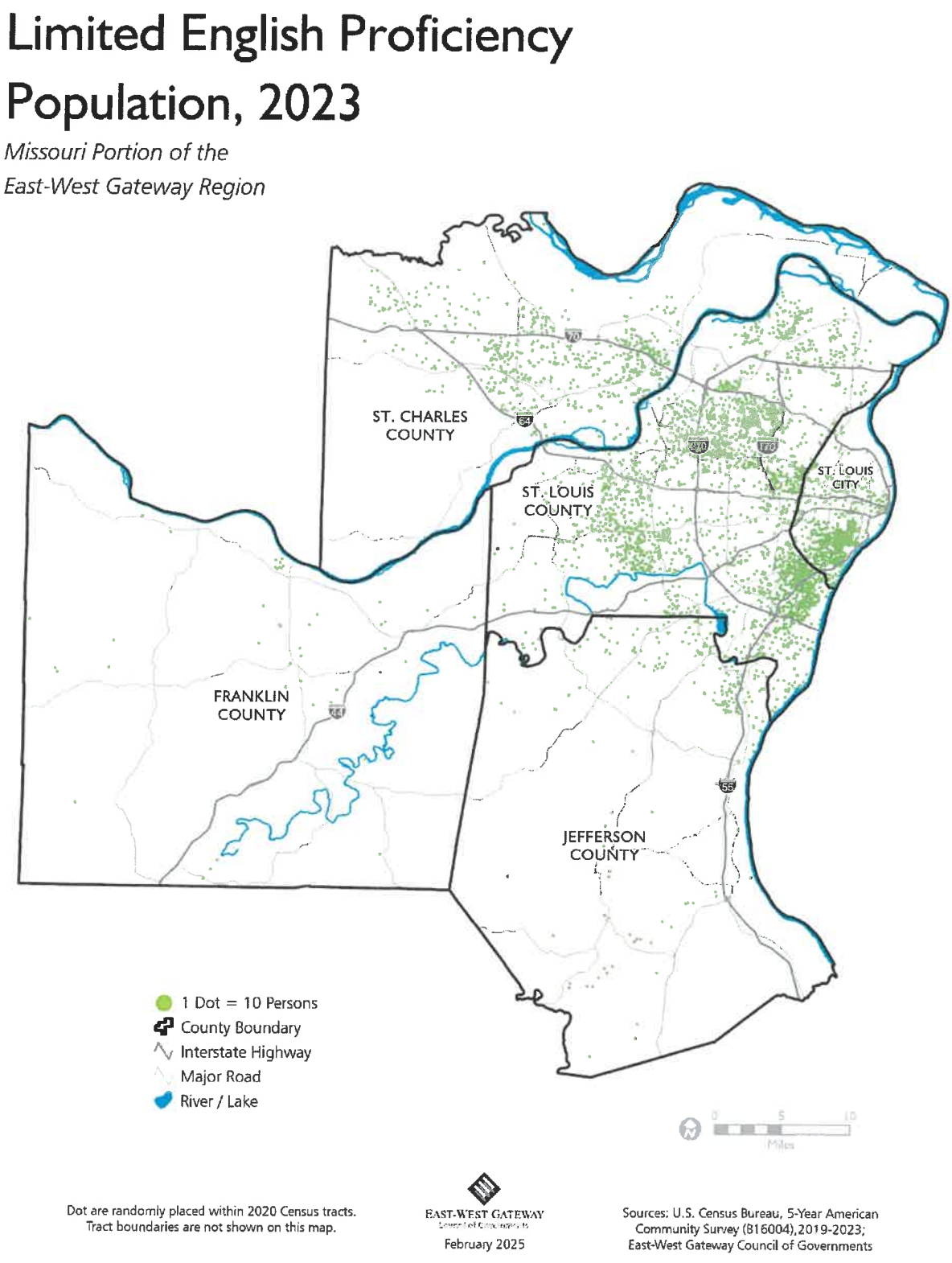
There are groups of people in the five-county St. Louis area who do not speak English as their primary language and have a limited ability to read, speak, write, or understand English. These groups may require special considerations to communicate with them about natural hazards and to provide emergency assistance. Approximately 47,000 people over the age of five do not speak English well. Figure 11 presents the distribution of persons with limited or non-English speaking ability, and Table 2.8 shows percentages by county.

Table 2.8, Limited English Proficiency by County

St. Louis Region Limited English Proficient (LEP) Persons and Households						
	Persons Over Age 5	**LEP Persons Over Age 5**		**Total Households**	**LEP Households**	
County	**Total**	**Total**	**Percent**	**Total**	**Total**	**Percent**
Franklin	99,225	447	0.5%	42,267	76	0.2%
Jefferson	215,366	2,280	1.1%	87,025	352	0.4%
St. Charles	387,292	6,338	1.6%	158,682	853	0.5%
St. Louis	939,897	29,883	3.2%	414,739	6,354	1.5%
St. Louis City	275,980	8,589	3.1%	144,450	2,602	1.8%
Total	**1,641,780**	**47,537**	**2.8%**	**847,163**	**10,237**	**128%**

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates 2019-2023, Tables B16004 and C16002

Figure 11, Population with Limited or No English Proficiency



2.3.6 Population Living Below the Poverty Level

Of the 527,569 families residing in the five-county St. Louis area, approximately 35,000 families (6.6 percent) live below the federal poverty level. Approximately 14.3 percent of these families live in the City of St. Louis. Figure 12 shows the distribution of people living below the poverty level, and Table 2.9 gives percentages per county. Appendix B contains additional information by jurisdiction.

Table 2.9, Populations Living Below the Poverty Level

Populations Living Below the Poverty Level by County						
County	**Total Households**	**Total Families**	**Families in Poverty**	**Percentage of Families in Poverty**	**Poverty Basis for Families with Children Under 18**	**Families with Children Under 18 in Poverty**
Franklin	44,140	29,052	2,034	7	11,561	1,249
Jefferson	88,836	63,133	4,419	7	28,229	3,162
St. Charles	163,272	110,711	3,653	3.3	51,708	2,585
St. Louis County	419,348	262,447	16,009	6.1	117,095	10,656
St. Louis City	150,404	62,226	8,898	14.3	24,656	5,893
Total	**866,000**	**527,569**	**35,013**	**6.6**	**233,249**	**23,544**

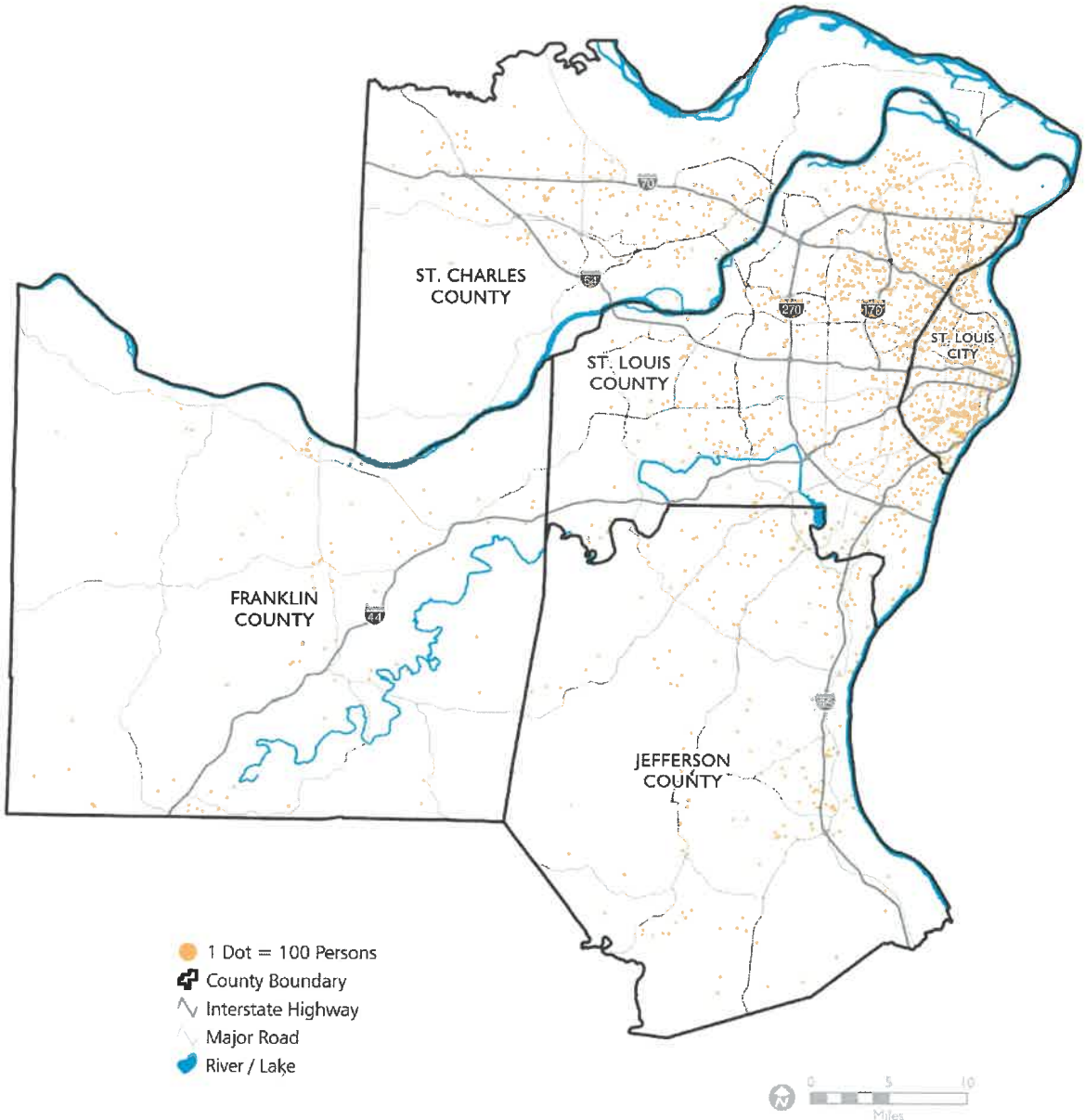
Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates 2019-2023, Table S1101, S1702, B17006

Poverty Basis = universe of families for whom the Census Bureau can determine poverty

Figure 12, Population Living in Poverty

Poverty Population, 2023

Missouri Portion of the
East-West Gateway Region



Dot are randomly placed within 2020 Census tracts.
Tract boundaries are not shown on this map.

EAST-WEST GATEWAY
Council of Governments

February 2025

Sources: U.S. Census Bureau, 5-Year American Community Survey (S1701),2019-2023; East-West Gateway Council of Governments

2.4 Forms of Government

This plan covers five counties, 132 municipalities, 50 school districts, and dozens of special districts. The City of St. Louis is an independent city with county responsibilities. Table 2.11 shows county populations and assessed valuation. CDP refers to Census Designated Place, and while these are not incorporated municipalities, they are areas of population. A list of municipalities can be found in Figure 1, and school districts can be found in Figure 13. Special districts, which include fire and ambulance districts, the Metropolitan St. Louis Sewer District, Great Rivers Greenway regional parks and trails district, and the Bi-State Development Agency (Metro Transit), are listed in the table below.

Table 2.10, Special Districts

Special Districts in the Five-County Region			
District	**County**	**District**	**County**
Beaufort-Leslie Fire Protection District	Franklin	O'Fallon Fire Protection District	St. Charles
Boles Fire Protection District	Franklin	Orchard Farm Fire Protection District	St. Charles
Gerald-Rosebud Fire Protection District	Franklin	Rivers Pointe Fire Protection District	St. Charles
New Haven – Berger Fire Protection District	Franklin	Wentzville Fire Protection District	St. Charles
Pacific Fire Protection District	Franklin	St. Charles County Ambulance District	St. Charles
St. Clair Fire Protection District	Franklin	Affton Fire Protection District	St. Louis
Sullivan Fire Protection District	Franklin	Black Jack Fire Protection District	St. Louis
Union Fire Protection District	Franklin	Community Fire Protection District	St. Louis
Washington Community Fire Protection District	Franklin	Creve Coeur Fire Protection District	St. Louis
Gerald Area Ambulance District	Franklin	Eureka Fire Protection District	St. Louis
St. Clair Ambulance District	Franklin	Fenton Fire Protection and Ambulance District	St. Louis
Union Ambulance District	Franklin	Florissant Valley Fire Protection District	St. Louis
Washington Area Ambulance District	Franklin	Kinloch Fire Protection District	St. Louis
Antonia Fire Protection District	Jefferson	Lemay Fire Protection District	St. Louis
Cedar Hill Fire Protection District	Jefferson	Maryland Heights Fire Protection	St. Louis
DeSoto Rural Fire Protection District	Jefferson	Mehlville Fire Protection District	St. Louis
Dunklin Fire Protection District	Jefferson	Meramec Ambulance District*	St. Louis
Goldman Fire Protection District	Jefferson	Metro North Fire Protection District	St. Louis
Hematite Fire Protection District	Jefferson	Metro West Fire Protection District	St. Louis
High Ridge Fire Protection District	Jefferson	Mid-County Fire Protection District	St. Louis
Hillsboro Fire Protection District	Jefferson	Monarch Fire Protection District	St. Louis
Jefferson R7 Fire Protection District	Jefferson	Northeast Ambulance & Fire Protection District	St. Louis
Mapaville Fire Protection District	Jefferson	North County Fire & Rescue Fire Protection District	St. Louis
Rock Community Fire Protection District	Jefferson	Pattonville Fire Protection District	St. Louis
Saline Valley Fire Protection District	Jefferson	Riverview Fire Protection District	St. Louis

Big River Ambulance District	Jefferson		Robertson Fire Protection District	St. Louis
Joachim-Plattin Township Ambulance District	Jefferson		Spanish Lake Fire Protection District	St. Louis
Meramec Ambulance District*	Jefferson		Valley Park Fire Protection District	St. Louis
North Jefferson County Ambulance District	Jefferson		West County EMS & Fire Protection District	St. Louis
Rock Township Ambulance District	Jefferson		West County Overland EMS & Fire Protection District	St. Louis
Valle Ambulance District	Jefferson		Bi-State Development Agency (Metro Transit)	St. Louis & City of St. Louis
Augusta Community Fire Department	St. Charles		Great Rivers Greenway - Regional Parks and Trails District	St. Louis, St. Charles & City of St. Louis
Central County Fire & Rescue	St. Charles		Metropolitan St. Lewis Sewer District	St. Louis & City of St. Louis
Cottleville Community Fire Protection District	St. Charles			
Lake St. Louis Fire Protection District	St. Charles			
New Melle Fire Protection District	St. Charles			

*Meramec Ambulance District is in 3 counties

Table 2.11, County Populations and Valuations

County Governments				
County	**County Seat**	**Classification**	**County Population (2020)**	**Assessed Valuation**
Franklin	Union	First Class	104,682	$2,431,214,662
Jefferson	Hillsboro	Charter	226,739	$4,115,323,652
St. Charles	St. Charles	Charter	405,262	$11,164,157,454
St. Louis	Clayton	Charter	1,004,125	$30,529,104,498
St. Louis City	St. Louis	Home Rule City	301,578	$5,322,363,644

Sources: The Official Manual State of Missouri 2023-2024
https://www.sos.mo.gov/bluebook/2023-2024
US Census Bureau 2020 Decennial Census, Table P2

Franklin County is a first-class county and is governed by a three-member county commission led by a presiding commissioner. It was organized on December 11, 1818, out of St. Louis County. The County Commission governs the unincorporated area and 13 municipalities. The county government primarily consists of the following organizations: Treasurer, Sheriff, Recorder of Deeds, Public Administrator, Prosecuting Attorney, Public Defender, Assessor, Auditor, Building Department, Court, County Counselor, Collector, County Clerk, Emergency Management, Health Department, Highway, Information Technology, Juvenile, and Planning and Zoning. Table 2.12 shows population estimates for jurisdictions in Franklin County.

Table 2.12, Franklin County Jurisdiction Populations

Franklin County Population by Jurisdiction - 2023		
Location	**Population**	**Percent of County**
Berger	188	0.2%
Charmwood	11	0.0%
Gerald	1,264	1.2%
Leslie	46	0.0%
Miramiguoa Park	193	0.2%
New Haven	3,389	3.2%
Oak Grove Village	358	0.3%
Pacific (pt)	6,384	6.1%
Parkway	673	0.6%
St. Clair	4,767	4.5%
Sullivan (pt)	5,391	5.1%
Union	12,560	11.9%
Washington	14,948	14.2%
Unincorporated Franklin County	55,144	52.4%
Total	**105,316**	**100.0%**

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2019 – 2023, Table B01001

(*pt.*): part of the city lies within another county or counties

Jefferson County has a charter form of government. The county seat is in Hillsboro. It was organized on December 8, 1812 out of St. Louis and Ste. Genevieve Counties. An elected county executive and a seven-member county council governs the county and 15 municipalities. The county government is divided into the following departments and divisions: Assessors office, Auditor's office, Circuit Court Clerk, Collector of Revenue, County Clerk, County Commission, Data Processing, Department of Administration, Economic Development, Jefferson County Health Center, Juvenile Office, Land Use Development and Code Enforcement, Parks and Recreation, Public Administrator's Office, Public Works, Recorder of Deeds, and the Sheriff's Department. Table 2.13 shows population estimates for jurisdictions in Jefferson County.

Table 2.13, Jefferson County Jurisdiction Populations

Jefferson County Population by Jurisdiction - 2023		
Location	**Population**	**Percent of County**
Arnold	20,884	9.2%
Byrnes Mill	3,168	1.4%
Cedar Hill Lakes Village	285	0.1%
Crystal	4,721	2.1%
De Soto	6,452	2.8%
Eureka (pt)	166	0.1%
Festus	12,965	5.7%
Herculaneum	4,925	2.2%
Hillsboro	3,483	1.5%
Kimmswick	112	0.0%
Lake Tekakwitha Village	210	0.1%
Olympian Village	812	0.4%
Parkdale Village	223	0.1%
Peaceful Village	95	0.0%
Pevely	6,037	2.6%
Scottsdale	186	0.1%
Unincorporated Jefferson County	163,503	71.6%
Total	**228,227**	**100.0%**

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2019 – 2023, Table B01001
(*pt.*): part of the city lies within another county or counties

St. Charles County is governed by an elected county executive and an elected seven-member county council. St. Charles County has a charter form of government. It was organized on October 12, 1818, and was one of the five original Missouri counties. There are 17 municipalities in the county. The County Executive and Council members are elected to four-year terms, with the terms of the members of the Council being staggered. Other elected county officials are the Recorder of Deeds, Collector, Assessor, Prosecuting Attorney, and the Director of Elections. St. Charles County government is organized into several different departments and divisions to support carrying out the directives of the governing body and other elected officials and provide governmental services to the citizens in the unincorporated and incorporated areas of the county. Other county governmental services are supplied by: airport, auditor, building inspection, circuit court circuit clerk, health and environment, corrections, county counselor, courts/judge, dispatch/alarm, election authority, maintenance, family arena, finance, governmental communication, highways, information systems, juvenile justice, parks and recreation, human resources, planning/zoning, police, public administrator, transportation, and workforce. Table 2.14 shows population estimates for jurisdictions in St. Charles County.

Table 2.14, St. Charles County Jurisdiction Populations

St. Charles County Population by Jurisdiction - 2023		
Location	**Population**	**Percent of County**
Augusta	274	0.1%
Cottleville	5,750	1.4%
Dardenne Prairie	13,137	3.2%
Flint Hill	980	0.2%
Foristell (pt)	422	0.1%
Josephville	646	0.2%
Lake St. Louis	17,538	4.3%
New Melle	510	0.1%
O'Fallon	92,697	22.6%
Portage Des Sioux	352	0.1%
St. Charles	71,048	17.3%
St. Paul	3,292	0.8%
St. Peters	58,200	14.2%
Weldon Spring	5,291	1.3%
Weldon Spring Heights	198	0.0%
Wentzville	45,734	11.2%
West Alton	511	0.1%
Unincorporated St. Charles County	93,250	22.8%
Total	**409,830**	**100.0%**

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2019 – 2023, Table B01001

(*pt.*): part of the city lies within another county or counties

St. Louis County is governed by a county executive and a seven-member county council. It was organized on October 12, 1818, and was one of the five original Missouri counties. In 1876, voters approved the separation of the City of St. Louis from St. Louis County. The first St. Louis County home rule charter, adopted in 1950, created the position of County Supervisor as a full-time paid executive, established a seven-member county council with members elected from districts, created eleven county departments, and left 16 positions to be elected. The St. Louis County Police Department was established, and master zoning ordinance and modern building codes were adopted. Subsequent amendments to the 1950 Charter reduced the number of elective offices and authorized a merit system for county employees. The 1968 Charter provided for the following to be elected officials: the County Executive, the seven County Council Members, the Prosecuting Attorney, and the County Assessor. Government department heads are appointed by the County Executive with approval from the Council. The county provides county-wide services (e.g., courts, health codes/inspections, assessments/collections) to all geographic areas and also acts as a type of municipal government to unincorporated areas. Some municipalities contract the county for various services. The most recent

version of the County Charter was adopted by the residents of St. Louis County in 1979. There are currently 87 municipalities in St. Louis County. In February 2024, Glen Echo Park consolidated with the City of Normandy. Table 2.15 shows population estimates for jurisdictions in St. Louis County.

Table 2.15, St. Louis County Jurisdiction Populations

St. Louis County Population by Jurisdiction - 2023		
Location	**Population**	**Percent of County**
Ballwin	30,835	3.1%
Bella Villa	664	0.1%
Bellefontaine Neighbors	10,562	1.1%
Bellerive Acres	413	0.0%
Bel-Nor	1,472	0.1%
Bel-Ridge	2,714	0.3%
Berkeley	8,149	0.8%
Beverly Hills	495	0.0%
Black Jack	6,606	0.7%
Breckenridge Hills	4,413	0.4%
Brentwood	8,151	0.8%
Bridgeton	11,372	1.1%
Calverton Park	1,280	0.1%
Champ	7	0.0%
Charlack	1,775	0.2%
Chesterfield	49,591	5.0%
Clarkson Valley	2,592	0.3%
Clayton	17,282	1.7%
Cool Valley	1,319	0.1%
Country Club Hills	1,017	0.1%
Country Life Acres	80	0.0%
Crestwood	12,298	1.2%
Creve Coeur	18,643	1.9%
Crystal Lake Park	472	0.0%
Dellwood	4,869	0.5%
Des Peres	9,145	0.9%
Edmundson	1,153	0.1%
Ellisville	9,908	1.0%
Eureka (pt)	12,205	1.2%
Fenton	4,087	0.4%
Ferguson	18,350	1.8%
Flordell Hills	1,300	0.1%

Florissant	51,915	5.2%
Frontenac	3,669	0.4%
Glendale city	6,111	0.6%
Grantwood Village	915	0.1%
Greendale	805	0.1%
Green Park	2,688	0.3%
Hanley Hills	1,727	0.2%
Hazelwood	25,214	2.5%
Hillsdale	922	0.1%
Huntleigh	384	0.0%
Jennings	12,900	1.3%
Kinloch	354	0.0%
Kirkwood	29,302	2.9%
Ladue	8,948	0.9%
Lakeshire	1,478	0.1%
Manchester	18,189	1.8%
Maplewood	8,154	0.8%
Marlborough	2,366	0.2%
Maryland Heights	27,981	2.8%
Moline Acres	2,806	0.3%
Normandy	4,361	0.4%
Northwoods	3,654	0.4%
Norwood Court	759	0.1%
Oakland	1,619	0.2%
Olivette	8,539	0.9%
Overland	15,762	1.6%
Pacific(pt)	915	0.1%
Pagedale	2,547	0.3%
Pasadena Hills	1,104	0.1%
Pasadena Park	670	0.1%
Pine Lawn	2,738	0.3%
Richmond Heights	9,179	0.9%
Riverview	2,688	0.3%
Rock Hill	4,708	0.5%
St. Ann	12,865	1.3%
St. John	6,562	0.7%
Shrewsbury	6,328	0.6%
Sunset Hills	9,113	0.9%
Sycamore Hills	612	0.1%
Town and Country	11,605	1.2%
Twin Oaks	685	0.1%

University City	34,655	3.5%
Uplands Park	358	0.0%
Valley Park	6,817	0.7%
Velda City	1,231	0.1%
Velda Village Hills	771	0.1%
Vinita Park	1,978	0.2%
Warson Woods	2,312	0.2%
Webster Groves	23,771	2.4%
Wellston	1,690	0.2%
Westwood	293	0.0%
Wilbur Park	392	0.0%
Wildwood	35,168	3.5%
Winchester	1,914	0.2%
Woodson Terrace	3,935	0.4%
Unincorporated St. Louis County	314,273	31.5%
Total	**996,618**	**100.0%**

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2019 – 2023, Table B01001

(*pt.*): part of the city lies within another county or counties

The **City of St. Louis** is a home-rule city governed by a mayor and a 14-member board of aldermen. The City was established in April 1764. It became an independent city, separate from St. Louis County, on August 22, 1876. The three-member Board of Estimate and Apportionment, which is comprised of the Mayor, the President of the Board of Aldermen, and the City Comptroller, must approve all financial decisions. The City is comprised of 14 political wards under a Mayoral government system. Table 2.16 shows the population of the City of St. Louis.

Table 2.16, City of St. Louis Population

City of St. Louis Population - 2023		
Location	**Population**	**Percent of City**
City of St. Louis	**293,109**	**100.0%**

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2019 – 2023, Table B01001

2.5 Inventory of Critical Assets and Key Essential Facilities

Relevant facilities include medical facilities, schools, long-term facilities, daycare centers, and government structures. These facilities represent resources for care and shelter as well as for

populations requiring a higher level of care and installations critical to community services. Appendix B contains the detailed critical asset tables.

2.5.1 Medical Facilities

In the five-county area, there are 43 hospitals. The majority of the hospitals are located in St. Louis County and the City of St. Louis. These hospitals offer general acute care, long-term acute care, psychiatric care, and rehabilitation. Physicians' offices, clinics, and urgent care centers are too numerous to list in this document. Table 2.17 provides a county summary of medical facilities. A complete list of hospitals in the region can be found in Appendix B.

Table 2.17, Medical Facilities by County, 2024

Medical Facilities by County as of 2024		
County	**Facilities**	**Beds**
Franklin	2	175
Jefferson	1	325
St. Charles	6	1,036
St. Louis	22	5,204
St. Louis City	12	2,651
Total	**43**	**9,931**

Source: Missouri Department of Health and Senior Services, Missouri Hospital Profiles by County, August 1, 2024

2.5.2 Long-Term Care Facilities

Long-term facilities fulfill a range of needs, including retirement housing, assisted living, memory care, and long-term continuing care. Residents may have mobility and/or cognition issues that present special problems. Long-term care facilities are likely to require assistance in a disaster. Table 2.18 gives a county-level summary of long-term care facilities. A complete list of long-term care facilities in the region can be found in Appendix B.

Table 2.18, Long-Term Care Facilities by County

2024 Long-Term Care Facilities by County				
County	**Facilities**	**Percent Share**	**Beds**	**Percent Share**
Franklin	27	10.3	1,683	6.5%
Jefferson	24	9.2	2,051	8.0%
St. Charles	40	15.3	3,694	14.4%
St. Louis	135	51.7	15,703	61.6%
St. Louis City	35	13.4	2,570	10.0%
Total	**261**	**100**	**25,701**	**100%**

Source: Missouri Department of Health and Senior Services
https://healthapps.dhss.mo.gov/showmeltc/default.aspx

2.5.3 Childcare Facilities

Childcare centers represent yet another population that needs special consideration. Most childare centers cater to children ages 2 – 5, although some childcare centers serve older children. Those facilities represent specialized mitigation needs. The following tables show the current number of licensed and license-exempt childcare facilities. These are deemed "Facilities Requiring Special Consideration" for evacuation purposes in the County Emergency Operations Plans. Table 2.19 below provides total facility numbers for each county in addition to changes in childcare centers since 2019. Note the detailed lists in Appendix B do not include information on childcare centers that are operated out of a family home or group homes, as those numbers are not included in this plan.

Table 2.19, Childcare changes Since 2019

Childcare Centers by County - Changes Since 2019				
County	**Total Number of Childcare Facilities in 2025**	**New Childcare Facilities**	**Name Changes**	**Status Changed to Unknown (Assumed Closed)**
Franklin	35	5	6	9
Jefferson	58	7	9	10
St. Charles	141	15	18	19
St. Louis	395	112	36	102
City of St. Louis	167	38	22	64
Total	**795**	**177**	**132**	**204**

Source: Missouri Department of Health and Senior Services
https://healthapps.dhss.mo.gov/childcaresearch/

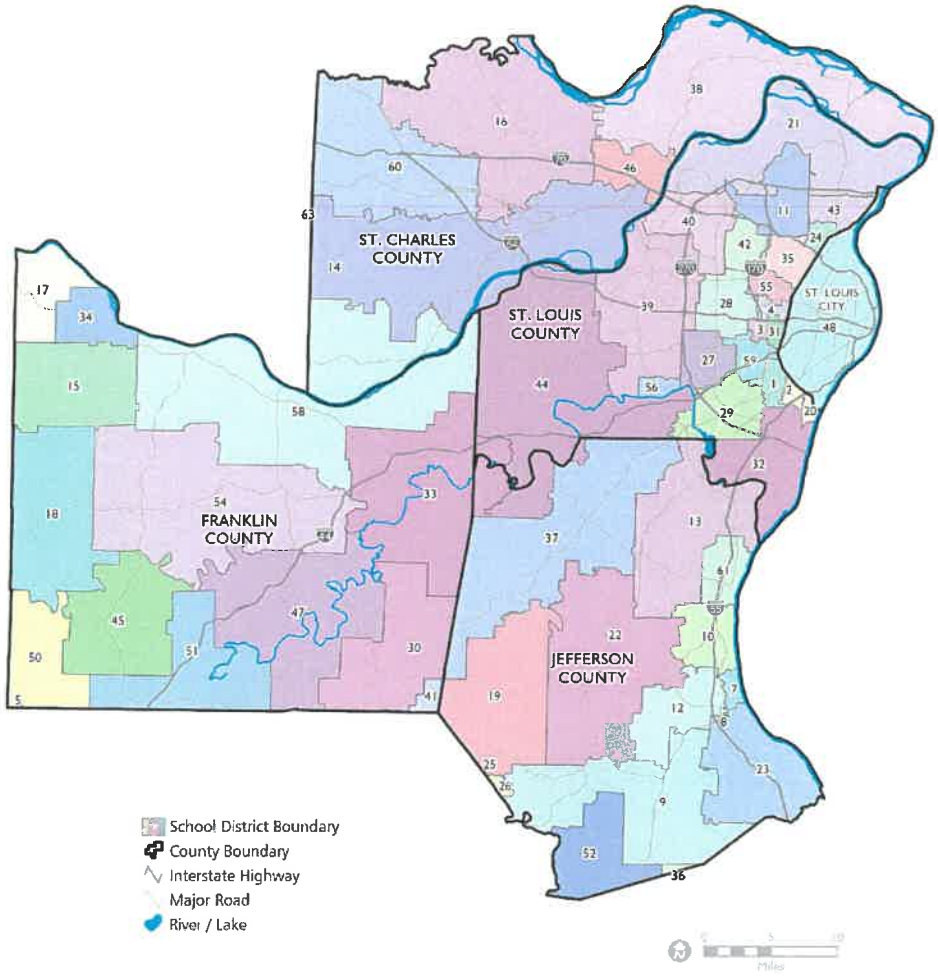
2.5.4 Schools

The five-county area contains 50 public school districts with an enrollment of 265,176 students. Appendix B contains tables with information on the breakdown of school districts by county and general information on location, students, and number of schools per district. The number of schools may not represent the number of buildings associated with a school district. Table 2.20 summarizes the number of students, school districts, and schools per county as compared to similar data from the 2020 – 2025 Hazard Mitigation Plan. Figure 13 shows district boundaries.

Figure 13, School Districts

School Districts, 2024

Missouri Portion of the
East-West Gateway Region



Key for Figure 13 - School Districts, 2024			
District Name	**Map No.**	**District Name**	**Map No.**
Affton 101 School District	01	Maplewood-Richmond Heights School District	28
Bayless School District	02	Mehlville R-IX School District	29
Brentwood School District	03	Meramec Valley R-III School District	30
Clayton School District	04	New Haven School District	31
Crawford County R-I School District*	05	Normandy Schools Collaborative	32
Crystal City 47 School District	06	North St. Francis County R-I School District*	33
De Soto 73 School District	07	Northwest R-I School District	34
Dunklin R-V School District	08	Orchard Farm R-V School District	35
Ferguson-Florissant R-II School District	09	Parkway C-2 School District	36
Festus R-VI School District	10	Pattonville R-III School District	37
Fort Zumwalt R-II School District	11	Richwoods R-VII School District*	38
Fox C-6 School District	12	Ritenour School District	39
Francis Howell R-III School District	13	Riverview Gardens School District	40
Franklin County R-II School District	14	Rockwood R-VI School District	41
Gasconade County R-I School District*	15	Spring Bluff R-XV School District	42
Gasconade County R-II School District	16	St. Charles R-VI School District	43
Grandview R-II School District	17	St. Clair R-XIII School District	44
Hancock Place School District	18	St. Louis City School District	45
Hazelwood School District	19	Strain-Japan R-XVI School District	46
Hillsboro R-III School District	20	Sullivan C-2 School District	47
Jefferson County R-VII School District	21	Sunrise R-IX School District	48
Jennings School District	22	Union R-XI School District	49
Kingston K-14 School District*	23	University City School District	50
Kirkwood R-VII School District	24	Valley Park School District	51
Ladue School District	25	Washington School District	52
Lindbergh School District	26	Webster Groves School District	53
Lonedell R-XIV School District	27	Wentzville R-IV School District	54
		Windsor C-1 School District	55

*These school districts minimally abut the five-county region but do not have a structural presence in the region and are not part of this plan update.

Sources: US Census Bureau, 2020 Census & EWG Council of Governments

Table 2.20, School District Comparison Summary

2024 School Information by County			
County	School Districts	Schools	Students
Franklin	10	40	15,178
Jefferson	11	65	35,367
St. Charles	5	84	59,352
St. Louis	23	261	136,946
St. Louis City	1	66	18,333
Total	**50***	**516**	**265,176**

*Partial districts with no physical presence in the five-county region are not included in this table.

Source: Missouri Department of Elementary and Secondary Education, https://dese.mo.gov/school-directory

There are 10 school districts in **Franklin County**, with more than 15,000 students attending various public elementary, middle, and high schools. Some districts extend into neighboring counties. In addition, there are approximately 3,000 students attending East Central College (a community college). Schools represent a population that needs special consideration. Most schools have students that range from five through the age of 18, and colleges serve young adults from 18 – 26. Schools and other facilities are deemed "Facilities Requiring Special Consideration" for evacuation purposes in the Franklin County Emergency Operations Plan. Appendix B details the school district information for Franklin County.

There are 11 public school districts in **Jefferson County**. More than 35,000 students attend various public elementary, middle, and high schools. In addition there are over 3,600 students attending Jefferson College (a community college). Schools represent a population that needs special consideration, especially in a disaster situation. Most schools have students that range from five through the age of 18, and colleges serve young adults from 18 – 26. These schools and other facilities are deemed "Facilities Requiring Special Consideration" for evacuation purposes in the Jefferson County Emergency Operations Plan. Appendix B shows the district information for Jefferson County.

In **St. Charles County,** approximately 59,000 students attend various public elementary, middle, or high schools in the area from five school districts: Ft. Zumwalt R-II; Francis Howell R-III; Wentzville R-IV; Orchard Farm R-V; and St. Charles R-VI (Washington R-I is in Franklin County but serves some students in southwestern St. Charles County). St. Charles County is also home to two colleges, Lindenwood University, and St. Charles Community College, which serve over 21,000 students collectively. Schools represent a population that needs special consideration. Most schools have students that range from five through the age of 18, and colleges serve young adults from 18 – 26. These schools and other facilities are deemed "Facilities Requiring Special Consideration" for evacuation purposes in the St. Charles County Emergency Operations Plan. Some school districts overlap into adjacent counties. Appendix B provides the district information for St. Charles County.

There are 23 school districts in **St. Louis County**. More than 136,000 students attend various public elementary, middle, and high schools. Schools represent a population that needs special consideration. Most schools have students that range from five through the age of 18, and colleges serve young adults from 18 – 26. The University of Missouri – St. Louis, three campuses of St. Louis Community College, Washington University, Maryville University, Missouri Baptist University, and Webster University, with over 64,000 students, are located in the county. These schools and other facilities are deemed "Facilities Requiring Special Consideration" for evacuation purposes in the St. Louis County Emergency Operations Plans. Some school districts extend to neighboring counties. Appendix B shows the district information for St. Louis County.

The **City of St. Louis** has one unified school district. More than 18,000 students attend public elementary, middle, and high schools. Schools represent a population that needs special consideration. In the City of St. Louis are located the campuses of St. Louis Community College (one location), Harris-Stowe State University, Washington University Medical School, University of Health Sciences and Pharmacy (formerly St. Louis College of Pharmacy), St. Louis, and St. Louis University, representing almost 30,000 students. These schools and other facilities are deemed "Facilities Requiring Special Consideration" for evacuation purposes in the City of St. Louis Emergency Operations Plans. Appendix B provides the district information for the City of St. Louis.

2.5.5 Historic Properties/Districts, Archaeological Sites

As part of the National Historic Preservation Act of 1966, a formal National Registry of Historic Places was created, with the listing process overseen by the National Park Service. The 1966 legislation also encouraged the creation of state and tribal historic preservation offices. The Missouri State Historic Preservation Office (SHPO) was established in 1968 and is part of the Missouri Department of Natural Resources (MoDNR).

In accordance with the National Historic Preservation Act of 1966, the Archaeological and Historic Preservation Act of 1974, and the Antiquities Act of 1906, information regarding specific locations of archaeological sites cannot be released. Individuals in need of information for conducting archaeological studies may contact the SHPO for information on specific sites. Reference for further information can be made to MoDNR at https://dnr.mo.gov/shpo/index.html. The Missouri Archaeological Society's website https://www.missouriarchaeologicalsociety.org/ provides reference documents on archaeological sites in Missouri.

In the five-county area, there are 783 properties, districts, and archaeological sites listed on the National Register of Historic Places. Additional Information can be found on the Missouri state website at https://mostateparks.com/page/84436/missouri-national-register-listings, Appendix B has a complete list of historic properties for all counties, while Table 2.21 summarizes by county.

Table 2.21, Historic Properties and Districts

Historic Properties & Districts by County			
County	**Total**	**Additions since 2020 Plan**	**Source**
Franklin	61	1	https://mostateparks.com/page/84616/franklin-county-national register listings
Jefferson	15	1	https://mostateparks.com/page/84691/jefferson-county-national-register-listings
St. Charles	36	1	https://mostateparks.com/page84901/st-charles-county-national-register-listings
St. Louis	196	7	https://mostateparks.com/page/84921/st-louis-county-national-register-listings
City of St. Louis	475	16	https://mostateparks.com/page/84916/st-louis-city-national-register-listings

2.5.6 Government Facilities

Government facilities considered in this plan are city, county, State, and Federal government centers, police stations, fire stations, ambulance bases, and emergency operations centers. This information is depicted on the regional maps. Government facilities by county and the City of St. Louis can be found in Appendix B. Table 2.22 provides a summary of government facilities by county.

Table 2.22, Government Facilities by County

Government Facilities by County					
County	**Police**	**County**	**City**	**State**	**Federal**
Franklin	6	8	13	3	1
Jefferson	12	9	15	1	1
St. Charles	7	8	18	2	3
St. Louis	20	8	86	9	3
City of St. Louis	4	N/A	10	4	7
Total	**49**	**40**	**142**	**19**	**15**

Sources: 2024 Public Officials Directory - East-West Gateway https://www.ewgateway.org/wp-content/uploads/2024/09/2024-POD.pdf

Missouri Office of Administration https://oa.mo.gov/sites/default/files/fmdc_facilities/lease_data/fran.pdf

U.S. General Services Administration https://www.gsa.gov/about-us/regions/welcome-to-the-heartland-region-6/buildings-and-facilities/missouri-federal-buildings

Metropolitan Police Department City of St. Louis https://www.slmpd.org/index.shtml

2.5.7 Communications

There are 67 traditional media outlets serving the five-county region. They include 44 radio stations, seven television stations, and 16 newspapers. There is also an incalculable number of non-traditional media and information outlets available on the internet. Each county also has its own emergency alert system. In early 2025, Franklin County will be implementing a reverse call system, like Regroup. Jefferson County utilizes the Everbridge system. The Informcast communication system is employed by St. Charles County. St. Louis County uses the RAVE community information system. The City of St. Louis uses the Everbridge system, locally branded as NotifySTL. Residents of all counties can 'opt-in' for their emergency alert systems.

2.5.8 Water Systems

Drinking water in the five-county area is supplied by both publicly and privately owned entities. These include municipal systems and water supply districts, which are prevalent in Franklin, Jefferson, and St. Charles Counties. Some of these entities purchase treated water (from public or private entities) and operate their own distribution systems. More detailed information on the public water systems (city, district, others) found in the five-county area and their sources can be found in Appendix B. Table 2.23 provides a summary.

Miscellaneous includes water systems serving subdivisions, mobile home parks, institutions, and other facilities. Non-community includes water systems serving schools, churches, retail facilities, industrial facilities, recreation, and other facilities.

Table 2.23, Water Systems by County

2024 Water Systems by County				
County	**City Water Systems**	**Water District Systems**	**Miscellaneous Water Systems**	**Non-Community Water Systems**
Franklin	9	4	28	43
Jefferson	6	10	52	34
St. Charles	7	4	7	34
St. Louis	3	0	3	20
City of St. Louis	1	0	0	0
Total	**26**	**18**	**90**	**131**

Missouri Department of Natural Resources
https://dnr.mo.gov/document-search/2024-census-missouri-public-water-systems

2.5.9 Sewer Systems

Most sewer systems are required to maintain a discharge permit through USEPA's National Pollutant Discharge Elimination System (NPDES). Wastewater collection and treatment services can be provided by municipalities, sewer districts, and public water and sewer districts. Some subdivisions operate their own treatment facility or contract with public water and sewer districts.

The Metropolitan St. Louis Sewer District (MSD) manages the surface drainage and sewage treatment system in all of the City of St. Louis and in St. Louis County east of Missouri Highway 109. MSD was created in 1954 and is a special service district created under the Missouri Constitution (Section 30, Article VI). It is responsible for all sewage collection and treatment as well as stormwater drainage in a 4,524 square-mile service area. MSD serves about 413,411 accounts with a population of about 1.3 million. The only wastewater system outside the MSD service area in St. Louis County is operated and maintained by the privately owned Missouri American Water and covers the City of Eureka (see Table 2.24). More detail on wastewater systems is available in Appendix B.

Table 2.24, Wastewater Treatment Facilities by county

Wastewater Treatment Facilities by County 2024		
County	**Facilities**	**Population Served**
Franklin	45	104,682
Jefferson	55	226,739
St. Charles	22	405,262
St. Louis	7	1,004,125
St. Louis City	1	301,578
Total	**130**	**2,042,386**

Source: Missouri Department of Natural Resources

On-site sewage systems for rural dwellings can be found in Franklin, Jefferson, St. Charles, and St. Louis counties. As these systems are not required to be registered by the Missouri Department of Natural Resources (MoDNR), data on the number and location is not available from them. However, septic systems are regulated by the Franklin County Health Department. The Code Enforcement Division of the Jefferson County Department of County Services and Code Enforcement issues construction and operation permits for new on-site sewage treatment systems in unincorporated portions of the county. The Building Division of the St. Charles County Community Development Department issues operating permits for new on-site private sewage disposal systems and any systems in place at the time of purchase of the property. The owner is required to maintain a service and maintenance agreement with a county-licensed on-site sewage disposal contractor. The St. Louis County Department of Public Works is responsible for issuing on-site sewage permits for new and repair systems in unincorporated areas of St. Louis County and in local municipalities that contract with the department for plumbing code enforcement services.

2.5.10 Electricity and Gas Providers

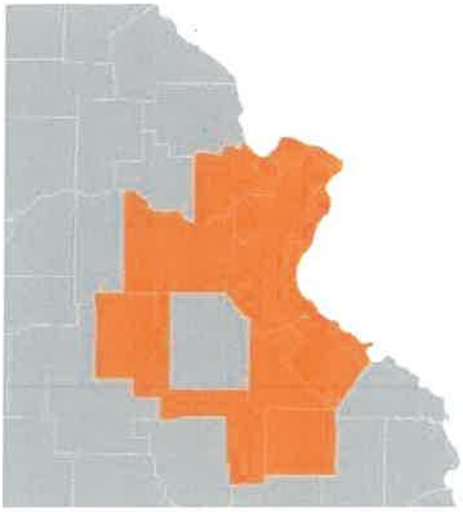
Electricity and natural gas providers in the five-county area are presented in Table 2.25. The cities of Sullivan in Franklin County and Kirkwood in St. Louis County own and operate their own electricity utilities and purchase electricity wholesale. In Franklin County, New Haven owns and operates a natural gas utility serving the residents of New Haven and Berger. Figures 14 and 15 present the extent of the service areas of the largest electricity and natural gas providers (Ameren and Spire, respectively).

Table 2.25, Utility Providers

Utility Provider Services by County					
	Franklin County	**Jefferson County**	**St. Charles County**	**St. Louis County**	**City of St. Louis**
Electricity					
Ameren Missouri	★	★	★	★	★
Crawford Electric Cooperative, Inc.	★				
Cuivre River Electric Cooperative Inc.			★		
Kirkwood Municipal				★	
Sullivan Municipal	★				
Natural Gas					
Ameren Missouri			★		
Berger Municipal	★				
Spire, Missouri Inc.	★	★	★	★	★
New Haven Municipal	★				

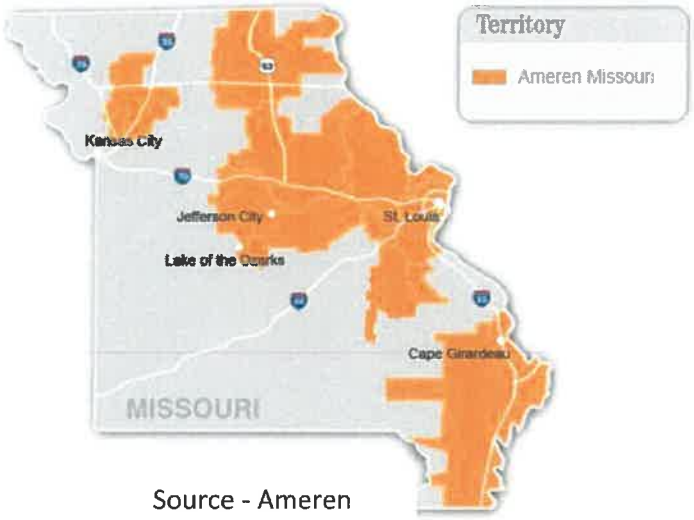
Source: Find a Local Utility, Missouri Public Service Commission, https://psc.mo.gov/UtilityLocator.aspx

Figure 14, Spire Service Area Map, 2025



Source - Spire

Figure 15, Ameren Service Area Map 2025

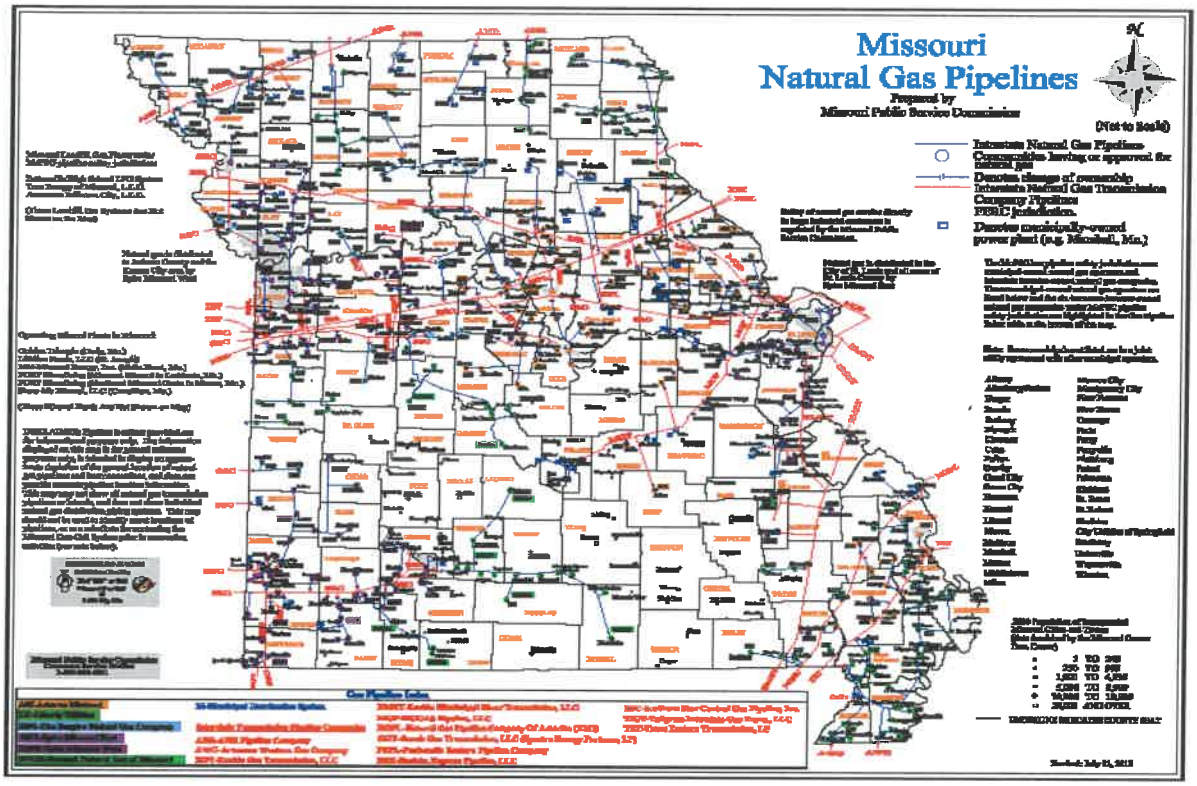


Source - Ameren

2.5.11 Underground Infrastructure

Approximately 10,700 miles of pipelines move natural gas, crude oil, and petroleum products throughout Missouri. In the five-county area, these include intrastate natural gas pipelines such as Spire Missouri East and municipal-owned systems delivering natural gas to both residences and local businesses. Privately owned interstate natural gas pipelines in the five-county area can also be found here. These include Enable Mississippi River Transmission, LLC; MOGAS Pipeline, LLC; and Southern Star Central Gas Pipeline, Inc. See Figure 16 for a generalized map of natural gas pipelines in Missouri, which was prepared by the Missouri Public Service Commission. All natural gas system operators are under the jurisdiction of the Missouri Public Services Commission and must comply with their pipeline safety regulations, including emergency response procedures. Emergency information concerning these pipelines and other underground infrastructure is contained in each jurisdiction's EOP. Missouri law requires all owners and operators of underground pipeline facilities to participate in the Missouri 811 (Missouri One Call) system. Also participating in the Missouri 811 notification system are municipalities, electrical, telecommunications systems, and water and sewer service providers

Figure 16, Natural Gas Pipelines



Source – Missouri Public Service Commission

2.5.12 Bridges

Bridges are a critical component of infrastructure. Their use can be impacted by several natural hazards, including earthquakes, floods, and severe winter storms, among others. The five-county region has over 2,200 bridges, which are owned and maintained by either a municipality, county highway department or state transportation agency. According to the 2022 National Bridge Inventory, assembled by the Federal Highway Administration (FHWA), approximately 5.2 percent are rated as poor with widespread to moderate or isolated major defects, strength, and/or performance of the component. The majority of bridges are rated fair. Table 2.26 summarizes the status of the bridges in the five-county area. For a complete listing of every bridge in all the counties and the City of St. Louis, see Appendix B.

Table 2.26, Bridges by County

Bridges by County and Classification				
County	**Total Number of Bridges**	**Poor**	**Fair**	**Good**
Franklin	331	17	184	130
Jefferson	409	19	256	134
St. Charles	413	15	259	139
St. Louis	907	49	590	268
St. Louis City	239	21	141	77
Total	**2,299**	**121**	**1430**	**748**

Source: 2022 National Bridge Inventory, Federal Highway Administration

2.6 Development Trends

Requirement 44 CFR §201.6(d)(3), the plan was revised to reflect changes in development.

Regionally, over the next thirty years, population growth is anticipated to be the strongest in St. Charles and Jefferson Counties. In St. Charles, most of the growth is predicted along Interstates I-70 and I-64 and those areas west of I-64 and south of Wentzville adjacent to State Route N. Additional growth will probably still occur in the eastern sections of Jefferson County along I-55 and that portion of the county abutting St. Louis County, Arnold, and High Ridge. Table 2.27 summarizes population changes between 2010 and 2020, and changes between 2020 and 2023 are shown in Table 2.28. For specific development analysis for individual jurisdictions, see Appendix D.

Employment growth is anticipated to continue to occur along major roadway corridors. Similar to population growth, it is anticipated that St. Charles County will receive a majority of employment growth along Interstates I-70 and I-64. It is also anticipated that St. Louis County will see some growth sprinkled along major corridors, especially west of I-270 as well as north of I-70. Additional employment growth is likely to spread into Jefferson County along I-55.

Building code and planning information can be found later in this section, specifically in Tables 2.45 – 2.50 and Section 2.10.6. Major transportation infrastructure is shown in Figure 17. For comparisons to previous development trends from the 2020 – 2025 St. Louis Regional Hazard Mitigation Plan, see https://www.ewgateway.org/community-planning/hazard-mitigation/.

Franklin County is principally agricultural in nature, especially in the western portion of the county and along the Missouri River floodplain. About 80 percent of the county is classified as in agricultural use. Of the approximately 53,000 people employed in the county, the majority are in the manufacturing sector and the educational services, health care, and social assistance sectors. Historically, the county has had a consistently upward growth pattern, which continued from 2010 to 2020, with the population increasing by 3.1 percent. Development is occurring adjacent to I-44 in the central and eastern portions of the County. There is the expectation of continued migration from the St. Louis metropolitan core. Franklin

County has a current master plan, zoning, subdivision regulations, stormwater regulations, and a building code.

Jefferson County is more densely developed in the northern third of the county along Interstate 55, located along its eastern boundary and linking Arnold, Herculaneum, Pevely, Festus, and Crystal City, as well as the State Highway 21 and State Highway 30 corridors. Jefferson County's population was 218,733 in 2010 and grew to 226,739 in 2020, an increase of 3.7 percent. Approximately 72 percent of the residents live in unincorporated Jefferson County. Jefferson County has a current master plan, zoning, subdivision regulations, and a building code.

St. Charles County is the fastest growing county in the St. Louis metropolitan area, and projections are for this several decade-long trend to continue. Development is taking place along I-70 and I-64, along State Route 79 and U.S. Route 61 to the north and south of Wentzville. The county grew in population from 52,970 in 1960 to 360,485 in 2010, an increase of over 580 percent. From 2010 to 2020, the population increased another 12.4 percent. Approximately 77 percent of the County's population lives in municipalities. St. Charles County has a current master plan, zoning, subdivision regulations, stormwater regulations, and a building code.

St. Louis County contains just under one million people, with a slight (0.5 percent) increase from 2010 to 2020. Most of the county is considered urbanized, with approximately 68 percent of the population residing in one of 87 incorporated municipalities. St. Louis County has a current master plan, zoning, subdivision regulations, stormwater regulations, and a building code.

The legal boundaries of the **City of St. Louis** were set in 1876 when voters approved the separation of the City from St. Louis County and the establishment of a home rule charter. It is an independent city. Like many cities that once flourished during the United States manufacturing heyday, vacant and abandoned properties are present. From 2010 to 2020, the City lost 5.5 percent of its population. The City cannot annex and is considered to be built out, however, there are areas of redevelopment in the City. There have been major initiatives to revitalize downtown St Louis, including the area known as Central West End with the Cortex Innovation Community and the National Geospatial-Intelligence Agency campus in north St. Louis, which have the support of government, business, and civic leaders. St. Louis is already a regional hub for activity in the areas of plant and life sciences, information technology, and advanced manufacturing and is the region's epicenter of professional sports, with the addition of Energizer Park and associated training facilities in Downtown West for St. Louis CITY SC, Major League Soccer team.

Table 2.27, Population Change by County 2010 - 2020

Population Change by County, 2010 - 2020			
County	**2010 Population**	**2020 Population**	**Percentage Change**
Franklin	101,492	104,682	3.1
Jefferson	218,733	226,739	3.7
St. Charles	360,485	405,262	12.4
St. Louis	998,954	1,004,125	0.5
St. Louis City	319,294	301,578	-5.5
Total	**1,998,958**	**2,042,386**	**2.2**

U.S. Census Bureau
https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk

Table 2.28, Population Change by County 2020 - 2023

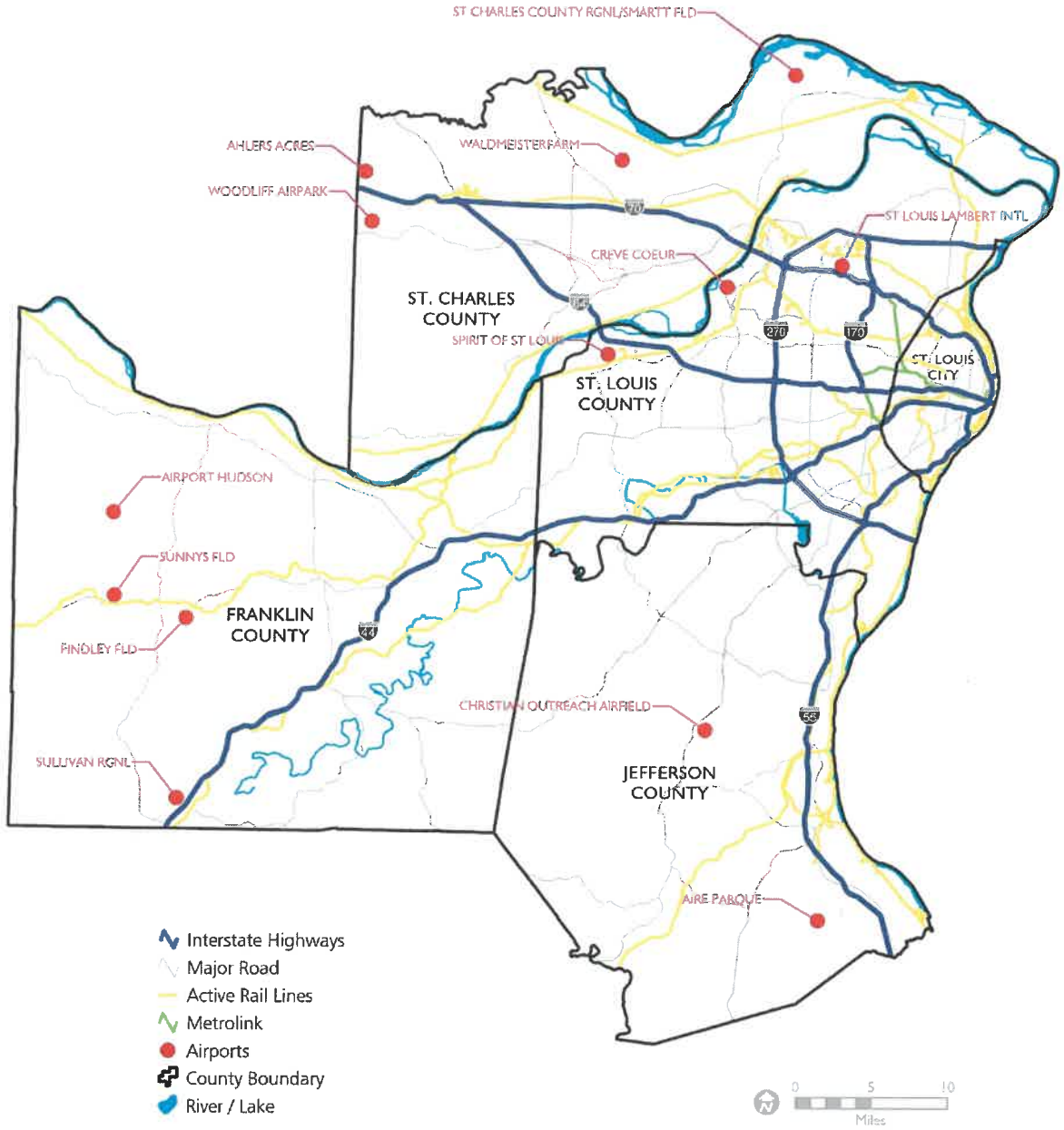
Population Change by County, 2020 - 2023			
County	**2020 Population**	**2023 Population Estimate**	**Percentage Change**
Franklin	104,682	105,316	0.6
Jefferson	226,739	228,227	0.7
St. Charles	405,262	409,830	1.1
St. Louis	1,004,125	996,618	-0.7
St. Louis City	301,578	293,109	-2.7
Total	**2,042,386**	**2,023,106**	**-0.9**

US Census Bureau, 2020 Census
US Census Bureau, American Community Survey 5-Year Estimates, 2019 – 2023, Table B01001

Figure 17, Major Transportation Infrastructure

Major Transportation Infrastructure

Missouri Portion of the
East-West Gateway Region



EAST-WEST GATEWAY
Council of Governments

February 2025

Sources: National Transportation Atlas Database; Metro; East-West Gateway

2.7 Economy, Employment, and Industry

Like the rest of the country, the residents in the five-county region are employed in various, diverse sectors, including education, service, manufacturing, agriculture, construction, and finance, to name a few. Some of the largest private employers in this area include Boeing, BJC Health Care, General Motors, Washington University, Enterprise Holding, Nestle Purina, Edward Jones, SSM Health Care and St. Louis University.

2.7.1 Labor Force

Table 2.29 provides a snapshot of the breakdown of the overall workforce for each county.

Table 2.29, Labor Force by County

Labor Force by County							
County	**Total: Age 16 and Over**	**In Labor Force**	**In Labor Force (civilian)**	**In Labor Force (civilian, employed)**	**In Labor Force (civilian, unemployed)**	**In Labor Force (Armed Forces)**	**Not in Labor Force**
Franklin	86,457	56,288	56,288	53,992	2,296	0	30,169
Jefferson	187,184	125,763	125,576	121,412	4,164	187	61,421
St. Charles	336,289	234,450	234,137	229,028	5,109	313	101,839
St. Louis	797,741	531,063	530,632	509,024	21,608	431	266,678
St. Louis City	237,461	164,076	163,536	155,864	7,672	540	73,385
Total	**1,645,132**	**1,111,640**	**1,110,169**	**1,069,320**	**40,849**	**1,471**	**533,492**

Source: U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2023, Table DP03

2.7.2 Unemployment Rate

The five-county region has historically seen wide swings in the unemployment rate, including a recent high of over 10 percent in 2009. In 2023, the region's unemployment rate of 2.96 percent was below the national rate of 3.6 percent. The table below gives the 2023 unemployment rate by county.

Table 2.30, 2023 Unemployment Rate by County as of September 2024

2023 Unemployment Rate by County (as of September 2024)				
County	**Labor Force**	**Employed**	**Unemployed**	**Unemployment Rate**
Franklin	53,453	51,952	1,501	2.9
Jefferson	119,291	115,930	3,361	2.8
St. Charles	231,852	225,944	5,908	2.5
St. Louis	532,451	516,724	15,727	3.0
St. Louis City	150,650	145,099	5,551	3.7
Total	**1,087,697**	**1,055,649**	**32,048**	**Ave: 2.96**

Source: Bureau of Labor Statistics, Local Area Unemployment Statistics, not seasonally adjusted, accessed September 2024

2.7.3 Occupation Types

Occupation types vary widely across the region. In St. Louis County there are over 132,000 people employed in education/health care/social services sectors, while Franklin County has 983 people employed in agriculture/forestry/fishing/hunting/mining. The table below gives the occupation category breakdown by county.

Table 2.31, Employment Sectors by County

Employment Sectors by County					
	Franklin	**Jefferson**	**St. Charles**	**St. Louis**	**St. Louis City**
Agriculture, forestry, fishing and hunting, and mining	983	595	1,857	4,151	512
Construction	5,189	12,274	15,501	20,638	6,200
Manufacturing	9,937	13,911	26,856	47,388	13,644
Wholesale trade	835	2,391	5,892	12,958	2,259
Retail trade	5,837	14,190	25,157	51,650	13,920
Transportation and warehousing, and utilities	2,384	6,294	10,285	25,438	8,069
Information	1,053	2,016	4,719	10,728	3,629
Finance and insurance, and real estate and rental and leasing	4,098	8,469	25,093	48,455	8,518

Professional, scientific, management, administrative, and waste management services	5,959	14,286	23,415	76,891	23,637
Educational services, health care, and social assistance	9,355	26,517	51,284	132,244	47,054
Arts, entertainment, recreation, accommodation and food services	4,438	10,179	19,424	41,005	14,567
Other services, except public administration	2,312	5,650	13,244	25,074	8,324
Public administration	1,612	4,640	6,301	12,404	5,531
Total	**53,992**	**121,412**	**229,028**	**509,024**	**155,864**

Source: U.S. Census Bureau. American Community Survey 1-year Supplemental Estimates 2023 (Table K202403)

2.7.4 Agricultural Activities

According to the 2022 Census of Agriculture, in the five-county area, there are a total of 3,124 farms utilizing 560,000 acres. Agricultural-related data for the City of St. Louis is included with the data for St. Louis County in the Census of Agriculture. Approximately half of the farms and associated acreage can be found in Franklin County. The majority of the farms range in size between 10 – 49 acres (33 percent) and 50 – 179 acres (33 percent). The average farm size ranges from 99 acres in St. Louis County to 290 acres in St. Charles County. Out of the over one million people employed in the five counties, approximately 8,000 were found to be employed in the agriculture, forestry, fishing and hunting, and mining sectors. As of 2022, the total market value of products sold in the five counties totaled $259,447,000, making up approximately two percent of agricultural sales in Missouri. Ten percent of the farms in the region account for $100,000 or more in sales. The top crops by acres include forage (hay), soybeans, corn for grain, sorghum, and winter wheat. In St. Charles County grapes for wine are an important crop. Sod is an important crop in Jefferson County. Livestock raised in the five-county area includes cattle and calves, hogs and pigs, and chickens (broilers and other meat types, layers, and pullets). Table 2.32 presents general agricultural statistics for the five counties. Census of Agriculture summary data sheets, including changes over time for each county, can be found in Appendix B.

Table 2.32, Agricultural Statistics by County

2022 Agricultural Statistics by County				
County	**Farms**	**Total Acreage**	**Average Size in Acres**	**Percent Family-Owned Farms**
Franklin	1,657	265,858	160	96
Jefferson	656	106,429	162	94

St. Charles	589	170,588	290	85
St. Louis*	222	21,936	99	87
Total	**3,124**	**564,811**	**181**	**93**

*Data for the City of St Louis has been combined with St. Louis County data
Source – U.S. Department of Agriculture, Census of Agriculture, 2022

2.7.5 Assessed Valuation by County

Table 2.33 presents the total assessed valuation for each county.

Table 2.33, Assessed Valuation by County

Assessed Valuation by County				
County	**County Seat**	**Classification**	**County Population (2020 Estimate)**	**Assessed Valuation**
Franklin	Union	First Class	104,682	$2,431,214,662
Jefferson	Hillsboro	Charter	226,739	$4,115,323,652
St. Charles	St. Charles	Charter	405,262	$11,164,157,454
St. Louis	Clayton	Charter	1,004,125	$30,529,104,498
St. Louis City	St. Louis	First Class City	301,578	$5,322,363,644

Sources: Official Manual State of Missouri 2023-2024
https://www.sos.mo.gov/bluebook/2023-2024
US Census Bureau 2020 Decennial Census, Table P2

2.7.6 Dwelling Units and Occupancy

Rental rates and vacancy vary considerably among the five-county area, however, stand-alone, single-family homes represent the majority (68 percent) of dwelling types throughout the region.

Approximately 70 percent of residences are owner-occupied. Tables 2.34 and 2.36 highlight occupancy and housing by type. Table 2.35 shows the change in the number of housing units over time.

Table 2.34, Dwelling Units and Occupancy

Dwelling Units and Occupancy by County					
County	**Occupied Units**	**Vacant Units**	**Owner Occupied**	**Renter Occupied**	**Total Housing Units**
Franklin	44,140	2,793	31,068	13,072	46,933
Jefferson	88,836	5,922	75,332	13,504	94,758
St. Charles	163,272	6,675	132,948	30,324	169,947
St. Louis	419,348	27,690	295,825	123,523	447,038
City of St. Louis	150,404	24,402	72,300	78,104	174,806
Total	**866,000**	**67,482**	**607,473**	**258,527**	**933,482**

Source: U.S. Bureau of the Census, American Community Survey 1-Year Estimates 2023 (Tables S2501 and DP04)
https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk

Table 2.35, Change in Housing Units

Change in Housing Units				
County	**2017 Housing Units**	**2023 Housing Units**	**Change**	**Percent Change**
Franklin	45,127	46,933	1,806	4.0
Jefferson	90,967	94,758	3,791	4.2
St. Charles	154,479	169,947	15,468	10.0
St. Louis	441,236	447,038	5,802	1.3
City of St. Louis	176,850	174,806	-2,044	-1.2
Total	**908,659**	**933,482**	**24,823**	**2.7**

Source: U.S. Bureau of the Census, American Community Survey 2017 and American Community Survey 2023 (Tables S2501 and DP04)

Table 2.36, Housing Units by Type of Structure

Housing Units by Type of Structure by County					
Type Units	**Franklin**	**Jefferson**	**St. Charles**	**St. Louis**	**St. Louis City**
1 Unit Detached	36,562	77,397	126,999	323,330	77,496
1 Unit Attached	1,436	2,197	12,680	20,196	8,500
2 Units	476	1,112	1,523	4,929	21,931
3-4 Units	1,434	1,321	5,066	20,020	19,734
5-9 Units	1,643	1,848	4,885	25,082	9,045
10-19 Units	1,030	1,802	6,678	21,299	4,862

Housing Units by Type of Structure by County					
Type Units	**Franklin**	**Jefferson**	**St. Charles**	**St. Louis**	**St. Louis City**
20 or More Units	638	1,010	7,542	31,213	32,547
Mobile Home	3,647	7,793	4,416	905	663
Boat, RV, Van, Etc.	67	278	158	64	28
Total Housing Units	**46,933**	**94,758**	**169,947**	**447,038**	**174,806**

Source: U.S. Bureau of the Census, American Community Survey 1-year Estimates 2023, Table DP04
https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk

2.7.7 Average unit cost and age

Although Franklin, Jefferson and St. Charles counties have seen the majority of the homebuilding in these counties take place since 1970, the City of St. Louis and St. Louis County have significant portions of their housing built prior to the 1970's. Fully 57 percent of the City's residences were built before 1940. In St. Louis County, 53 percent were built before 1970. Approximately 78 percent of the housing units in the City of St. Louis were built before 1970. For more information, see Table 2.37. St. Charles County maintains the highest median value of owner-occupied homes, with St. Louis County having the second highest value. Although St. Louis County has the second highest median valuation of owner-occupied homes, it has significantly more homes valued at $1,000,000 or more, with over 10,000. Table 2.38 shows home valuations by county, and Table 2.39 shows the change in median value since the 2020 – 2025 Hazard Mitigation Plan.

Table 2.37, Age of Residential Structures by County

Age of Residential Structures by County					
Build date	**Franklin**	**Jefferson**	**St. Charles**	**St. Louis**	**St. Louis City**
Built 2020 or later	1,494	3,318	8,997	3,162	1,953
Built 2010 to 2019	4,439	7,307	22,568	20,245	6,830
Built 2000 to 2009	7,097	16,158	37,385	27,876	8,452
Built 1990 to 1999	6,223	16,015	33,368	43,141	4,769
Built 1980 to 1989	4,715	12,575	29,137	51,679	8,037
Built 1970 to 1979	6,734	13,909	19,231	68,675	7,801
Built 1960 to 1969	4,110	10,556	9,040	77,228	9,119
Built 1950 to 1959	3,455	8,145	5,514	80,266	15,454
Built 1940 to 1949	2,269	2,973	1,101	28,871	12,736
Built 1939 or earlier	6,397	3,802	3,606	45,895	99,655
Total Housing Units	**46,933**	**94,758**	**169,947**	**447,038**	**174,806**

Source: U.S. Bureau of the Census, American Community Survey 1-year Estimates 2023 (Table DP04)
https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk

Table 2.38, Value of Owner-Occupied Homes by County

Value of Owner-Occupied Homes by Country					
Value	**Franklin**	**Jefferson**	**St. Charles**	**St. Louis**	**St. Louis City**
Owner-occupied units - Less than $50,000	1,594	5,549	6,448	9,829	7,639
Owner-occupied units - $50,000 to $99,999	2,170	2,556	947	24,622	10,135
Owner-occupied units - $100,000 to $149,999	2,914	7,191	3,229	29,142	8,319
Owner-occupied units - $150,000 to $199,999	6,404	14,295	8,839	36,704	11,739
Owner-occupied units - $200,000 to $299,999	7,694	20,920	37,178	63,488	15,492
Owner-occupied units - $300,000 to $499,999	6,408	19,165	58,841	76,055	13,322
Owner-occupied units - $500,000 to $999,999	3,224	5,343	16,354	45,524	3,699
Owner-occupied units - $1,000,000 or more	660	313	1,112	10,461	1,955
Total owner-occupied units	**31,068**	**75,332**	**132,948**	**295,825**	**72,300**
Owner-occupied units - Median (dollars)	$ 229,900	$235,100	$325,600	$ 272,400	$192,800

U.S. Bureau of the Census, American Community Survey 1-Year Estimates 2023, Table DP04
https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk

Table 2.39, Comparison Over Time of the Median Value of Owner-Occupied Units by County

Comparison Between the Median Value of Owner-Occupied Units in 2017 and 2023 by County			
County	**2017 Median Value of Owner-Occupied Units**	**2023 Median Value of Owner-Occupied Units**	**Percent Change**
Franklin	$165,800	$229,900	+ 38.7
Jefferson	$162,500	$235,100	+ 44.7
St. Charles	$220,100	$325,600	+ 47.9
St. Louis	$197,300	$272,400	+ 38.1
City of St. Louis	$141,400	$192,800	+ 36.4

U.S. Bureau of the Census, American Community Survey 1-Year Estimates 2017, Table DP04
U.S. Bureau of the Census, American Community Survey 1-Year Estimates 2023, Table DP04

2.8 FEMA Hazard Mitigation Assistance and Public Assistance Grants

The FEMA Hazard Mitigation Assistance (HMA) funding programs are for actions taken to reduce or eliminate long term risk to people and property from natural disasters. HMA includes the following programs: Hazard Mitigation Grants Program (HMGP), Flood Mitigation Assistance (FMA), and Building Resilient Infrastructure and Communities (BRIC). The National Hazard Mitigation Assistance Mitigated

Properties dataset was reviewed to identify projects from the five-county areas that have submitted HMA sub-applications/subgrants applications. Table 2.40 presents a county-level summary of HMA projects by disaster Declarations. For more information about these projects, go to Appendix B.

Table 2.40, FEMA HMA Grant Summary

Disaster Declaration	Program Type	Number of Sub-Recipients	Total Project Amount	Program Status
Franklin				
4451	HMGP	1	$1,795,624	Closed
4490	HMGP	1	$0	Closed
Jefferson				
4665	HMGP	1	$880,007	Accepted
No Declaration	FMA	2	$1,512,525	Obligated
St. Charles				
4451	HMGP	1	$350	Closed
No Declaration	FMA	2	$1,309,071	2 Closed
St. Louis				
4665	HMGP	9	$13,533,309	7 Approved 1 Closed 1 Pending
City of St. Louis				
4665	HMGP	1	$930,239	Approved

Source – FEMA, https://www.fema.gov/openfema-data-page/hazard-mitigation-assistance-projects-v4

Public Assistance (PA) is FEMA's largest grant program providing funds to assist communities responding to and recovering from major declared disasters or emergencies. To identify projects that have occurred or are underway in the five-county area as a result of Presidential Disaster declarations, FEMA's national Public Assistance Project Details and Applicant Identification databases were reviewed. Table 2.41 presents a county-level summary of PA-funded projects by Disaster Declarations since 2019. For more information about these projects, go to Appendix B.

Table 2.41, FEMA PA Grants Summary

Disaster Declarations	Number of Applicants	Project Amount
Franklin		
4490	1	$43,746
Jefferson		
4490	11	$410,104
St. Charles		
4451	38	$5,575,746
4490	9	$5,937,996
4465	45	$5,426,719

Disaster Declarations	Number of Applicants	Project Amount
St. Louis		
4490	168	$263,048,143
4465	106	$20,716,793
City of St. Louis		
4451	6	$2,349,680
4490	97	#31,153,221
4465	23	$2,872,219

Source – FEMA, https://www.fema.gov/openfema-data-page/public-assistance-funded-projects-details-v1

2.9 Regional and Local Capabilities

2.9.1 Community Partnerships

All five counties are represented on the EWG Board of Directors by the chief elected official, along with mayors and citizen representatives. The twenty-four-member Board provides coordination and communication on regional issues. The counties have representatives who work with Metro (the bi-state mass transit agency), EWG, and the Missouri Department of Transportation (MoDOT) on regional transportation planning efforts. Examples include the expansion of the MetroLink light rail system (Metro), major transportation investment analysis corridor studies (EWG), and interstate highway improvement projects (MoDOT).

EWG and the City of St. Louis collaborate on numerous issues, including infrastructure, law enforcement, and emergency services that include three counties in Illinois, which are also part of EWG. Illinois Department of Transportation, MoDOT, St. Louis County, and the City of St. Louis collaborate on transportation issues where it applies to infrastructure systems across the Mississippi River and state lines. The City also collaborates with the United States Army Corps of Engineers (USACE) and the U.S. Coast Guard, where the issues pertain to the Mississippi River transportation traffic and river flow.

Additionally, EWG's work with OneSTL expands community partnerships to include major universities like Washington University, the St. Louis-Jefferson Solid Waste Management District, regional planners, innovators, and core businesses. EWG's work in developing water quality management plans also provides numerous opportunities for community partnerships that, while focused on water quality, also involve water quantity and flooding.

2.9.2 St. Louis Area Regional Response System

The St. Louis Area Regional Response System (STARRS) is a consortium of key public and private organizations that has been organized to address critical security needs in the St. Louis (Missouri-Illinois) region. EWG is the fiscal agent for STARRS. The partnership between EWG and STARRS enables professionals in many key fields relating to emergency management to work together to better prepare

the region to prevent and respond to natural disasters and terrorist acts and provides for accountability to the region's chief elected officials.

The geographic divisions in the St. Louis region require that homeland security responses be carefully planned by a collaborative organization that spans the area's fragmented political landscape. In addition, the complexity of a regional response to a myriad of potential threats, whether naturally occurring or intentional, requires the involvement of a wide variety of disciplines, including healthcare, public safety, public health, emergency response, communications, and many others. It also requires a partnership between the public and private sectors since many key assets are privately owned and operated.

EWG receives funding from the Department of Homeland Security and FEMA to administer and implement the Urban Area Security Initiative (UASI) in the St. Louis Region. The Federal Preparedness Grants Manual requires that all UASI recipients have an Urban Area Working Group (UAWG) to meet grant requirements, set regional priorities, and approve regional expenditures. The STARRS Board of Directors serves as the UAWG and is made up of several subcommittees led by subject matter experts in the region. These subcommittees include Emergency Management, Emergency Medical Services, HazMat, Healthcare, Interoperable Communications Core Group, Law Enforcement, Public Health, St. Louis Area Regional Coalition of COADs (SLARCC), Urban Search & Rescue, Healthcare Coalition, Mass Fatality and Training and Exercise. These subcommittees provide expertise, advice, and counsel to the STARRS Board. Their purpose is to develop the regional capabilities to achieve the National Preparedness Goal as defined by the U.S. Department of Homeland Security. Each subcommittee meets at least once a quarter to create and submit applications for program/project funding, participate in the Threat and Hazard Identification and Risk Assessment and Stakeholder Preparedness Review (THIRA/SPR) process, and coordinate regional preparedness, response, and recovery activities.

EWG receives funding from the Missouri Department of Health and Senior Services and the U.S. Department of Health and Human Services, Office of the Assistant Secretary for Preparedness & Response to support hospitals in the St. Louis region in planning, preparing for and responding to hazard events. Staff supports plans for enhancing hospital surge capacity in mass fatality and patient care during a mass casualty incident. Other efforts include enhancement of hospital capacity: to treat patients with major trauma or burns, decontamination of patients and personnel, distribution of medicine and medical supplies during biological events, and interoperable communications capability.

2.9.3 Community Organizations Active in Disaster

Community Organizations Active in Disaster (COAD) is a group of organizations operating within a specific geography and composed of representatives from the public, private, and not-for-profit sectors. Organizations can include businesses, faith-based organizations, community organizations, human service organizations, and community stakeholders with the involvement of government partners. COAD groups are active and organized in the five-county area and have an important role in information sharing and serving as a resource to local emergency management agencies, local governments, and residents. COADs are valuable partners in helping enhance a community's ability to mitigate, prepare for, respond to, and recover from disasters. COADs have been established in Jefferson, Franklin, and St.

Charles counties, and there is a single COAD for St. Louis County and the City of St. Louis. The St. Louis Area Regional Coalition of COADs (SLARCC) and its working groups provide access to a range of citizen organizations, including non-profit service organizations, churches, and government agencies.

2.9.4 Community Emergency Response Team

People involved with a Community Emergency Response Team (CERT) are educated about disaster preparedness for hazards that may occur in their area and are trained in basic disaster response skills. With this training, CERT members can assist their neighbors or co-workers following a hazard event when first responders are not immediately available. CERT members could also participate in emergency preparedness projects. In the five-county area, there are 32 CERTs sponsored by municipal or county governments, fire departments/protection districts, and three universities.

2.9.5 Law Enforcement – County Level

The **Franklin County** Sheriff's Department includes over 150 personnel. Communities in the county with police departments include Berger, Village of Oak Grove, Gerald, New Haven, Pacific, St. Clair, Union, Washington, and Sullivan. The departments participate in mutual aid agreements with all incorporated areas within the county.

The **Jefferson County** Sheriff's Department also includes over 162 sworn officers and 76 civilian employees. The following communities have police service: Crystal City, DeSoto, Festus, Hillsboro, Kimmswick, Pevely, Herculaneum, Byrnes Mill, Arnold, and Olympian Village. The departments participate in mutual aid agreements with all incorporated areas within the county. The Jefferson County Sheriff has three-zone offices in the county, with officers working in the north zone headquartered out of High Ridge, officers working in the south zone headquartered out of Hillsboro, and officers working in the east zone headquartered out of Imperial.

The **St. Charles County** Police Department includes 170 commissioned law enforcement professionals and 42 civilian personnel. The Police Department participates in mutual aid agreements with all incorporated areas within the county and provides services to all unincorporated portions of the county. Officers are headquartered in the main facility in O'Fallon, Missouri. The following municipalities contract with the Police Department for patrol service: Augusta, Portage des Sioux, St. Paul, Flint Hill, New Melle, Weldon Spring Heights, and West Alton. St. Charles County provides full-time law enforcement patrols to Dardenne Prairie and Weldon Spring. The following communities have their own police service: Cottleville, Foristell, Lake Saint Louis, O'Fallon, St. Charles, St. Peters, and Wentzville. The various community police departments participate in mutual aid agreements with the other communities in the metropolitan areas.

The **St. Louis County Police Department** provides police services to unincorporated areas of the county and can offer policing services to municipalities under contract. Currently, St. Louis County provides complete police services to 13 municipalities. The department contacts more than entities to provide a

variety of services, including full-service police, school resources, and records management. The department was established in 1955 and has a staff of approximately 900 commissioned officers and 300 civilian support staff. There are four divisions: Patrol, Special Operations, Criminal Investigations, and Operational Support. The Division of Patrol has eight precincts, including North County, Central County, Affton Southwest, South County, Fenton Precinct, Wildwood Precinct, West County Precinct, and the City of Jennings Precinct. Each precinct is assigned a Captain as its Commander. Over 400 uniformed officers work within each division. The Department has helicopter services available for rescue. There are approximately 49 municipal police departments in St. Louis County. Some municipalities may contract with neighboring municipalities or participate in a cooperative for police services.

The **City of St. Louis Metropolitan Police Department** has three area patrol stations and six police districts. The South Patrol covers Districts 1 and 2. The Central Patrol covers Districts 3 and 4. The North District covers Districts 5 and 6. Each patrol station has additional administrative and support staff. In addition, the City Police Department has the Bureau of Investigation and Support, Bureau of Auxiliary Services, Bureau of Professional Standards, and Bureau of Community Policing. Staffing the City Police Department are over 400 civilian employees and 1,300 sworn officers. The Police Department acts as the City's primary 911 service. The department participates in mutual aid agreements with the other communities in the metropolitan area.

2.9.6 Emergency Medical Services – District and Municipal

Franklin County has six ambulance districts that service the area. Six ambulance districts serve Jefferson County. There are two (2) emergency medical service (EMS) providers in St. Charles County that provide full advanced life support (ALS) care and transport: the St. Charles Fire Department and St. Charles County Ambulance District. There are also three (3) Fire Protection Districts in the County that provide ALS-level care as First Responders. ALS transport units are operated out of twenty (20) SCCAD bases and six (6) St. Charles City Fire Stations. ALS First Responded non-transport care is responded from an additional 15 Fire Station throughout the County. In 2023, these units were dispatched to a combined 65,221 Fire and/or /EMS calls. In St. Louis County, 32 fire protection districts and fire departments provide ambulance service. Information on these districts can be found in the table below.

The Bureau of Emergency Medical Services for the City of St. Louis is a uniformed division of the Fire Department. According to the 2022 St. Louis Fire Department Annual Report, the Bureau handled approximately 45,000 calls and transported 31,000 individuals in 2022. All ambulances contain ALS equipment. Additionally, each apparatus in the fire department is equipped with basic life support equipment, including automatic external defibrillators (AEDs). All firefighters in the St. Louis Fire Department are medically certified or licensed as first responders, Emergency Medical Technicians (EMTs), or paramedics. Abbott EMA also operates ambulances within the City of St. Louis.

Table 2.42, Ambulance Districts by County

Ambulance Districts by County	
County	**Ambulance Districts/ Departments**
Franklin	6
Jefferson	6
St. Charles	2
St. Louis	32
City of St. Louis	1
Multi-County*	1
Total	**48**

*One district (Meramec) operates in Franklin, Jefferson, and St. Louis Counties and is listed in each county.

Source: EWG Public Officials Directory 2024

A table listing the public ambulance services in each of the five counties can be found in Appendix B. Table 2.42 above provides a summary. This information is also available in the Annual Public Officials Directory prepared by EWG, https://www.ewgateway.org/wp-content/uploads/2024/09/2024-POD.pdf . Ambulance districts review and update their codes and ordinances on a regular basis. In addition, they evaluate their current administrative/planning activities and financial capabilities and identify where there are opportunities to improve and update their functionality on a regular basis.

2.9.7 Air Ambulance Services

Area Rescue Consortium of Hospitals (ARCH) Air Medical Services, Air Evac EMS (also doing business as MU Health), and Cardinal Glennan Children's Air Transport are medical helicopter/air ambulance services that have coverage in Jefferson, Franklin, St. Charles, and St. Louis Counties and the City of St. Louis. The majority of their calls are hospital-to-hospital transports. These services can also be used in primary response situations, in which they are assisting an EMS crew with the transport of a patient with a serious, life-threatening emergency via their helicopter.

2.9.8 Fire Protection – District and Municipal

Nine fire districts or departments, providing service from 31 locations, supply fire protection in Franklin County. Jefferson County contains 16 fire protection districts/departments. There are two (2) EMS providers in St. Charles County that provide full ALS care and transport: the St. Charles Fire Department and St. Charles County Ambulance District (SCCAD). There are also three (3) Fire Protection Districts in

the County that provide ALS-level care as First Responders. ALS transport units are operated out of twenty (20) SCCAD bases and six (6) St. Charles City Fire Stations. ALS First Responded non-transport care is responded from an additional 15 Fire Station throughout the County. In 2023, these units were dispatched to a combined 65,221 Fire and/or /EMS calls. St. Louis County contains a total of 40 fire protection districts/departments. Fire protection for Lambert St. Louis International Airport is provided by the City of St. Louis. They are summarized in Table 2.43 below.

The City of St. Louis Fire Department provides fire protection within the city limits and is the second oldest paid fire department in the United States. The department has 30 fire houses, including two at the St. Louis Lambert International Airport. The St. Louis Fire Department employs approximately 900 personnel, including firefighters, emergency medical technicians, paramedics, and civilians.

In addition to fire suppression and emergency services, the City Fire Department also has units including:

- Aircraft Rescue Firefighting at St. Louis Lambert International Airport;
- Hazmat Task Force;
- Marine Operations with a Boston Whaler called the "Jack Buck," which is permanently moored on the Mississippi River, along with several other small, rapidly deployable boats;
- Dive & Swift Water Rescue;
- High-Angle Rope Rescue; and
- Trench & Collapse Rescue.
-

Table 2.43, Fire Protection Districts by County

Fire Protection Districts by County		
County	**Fire Protection Districts/ Departments**	**Engine Houses/ Stations**
Franklin	9	31
Jefferson	16	36
St. Charles	10	33
St. Louis	40	92
City of St. Louis	1	30
Total	**77**	**222**

Source: EWG Public Officials Directory 2024

A table showing the fire protection districts and fire departments for each of the five counties can be found in Appendix B. Table 2.43 above summarizes the information. This information is also available in the Annual Public Officials Directory prepared by EWG: https://www.ewgateway.org/wp-content/uploads/2024/09/2024-POD.pdf . Fire districts review and update their codes and ordinances on a regular basis. In addition, they evaluate their current administrative/planning activities and financial capabilities and identify where there are opportunities to improve and update their functionality on a regular basis.

2.9.9 Emergency Management Services – County Level

The **Franklin County** Emergency Management Agency is responsible for emergency management of the unincorporated area of Franklin County and assists municipalities with emergency management activities when requested. Franklin County's operations are conducted from the Emergency Operations Center (EOC) in Union, Missouri. Commissioned offices and civilian employees staff the Emergency Operations Center. An important function of the Franklin County Emergency Management is the structuring of mandated State and Federal exercises of the Franklin County Basic Emergency Operations Plan. The agency also provides training to the general public regarding severe weather and the proper precautions in that event. In early 2025, Franklin County will be implementing a reverse calling system, like Regroup, to enable emergency managers to notify residents of emergencies, such as tornados. Residents sign up to receive calls and receive notification within five to 30 minutes, depending on the event and scale of calling required. Public data is also used to aggregate the reverse calling database.

The Franklin County Sheriff's Department is manned 24 hours a day and has the communications equipment to communicate with city, county, and state departments or agencies. Franklin County has a mutual aid agreement set up with the surrounding communities for emergency services.

Emergency management for **Jefferson County** is conducted and coordinated by the Jefferson County Office of Emergency Management. The Emergency Management Office and EOC are located in Herculaneum, Missouri. They cooperate with participating agencies, municipalities, organizations, industries, and media, then provide the citizens of the county with information to prepare for and recover from disasters. The county's emergency operations plan provides a framework for response to disasters of any type or magnitude within the county's borders. Not a tactical response plan, the EOP identifies areas of responsibility and methods of coordination to ensure that local responders will have the resources they need to efficiently respond when day-to-day resources have been stretched thin.

Jefferson County has installed the Everbridge service, which is a reverse calling system to enable emergency managers to notify residents of emergencies, such as tornados. Residents sign up to receive calls and receive notification within five to 30 minutes, depending on the event and scale of calling required. The County is in the initial stages of having an outdoor warning system constructed. It is expected to be fully operational by 2026.

St. Charles County Regional Emergency Management (SCCREM) is a division of the St. Charles County Police Department. The staff is comprised of 6 full-time County employees and three full-time municipal emergency managers from O'Fallon, Lake St. Louis, and Wentzville. SCCREM is responsible for the coordination of a comprehensive emergency management program and is tasked with maintaining and updating the Regional Emergency Operations Plan, Continuity of Operations Plans, and participating in the regional THIRA/SPR, IPPW, and Hazard Mitigation planning processes. Additionally, St. Charles County Regional Emergency Management is responsible for the activation and management of the Emergency Operations Center (EOC) located in O'Fallon, MO.

The St. Charles County EOC is a modern, federally-funded facility that meets all FEMA requirements as a dedicated Command & Control Facility with a state-of-the-art computer, communication, early

detection, and warning systems. The O'Fallon EOC is the primary location from which SCCREM coordinates all preparedness, response, and recovery efforts pertaining to major emergencies or disasters occurring in unincorporated St. Charles County and the municipalities of Lake St. Louis, O'Fallon, and Wentzville. SCCREM also maintains a large cache of equipment and supplies, such as the St. Charles County Mobile Command Post, john boats, generators, Humvees, sandbags, etc., for use during disaster response.

In addition to testing and operating a network of 130 (St. Peters operates their own) sirens across St. Charles County, all members have been trained and are authorized users of FEMA's Integrated Public Alert and Warning System (IPAWS) to disseminate alerts/warnings to the general public within the geographic boundaries of the county regarding imminent threats to public safety. These alerts/warnings may be disseminated via any or all of the following systems: Wireless Emergency Alerts (WEA), the Emergency Alert System (EAS), and the NOAA Weather Radio system. SCCREM is available to assist all private and public schools, local businesses, and private citizens with developing and reviewing emergency preparedness and response plans. Additionally, staff teach general preparedness and hazard-specific courses for residents and community groups upon request or at various times throughout the year.

St. Charles County provides enhanced 911 services for the safety of its residences, businesses, and travelers and services are provided countywide.

The **St. Louis County** Police Department's Office of Emergency Management (OEM) is located in Ballwin in southwest St. Louis County and is staffed by both commissioned and civilian personnel. The unit operates from the EOC, a self-contained structure with extensive radio communications operations. The OEM is tasked with preparing members of local government, law enforcement, and the public and private sectors on how to prevent, prepare for, respond to, and recover from disasters. The OEM staff coordinates and interacts with many public and private sector planning commissions and groups in order to be better prepared in the event of a disaster. OEM is responsible for maintaining the St. Louis County Basic Emergency Operations Plan.

Additional training is provided to the general public regarding severe weather. Full-time staff is assigned to maintain the integrity, operation, and maintenance of the 208 outdoor early warning sirens. The county uses Nixle for emergency alerts to mobile phone users.

The **City of St. Louis** Emergency Management Agency (CEMA) is responsible for the operation and maintenance of the EOC and its communications equipment, oversight of the operation and maintenance of an outdoor warning siren system, and maintenance of the city's mobile emergency communications van. CEMA is the lead agency representing the city for planning and developing response plans to events of disaster or other emergencies. The agency is also involved with emergency preparedness training for citizens. The City uses Everbridge (Notify STL) for emergency alerts to mobile phone users.

2.9.10 School Capabilities

Requirement 44 CFR §201.6(c)(3), the plan documents each jurisdiction's existing authorities, policies, programs, and resources and its ability to expand on and improve these existing policies and programs.

Requirement 44 CFR §201.6(d)(3), the plan was revised to reflect progress in local mitigation efforts.

School Districts have the following:

- All school districts can order evacuations of any of their schools.
- All school districts can direct funds for emergency use.
- All school districts can carry out school-specific emergency activities.
- All school districts have an emergency response plan.

School districts review and update their operating procedures on a regular basis. In addition, they evaluate their current administrative/planning activities and financial capabilities and identify where there are opportunities to improve and update their functionality on a regular basis.

Reflected in Plan Section 4 (Mitigation Strategies), Strategy 4.7.4, school districts continue to follow Missouri law requiring school districts in a Modified Mercalli Zone VII or above at a magnitude 7.6 earthquake to prepare earthquake preparedness and safety information, such as earthquake procedures and a disaster plan; conduct earthquake drills twice each year; and provide training. In addition, this earthquake emergency procedure system should include protective measures to be taken before, during, and after an earthquake. Each school district should make its earthquake emergency procedure systems available for public review. Missouri statutes, RSMo §260.451, §160.454, §160.455, and §160.457, provide that "the governing body of each school district shall request assistance from the State Emergency Management Agency (SEMA) and any local emergency management agency located within its district boundaries to develop and establish the earthquake emergency procedure system." These requirements affect school districts located in Jefferson, St. Charles, and St. Louis Counties, and the City of St. Louis. (See Table 39) Franklin County is located in Zone VI, but is contiguous to Zone VII along its eastern and northern borders.

Missouri law also requires that at the beginning of the school year, all school districts in Missouri distribute to their students earthquake safety information that has been prepared by FEMA, SEMA (Earthquake Safety for Missouri Schools), or by agencies that are authorities in the area of earthquake safety. In many school districts, earthquake safety information is also available on their websites. The table below lists those school districts required to have earthquake procedures.

Table 2.44, School districts with earthquake emergency procedure system

School Districts Required to have Earthquake Preparedness			
School District	**County**	**School District**	**County**
Meramec Valley R-III School District*	Franklin County	Affton 101 School District	St. Louis County
Washington School District*	Franklin County	Bayless School District	St. Louis County
Crystal City 47 School District	Jefferson County	Brentwood School District	St. Louis County
De Soto 73 School District	Jefferson County	Clayton School District	St. Louis County
Dunklin R-V School District	Jefferson County	Ferguson-Florissant R-II School District	St. Louis County
Festus R-VI School District	Jefferson County	Hancock Place School District	St. Louis County
Fox C-6 School District	Jefferson County	Hazelwood School District	St. Louis County
Grandview R-II School District	Jefferson County	Jennings School District	St. Louis County
Hillsboro R-III School District	Jefferson County	Kirkwood R-VII School District	St. Louis County
Jefferson County R-VII School District	Jefferson County	Ladue School District	St. Louis County
Northwest R-I School District	Jefferson County	Lindbergh School District	St. Louis County
Sunrise R-IX School District	Jefferson County	Maplewood-Richmond Heights School District	St. Louis County
Windsor C-1 School District	Jefferson County	Mehlville R-IX School District	St. Louis County
Fort Zumwalt R-II School District	St. Charles County	Meramec Valley R-III School District	St. Louis County
Francis Howell R-III School District	St. Charles County	Normandy Schools Collaborative	St. Louis County
Orchard Farm R-V School District	St. Charles County	Parkway C-2 School District	St. Louis County
St. Charles R-VI School District	St. Charles County	Pattonville R-III School District	St. Louis County
Washington School District	St. Charles County	Ritenour School District	St. Louis County
Wentzville R-IV School District	St. Charles County	Riverview Gardens School District	St. Louis County
St. Louis City School District	City of St. Louis	Rockwood R-VI School District	St. Louis County
*These two school districts are also present in St. Louis and St. Charles County respectively		University City School District	St. Louis County
		Valley Park School District	St. Louis County
		Webster Groves School District	St. Louis County

Based on responses to the 2024 hazard mitigation questionnaire to school districts, the following table contains mitigation actions of local school districts in the five-county area.

The St. Louis Regional Hazard Mitigation questionnaire for school districts was open for a six-month period, and during that time, 13 school districts in four of the five counties responded. Of the districts responding, none reported that their school district had experienced a natural disaster from 2019 until 2024. Construction of tornado-safe rooms/storm shelters was the primary mitigation activity identified (past five years, currently or in the future). One school district intends to incorporate flood mitigation projects into its Capital Improvement Plan, which is under development. (See table 2.45) Please note that this table does not include the hazard mitigation strategies identified by these school districts as part of this Hazard Mitigation Plan update. All of the districts indicated that the St. Louis Regional Hazard Mitigation Plan will be included/incorporated into either their Emergency Operations Plan, Capital Improvement Program, Master Facilities Plan, or District Strategic Plan. For names and titles of school district representatives completing their questionnaire, see Appendix A. A List of school districts that did not respond can be found in Appendix B.

Table 2.45, School District Hazard Mitigation Activities

School Districts Hazard Mitigation Activities		
School District	**County**	**Mitigation Actions**
Hazelwood School District	St. Louis County	Will incorporate Hazard Mitigation Plan into District's Emergency Operations Plan
Dunklin R-5 School District	Jefferson County	Will incorporate Hazard Mitigation Plan into District's Master Facility Plan
Rockwood School District	St. Louis County	Will merge Hazard Mitigation Plan into existing crisis planning.
Fort Zumwalt School District	St. Charles County	Construction of storm shelters ($6 million) and performed Emergency Procedures audit. Have Emergency Operations Plan and District Strategic Plan.
Parkway School District	St. Louis County	Hazard Mitigation Plan to be part of Emergency Operations Plan and Facilities 2050 Plan.
Orchard Farm R-V School District	St. Charles County	Tornado storm shelter was part of construction of new high school. Hazard Mitigation Plan elements incorporated into Capital Improvement Plan.
School District of Washington	Franklin, St. Charles, Warren	Construction of a tornado safe room as part of new elementary school, Total construction cost $16 million. Have Emergency Operations Plan.
City of St. Charles School District	St. Charles County	Construction of storm shelters at 2 elementary schools, total construction cost $13 million. Staff has undergone tactical training through local police and conduct ongoing drills for staff and students for fire, tornadoes, earthquakes and air contamination (Bridgeton landfill).

School Districts Hazard Mitigation Activities		
School District	**County**	**Mitigation Actions**
		Each school has own Emergency Operations Plan which will be compared to St. Charles County's Emergency Operations Plan provisions.
Brentwood School District	St. Louis County	Built storm shelters at each of their facilities as part of larger construction project with funds from an approved proposition. Have an Emergency Operations Plan. Currently reviewing and revising their plans.
Mehlville School District	St. Louis County	Hazard Mitigation Plan will be listed as supplement to district's crisis plan.
Clayton School District	St. Louis County	Hazard Mitigation Plan elements incorporated into District's Facilities Master Plan.
Valley Park School District	St. Louis County	Future, flood mitigation project ($150,000) Hazard Mitigation Plan will be incorporated into new Capital Improvement plans that include a new Master Plan with flood mitigation projects included.
Webster Groves School District	St. Louis County	Constructed storm shelters with capital improvement funds, $5 million, no grants. Hazard Mitigation Plan will be incorporated into existing Emergency Operations Plan.

2.9.11 County Capabilities (Organization, Staffing, Training)

Requirement 44 CFR §201.6(c)(3), the plan documents each jurisdiction's existing authorities, policies, programs and resources and its ability to expand on and improve these existing policies and programs.

The capabilities of emergency management, fire protection, law enforcement, and emergency medical services in **Franklin County** are detailed earlier in this section. Both the primary and alternate EOCs are located in Union in separate locations. A mobile command center is also available in Washington, MO as well as on a mutual aid basis with the St. Charles Regional Emergency Management and the Eureka Fire Protection District. The EOC has survivable communications for coordinating with the Emergency Alert System, commercial and public broadcast stations, SEMA, cities within the county, and neighboring jurisdictions. Communication and warning systems are tested on a regular basis. Warning sirens are located in most cities and are maintained and operated by those cities. Each municipality tests the sirens monthly. A substantial amount of the county's unincorporated area is not within hearing range of sirens.

Beyond that, in early 2025 Franklin County Office of Emergency Management will be implementing a reverse call warning system, like Regroup. This is an automated system tied to the NWS that automatically calls everyone in the affected area if they have signed up for it. Public data is also used to aggregate the database of phone numbers. In most cases, calls will be generated within five minutes of the emergency notification. In addition, the system can be used for other than NWS-originated emergencies.

In addition to the Franklin County Sheriff's Department, there are seven municipal police departments. Municipal and county public works departments provide substantial vehicles and heavy equipment. Several private sources of equipment, manpower, and materials have been identified and listed as "available on call" in the Franklin County EOP. One hospital is in the county, and most St. Louis metropolitan area medical facilities are located within a one-hour drive from any location in Franklin County. Franklin County has conducted at least one full-scale EOP exercise within the last four years, including testing and evaluating, alert notification, coordination and control, and communications.

The capabilities of **Jefferson County** emergency management, fire protection, law enforcement, and emergency medical services are detailed earlier in this section. The EOC is located in Herculaneum. Many, if not all, of Jefferson County municipalities have sirens that are radio-activated to provide NWS warnings. Beyond that, Jefferson County 911 Dispatch uses the Everbridge communications system. This is an automated system tied to the NWS that automatically calls everyone in the affected area if they have signed up for this service. In most cases, calls are generated within five minutes of the emergency notification. In addition, this system can be used for other than NWS-originated emergencies. Communication and warning systems are tested on a regular basis.

Countywide, substantial emergency response equipment is available to respond to events. Within Jefferson County, there are a total of 16 fire protection districts or fire departments and six ambulance districts. In addition to the Jefferson County Sheriff's Department, there are ten municipal police departments. Substantial vehicles and heavy equipment are available through municipal and county public works departments. American Red Cross has a service center in the county. One hospital is located in the county, and most St. Louis metropolitan area medical facilities are located within a one-hour drive from any location in Jefferson County. Jefferson County has conducted at least one full-scale EOP exercise within the last four years, including testing and evaluating, alert notification, coordination and control, and communications.

The capabilities of **St. Charles County** emergency management, fire protection, law enforcement, and emergency medical services are detailed earlier in this section. The EOC is located in O'Fallon. The facility is well-equipped for sustained operations over an extended period of time and has a helipad. Alternate EOC sites include the cities of St. Charles and O'Fallon. A mobile command center is also available on a mutual aid basis with neighboring counties.

The St. Charles County EOC has survivable communications for operating forces, the Emergency Alert System, commercial and public broadcast stations, SEMA, cities within the county, and neighboring jurisdictions. Communication and warning systems are tested on a regular basis. Countywide, substantial emergency response equipment is available to respond to events. Within the county, there are a total of 12 fire protection districts or fire departments. Two ambulance districts serve the county. In addition to the St. Charles County Police Department, there are nine municipal police departments. Substantial vehicles and heavy equipment are available through municipal and county public works departments. Also, several private sources of equipment, manpower, and materials have been identified. Four hospitals are located in the county, and most St. Louis metropolitan area medical facilities are located within a one-hour drive from any location in St. Charles County.

St. Charles County has conducted at least one full-scale EOP exercise within the last four years, testing and evaluating alert notification, coordination and control, and communications.

The capabilities of **St. Louis County** emergency management, fire protection, law enforcement, and emergency medical services are detailed at earlier in this section. The St. Louis County EOC is located in Ballwin. The facility is equipped for sustained operations over an extended period of time. Alternate sites for the EOC have been identified. The EOC has survivable communications for operating forces, the Emergency Alert System, commercial and public broadcast stations, SEMA, cities within the county, and neighboring jurisdictions. The County has a fully equipped mobile command center. Communication and warning systems are tested on a regular basis.

Countywide, substantial emergency response equipment is available to respond to events. Within St. Louis County, there are 40 fire protection districts/municipal fire departments and 32 emergency medical and ambulance services. In addition to the St. Louis County Police Department, there are 49 municipal police departments. Substantial vehicles and heavy equipment are available through municipal and county public works departments. Several private sources of equipment, manpower, and materials have been identified. A local chapter of the American Red Cross serves St. Louis County. The County owns and operates the Spirit of St. Louis Airport, located in Chesterfield.

St. Louis County has conducted at least one full-scale EOP exercise within the last four years, testing and evaluating alert notification, coordination and control, and communications. There are 22 hospitals located in the county.

The capabilities of emergency management, fire protection, law enforcement, and emergency medical services in the **City of St. Louis** are detailed earlier in this section. CEMA maintains an EOC that is well-equipped for sustained operations over an extended period of time. There is an alternate EOC. CEMA has a mobile command vehicle, and police department and fire department mobile command posts can be utilized. The EOC has survivable communications for operating forces, the Emergency Alert System, commercial and public broadcast stations, SEMA, and neighboring governmental jurisdictions. Communication and warning systems are tested on a regular basis. Warning sirens are strategically located throughout the city.

Citywide, substantial emergency response equipment is available to respond to events. The City of St. Louis Fire Department has 30 engine houses with fire suppression apparatus, rescue squads, and fire boats. The Bureau of Emergency Medical Services (EMS) operates 12 ambulances, and there is a private ambulance service that operates within the city. The Police Department is organized into six police districts, operating out of three patrol area stations in addition to the main headquarters of the Department. The Sheriff's Office and Marshall's Office also have assets available for emergency response efforts. Substantial vehicles and heavy equipment are available through the departments of Public Utilities, Streets, Parks and Recreation, and Forestry. Private sources of equipment, manpower, and materials have been identified. The American Red Cross operates a service center, and the Salvation Army has facilities in the city. The city has identified 12 hospitals located within the city and 22 located in St. Louis County.

Each county and the City of St. Louis reviews and updates their codes and ordinances on a regular basis. In addition, they evaluate their current administrative/planning activities and financial capabilities and identify where there are opportunities to improve and update their functionality on a regular basis.

2.9.12 Responsibilities and Authorities – County and Municipal

Requirement 44 CFR §201.6(c)(3), the plan documents each jurisdiction's existing authorities, policies, programs, and resources and its ability to expand on and improve these existing policies and programs.

Franklin County government and their municipal governments have the following:

- The county has a legal basis for the authority to order an evacuation.
- The county has a legal basis for redirecting funds for emergency use.
- The county has a legal basis for ordering a curfew.
- The county has a legal basis for commandeering facilities, equipment, and materials.
- The county has a legal basis to authorize lines of succession to carry out emergency activities.
- The county has a system to safeguard records to conduct emergency operations.
- The county has a system to safeguard vital records to reconstitute local government.
- The county has developed an all-hazard vulnerability analysis to assess the potential consequences of disasters.
- The county has a multi-hazard emergency operations plan.
- The county has mutual aid compacts with other jurisdictions.
- The county has the ability to change existing policies and procedures.
- In the case of any city without a given authority, the County has the authority to act in the above capacities.

Information on municipal powers of each participating municipality within Franklin County can be found in Appendix X and is based on responses to the 2024 City Questionnaire.

Jefferson County government and their municipal governments have the following:

- The county has a legal basis for the authority to order an evacuation.
- The county has a legal basis for redirecting funds for emergency use.
- The county has a legal basis for ordering a curfew.
- The county has legal basis to authorize lines of succession to carry out emergency activities
- The county has a system to safeguard records to conduct emergency operations.
- The county has a legal basis for commandeering facilities, equipment, and materials.
- The county has a system to safeguard vital records to reconstitute local government
- The county has developed an all-hazard vulnerability analysis to assess the potential consequences of disasters.
- The county has a multi-hazard emergency operations plan.
- The county has mutual aid compacts with other jurisdictions
- County EOP addresses the protection of people with special needs
- The county has the ability to change existing policies and procedures.
- In the case of any city without a given authority, the County has the authority to act in the above capacities.

Information on municipal powers of each participating municipality within Jefferson County can be found in Appendix X and is based on responses to the 2024 City Questionnaire.

St. Charles County government and their municipal governments have the following:

- The county has a legal basis for the authority to order an evacuation.
- The county has a legal basis for redirecting funds for emergency use.
- The county has a legal basis for ordering a curfew.
- The county has a legal basis for commandeering facilities, equipment, and materials.
- The county has a legal basis to authorize lines of succession to carry out emergency activities.
- The county has a system to safeguard records to conduct emergency operations.
- The county has a system to safeguard vital records to reconstitute local government.
- The county has developed an all-hazard vulnerability analysis to assess the potential consequences of disasters.
- The county has a multi-hazard emergency operations plan.
- The county has mutual aid compacts with other jurisdictions.
- County EOP addresses the protection of people with special needs.
- The county has the ability to change existing policies and procedures.
- In the case of any city without a given authority, the County has the authority to act in the above capacities.

Information on municipal powers of each participating municipality within St. Charles County can be found in Appendix X and is based on responses to the 2024 City Questionnaire.

St. Louis County government and their municipal governments have the following:

- The county has a legal basis for the authority to order an evacuation
- The county has a legal basis for redirecting funds for emergency use.
- The county has a legal basis for ordering a curfew.
- The county has a legal basis for commandeering facilities, equipment, and materials.
- The county has a legal basis to authorize lines of succession to carry out emergency activities.
- The county has a system to safeguard records to conduct emergency operations.
- The county has a system to safeguard vital records to reconstitute local government.
- The county has developed an all-hazard vulnerability analysis to assess the potential consequences of disasters.
- The county has a multi-hazard emergency operations plan.
- The county has mutual aid compacts with other jurisdictions
- The county EOP addresses the protection of people with special needs
- The county has the ability to change existing policies and procedures.
- In the case of any city without a given authority, the County has the authority to act in the above capacities.

Information on municipal powers of each participating municipality within St. Louis County can be found in Appendix X and is based on responses to the 2024 City Questionnaire.

City of St. Louis has the following:

- The city has the legal basis for the authority to order an evacuation.
- The city has a legal basis for redirecting funds for emergency use.
- The city has the legal basis for ordering a curfew.
- The city has the legal basis for commandeering facilities, equipment, and materials.
- The city has the legal basis to authorize lines of succession to carry out emergency activities.
- The city has a system to safeguard records to conduct emergency operations.
- The city has a system to safeguard vital records to reconstitute local government.
- The city has developed an all-hazard vulnerability analysis to assess the potential consequences of disasters.
- The city has a multi-hazard emergency operations plan.
- The city has mutual aid compacts with other jurisdictions.
- The city has the ability to change existing policies and procedures.
- The city has an EOP that addresses the protection of people with special needs.

2.9.13 Intergovernmental and Interagency Cooperation

The Franklin County Emergency Management Agency, the Jefferson County Office of Emergency Management, St. Charles County Regional Emergency Management, the St. Louis County Office of Emergency Management, and the City of St. Louis Emergency Management Agency interact with municipalities and single-purpose governments on a regular basis to maintain communication and coordination of policies related to emergency management.

2.9.14 Codes/Regulations for Building, Fire, Zoning – County Level

Table 2.46 outlines the following codes in effect for Franklin, Jefferson, St. Charles, and St. Louis Counties and the City of St. Louis, which can also be found at the International Code Council's website: www.iccsafe.org . These units of government review, amend, and adopt these codes on a regular basis. All eligible jurisdictions covered under this hazard mitigation plan are evaluating adopting updated codes as feasible as part of their mitigation strategies.

Table 2.46, Building Codes by County

Building Codes by County					
Code	**Franklin**	**Jefferson**	**St. Charles**	**St. Louis**	**City St. Louis**
2015 International Residential Code		★		★	
2018 International Residential Code					★
2021 International Residential Code	★		★		
2015 International Building Code		★		★	
2018 International Building Code					★
2021 International Building Code	★		★		
2015 International Fire Code		★		★	
2018 International Fire Code					★
2021 International Fire Code	★		★		
2015 International Mechanical Code		★		★	
2018 International Mechanical Code					★
2021 International Mechanical Code	★		★		
2015 International Plumbing Code		★			
2021 International Plumbing Code	★		★		
2015 Uniform Plumbing Code				★	
2021 Uniform Plumbing Code					★
2014 National Electrical Code		★		★	
2017 National Electrical Code					★
2020 National Electrical Code	★		★		
2021 ICC Electric Code	★				
2017 Jefferson County Electrical Code		★			
2015 Existing Building Code				★	
2018 Existing Building Code					★
2021 Existing Building Code			★		
2015 Energy Conservation Code		★		★	
2018 Energy Conservation Code					★
2021 Energy Conservation Code			★		

Other codes include but are not limited to the International Existing Building Code, International Fuel Gas Code, International Energy Conservation Code, National Electrical Code, International Property Maintenance Code, National Electrical Code, Dangerous Building Code, and Commercial Building Code.

2.9.15 Integration of Hazard Mitigation Plan – County Level and Municipal

All eligible jurisdictions covered under this hazard mitigation plan are incorporating the Plan into their other relevant planning mechanisms as part of their mitigation strategies (see Section 4.4). School districts and special districts are including the Plan in their emergency response plans. The county efforts are summarized here; for local jurisdictions/governments, see Appendix E.

The **Franklin County** Planning and Zoning Department is responsible for regulating a variety of planning activities in unincorporated areas, including land divisions, lot-line adjustments, zoning districts, and floodplain administration. Franklin County has a Unified Development Order to ensure compliance with all standards. Franklin County is working toward integrating the hazard mitigation plan into the Emergency Operations Plan and all other feasible and appropriate planning mechanisms through the efforts of Planning and Zoning and Emergency Management staff with the consent of the County Council.

The **Jefferson County** Planning Division is responsible is responsible for site development plan review in partnership with the Planning Division, Stormwater Division, and Public Works Department, while all preliminary plat reviews must be approved by the Planning and Zoning Commission. Jefferson County has also adopted Unified Land Use Regulations to ensure compliance with all standards. Jefferson County is working toward integrating the hazard mitigation plan into the Emergency Operations Plan and all other feasible and appropriate planning mechanisms through the efforts of Planning, Stormwater, Public Works, and Emergency Management staff with the consent of the County Council.

St. Charles County Community Development Department is responsible for services relating to permitting and inspecting new construction, community planning, zoning, subdivision matters, code enforcement inspections, and review and approval of development improvement plans. St. Charles County is working toward integrating the hazard mitigation plan into the Emergency Operations Plan and all other feasible and appropriate planning mechanisms through the efforts of Development Review, Environmental Health and Protection, Building Code and Enforcement, and St. Charles Regional Emergency Management staff with the consent of the County Council.

The **St. Louis County** Department of Public Works, by county charter, is responsible for code enforcement of county ordinances that regulate building construction within the unincorporated areas of St. Louis County. Located within St. Louis County are 88 municipalities. Since the mid-1950s, the Department of Public Works has offered code enforcement services by contract to these municipalities. A total of 83 municipalities and one fire protection district have contracts with St. Louis County. A municipality may have a contract for one to 14 different codes/ordinances. Each municipality contracting with St. Louis County maintains zoning enforcement responsibility at their local level. St. Louis County is working toward integrating the hazard mitigation plan into the Emergency Operations Plan and all other feasible and appropriate planning mechanisms through the efforts of Planning, Transportation and Public Works, Administration, and Emergency Management staff with the consent of the County Council.

The **City of St. Louis** has the Planning Office of the Planning and Urban Design Agency. The City has multiple plans addressing development, including the "Strategic Land Use Plan of the St. Louis Comprehensive Plan." The City of St. Louis is working toward integrating the hazard mitigation plan into

the Emergency Operations Plan and all other feasible and appropriate planning mechanisms through the efforts of the Building Division, Emergency Management, Community Development, Real Estate Development, and Planning and Urban Design staff with the consent of the Mayor and Board of Aldermen.

2.10 Existing Community Plans

2.10.1 Plans by County

Requirement 44 CFR §201.6(c)(3), plan documents each jurisdiction's existing authorities, policies, programs, and resources and its ability to expand on and improve these existing policies and programs.

Table 2.47, Plans by County

Existing Community Plans by County							
County	**Comprehensive Plan**	**Emergency Operations Plan**	**Zoning Ordinance**	**Building Code**	**Subdivision Ordinance**	**Stormwater Regulation**	**Floodplain Regulation**
Franklin	★	★	★	IBC 2021	★	★	★
Jefferson	★	★	★	IBC 2015	★	★	★
St. Charles	★	★	★	IBC 2021	★	★	★
St. Louis	★	★	★	IBC 2015	★	★	★
City of St. Louis	★	★	★	IBC 2018	★	N/A	★

The websites of the counties and the City of St. Louis have additional information on the plans, ordinances, and programs in place. These units of government review and update these documents and programs on a regular basis. EWG continues to encourage these governments to continue incorporating hazard mitigation planning principles into their local plans and ordinances. Appendix B has a section with contact information for local governments.

2.10.2 Franklin County and Municipal Plans and Codes

Requirement 44 CFR §201.6(c)(4)(ii), the Plan describes a process by which local governments will integrate the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans.

The most recent Franklin County Master Plan was adopted in 2012. Franklin County has developed the Unified Land Use Regulations, Master Plan and Comprehensive Economic Development Strategy. The Land Regulations were recommended pursuant to provisions of RSMo Sections §64.800 through §64.905 by the Franklin County Planning and Zoning Commission and adopted by the County Commission of Franklin County to promote health, safety, and welfare for Franklin County residents. The Land Use Regulations went into effect December 31, 1992. Zoning originally became effective on December 31, 1986. The Land Use Regulations were designed to implement the planning policies adopted by Franklin County Commission, as reflected in the Official Master Plan and other planning documents.

Franklin County also has standards within the Land Use Regulations for floodplain management, drainage, erosion and stormwater management per Article 11, Section 241-269. Article 7 addresses zoning standards. If a cell in the table below is blank, the data was not available. Appendix B lists websites of individual municipalities.

Table 2.48, Franklin County plans and codes

Franklin County Plans and Codes							
Community	**Comprehensive Plan**	**Emergency Operations Plan**	**Zoning Ordinance**	**Building Code**	**Subdivision Ordinance**	**Stormwater Regulation**	**Floodplain Regulation**
Berger		★				★	★
Charmwood*		★					
Gerald		★	★	★	★	★	★
Leslie*		★					
Miramiguoa Park		★					
New Haven	★	★	★	★		★	★
Oak Grove Village		★					
Pacific	★	★	★	★	★	★	★
Parkway		★					★
St. Clair	★	★	★	★	★		★
Sullivan		★	★	★	★	★	★
Union	★	★	★	★	★	★	★
Washington	★	★	★	★	★	★	★

*Jurisdictions not listed in FEMA's Community Status Book Report

Jurisdictions in Franklin County with websites can be searched for additional information on municipal plans, codes, ordinances, and programs. Jurisdictions review and update codes and ordinances on a regular basis. In addition, these jurisdictions evaluate their current administrative/planning activities and financial capabilities and identify where there are opportunities to improve and update their functionality on a regular basis. EWG will encourage local municipalities to continue incorporating the hazard mitigation planning principles into their local plans and ordinances. Franklin County has an EOP that covers all jurisdictions within it unless superseded by a local or district plan. If a jurisdiction is in the National Flood Insurance Program (NFIP), floodplain management regulations are to be in place and a

government department has been authorized to address the requirements and commitments in order to demonstrate ongoing participation in the NFIP. Some municipalities that have been identified as No Special Flood Hazard Areas (NSFHA) may also have floodplain regulations in their municipal code. Section 2.11 contains information about the participation of jurisdictions in the NFIP. Appendix B/E contains additional information for those jurisdictions that were involved in the preparation of the St. Louis Regional Hazard Mitigation Plan 2025 – 2030. Concerning stormwater management, both Union and Washington are regulated municipal separate storm sewer systems (MS4) entities. They are regulated and permitted by the Missouri Department of Natural Resources to operate their respective MS4 systems under the National Pollutant Discharge Elimination System (NPDES), and each has a Phase II MS4 permit. Union and Washington both have stormwater management plans. Appendix B has a section with contact information for Franklin County and the jurisdictions within it.

2.10.3 Jefferson County and Municipal Plans and Codes

Requirement 44 CFR §201.6(c)(4)(ii), the Plan describes a process by which local governments will integrate the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans.

The Planning Division within the Jefferson County Department of County Services and Code Enforcement conducts the planning efforts for the county government primarily in the area of land use but increasingly in the areas of infrastructure and public services. The Division maintains and implements the County's Zoning Ordinance. The Jefferson County Unified Development Code was adopted in 2008. The Planning Division ensures that land use decisions are based on policies consistent with the Official Master Plan, adopted in May 2003, and are implemented through the application of the Jefferson County Unified Development Order. If a cell in the table below is blank, the data is not available. Appendix B lists the websites of individual municipalities.

Table 2.49, Jefferson County Plans and Codes

Jefferson County Plans and Codes							
Community	**Comprehensive Plan**	**Emergency Operations Plan**	**Zoning Ordinance**	**Building Code**	**Subdivision Ordinance**	**Stormwater Regulation**	**Floodplain Regulation**
Arnold	★	★	★	★	★	★	★
Byrnes Mill	★	★	★	★	★	★	★
Cedar Hill Lakes		★					
Crystal City		★	★	★	★	★	★
DeSoto		★	★	★	★		★
Festus		★	★	★	★	★	★
Herculaneum	★	★	★	★	★	★	★
Hillsboro		★	★	★	★		★
Kimmswick		★					★
Lake Tekakwitha*		★					

Olympian Village		★					
Parkdale*		★					
Peaceful Village*		★					
Pevely	★	★	★	★	★	★	★
Scotsdale		★					★

*Jurisdictions not listed in FEMA's Community Status Book Report

Jurisdictions in Jefferson County with websites can be reviewed for additional information on municipal plans, codes, ordinances, and programs. Jurisdictions review and update codes and ordinances on a regular basis. In addition, these jurisdictions evaluate their current administrative/planning activities and financial capabilities and identify where there are opportunities to improve and update their functionality on a regular basis. EWG will encourage local municipalities to continue incorporating the hazard mitigation planning principles into their local plans and ordinances. Jefferson County has an EOP that covers all jurisdictions within it unless superseded by a local or district plan. If a jurisdiction is in the National Flood Insurance Program (NFIP), floodplain management regulations are to be in place and a government department has been authorized to address the requirements and commitments in order to demonstrate ongoing participation in the NFIP. Some municipalities that have been identified as No Special Flood Hazard Areas (NSFHA) may also have floodplain regulations in their municipal code. Section 2.11 contains information about the participation of jurisdictions in the NFIP. Appendix B/E contains additional information for those jurisdictions that were involved in the preparation of the St. Louis Regional Hazard Mitigation Plan 2025 – 2030. Concerning stormwater management, Jefferson County and five municipalities (Byrnes Mill, Crystal City, Festus, Herculaneum, and Pevely) have been identified as regulated municipal separate storm sewer systems (MS4) entities. They are regulated and permitted by the Missouri Department of Natural Resources as co-permittees for the operation of their MS4 system(s) under the National Pollutant Discharge Elimination System (NPDES) and have a Phase II MS4 permit. The County and the five municipalities share a stormwater management plan. The City of Arnold is also a regulated MS4 entity and has its own MS4 permit and stormwater management plan. Appendix B has a section with contact information for Jefferson County and the jurisdictions within it.

2.10.4 St. Charles County and Municipal Plans and Codes

Requirement 44 CFR §201.6(c)(4)(ii), the Plan describes a process by which local governments will integrate the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans.

In St. Charles County, long-range and special planning studies that the department has completed in recent years include the St. Charles County Master Plan, Envision 2030 in unincorporated St. Charles County. The 2030 Plan, adopted in 2018, serves as the framework that directs growth and development in the County and guides staff and elected officials in their decisions on land use issues such as rezoning requests or subdivision approval. The Unified Development Ordinance, completed in 1999, provides information regarding zoning and subdivision development requirements. The Master Plan Envision 2030 addresses a wide range of issues facing county citizens. In 2024, St. Charles County began the

process of updating its Master Plan and Unified Development Ordinance. If a cell in Table 2.49 is blank, the data is not available. Appendix B lists the websites of individual municipalities.

Table 2.50, St. Charles County Plans and Codes

St. Charles County Plans and Codes							
Community	**Comprehensive Plan**	**Emergency Operations Plan**	**Zoning Ordinance**	**Building Code**	**Subdivision Ordinance**	**Stormwater Regulation**	**Floodplain Regulation**
Augusta		★	★				★
Cottleville		★	★	★	★	★	★
Dardenne Prairie	★	★	★	★	★	★	★
Flint Hill		★	★	★	★	★	★
Foristell		★	★	★	★	★	★
Josephville		★					
Lake Saint Louis	★	★	★	★	★	★	★
New Melle		★	★	★	★	★	★
O'Fallon	★	★	★	★	★	★	★
Portage des Sioux		★		★			★
St. Charles	★	★	★	★	★	★	★
St. Paul		★	★	★			★
St. Peters	★	★	★	★	★	★	★
Weldon Spring	★	★	★	★	★	★	★
Weldon Spring Heights*	★	★					
Wentzville	★	★	★	★	★	★	★
West Alton		★	★				★

*Jurisdictions not listed in FEMA's Community Status Book Report

Jurisdictions in St. Charles County with websites can be examined for additional information on municipal plans, codes, ordinances, and programs. Jurisdictions review and update codes and ordinances on a regular basis. EWG will continue to encourage local municipalities to incorporate the hazard mitigation planning principles into their local plans and ordinances. St. Charles County has an EOP that covers all areas of unincorporated St. Charles County and the municipalities of Lake St. Louis, O'Fallon, and Wentzville. All other jurisdictions maintain their own plans. If a jurisdiction is in the National Flood Insurance Program (NFIP), floodplain management regulations are to be in place and a government department has been authorized to address the requirements and commitments in order to demonstrate ongoing participation in the NFIP. Some municipalities that have been identified as No Special Flood Hazard Areas (NSFHA) may also have floodplain regulations in their municipal code. Section 2.11 contains information about the participation of jurisdictions in the NFIP. Appendix B/E contains additional information for those jurisdictions that were involved in the preparation of the St. Louis Regional Hazard Mitigation Plan 2025 – 2030. Concerning stormwater management, seven municipalities and St. Charles County individually are regulated and permitted by the Missouri

Department of Natural Resources to operate their own municipal separate storm sewer system (MS40 under the National Pollutant Discharge Elimination System (NPDES), and each has its own Phase II MS4 permit. They each have their own stormwater management plan. Municipalities with MS4 permits include Dardenne Prairie, Lake St. Louis, O'Fallon, St. Charles (city), St. Peters, Weldon Spring, and Wentzville. Appendix B has a section with contact information for St. Charles County and the jurisdictions within it.

2.10.5 St. Louis County and Municipal Plans and Codes

Requirement 44 CFR §201.6(c)(4)(ii), the Plan describes a process by which local governments will integrate the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans.

As St. Louis County has grown and changed, so has the nature of the County's plan. With increasing urbanization and a diminishing amount of vacant land, St. Louis County's plans have moved from a general land use orientation to one that focuses more on strategic policy development. The latest plan, Imaging Tomorrow for St. Louis County: Strategic Plan 2013, focused on aligning resources to address the most critical issues facing St. Louis County. Based on extensive public input and analysis of data and trends, the following policy framework for strategy development was identified: healthy, engaged residents; desirable, connected communities; and accessible, attractive opportunities. The plan included a variety of interdepartmental strategies to address the key issues. In 2024 St. Louis County began working on an update their comprehensive plan, St. Louis County 2050 Sustainable and Equitable Comprehensive Plan.

Since the mid-1950s, the Department of Public Works has offered code enforcement services by contract to these municipalities. A total of 83 municipalities and one fire protection district have contracts with St. Louis County. A municipality may have a contract for one to 14 different codes/ordinances. Each municipality contracting with St. Louis County maintains Zoning Enforcement responsibility at their local level. If a cell in Table 2.50 is blank, the data is not available. Appendix B lists the websites of individual municipalities.

Table 2.51, St. Louis County Plans and Codes

St. Louis County Plans and Codes							
Community	**Comprehensive Plan**	**Emergency Operations Plan**	**Zoning Ordinance**	**Building Code**	**Subdivision Ordinance**	**Stormwater Regulation**	**Floodplain Regulation**
Ballwin	★	★	★	★	★	★	★
Bel-Nor		★	★	★	★	★	★
Bel-Ridge		★	★	★	★	★	★
Bella Villa		★	★	★			★
Bellefontaine Neighbors	★	★	★	★	★	★	★
Bellerive Acres		★	★	★	★	★	

St. Louis County Plans and Codes							
Community	Comprehensive Plan	Emergency Operations Plan	Zoning Ordinance	Building Code	Subdivision Ordinance	Stormwater Regulation	Floodplain Regulation
Berkeley	★	★	★	★	★	★	★
Beverly Hills*		★					
Black Jack	★	★	★	★	★	★	★
Breckenridge Hills		★	★	★	★	★	★
Brentwood	★	★	★	★	★	★	★
Bridgeton	★	★	★	★	★	★	★
Calverton Park		★	★	★		★	★
Champ		★					
Charlack		★	★	★		★	★
Chesterfield	★	★	★	★	★	★	★
Clarkson Valley		★	★	★	★	★	★
Clayton	★	★	★	★	★	★	★
Cool Valley	★	★	★	★	★	★	★
Country Club Hills		★	★	★			★
Country Life Acres*		★					
Crestwood	★	★	★	★	★	★	★
Creve Coeur	★	★	★	★	★	★	★
Crystal Lake Park	★	★	★	★			★
Dellwood		★	★	★		★	★
Des Peres	★	★	★	★	★	★	★
Edmundson	★	★	★	★			★
Ellisville	★	★	★	★	★	★	★
Eureka	★	★	★	★	★	★	★
Fenton	★	★	★	★	★	★	★
Ferguson	★	★	★	★	★	★	★
Flordell Hills		★	★	★			★
Florissant		★	★	★		★	★
Frontenac	★	★	★	★	★	★	★
Glendale		★	★	★	★	★	★
Grantwood Village		★	★	★	★		★
Green Park	★	★	★	★	★	★	★
Greendale	★	★	★	★	★		★
Hanley Hills		★	★	★		★	★
Hazelwood	★	★	★	★	★	★	★
Hillsdale		★		★			★
Huntleigh		★	★	★	★		★
Jennings	★	★	★	★	★	★	★
Kinloch		★		★			
Kirkwood	★	★	★	★	★	★	★
Ladue	★	★	★	★	★	★	★
Lakeshire		★	★	★	★	★	★
Manchester	★	★	★	★	★	★	★
Maplewood		★	★	★	★		★
Marlborough		★	★	★			★
Maryland Heights	★	★	★	★	★	★	★

St. Louis County Plans and Codes							
Community	Comprehensive Plan	Emergency Operations Plan	Zoning Ordinance	Building Code	Subdivision Ordinance	Stormwater Regulation	Floodplain Regulation
Moline Acres		★	★	★		★	★
Normandy		★	★	★	★	★	★
Northwoods		★	★	★		★	★
Norwood Court		★		★		★	★
Oakland		★	★	★	★	★	★
Olivette	★	★	★	★	★	★	★
Overland	★	★	★	★	★	★	★
Pagedale		★	★	★		★	★
Pasadena Hills		★		★			★
Pasadena Park*		★		★			
Pine Lawn		★	★	★			★
Richmond Heights	★	★	★	★	★	★	★
Riverview		★	★	★		★	★
Rock Hill		★	★	★	★	★	★
St. Ann		★	★	★	★	★	★
St. John		★	★	★	★	★	★
Shrewsbury		★	★	★	★	★	★
Sunset Hills	★	★	★	★	★	★	★
Sycamore Hills		★		★			★
Town and Country	★	★	★	★	★	★	★
Twin Oaks		★	★	★	★	★	★
University City	★	★	★	★	★	★	★
Uplands Park*		★		★			
Valley Park	★	★	★	★	★	★	★
Velda City		★	★	★			★
Velda Village Hills		★					★
Vinita Park		★	★	★	★	★	
Warson Woods	★	★	★	★	★	★	★
Webster Groves	★	★	★	★	★	★	★
Wellston		★		★			★
Westwood		★		★			★
Wilbur Park		★	★	★			★
Wildwood	★	★	★	★	★	★	★
Winchester		★	★	★	★	★	★
Woodson Terrace	★	★	★	★	★	★	★

*Jurisdictions not listed in FEMA's Community Status Book Report

Jurisdictions in St. Louis County with websites can be searched for additional information on municipal plans, codes, ordinances, and programs. Jurisdictions review and update codes and ordinances on a regular basis. In addition, these jurisdictions evaluate their current administrative/planning activities and financial capabilities and identify where there are opportunities to improve and update their functionality on a regular basis. EWG will encourage local municipalities to continue incorporating the

hazard mitigation planning principles into their local plans and ordinances. St. Louis County has an EOP that covers all jurisdictions within it unless superseded by a local or district plan. If a jurisdiction is in the NFIP, floodplain management regulations are to be in place and a government department has been authorized to address the requirements and commitments in order to demonstrate ongoing participation in the NFIP. Section 2.11 contains information about the participation of jurisdictions in the NFIP. Appendix B/E contains additional information for those jurisdictions that were involved in the preparation of the St. Louis Regional Hazard Mitigation Plan 2025 – 2030. Some municipalities that have been identified with No Special Flood Hazard Area (NSFHA) may also have floodplain regulations in their municipal code. Concerning stormwater management, the St. Louis County Phase II Stormwater Management Plan was prepared by the Metropolitan St. Louis Sewer District (MSD) to improve area water quality by preventing harmful pollutants from being carried by stormwater runoff into local water bodies and to comply with stormwater permit requirements for the Municipal Separate Storm Sewer System (MS4). MSD partners with 60 municipalities in the county which are regulated and permitted by the Missouri Department of Natural Resources (MDNR) as co-permittees for the operation of this MS4 system under the National Pollutant Discharge Elimination System (NPDES) and have a Phase II MS4 permit. Appendix B lists these co-permittees. The City of Eureka is also a regulated MS4 entity and has its own MS4 permit and stormwater management plan. Appendix B has a section with contact information for St. Louis County and the jurisdictions within it.

2.10.6 City of St. Louis Plans and Codes

Requirement 44 CFR §201.6(c)(4)(ii), the Plan describes a process by which local governments will integrate the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans.

The City of St. Louis operates as a first-class city. As established by Article XIII, Section 15 in the St. Louis Charter states that the Department of Public Safety is responsible for enforcement of all codes and ordinances regulating the protection of public health, safety, and welfare as it relates to existing buildings and new construction floodplain issues, fire safety requirements, seismic construction on new or vastly improved construction. The Building Division within the Department of Public Safety administers and enforces the 2018 International Building Code. For all construction projects in areas designated as flood areas per FEMA Floodway or FIRM maps, a floodway development permit must be issued even though a building permit may not be required. The City is not required to have an NPDES/MS4 permit and does not regulate stormwater.

The city has zoning and subdivision ordinances adopted, as well as ordinances pertaining to property maintenance, fire prevention, and smoke and carbon dioxide detectors. The Strategic Land Use Plan document was approved in 2005 and is amended on an annual basis. In January 2025, the City completed a draft of its update of the Strategic Land Use Plan of the St. Louis Comprehensive Plan. This document is to be adopted by the Planning Commission in February 2025. The Zoning Ordinance is administered by the office of the Zoning Administrator and includes twelve categories: single-family, multifamily, vacant or unclassified, commercial, industrial, institutional, transportation, parks/recreation, and cemeteries. The current ordinance of the City of St. Louis was adopted in 1994 and was updated in 2018 and 2022. There are 12 different zoning districts and three overlay districts.

Mobile home parks are not a permitted use in any zoning district. Communication towers are regulated by height in each zoning district. Junkyard and solid waste storage/disposal uses are conditional use in the "K" Unrestricted District. The zoning ordinance has a section on floodplain areas. The City reviews and updates its ordinances, documents, and programs on a regular basis. In addition, the City evaluates its current administrative/planning activities and financial capabilities and identifies where there are opportunities to improve and update its functionality on a regular basis. See Table 2.46 above for a tabular representation of the City of St. Louis codes and ordinances.

2.11 National Flood Insurance Program

Requirement 44 CFR §201.6(c)(3)(ii), the Plan addresses each jurisdiction's participation in the NFIP and continued compliance with NFIP requirements.

The National Flood Insurance Program (NFIP) aims to reduce the impact of flooding on private and public structures. It does so by providing affordable insurance to property owners, renters, and businesses and by encouraging communities to adopt and enforce floodplain management regulations. These efforts help mitigate the effects of flooding on new and improved structures. Overall, the program reduces the socio-economic impact of disasters by promoting the purchase and retention of general risk insurance, but also of flood insurance, specifically. Table 2.52 provides 2024 NFIP policy statistics.

Table 2.52, NFIP Policy Statistics by County

Five County Area National Flood Insurance Program Policy Statistics		
Counties	**Policies in Force**	**Insurance in Force Whole – Coverage Amount**
Franklin		
Incorporated	117	$26,817,000
Unincorporated	75	$14,666,000
Jefferson		
Incorporated	190	$50,972,000
Unincorporated	446	$103,007,000
St. Charles		
Incorporated	759	$205,907,000
Unincorporated	357	$79,325,000
St. Louis		
Incorporated	1,730	$553,070,000
Unincorporated	474	$132,012,000
City of St. Louis		
City of St. Louis	154	$53,295,000

Source – Missouri State Emergency Management Agency, November 2024

2.11.1 Community Rating System

The Community Rating System (CRS) is a voluntary program for communities participating in NFIP. CRS was developed to provide incentives, in the form of NFIP insurance premium discounts, for those communities that go beyond minimum floodplain management requirements and implement activities to reduce or eliminate exposure to floods. Under CRS, communities or counties are rated on a scale of one to 10, with the lower the class, the better the rating, and the greater the flood insurance discount. These communities conduct advanced elements of hazard mitigation to meet FEMA guidelines. The table below lists the five current participants in St. Charles and St. Louis Counties and three former regional participants in CRS.

Table 2.53, CRS Participants

Regional Community Rating System Participants							
City/County	County	CRS Entry Date	Current Effective Date	Current Class	% Discount for policies in SFHA	% Discount for policies in non-SFHA	Status
Arnold	Jefferson	10/01/1991	05/01/2004	10	0	0	NP
Brentwood	St. Louis	05/01/2016	05/01/2016	9	5	5	C
Ferguson	St. Louis	10/01/1995	05/01/2001	10	0	0	NP
Florissant	St. Louis	10/01/2013	10/01/2024	9	5	5	C
Kirkwood	St. Louis	10/01/1991	10/01/1996	10	0	0	NP
Maryland Heights	St. Louis	10/01/2013	04/01/2024	8	10	5	C
O'Fallon	St. Charles	05/01/2017	05/01/2017	9	5	5	C
St. Charles County	St. Charles	10/01/2001	05/01/2023	6	20	10	C

SFHA: Special Flood Hazard Area

Status: C=Current, NP= Not Participating

Source:
https://www.fema.gov/sites/default/files/documents/October%202024%20CRS%20Eligible%20Communites%20-%20PDF.pdf

2.11.2 NFIP Participants and Non-Participants

Requirement 44 CFR §201.6(c)(3)(ii), the Plan addresses each jurisdiction's participation in the NFIP and continued compliance with NFIP requirements, as appropriate.

Only a handful of cities in the region do not participate in NFIP. The source for all tables is https://www.fema.gov/national-flood-insurance-program-community-status-book. See also Appendix E

and Section 2.11.3 for additional information on each jurisdiction's mitigation strategy concerning NFIP participation. FIRMettes for each jurisdiction also can be found in the Appendix.

Table 2.54 identifies those jurisdictions which do not participate in the NFIP. Tables 2.55 through 2.59 list every city and county in the five-county region that participates in NFIP. These tables provide information on:

- If the community is in a non-special flood hazard area (NSFHA)
- The community number (CID), a six-digit identification number assigned to the map community by FEMA;
- The date tells when the Flood Hazard Boundary Map was created (Init FHBM identified);
- The date of the community's first Flood Insurance Rate Map (Init FIRM identified);
- The date the new or revised flood map becomes effective for flood insurance and floodplain management purposes (Current eff map date);
- The date a community was brought in under the Regular Program or Emergency Program Community (Reg-Emerg date); and
- S-Date, sanction date.
-

Table 2.54, Non-NFIP Participants in the Five-County Area

Non-NFIP Participants in the Five-County Area			
City	**County**	**Status**	**S-Date**
Miramiguoa Park, Village of*	Franklin County	NP	10/18/2012
Oak Grove, Village of*	Franklin County	NP	06/03/1978
Cedar Hill Lakes, Village of*	Jefferson County	NP	04/05/2007
Olympian Village, City of*	Jefferson County	NP	04/05/2007
Josephville, Village of*	St. Charles County	NP	12/15/1993
Bellerive Acres*	St. Louis County	NP	09/10/1977
Champ, Village of*	St. Louis County	NP	08/02/1996
Kinloch, City of**	St. Louis County	NP	08/03/1989

*City/Village elected not to participate in NFIP

**City/Village did not adopt minimum NFIP requirements - sanctioned

Table 2.55, Franklin County NFIP Participants

Franklin County NFIP Participants					
CID	**Community Name**	**Init FHBM identified**	**Init FIRM identified**	**Current eff map date**	**Reg-Emerg date**
290132#	BERGER, CITY OF	08/30/74	06/15/82	10/18/11	06/15/82
290493B	FRANKLIN COUNTY	01/17/78	10/16/84	06/05/20	10/16/84
290734#	GERALD, CITY OF	06/04/76	08/01/01	(NSFHA)	08/01/01
290133B	NEW HAVEN, CITY OF	03/05/76	02/18/81	09/14/18	02/18/81

290134#	PACIFIC, CITY OF	10/26/73	03/15/77	06/05/20	03/15/77
290532#	PARKWAY, VILLAGE OF	07/02/76	10/18/11	(NSFHA)	09/28/17
290135#	ST. CLAIR, CITY OF	04/12/74	10/18/11	06/05/20	09/10/84
290136#	SULLIVAN, CITY OF	03/29/74	06/15/81	10/18/11	16/15/81
290137#	UNION, CITY OF	03/08/74	03/02/83	06/05/20	03/02/83
290138#	WASHINGTON, CITY OF	01/09/74	11/3/82	10/18/11	11/3/82

Table 2.56, Jefferson County NFIP Participants

Jefferson County NFIP Participants					
CID	**Community Name**	**Init FHBM identified**	**Init FIRM identified**	**Current eff map date**	**Reg-Emerg date**
290188B	ARNOLD, CITY OF	06/28/74	01/16/80	06/20/19	01/16/80
290891B	BYRNES MILL, CITY OF	07/29/80	05/16/83	06/20/19	05/16/83
290189B	CRYSTAL CITY,CITY OF	03/15/74	09/01/77	06/20/19	09/01/77
295263B	DE SOTO, CITY OF	05/26/72	05/26/72	06/20/19	05/26/72
290191B	FESTUS,CITY OF	10/18/74	02/14/76	06/20/19	02/14/76
290192B	HERCULANEUM, CITY OF	05/17/74	05/15/78	06/20/19	05/15/78
290573B	HILLSBORO, CITY OF	10/22/76	04/01/04	06/20/19	04/01/04
290808B	JEFFERSON COUNTY	07/29/80	05/16/83	06/20/19	05/16/83
290193B	KIMMSWICK, CITY OF	11/01/74	01/06/82	06/20/19	01/06/82
290677B	PEVELY, CITY OF	10/29/76	09/18/85	06/20/19	09/18/85
290949B	SCOTSDALE, VILLAGE OF	07/29/80	05/16/83	06/20/19	10/21/02

Table 2.57, St. Charles County NFIP Participants

St. Charles County NFIP Participants					
CID	**Community Name**	**Init FHBM identified**	**Init FIRM identified**	**Current eff map date**	**Reg-Emerg date**
290461#	AUGUSTA, VILLAGE OF	12/06/74	11/19/86	01/20/16	01/31/01
290898#	COTTLEVILLE, CITY OF		09/15/78	01/20/16	02/01/90
290899#	DARDENNE PRAIRIE, CITY OF		12/15/92	01/20/16	03/13/95
290883#	FLINT HILL, CITY OF	12/09/80	11/19/86	01/20/16	11/19/86
290902#	FORISTELL, CITY OF include?		12/15/92	01/30/16	02/24/93
290868#	LAKE ST. LOUIS, CITY OF	05/08/79	09/18/87	01/20/16	09/18/87
290918#	NEW MELLE, VILLAGE OF		12/15/92	01/20/16	03/30/09
290316#	O'FALLON, CITY OF	02/01/74	03/16/81	01/20/16	03/16/81
290317#	PORTAGE DES SIOUX, CITY OF	12/28/73	04/01/77	01/20/16	04/01/77
290315#	ST. CHARLES COUNTY		09/15/78	03/09/21	09/15/78
290318#	ST. CHARLES, CITY OF	03/22/74	03/15/77	03/09/21	03/22/74

290900#	ST. PAUL, CITY OF		12/15/92	01/20/16	02/13/98
290319#	ST. PETERS, CITY OF	12/07/73	05/01/79	03/09/21	05/01/79
290901#	WELDON SPRING, CITY OF		12/15/92	01/20/16	07/02/93
290320#	WENTZVILLE, CITY OF	12/05/75	12/15/92	01/20/16	07/28/78
290924#	WEST ALTON, TOWN OF		09/15/78	01/20/16	07/09/97

Table 2.58, St. Louis County NFIP Participants

St. Louis County NFIP Participants					
CID	**Community Name**	**Init FHBM identified**	**Init FIRM identified**	**Current eff map date**	**Reg-Emerg date**
290328A	BALLWIN, CITY OF	06/07/74	01/02/81	02/04/15	01/02/81
290329A	BELLA VILLA, CITY OF	07/26/74	07/16/79	02/04/15	07/16/79
290330A	BELLEFONTAINE NEIGHBORS, CITY OF	06/14/74	09/29/78	02/04/15	09/29/78
290332A	BEL-NOR, VILLAGE OF	04/05/74	08/02/95	(NSFHA)	08/26/77
290333A	BEL-RIDGE, VILLAGE OF	03/29/74	02/18/81	02/04/15	02/18/81
290335A	BERKELEY, CITY OF	12/24/76	08/01/79	02/04/15	08/01/79
290336A	BLACK JACK, CITY OF	08/16/74	01/02/81	02/04/15	01/02/81
290337A	BRECKENRIDGE HILLS, CITY OF	12/7/73	10/15/80	02/04/15	10/15/80
290338A	BRENTWOOD, CITY OF	12/28/73	05/16/77	02/04/15	05/16/77
290339A	BRIDGETON, CITY OF	02/08/74	09/01/78	02/04/15	09/01/78
290741A	CALVERTON PARK, CITY OF		08/02/95	(NSFHA)	09/24/15
290743A	CHARLACK, CITY OF	02/14/75	11/23/84	(NSFHA)	11/23/84
290896A	CHESTERFIELD, CITY OF		09/15/78	02/04/15	09/15/78
290340A	CLARKSON VALLEY, CITY OF	07/26/74	04/08/77	02/04/15	04/08/77
290341A	CLAYTON, CITY OF	04/05/74	02/14/76	02/04/15	02/14/76
290342A	COOL VALLEY, CITY OF	05/03/74	05/16/77	02/04/15	05/16/77
290746A	COUNTRY CLUB HILLS, CITY OF	05/07/76	08/02/95	(NSFHA)	05/25/78
290343A	CRESTWOOD, CITY OF	05/03/74	05/02/77	02/04/15	05/02/77
290344A	CREVE COEUR, CITY OF	02/01/74	08/01/78	02/04/15	08/01/78
290345A	CRYSTAL LAKE PARK, CITY OF	05/13/77	08/02/95	(NSFHA)	08/01/86
290346A	DELLWOOD, CITY OF	08/13/76	06/27/78	02/04/15	06/27/78
290347A	DES PERES, CITY OF	05/13/77	06/15/79	02/04/15	06/15/79
290729A	EDMUNDSON, CITY OF		08/02/95	(NSFHA)	08/31/04
290348A	ELLISVILLE, CITY OF	05/10/74	09/09/80	02/04/15	09/09/80
290349A	EUREKA, CITY OF	01/09/74	07/05/77	02/04/15	07/05/77
290350A	FENTON, CITY OF	05/17/74	01/19/78	02/04/15	01/19/78
290351A	FERGUSON, CITY OF	09/14/73	01/19/78	02/04/15	01/19/78
290457A	FLORDELL HILLS, CITY OF	05/03/74	08/02/95	(NSFHA)	06/10/80
290352A	FLORISSANT, CITY OF	11/9/73	02/04/81	02/04/15	02/04/81

St. Louis County NFIP Participants					
CID	Community Name	Init FHBM identified	Init FIRM identified	Current eff map date	Reg-Emerg date
290353A	FRONTENAC, CITY OF	01/23/74	02/18/81	02/04/15	02/18/81
290354A	GLENDALE, CITY OF	12/28/73	08/02/95	(NSFHA)	08/24/84
290355A	GRANTWOOD VILLAGE, TOWN OF	03/08/74	01/16/81	02/04/15	01/16/81
290668A	GREEN PARK, CITY OF		02/04/15	02/04/15	08/12/98
290709A	GREENDALE, CITY OF		08/02/95	(NSFHA)	12/02/14
290356A	HANLEY HILLS, VILLAGE OF	08/02/74	08/01/80	02/04/15	08/01/80
290357A	HAZELWOOD, CITY OF	01/09/74	04/01/80	02/04/15	04/01/80
290358A	HILLSDALE, VILLAGE OF	04/05/74	02/04/15	02/04/15(M)	08/24/84
290359A	HUNTLEIGH, CITY OF	06/25/76	08/02/95	02/04/15	12/30/98
290360A	JENNINGS, CITY OF	02/01/74	06/15/79	02/04/15	06/15/79
290362A	KIRKWOOD, CITY OF	12/10/76	04/03/87	02/04/15	04/03/87
290363A	LADUE,CITY OF	03/15/74	03/16/76	02/04/15	03/16/76
290364A	LAKESHIRE, CITY OF	05/10/74	08/19/85	02/04/15	08/19/85
290366A	MANCHESTER, CITY OF	12/14/73	10/15/80	02/04/15	10/15/80
295266A	MAPLEWOOD, CITY OF		11/23/73	02/04/15	11/23/73
290368A	MARLBOROUGH, VILLAGE OF	05/31/74	08/02/95	(NSFHA)	01/26/83
290889A	MARYLAND HEIGHTS, CITY OF		09/15/78	02/04/15	09/30/88
290370A	MOLINE ACRES, CITY OF	06/14/74	05/19/81	02/04/15	05/19/81
290371A	NORMANDY, CITY OF	06/11/76	08/02/95	(NSFHA)	05/25/78
290372A	NORTHWOODS, CITY OF	04/05/74	12/2/80	02/04/15	12/2/80
290867A	NORWOOD COURT, VILLAGE OF	05/23/78	03/18/80	02/04/15	03/18/80
290373A	OAKLAND, CITY OF	11/01/74	01/16/81	02/04/15	01/16/81
290374A	OLIVETTE, CITY OF	02/22/74	10/15/80	02/04/15	07/03/78
290375A	OVERLAND, CITY OF	01/23/74	10/15/80	02/04/15	10/15/80
290134#	PACIFIC, CITY OF	10/26/73	03/15/77	06/05/20	03/15/77
290377A	PAGEDALE, CITY OF	12/14/73	06/01/78	02/04/15	06/01/78
290674A	PASADENA HILLS, CITY OF	07/11/75	08/02/95	(NSFHA)	09/10/84
290379A	PINE LAWN, CITY OF	04/05/74	08/02/95	02/04/15(M)	01/03/85
290380A	RICHMOND HEIGHTS, CITY OF	12/21/73	05/16/77	02/04/15	05/16/77
290381A	RIVERVIEW, VILLAGE OF	06/28/74	04/17/79	02/04/15	04/17/79
290382A	ROCK HILL, CITY OF	09/14/73	05/16/77	02/04/15	05/16/77
290386A	SHREWSBURY, CITY OF	03/29/74	01/16/81	02/04/15	01/16/81
290383A	ST. ANN, CITY OF	02/01/74	07/16/79	02/04/15	07/16/79
290384A	ST. JOHN, CITY OF	05/03/74	04/15/77	02/04/15	04/15/77
290327A	ST. LOUIS COUNTY *		09/15/78	02/04/15	09/15/78
290387A	SUNSET HILLS, CITY OF	11/02/73	09/01/77	02/04/15	09/01/77
290884A	SYCAMORE HILLS, VILLAGE OF		08/02/95	(NSFHA)	04/30/82
290389A	TOWN AND COUNTRY, CITY OF	12/21/73	04/01/81	02/04/15	04/01/81

St. Louis County NFIP Participants					
CID	Community Name	Init FHBM identified	Init FIRM identified	Current eff map date	Reg-Emerg date
290906A	TWIN OAKS, VILLAGE OF		08/02/95	(NSFHA)	11/24/10
290390A	UNIVERSITY CITY, CITY OF	09/14/73	06/01/78	02/04/15	06/01/78
290391A	VALLEY PARK, CITY OF	12/17/73	06/15/82	02/04/15	06/15/82
290643A	VELDA CITY, CITY OF	08/06/76	08/02/95	(NSFHA)	08/04/83
290857A	VELDA VILLAGE HILLS, VILLAGE OF	07/02/76	05/01/90	02/04/15	05/01/90
290392A	VINITA PARK, CITY OF	04/05/74	08/02/95	(NSFHA)	09/10/84
290393A	WARSON WOODS, CITY OF	01/09/74	08/02/95	02/04/15(M)	11/1/79
290394A	WEBSTER GROVES, CITY OF	03/15/74	09/29/78	02/04/15	09/29/78
290395A	WELLSTON, CITY OF	12/17/73	05/19/81	02/04/15	05/19/81
290396A	WESTWOOD, VILLAGE OF	05/28/76	08/02/95	02/04/15	05/26/98
290922A	WILDWOOD, CITY OF		08/02/95	02/04/15	02/28/97
290397A	WINCHESTER, CITY OF	12/17/73	08/02/95	02/04/15	09/30/76
290398A	WOODSON TERRACE, CITY OF	04/05/74	08/02/95	02/04/15	06/20/76

NSFHA – No special flood hazard area present

Table 2.59, City of St. Louis NFIP Participation

City of St. Louis NFIP Participation					
CID	Community Name	Init FHBM identified	Init FIRM identified	Current eff map date	Reg-Emerg date
290385#	ST. LOUIS, CITY OF	02/21/75	07/16/79	05/24/11	07/16/79

2.11.3 NFIP Participation Elements

If a jurisdiction is participating in the NFIP, floodplain management regulations are to be in place and a government department or designee has been authorized to address the NFIP requirements and commitments. The following tables (2.60 – 2.64) contain information on the NFIP activities for those jurisdictions that were part of the development of the St. Louis Regional Hazard Mitigation Plan 2025 – 2030. Checkmarks indicate that the items identified by FEMA as demonstrating continued participation are in place. For more detailed information, consult each jurisdiction's Questionnaire, which can be found in the Appendix.

Table 2.60, Franklin County NFIP Elements

Franklin County NFIP Elements					
Community	**In NFIP**	**Adoption of NFIP Minimum Floodplain Management Criteria via Local Regulations and Enforcement**	**Adoption of the Latest FIRM**	**Designee or Agency to Implement Addressed Commitments & Requirements of NFIP**	**Describes How to Implement Substantial Improvement/Substantial Damage Provisions of Floodplain Management Regulations**
St. Clair	✓	✓	06/05/20	✓	No events have occurred - Through the issuance of building and floodplain development permits, followed by building inspections
Union	✓	✓	06/05/20	✓	✓
Washington	✓	✓	10/18/11	✓	✓
Franklin County	✓	✓	06/05/20	✓	✓

Table 2.61, Jefferson County NFIP Elements

Jefferson County NFIP Elements					
Community	**In NFIP**	**Adoption of NFIP Minimum Floodplain Management Criteria via Local Regulations and Enforcement**	**Adoption of the Latest FIRM**	**Designee or Agency to Implement Addressed Commitments & Requirements of NFIP**	**Describes How to Implement Substantial Improvement/Substantial Damage Provisions of Floodplain Management Regulations**
Arnold	✓	✓	06/20/19	According to Municipal Code Chapter 420.020 – Community Development	✓

Jefferson County NFIP Elements					
Community	**In NFIP**	**Adoption of NFIP Minimum Floodplain Management Criteria via Local Regulations and Enforcement**	**Adoption of the Latest FIRM**	**Designee or Agency to Implement Addressed Commitments & Requirements of NFIP**	**Describes How to Implement Substantial Improvement/Substantial Damage Provisions of Floodplain Management Regulations**
DeSoto	✓	✓	06/20/19	✓	✓
Festus	✓	✓	06/20/19	According to Municipal Code Section 415.120 – Director of Building & Planning	More than 50% structure is considered substantially damaged
Jeferson County	✓	✓	06/20/19	According to County Code Department of County Services & Code Enforcement	Through the issuance of building and floodplain development permits, followed by building inspections

Table 2.62, St. Charles County NFIP Elements

St. Charles County NFIP Elements					
Community	**In NFIP**	**Adoption of NFIP Minimum Floodplain Management Criteria via Local Regulations and Enforcement**	**Adoption of the Latest FIRM**	**Designee or Agency to Implement Addressed Commitments & Requirements of NFIP**	**Describes How to Implement Substantial Improvement/Substantial Damage Provisions of Floodplain Management Regulations**
Cottleville	✓	✓	01/20/16	✓	✓
Lake St. Louis	✓	✓	01/20/16	According to the Municipal Code	✓

St. Charles County NFIP Elements					
Community	**In NFIP**	**Adoption of NFIP Minimum Floodplain Management Criteria via Local Regulations and Enforcement**	**Adoption of the Latest FIRM**	**Designee or Agency to Implement Addressed Commitments & Requirements of NFIP**	**Describes How to Implement Substantial Improvement/Substantial Damage Provisions of Floodplain Management Regulations**
				Community Development	
New Melle – To follow up	No - Yes in FEMA NFIP Community Status Book	Accordint to Municipal Code Chapter 415 floodplain & floodway regulations	01/20/16	According to Municipal Code City Engineer or City Clerk	Through the issuance of building and floodplain development permits, followed by building inspections
O'Fallon	✓	✓	01/20/16	✓	✓
St. Charles (City)	✓	✓	03/09/21	✓	✓
St. Peters	✓	✓	03/09/21	✓	✓
Weldon Spring To follow up	✓	✓	01/20/16	According to Municipal Code City Engineer	✓
Wentzville	✓	✓	01/20/16	✓	See Municipal Code Chapter 415
St. Charles County	✓ Since Sept 15, 1978	✓	03/09/21	Planning & Zoning Division Director	✓ Adoption of substantial damage procedures; issuance of building and floodplain development permits, followed by building inspections; tracking of substantial damage/improvement for each property over five years; preparation of substantial damage estimates using FEMA SDE software; Forerunner floodplain management software; code enforcement with

St. Charles County NFIP Elements					
Community	**In NFIP**	**Adoption of NFIP Minimum Floodplain Management Criteria via Local Regulations and Enforcement**	**Adoption of the Latest FIRM**	**Designee or Agency to Implement Addressed Commitments & Requirements of NFIP**	**Describes How to Implement Substantial Improvement/Substantial Damage Provisions of Floodplain Management Regulations**
					issuance of citations to Municipal Court

Table 2.63, St. Louis County NFIP Elements

St. Louis County NFIP Elements					
Community	**In NFIP**	**Adoption of NFIP Minimum Floodplain Management Criteria via Local Regulations**	**Adoption of the Latest FIRM**	**Designee or Agency to Implement Addressed Commitments & Requirements of NFIP**	**Describes How to Implement Substantial Improvement/Substantial Damage Provisions of Floodplain Management Regulations**
Ballwin	✓	✓	02/14/15	According to Municipal Code Planning Department	✓
Bel-Nor	✓ Not in a flood zone	Not applicable	NSFHA	Not applicable	Not applicable
Berkeley To follow up	No - Yes in FEMA NFIP Community Status Book	✓	02/14/15	✓	Do not need to do this but if necessary, will use the procedures and policies as outlined by SEMA & FEMA
Beverly Hills	Not listed in the FEMA NFIP	Not applicable	Not applicable	Not applicable	Not applicable

St. Louis County NFIP Elements					
Community	**In NFIP**	**Adoption of NFIP Minimum Floodplain Management Criteria via Local Regulations**	**Adoption of the Latest FIRM**	**Designee or Agency to Implement Addressed Commitments & Requirements of NFIP**	**Describes How to Implement Substantial Improvement/Substantial Damage Provisions of Floodplain Management Regulations**
	Community Status Book – not in flood plain				
Black Jack	✓	✓	02/14/15	No According to SEMA Public Works	✓
Brentwood	✓	✓	02/14/15	✓	✓
Chesterfield	✓	✓	02/14/15	✓	✓
Clayton	✓	✓	02/14/15	According to Municipal Code Planning and Development Services Department	Through the issuance of building and floodplain development permits, followed by building inspections
Country Club Hills	✓ Not in a flood zone	Not applicable	NSFHA	Not applicable	Not applicable
Crestwood	✓	✓	02/14/15	✓	✓
Creve Coeur	✓	✓	02/14/15	✓	✓
Crystal Lake Park	✓	✓	NSFHA - x	✓	✓
Dellwood To follow up	No - Yes in FEMA NFIP Community Status Report		02/14/15		Through the issuance of building and floodplain development permits, followed by building inspections
Des Peres	✓	✓	02/14/15	✓	Through the issuance of building and floodplain development permits, followed by building inspections

St. Louis County NFIP Elements					
Community	**In NFIP**	**Adoption of NFIP Minimum Floodplain Management Criteria via Local Regulations**	**Adoption of the Latest FIRM**	**Designee or Agency to Implement Addressed Commitments & Requirements of NFIP**	**Describes How to Implement Substantial Improvement/Substantial Damage Provisions of Floodplain Management Regulations**
Edmundson	✓ Not in a flood zone	Not applicable	NSFHA	Not applicable	Not applicable
Ellisville	✓	✓	02/14/15	✓	✓
Eureka	✓	✓	02/14/15	✓	✓
Fenton	✓	✓	02/14/15	✓	✓
Ferguson	✓	✓	02/14/15	According to Municipal Code Community Development	Through the issuance of building and floodplain development permits, followed by building inspections
Florissant	✓	✓	02/14/15	✓	✓
Frontenac	✓	Municipal Code	02/14/15	✓	✓
Glendale	✓ Not in a flood plain	Not applicable	NSFHA	Not applicable	Not applicable
Greendale	✓ No, only 1 street is in a flood plain	Not applicable Check codes	NSFHA	Not applicable	Not applicable
Hanley Hills	✓	✓	02/14/15	✓	✓
Hazelwood	✓	✓	02/14/15	According to Municipal Code Public Works	✓
Kirkwood To follow up	✓		02/14/15		
Ladue	✓	✓	02/14/15	✓	✓
Manchester	✓	✓	02/14/15	✓	✓
Maplewood	✓	✓	02/14/15	✓	✓
Marlbourgh	✓	✓	NSFHA	According to Municipal Code Building Commissioner	Not applicable

St. Louis County NFIP Elements					
Community	**In NFIP**	**Adoption of NFIP Minimum Floodplain Management Criteria via Local Regulations**	**Adoption of the Latest FIRM**	**Designee or Agency to Implement Addressed Commitments & Requirements of NFIP**	**Describes How to Implement Substantial Improvement/Substantial Damage Provisions of Floodplain Management Regulations**
Maryland Heights	✓	✓	02/14/15	✓	✓
Normandy	✓	Have no flood plains - not applicable	NSFHA	✓	Have no flood plains – so no formal procedures
Northwoods	✓	Council has not adopted it yet	02/14/15 Council has not adopted it yet	No	By assessing its current emergency response plan
Norwood Court	✓	✓	02/14/15 Response is no	No	Not applicable
Olivette	✓	✓	02/14/15	✓	✓
Overland	✓	✓	02/14/15	According to Municipal Code Community Development	✓
Pasadena Hills	✓ No	Not applicable	NSFHA	Not applicable	Not applicable
Pasadena Park	No – No flood zones Not listed in the Missouri NFIP Community Status Book	Not applicable	Not applicable	Not applicable	Not applicable
Rock Hill	✓	✓	02/14/15	TBD According to Municipal Code City Administrator	Through the issuance of building and floodplain development permits, followed by building inspections
St. Ann	✓	✓	02/14/15	✓	✓

St. Louis County NFIP Elements					
Community	**In NFIP**	**Adoption of NFIP Minimum Floodplain Management Criteria via Local Regulations**	**Adoption of the Latest FIRM**	**Designee or Agency to Implement Addressed Commitments & Requirements of NFIP**	**Describes How to Implement Substantial Improvement/Substantial Damage Provisions of Floodplain Management Regulations**
St. John To Follow up	No - Yes in FEMA NFIP Community Status Book	Have flood hazard regulations Chapter 410, Title IV Land Use	02/14/15	According to Municipal Code Public Works	Through the issuance of building and floodplain development permits, followed by building inspections
Town and Country	✓	✓	02/14/15	✓	✓
University City	✓	✓	02/14/15	✓	✓
Valley Park	✓	✓	02/14/15	✓	✓
Webster Groves	✓	✓	02/14/15	✓	✓
Wellston	✓	No	02/14/15 Council still working on it	No According to Municipal Code City Clerk/Administrator	By assessing its emergency response plan
Wildwood	✓	✓	02/14/15	✓	✓
Winchester	✓	✓	02/14/15	✓	Through the issuance of building and floodplain development permits, followed by building inspections
St. Louis County	✓	✓	02/14/15	✓	✓

NSFHA – No special flood hazard area present

Table 2.64, City of St. Louis NFIP Elements

City of St. Louis NFIP Elements					
Community	**In NFIP**	**Adoption of NFIP Minimum Floodplain Management Criteria via Local Regulations and Enforcement**	**Adoption of the Latest FIRM**	**Designee or Agency to Implement Addressed Commitments & Requirements of NFIP**	**Describes How to Implement Substantial Improvement/Substantial Damage Provisions of Floodplain Management Regulations**
City of St. Louis	✓		05/24/11		Through the issuance of building and floodplain development permits, followed by building inspections

2.12 County Capability Assessment

2.12.1 Mitigation Management Policies

Requirement 44 CFR §201.6(c)(3), the Plan documents each jurisdiction's existing authorities, policies, programs, and resources and its ability to expand on and improve these existing policies and programs.

The **Franklin County** Emergency Management Agency is charged with preparing for disasters. That duty includes advising the County Commission on mitigation measures and implementing those measures deemed appropriate by the Commission. In general, the County's policies encourage cooperation and coordination within the Franklin County agencies, as well as cooperation, including mutual aid compacts, between neighboring counties and the municipalities within Franklin County. The EOP provides for an integrated countywide emergency preparedness and response plan, utilizing public, nonprofit, and private resources. The EOP is reviewed and updated on a regular basis.

The **Jefferson County** Office of Emergency Management is charged with preparing for disasters. That duty includes advising the County Council on mitigation measures and implementing those measures deemed appropriate by the Council. In general, the County's policies encourage cooperation and coordination within the Jefferson County agencies, as well as cooperation, including mutual aid compacts, between neighboring counties and the municipalities within Jefferson County. The EOP provides for an integrated countywide emergency preparedness and response plan, utilizing public, nonprofit, and private resources. The EOP is reviewed and updated on a regular basis.

St. Charles County Regional Emergency Management is charged with preparing for disasters. That duty includes advising the County Executive and County Council on mitigation measures and implementing those measures deemed appropriate by the Council. In general, the County's policies encourage cooperation and coordination within the St. Charles County agencies, as well as cooperation, including mutual aid compacts, between neighboring counties and the municipalities within St. Charles County. The EOP provides for an integrated countywide emergency preparedness and response plan, utilizing public, nonprofit, and private resources. The EOP is reviewed and updated on a regular basis.

The **St. Louis County** Emergency Management Agency is charged with preparing for disasters. That duty includes advising the County Executive and County Council on mitigation measures and implementing those measures deemed appropriate by the Council. In general, the County's policies encourage cooperation and coordination within the St. Louis County agencies, as well as cooperation, including mutual aid compacts, between neighboring counties and the municipalities within St. Louis County. The EOP provides for an integrated countywide emergency preparedness and response plan, utilizing public, nonprofit, and private resources.

The **City of St. Louis'** City Emergency Management Agency is charged with preparing for disasters. That duty includes advising the Mayor and Board of Aldermen on mitigation measures and implementing those measures deemed appropriate by the Mayor and Board. In general, the city's policies encourage cooperation and coordination within the City's agencies, as well as cooperation, including mutual aid compacts, between neighboring counties and municipalities within the region. The EOP provides for an integrated citywide emergency preparedness and response plan, utilizing public, nonprofit, and private resources. The EOP is reviewed and updated on a regular basis.

The City of St. Louis is currently using the Strategic Land Use Plan of the St. Louis Comprehensive Plan, adopted in January 2005. In January 2025, the City completed a draft of its update of the Strategic Land Use Plan of the St. Louis Comprehensive Plan. This document is to be adopted by the Planning Commission in February 2025. There have also been numerous localized plans. The city's current EOP provides for identifying facilities and resources that require special security during a disaster, promoting the development and maintenance of mutual aid agreements with nearby agencies, requiring participation in drills and exercises, and identifying human and capital resources available for disaster response. The EOP includes an evacuation plan and identifies hazard mitigation measures.

2.12.2 Mitigation Programs – County, Municipal and District

Requirement 44 CFR §201.6(d)(3), the plan was revised to reflect progress in local mitigation efforts.

With such close proximity to multiple major river systems, the region has, by necessity, a strong commitment to mitigation activities. Multiple jurisdictions have sought funding for buyouts, tornado safe rooms, and other mitigation actions. Since 1990, some areas have been the recipients of hundreds of buyouts through FEMA, which resulted in the protection of lives and property while permanently removing structures from areas of repeated flooding. Figure 17 shows the distribution and concentration of flood buyouts by zip code from 1990 through 2016. More detailed assessments of county mitigation efforts follow.

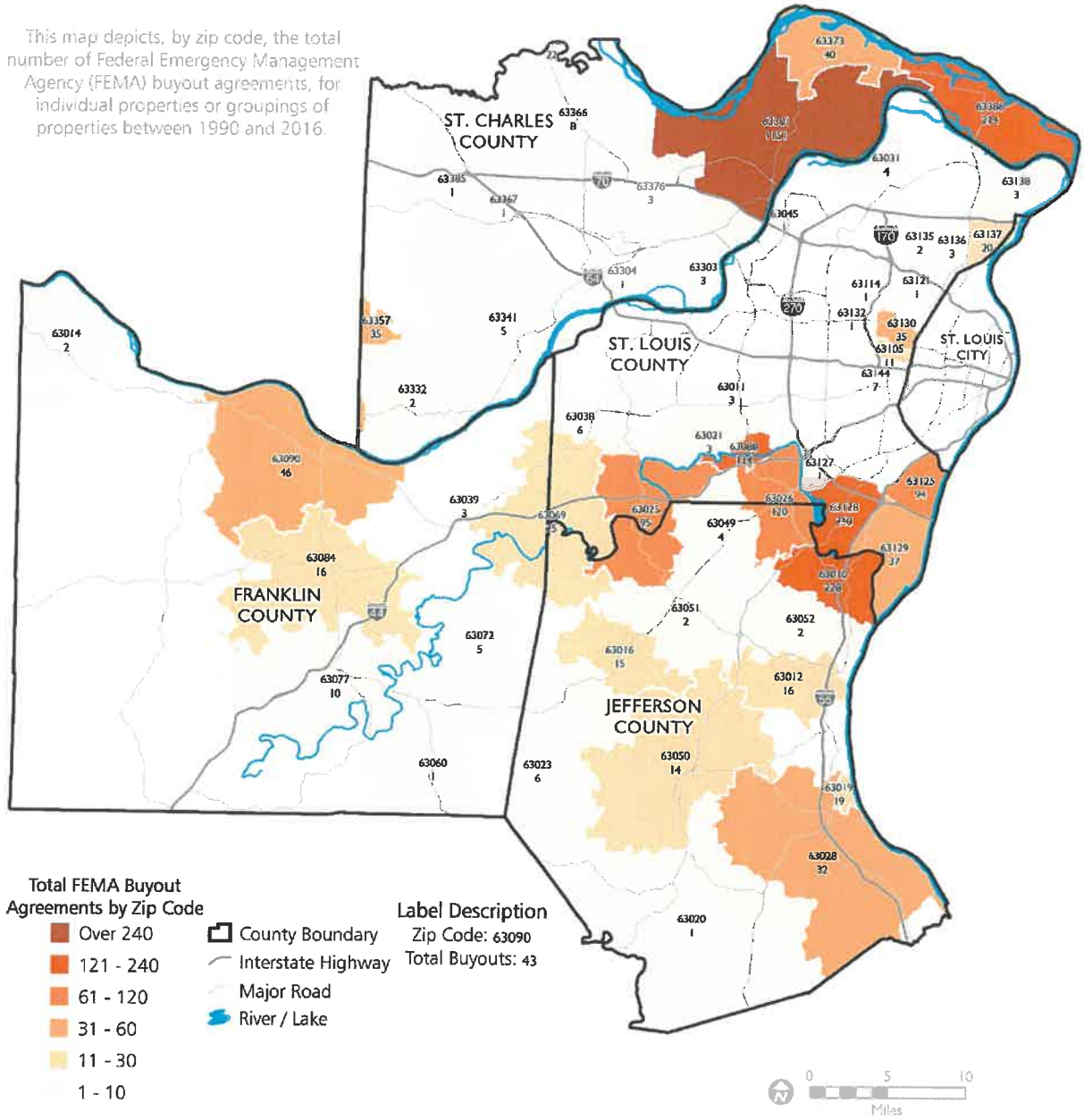
Figure 1, FEMA Buyouts by Zip Code

FEMA Buyout Agreements, 1990 - 2016

Missouri Portion of the

East-West Gateway Region

July 2019



EAST-WEST GATEWAY
Council of Governments

Sources: Federal Emergency Management Agency (FEMA); East-West Gateway Council of Governments

The main mitigation programs in **Franklin County** are floodplain management regulations and participation in and administration of NFIP. The County coordinates with Missouri River levee districts through the U.S. Corps of Engineers (USACE). Additional programs include the following:

- The County's floodplain regulations are aimed at restricting any new development in the floodplain. The current ordinance requires two feet of additional freeboard for new structures and requires an increase, if necessary, to that elevation when structures are significantly reconstructed within the floodplain. Minimum elevation above grade for structures outside identified flood hazard areas is determined on a case-by-case basis.
- The County has conducted public information and education efforts on flood awareness, dam safety, and pipeline awareness In addition,
    - The City of Washington has updated six weather sirens
    - The Washington School District constructed a tornado-safe room in a new elementary school
- Stormwater management and sedimentation and erosion control standards reduce water hazards by implementing measures as set forth in Appendix I-1 through I-6 and Sections 261 through 264 of the Franklin County Unified Land Regulations.
- The county is able to receive NWS warnings, and equipment is radio-activated. More than 70 percent of the county's population could be alerted within 30 minutes, and responders and key executive officials within five minutes.
- Elementary and secondary school students participate in an annual one-hour presentation on peacetime hazards and preparedness activities. Emergency management pamphlets are available to all county schools. Seasonal hazard awareness campaigns are conducted for extreme heat and cold weather hazards. Over the last five years, schools, community leaders, and public sector employees have received limited emergency management training.
- The Emergency Management Agency's director and key personnel have completed full training in planning, operations, exercise design, development, and evaluation, and response and recovery. In areas of professional development and hazard mitigation, training has been substantial.
- Geographic Information System (GIS) capabilities have facilitated the development of limited hazard area base maps that are available to interested parties.

Missouri laws require school districts in a Modified Mercalli Zone VII or above at a magnitude 7.6 earthquake to provide for public view each year, earthquake preparedness and safety information, such as earthquake procedures and a disaster plan, and conduct earthquake drills twice each year. Missouri statutes RSMo §260.451, §160.453, §160.455, and §160.457 provide that "the governing body of each school district shall request assistance from the State Emergency Management Agency and any local emergency management agency located within its district boundaries to develop and establish the earthquake emergency procedure system." While Franklin County is located in Zone VI, it is contiguous to Zone VII areas along its eastern and northern borders.

The main mitigation programs in **Jefferson County** are floodplain management regulations and participation in and administration of NFIP. The county coordinates with Mississippi River levee districts through USACE. Additional programs include the following:

- The County's floodplain regulations are aimed at restricting any new development in the floodplain. The current ordinance requires two feet of additional freeboard for new structures and requires an increase, if necessary, to that elevation when structures are significantly reconstructed within the floodplain. The minimum elevation is one foot above for structures in the identified regional floodplains.
- The county has conducted an acoustic survey map for outdoor warning sirens. participated in floodplain property acquisition, funded through FEMA's Hazard Mitigation Program. Additionally,
    - The City of Arnold has an active buyout program
    - The City of DeSoto is implementing property buyout recommendations from the 2019 Upper Joachim Floodplain Management Plan; approved for buyouts for four properties
- Stormwater management and sedimentation and erosion control standards that comply with Phase II NPDES regulations were implemented in 2004.
- Development is prohibited in identified floodways and wetlands.
- Development can occur on slopes steeper than three feet to one foot only after geotechnical analysis and receipt of an engineer's recommendation.
- The county is able to receive NWS warnings; equipment is radio-activated. During waking hours, using all available communications, less than 50 percent of the county's population could be alerted within 30 minutes; responders and key executive officials could be alerted within five minutes.
- The Emergency Management Agency's director and key personnel have completed substantial training in all facets of emergency management. Emergency response personnel, EOC operations staff, and volunteer agencies have received training and education within the last five years.
- The County also works with local school districts on emergency preparedness, conducting site evaluations and training.
- Jefferson County is located in a Modified Mercalli Zone VII area. Missouri statutes require school districts in a Modified Mercalli Zone VII or above at a magnitude 7.6 earthquake to provide for public view each year, earthquake preparedness and safety information, such as earthquake procedures and a disaster plan, and conduct earthquake drills twice each year. Missouri statutes RSMo §260.451, §160.453, §160.455, and §160.457 provide that "the governing body of each school district shall request assistance from the State Emergency Management Agency and any local emergency management agency located within its district boundaries to develop and establish the earthquake emergency procedure system."

For **St. Charles County**, the main mitigation programs are the County's floodplain management regulations and participation in and administration of NFIP. The County has a post-development redevelopment plan. The County coordinates with Missouri River and Mississippi levee districts through USACE. Additional programs:

- The County's floodplain regulations are aimed at restricting any new development in the floodplain. The current ordinance requires one foot of additional freeboard for new structures and requires structures to be elevated one foot above the 100-year

floodplain when they are substantially (50 percent or more) improved or damaged. The County has participated in local voluntary floodplain property acquisition, funded through the Community Development Block Grant – Disaster Recovery (CDBG-DR) Program.

Between April and July 2019, residents of St. Charles County were impacted by severe storms, tornadoes, straight-line winds, and a flooding event (Presential Disaster Declaration DR-4451). Congress appropriates funds to the U.S. Department of Housing and Urban Development (HUD) when there are unmet needs for long-term recovery from a disaster. The State of Missouri prepared an Action Plan for disaster recovery in 2020. Based on DR-4451. The plan focused on long-term disaster recovery and building community resilience to mitigate the impact of future disasters. St. Charles County submitted a grant application to the Missouri Department of Economic Development in May 2022. Congress allocated $15,530,460 in program delivery funds to St. Charles County in order to address disaster-affected areas across the county. Planning began in 2022, and a Local Voluntary Buyout Program (LVBOP) was initiated in 2024. The purpose of the mutual-voluntary LVBOP is to assist low to moderate-income families in relocating from disaster-affected areas and restoring the floodplain to its natural function. Letters were sent to 947 potentially eligible property owners asking if they are interested in the LVBOP. As of February 2025, 45 applications are being processed.

- In addition,
    - The City of St. Peters is addressing flooding and creekbank erosion
    - The City of Lake St. Louis is refurbishing two outdoor warning sirens and adding one siren
    - The City of Wentzville is implementing floodplain management strategies
    - The City of St. Charles has an active floodplain management program
    - The Ft. Zumwalt School District has constructed storm shelters at its schools and conducted an Emergency Procedures audit
    - The City St. Charles School District has constructed storm shelters at two elementary schools
    - The Orchard Farm School District included a tornado/storm shelter as part of the construction of the high school
- Stormwater management and sedimentation and erosion control standards reduce water hazards. The County has obtained an NPDES Phase II stormwater permit for an unincorporated portion of the county.
- The County is able to receive NWS warnings, and equipment is radio-activated. St. Charles County maintains 72 outdoor warning sirens and indoor warning receivers in County facilities that allow public access. Municipalities within the county maintain another 72 outdoor warning sirens. There are all-channel cable override capabilities available through Spectrum Communications.
- Elementary and secondary school students receive instruction about hazards and emergency management programs concerning peacetime hazards, preparedness activities, and hazard mitigation. The St. Charles County Regional Emergency Management, through the Training and Exercise Officer, conducts public outreach programs concerning earthquakes, tornados, severe warm weather storms, and severe winter storms. Over the last five years, schools and universities received substantial

emergency management presentations; other public and private sectors received limited training.

- The St. Charles County Regional Emergency Management director and key personnel have completed substantial training in all segments of emergency management, with the exception of disaster mitigation, in which training was rated as limited.
- GIS capabilities have facilitated the development of limited hazard area base maps that are available to interested parties.
- St. Charles County is in a Modified Mercalli Zone VII area. Missouri laws require school districts in a Modified Mercalli Zone VII or above at a magnitude 7.6 earthquake to provide for public view each year, earthquake preparedness and safety information, such as earthquake procedures and a disaster plan, and conduct earthquake drills twice each year. Missouri statutes RSMo §260.451, §160.453, §160.455, and §160.457 provide that "the governing body of each school district shall request assistance from the State Emergency Management Agency and any local emergency management agency located within its district boundaries to develop and establish the earthquake emergency procedure system."

In **St. Louis County**, the main mitigation programs are the county's floodplain management regulations and participation in and administration of NFIP. The county coordinates with Mississippi River and Missouri River levee districts through USACE. In July 2022, residents of St. Louis County and the City of St. Louis were impacted by severe storms and a flood event (Presidential Disaster Declaration DR-4665). Congress appropriates funds to the U.S. Department of Housing and Urban Development (HUD) when there are unmet needs for long-term recovery from a disaster. In 2023, a Federal Register notice announced that HUD had awarded St. Louis County $56,425,000 in Community Development Block Grant – Disaster Recovery (CDBG-DR) funds to address unmet needs and mitigation efforts in flood-impacted areas of the county. St. Louis County is in the process of developing its Action Plan and will administer and distribute funds for recovery projects and programs.

The final report of the U.S. Army Corps of Engineers (USACE) led Interagency Nonstructural/Silver Jackets: Coldwater Creek Floodplain Management Study (FPMS) is anticipated to be released in spring 2025. Partners included local governments, regional organizations, state and federal emergency management agencies, and the Economic Development Administration. After the 2022 flooding event in St. Louis County, in December 2022, FEMA released a post-disaster recovery document that called out over 30 proposed strategies to achieve equitable, risk-resistant, and resilient recovery outcomes. The focus of the Coldwater Creek FPMS evaluated structural and nonphysical mitigation efforts in order to reduce the effects of repetitive events and identify and prioritize recovery and mitigation projects by 2025 with input from local, state, and regional partners. Potential recommended strategies for properties in the study area to be further evaluated include wet floodproofing, dry floodproofing, elevation, or no recommendations. Nonstructural strategies that could be evaluated for viability in future studies include public flood warning systems and emergency preparedness planning, land use policies and recommendations, dissemination of warnings through different communications outlets, and flood emergency preparedness or emergency action plans.

Additional programs include the following:

- The county's floodplain regulations are aimed at restricting any new development in the floodplain.
- The county has participated in floodplain property acquisition, funded through the FEMA's Hazard Mitigation Program. Additionally,
    - The City of Bel-Nor has done tree trimming and removal of at-risk trees on city property and easements
    - The City of Brentwood is raising a major roadway out of the floodplain, buyouts, and conducting streambank stabilization and floodplain restoration
    - The City of Clayton has conducted training for emergency response personnel
    - The City of Creve Coeur has conducted a stormwater project to decrease roadway flooding and risks to public safety
    - The City of Edmundson has opened City Hall as a cooling or warming station during power outages; implemented stormwater control and drainage measures as part of road and park projects
    - The City of Glendale coordinates stormwater improvements with MSD
    - The City of Greendale conducts cleaning of sewer grates, has done tree trimming and removal, sidewalk and street repair, and provided literature to residents
    - The City of Hanley Hills is renovating City Hall, which will include flood mitigation
    - The City of Overland does snow removal and dead tree assessment
    - The City of Fenton has an active buyout program
    - The City of Ferguson has an active buyout program
    - The City of Ladue has an active buyout program
    - The City of Maryland Heights has an active buyout program
    - The City of Olivette has conducted a stormwater management program, including construction of rain gardens and detention facilities in parks, and is preparing a stormwater master plan
    - The City of Webster Groves budgeted city funds to demolish four structures deemed unliveable and has an active buyout program
    - The City of Crestwood is in the process of stabilizing a stream embankment erosion concern
    - The City of Wildwood has an active buyout program
    - The City of University City has an active buyout program, installing flood gates at municipal facilities, restoring municipal facilities, debris clean-up, and storm sewer improvements
    - The Brentwood School District has constructed storm shelters at each of their facilities
    - The Webster Groves School District has constructed storm shelters
- Stormwater management and sedimentation and erosion control standards reduce water hazards. MSD coordinates compliance programs associated with stormwater management programs in the county. MSD and 60 co-permits have been issued an

NPDES Phase II MS4 stormwater permit. Some municipalities have instituted their own standards in addition to those of MSD's.

- The county is able to receive NWS warnings, and warning equipment is radio-activated, with over 200 sirens located throughout the county. More than 85 percent of the county's population could be alerted within 30 minutes, and responders and key executive officials within 15 minutes.
- Elementary and secondary school students receive instruction about hazards and emergency management programs as a unit in their curriculum concerning peacetime hazards, preparedness activities, and hazard mitigation. Seasonal hazard awareness campaigns are conducted. During the last five years, private and public sectors have received limited to substantial emergency management training. The Office of Emergency Management offers extensive preparation and prevention information through internet links available on their website.
- The Emergency Management Agency's director and key personnel have completed substantial training in all facets of emergency management during the last five years.
- GIS capabilities have facilitated the development of limited hazard area base maps that are available to interested parties.
- St. Louis County is located in a Modified Mercalli Zone VIII area. Missouri laws require school districts in a Modified Mercalli Zone VII or above at a magnitude 7.6 earthquake to provide for public view each year, earthquake preparedness and safety information, such as earthquake procedures and a disaster plan, and conduct earthquake drills twice each year. Missouri statutes RSMo §260.451, §160.453, §160.455, and §160.457 provide that "the governing body of each school district shall request assistance from the State Emergency Management Agency and any local emergency management agency located within its district boundaries to develop and establish the earthquake emergency procedure system."

In the **City of St. Louis,** the main mitigation programs are the floodplain management regulations and participation in and administration of NFIP. The city coordinates with Mississippi River levee districts through USACE. In July 2022, the residents of St. Louis County and the City of St. Louis were impacted by severe storms and a flood event (Presidential Disaster Declaration DR-4665). Congress appropriates funds to the U.S. Department of Housing and Urban Development (HUD) when there are unmet needs for long-term recovery from a disaster. In 2023, HUD announced the allocation of $25,834,000 in Community Development Block Grant – Disaster Recovery (CDBG-DR) funds to the City of St. Louis to support long-term recovery efforts. In January 2025, the City submitted an Action Plan to HUD describing the impact of the storms and flooding event, identifying unmet needs for long-term recovery, and describing projects and activities eligible for CDBG-DR funding, which will address those unmet needs. Proposed project categories include a home repair program, a voluntary home buyout program, green infrastructure projects, flood recovery and mitigation planning efforts, and administration. An implementation plan is also being prepared. A request for proposals has been issued to select a firm to develop a regional flood mitigation and green infrastructure plan and a River des Peres feasibility and design study, as well as a request for qualifications for a firm to oversee the construction phase of the green infrastructure projects highlighted during the planning process. These programs are anticipated to begin in late summer 2025 after they receive HUD's approval. Funds are to be spent during 2026 – 2029.

In September 2024, the Missouri Coalition for the Environment (MCE), with the support of the Office of Sustainability for the City of St. Louis, began work on the development of an Extreme Urban Heat Action Plan for the City of St. Louis. Also working with MCE on this effort are The St. Louis Association of Community Organizations and the Urban Land Institute. The three-year process is funded by a $408,000 grant from the Missouri Foundation for Health. The focus of the first two years will be to prepare the plan with community input and identify policy priorities. In the third year, policy recommendations will be presented to the City and a guide to plan development will be prepared that other cities could use.

Additional programs include the following: The city's floodplain regulations are aimed at restricting any new development in the floodplain. The current ordinance requires one foot of additional freeboard for new structures and requires an increase, if necessary, to that elevation when structures are significantly reconstructed within the floodplain. The city has participated in floodplain property acquisition, funded through FEMA's Hazard Mitigation Program.

- Stormwater management and sedimentation and erosion control standards to reduce water hazards by implementing measures as set forth by MSD and City regulations.
- The city is able to receive NWS warnings, and equipment is radio-activated. Fifty to 69 percent of the city's population could be alerted within 30 minutes, and key executive officials within 15 minutes.
- Seasonal hazard awareness campaigns are conducted for extreme heat and cold weather hazards. Over the last five years, schools and universities, community leaders, business and labor organizations, service and nonprofit groups, and citizens at large have received at least limited emergency management education, and public sector employees have received substantial emergency management training.
- The City developed its own emergency preparedness handout for city schools that focuses on natural hazards and works with the school district on student and staff awareness.
- The Emergency Management Agency's director and key personnel have completed full development: planning, operations, exercise design, development, and evaluation, response and recovery, and disaster mitigation.
- GIS capabilities have facilitated the development of limited hazard area base maps that are available to interested parties.
- The City of St. Louis is located in a Modified Mercalli Zone VIII area. Missouri statutes require school districts in a Modified Mercalli Zone VII or above at a magnitude 7.6 earthquake to provide for public view each year an earthquake preparedness and safety information system, such as earthquake procedures and a disaster plan, and conduct earthquake drills twice each year. Missouri statutes RSMo §260.451, §160.453, §160.455, and §160.457 provide that "the governing body of each school district shall request assistance from the State Emergency Management Agency and any local emergency management agency located within its district boundaries to develop and establish the earthquake emergency procedure system."

2.13 Vulnerability Assessment of County Policies and Development Trends

Requirement 44 CFR §201.6(c)(3), the Plan documents each jurisdiction's existing authorities, policies, programs, and resources and its ability to expand on and improve these existing policies and programs.

Requirement 44 CFR §201.6(c)(4)(ii), the Plan describes a process by which local governments will integrate the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans, when appropriate.

See Appendix D for city, school district, and special district jurisdiction vulnerability assessments.

2.13.1 Commitments to a Comprehensive Mitigation Program

Franklin, Jefferson, St. Charles, and St. Louis Counties and the City of St. Louis all have well-established emergency management organizations. These agencies regularly update their EOP, addressing mitigation measures for hazards, both natural and man-made, incorporating any changes to the plan necessitated by changes in transportation infrastructure and land use.

2.13.2 Laws, Regulations, and Policies Related to Development in Hazard-prone Areas

The floodplain management ordinances of Franklin County, Jefferson County, St. Charles County, St. Louis County, and their respective municipalities and the City of St. Louis are based on policies to protect the health and welfare of people and minimize damage to public infrastructure and physical structures. They also restrict avoidable increases in flood height or velocity and protect individuals from buying land unsuited for the intended use due to a flood hazard.

Revised Statutes of Missouri (RSMo) §319.203 requires that cities and counties in the Level VII and above earthquake zone pass "an ordinance of order" regarding earthquake preparedness and building requirements demonstrating compliance with §319.207 for certain types of structures. This statute applies to Jefferson, St. Charles, St. Louis County, and the City of St. Louis. The City and St. Louis Counties are in a level VIII zone, and St. Charles and Jefferson Counties are in a level VII zone. Franklin County is located in a level VI zone. See Section 3.10, Figure 38, Modified Mercalli Map.

School districts in a Modified Mercalli Zone VII and above area are required by Missouri statutes to provide for public view each year an earthquake preparedness and safety information system, such as earthquake procedures and a disaster plan, and conduct earthquake drills twice each year. Missouri statutes RSMo §260.451, §160.453, §160.455, and §160.457 provide that "the governing body of each school district shall request assistance from the State Emergency Management Agency and any local emergency management agency located within its district boundaries to develop and establish the earthquake emergency procedure system."

2.13.3 County Laws, Regulations, and Policies Related to Hazard Mitigation in General

Zoning and floodplain ordinances in Franklin, Jefferson, St. Charles, and St. Louis Counties and the City of St. Louis, coupled with the enforcement of building codes and the approval process for subdivisions and new or reconstructive development ensures that hazards are addressed in the proposal and planning stages of the development process.

Stormwater regulations of Franklin, Jefferson, St. Charles, and St. Louis Counties are designed to minimize the harmful physical and economic effects of erosion, sedimentation, and flooding from stormwater runoff. This is accomplished through the requirement of measures to mitigate erosion, both during and after construction; the detention and controlled discharge of the differential runoff from the development; and a well-designed stormwater conveyance system.

Because the City of St. Louis has a combined sewer system, they are not required to have an MS4 permit and are not co-permittees with MSD's NPDES MS4 permit.

2.13.4 How the Counties and the City of St. Louis Determine Cost-Effectiveness of Mitigation Programs

Requirement 44 CFR §201.6(c)(3)(iv) and §201.6(c)(3)(iii), the Plan contains an action plan that describes how the actions identified will be prioritized (including cost-benefit review), implemented, and administered by each jurisdiction.

Cost-effectiveness is considered on a case-by-case basis, dependent upon the scope of damages, estimated savings in future hazard events, the type of mitigation project, and the probable hazard to human life in future events. A FEMA cost/benefit analysis criterion is required for FEMA-funded projects.

2.13.5 Capability Assessment Worksheets

The capability assessments for Franklin, Jefferson, St. Charles, and St. Louis Counties and the City of St. Louis are summarized in tables 2.64 – 2.68 below.

Table 2.64, Franklin County Capability Assessment

Franklin County* Capability Assessment			
Policies and Programs (e.g. Zoning Ordinance)	**Document Reference (e.g., Comprehensive Plan & page number)**	**Effectiveness for Mitigation (e.g., low, medium, high)****	**Rationale for Effectiveness (e.g., low because it allows development in floodplain)**
Floodplain management	County Floodplain Management Ordinance	High	New construction and improvements are not allowed without extensive mitigation requirements. Any encroachments such as fill, new construction, or other developments within in the floodway must not create any increase in flood levels within the community during a base flood discharge. Requires 2 feet freeboard.
Multi-hazard emergency plan	County Emergency Operations Plan	Medium	Consider more formal mutual aid agreements, improve the Emergency Operations Center, warning systems in rural areas, emergency response equipment, training for volunteer agencies and the private sector, and public preparedness education.
Stormwater regulations	County Stormwater and Subdivision Regulations	Medium	Stormwater runoff, sediment and erosion management provides effective measures to deal with increasing development trends.
Building regulations	County IBC 2021	Medium	County has building inspectors that ensure construction is built to code.
Flood insurance	Joined NFIP 10/16/84 #290443	High	The county administers and participates fully in the NFIP.
Missouri River levee issues	Levee districts	Medium	Coordination with county jurisdictions through USACE.

*No changes were made from the previous plan update except for updating the year of the most recent building code.

** High – Policy and Program in place and in use

Medium – Policy and Program in place but needs refinement, increased involvement

Low – Policy and Program in place but elements work against mitigation

Table 2.65, Jefferson County Capability Assessment

Jefferson County* Capability Assessment			
Policies and Programs (e.g. Zoning Ordinance)	**Document Reference (e.g., Comprehensive Plan & page number)**	**Effectiveness for Mitigation (e.g., low, medium, high)****	**Rationale for Effectiveness (e.g., low because it allows development in floodplain)**
Floodplain management	County Floodplain Management Ordinance	High	New construction and improvements are not allowed without extensive mitigation requirements. Any encroachments such as fill, new construction, or other developments within the floodway must not create any increase in flood levels within the community during a base flood discharge. Requires 2 feet freeboard.
Multi-hazard emergency plan	County Emergency Operations Plan	Medium	Consider more formal mutual aid agreements, improve the Emergency Operations Center, warning systems in rural areas, emergency response equipment, training for volunteer agencies and the private sector, and public preparedness education.
Stormwater regulations	County Stormwater and Subdivision Regulations	Medium	Stormwater runoff, sediment, and erosion management provide effective measures to deal with increasing development trends.
Building regulations	County IBC 2015	Medium	The county has building inspectors that ensure construction is built to code.
Flood Insurance	Joined NFIP 5/16/83 #290808	High	The county administers and participates fully in the NFIP.
Mississippi River levee issues	Levee districts	Medium	Coordination with county jurisdictions through USACE.

*No changes were made from the previous plan update except for updating the year of the most recent building code.

** High – Policy and Program in place and in use
Medium – Policy and Program in place but needs refinement, increased involvement
Low – Policy and Program in place, but elements work against mitigation

Table 2.66, St. Charles County Capability Assessment

St. Charles County* Capability Assessment			
Policies and Programs (e.g. Zoning Ordinance)	**Document Reference (e.g., Comprehensive Plan & page number)**	**Effectiveness for Mitigation (e.g., low, medium, high)****	**Rationale for Effectiveness (e.g., low because it allows development in floodplain)**
Floodplain management	County Floodplain Management Ordinance	High	New construction and improvements are not allowed without extensive mitigation requirements. Any encroachments such as fill, new construction, or other developments within the floodway must not create any increase in flood levels within the community during a base flood discharge. Requires 2 feet freeboard. Must be 1 ft above 100 of flood level.
Multi-hazard emergency plan	Regional Emergency Operations Plan	Medium	Consider more formal mutual aid agreements; improve Emergency Operations Center training for ESFs, private sector partners, and volunteer agencies; add warning systems in rural areas; update/upgrade emergency response equipment.
Stormwater regulations	County Stormwater/ Erosion and Subdivision Regulations Stream Maintenance Ord.	Medium	Stormwater runoff, sediment, and erosion management provide effective measures to deal with increasing development trends.
Building regulations	County IBC 2021	Medium	The county has building inspectors that ensure construction is built to code.
Flood Insurance	Joined NFIP 9/15/78 #290315	High	The county administers and participates fully in the NFIP.
Missouri and Mississippi Rivers levee issues	Levee districts	Medium	Coordination with county jurisdictions through USACE.

*No changes were made from the previous plan update except for updating the year of the most recent building code.

** High – Policy and Program in place and in use
Medium – Policy and Program in place but needs refinement, increased involvement
Low – Policy and Program in place, but elements work against mitigation

Table 2.67, St. Louis County Capability Assessment

St. Louis County* Capability Assessment			
Policies and Programs (e.g. Zoning Ordinance)	**Document Reference (e.g., Comprehensive Plan & page number)**	**Effectiveness for Mitigation (e.g., low, medium, high)****	**Rationale for Effectiveness (e.g., low because it allows development in floodplain)**
Floodplain management	County Floodplain Management Ordinance	High	New construction and improvements are not allowed without extensive mitigation requirements. Any encroachments such as fill, new construction, or other developments within the floodway must not create any increase in flood levels within the community during a base flood discharge. Requires 2 feet freeboard.
Multi-hazard emergency plan	County Emergency Operations Plan	Medium	Consider more formal mutual aid agreements, improve the Emergency Operations Center, warning systems in rural areas, emergency response equipment, training for volunteer agencies and the private sector, and public preparedness education.
Stormwater regulations	County Stormwater and Subdivision Regulations Phase II Stormwater Management Plan (MSD, 59 local governments)	Medium	Stormwater runoff, sediment, and erosion management provide effective measures to deal with increasing development trends.
Building regulations	County IBC 2015	Medium	The county has building inspectors that ensure construction is built to code, but newer code needs to be adopted.
Flood Insurance	Joined NFIP 9/15/78 #290327	High	The county administers and participates fully in the NFIP.
Mississippi & Missouri River levee issues	Levee districts	Medium	Coordination with county jurisdictions through USACE.

*No changes were made from the previous plan update except for updating the year of the most recent building code.

** High – Policy and Program in place and in use
Medium – Policy and Program in place but needs refinement, increased involvement
Low – Policy and Program in place, but elements work against mitigation

Table 2.68, City of St. Louis Capability Assessment

City of St. Louis* Capability Assessment			
Policies and Programs (e.g. Zoning Ordinance)	**Document Reference (e.g., Comprehensive Plan & page number)**	**Effective-ness for Mitigation (e.g., low, medium, high)****	**Rationale for Effectiveness (e.g., low because it allows development in floodplain)**
Floodplain management	City Floodplain Management Ordinance	High	New construction and improvements are not allowed without extensive mitigation requirements. Any encroachments such as fill, new construction, or other developments within the floodway must not create any increase in flood levels within the community during a base flood discharge.
Multi-hazard emergency plan	City Emergency Operations Plan	Medium	Consider more formal mutual aid agreements, improve the Emergency Operations Center, warning systems in rural areas, emergency response equipment, training for volunteer agencies and the private sector, and public preparedness education.
Stormwater regulations	The City has a combined sewer system and, as such, does not fall under NPDES requirements.	Not applicable	Stormwater runoff, sediment, and erosion management provide effective measures to deal with increasing development trends.
Building regulations	IBC 2018	Medium	The city has building inspectors that ensure construction is built to code.
Flood Insurance	Joined NFIP 7/16/79 #290385	High	The city administers and participates fully in the NFIP.
Mississippi River levee issues	Levee districts	Medium	Coordination with county jurisdictions through the USACE.

*No changes were made from the previous plan update except for updating the year of the most recent building code.

** High – Policy and Program in place and in use
Medium – Policy and Program in place but needs refinement, increased involvement
Low – Policy and Program in place, but elements work against mitigation

3.0 – Hazards and Risk Assessment

44 CFR Requirement §201.6(c)(2): The Plan includes a risk assessment that provides the factual basis for activities proposed in the strategy to reduce losses from identified hazards. Local risk assessments must provide sufficient information to enable the jurisdiction to identify and prioritize appropriate mitigation actions to reduce losses from identified hazards.

The purpose of the risk assessment is to identify and profile the relevant natural hazards that impact the St. Louis Region. The risk assessment analyzes the exposure of property, lives, and infrastructure within the planning area to these hazards. The risk assessment allows the communities, schools, and special districts in the region to better understand their potential risk to the identified hazards. The risk assessment provides a framework for developing and prioritizing mitigation actions to reduce risk from future hazard events.

This chapter is divided into four main parts:

- **Section 3.1 Hazard Identification** identifies the hazards threatening the planning area and provides a factual bases for elimination of hazards from further consideration
- **Section 3.2 Assets at Risk** provides the planning area's total exposure to natural hazards, considering critical facilities and other community assets at risk;
- **Section 3.3 Land Use and Development** discusses development that has occurred since the last plan update and any increased or decreased risk that resulted. This section also discusses areas of planned future development and any implications on risk/vulnerability;
- **Section 3.4 Hazard Profiles and Vulnerability Analysis** provides more detailed information about the hazards impacting the planning area. For each hazard, there are three sections: 1) Hazard Profile provides a general description and discusses the threat to the planning area, the geographic location at risk, potential Strength/Magnitude/Extent, previous occurrences of hazard events, probability of future occurrence, risk summary by jurisdiction, impact of future development on the risk; 2) Vulnerability Assessment further defines and quantifies populations, buildings, critical facilities, and other community/school or special district assets at risk to natural hazards; and 3) Problem Statement briefly summarizes the problem and develops possible solutions.

Terminology

Assets: These are determined by the community and include, but are not limited to, people, structures, systems, natural, historic, and cultural resources and cultural resources; and/or activities that have value to the community.

Community Assets: The people, structures, facilities, and lifelines that have value to the community.

Extent: The range of anticipated intensities of the identified hazards.

Impacts: the consequences or effects of each hazard on the participant's assets identified in the vulnerability assessment. For example, impacts could be described by referencing historical disaster damage with an estimate of potential future losses (such as percentage of damage vs. total exposure).

Natural Hazard: A source of harm or difficulty created by a meteorological, environmental or geological event. Natural hazards, such as flooding and earthquakes, impact the built environment, including dams and levees.

Risk: The potential for damage or loss created by the interaction of natural hazards with assets, such as buildings, infrastructure, or natural and cultural resources.
(Federal Emergency Management Agency, 2022)

Vulnerability: a description of which assets, including structures, systems, populations, and other assets as defined by the community, within locations identified to be hazard-prone, are at risk from the effects of the identified hazard(s).

3.1 Hazard Identification

Requirement 44 CFR §201.6(c)(2)(i): The risk assessment shall include a description of the type, location, and extent of all natural hazards that can affect the jurisdiction. The plan shall include information on previous occurrences of hazard events and on the probability of future hazard events.

The five counties in eastern central Missouri share common geographic, climatic, and related risk factors that make them susceptible to certain hazards. In this section the Plan addresses the natural hazards all these counties and communities share. This Plan will include only natural hazards, as only natural hazards are required by federal regulations to be included. Ten major natural hazards are the focus of this mitigation plan (See Table 3.1 below). These hazards are briefly discussed, and the hazard experiences for the previous 20 years, 2004 - 2023, are described by county.

Detailed data for hazard events can be found in Appendices X and X. A note about hazards: some natural hazards are unique to individual jurisdictions – sinkholes, flood, dam and levee failure, and to a smaller extent, earthquake (jurisdictions have the same hazard level as their respective counties in terms of earthquake risk, but there are three different earthquake risk levels in the five-county region, so those risks are somewhat individualized). For cities, school districts, and special districts, these hazards are identified and vulnerabilities assessed in Appendix X. Tornado, severe cold and heat, and drought are regional hazards and addressed in Section 3 and Appendix X

Table 3.1, Natural Hazards in the Region

2020 Plan Update	2025 Plan Update
Flood	Flood
Dam/Levee Failure	Dam/Levee Failure
Sinkholes	Sinkhole/Ground Failure
Drought	Drought
Wildfires	Wildfire
Earthquake	Earthquake
Severe Heat/Heat Wave	Extreme Temperatures
Severe Winter Weather	Severe Winter Weather
Severe Thunderstorm Winds, Lightning, and Hail	Severe Thunderstorms: Wind, Lightning, and Hail
Tornado	Tornado

For this update, as in past plans, landslide is not included due to the limited spatial extent of this hazard and minimal damage recorded. Coastal storms, hurricanes, tsunamis, avalanche, and volcanic activity are also not included as these hazards do not exist within the five-county area due to their geographic location and geologic conditions.
Each of the natural disasters can precipitate cascading hazards as a result of natural disasters. Cascading hazards could include interruption of power and water supplies and business and transportation disruption. Disasters also can cause civil unrest, electrical grid failure, interruption of transportation services, and environmental health hazards. Any of these alone or in combination could possibly impact emergency response activities.

3.1.1 Limitations for National Climatic Database Data

The National Centers for Environmental Information (formerly National Climatic Data Center) Storm Events Database is an official publication of the National Oceanic and Atmospheric Administration (NOAA). The database documents the

occurrence of storms and other significant weather phenomena that have sufficient intensity to cause loss of life, injuries, significant property damage, and/or disruption to commerce. In addition, it is a partial record of other significant meteorological events, such as record maximum or minimum temperatures or precipitation that occurs in connection with another event.

Some information appearing in the storm data may be provided by or gathered from sources outside the NWS, such as the media, law enforcement and/or other government agencies, private companies, individuals, etc. An effort is made to use the best available information however, because of time and resource constraints, information from these sources may be unverified by the NWS.

For damage amounts, the NWS makes a best guess using all available data at the time of publication. The damage amounts are received from a variety of sources, including those listed above in the data sources section. Property and crop damage should be considered as a broad estimate. When listing property and crop damage, the figures indicated are the best guess made by the NWS from the available sources of information at the time of the publication.

Tornados may contain multiple segments. A tornado that crosses a county line or state line is considered a separate segment. Also, a tornado that lifts off the ground for less than five minutes or 2.5 miles is considered a separate segment. If the tornado lifts off the ground for greater than five minutes or 2.5 miles, it is considered a separate tornado. Tornados reported in Storm Data and the Storm Events Database are in segments.

Damages reported are in dollar values as they existed at the time of the storm event. They do not represent current dollar values. Note that injuries and deaths caused by a storm event are reported on an area-wide basis. When performing a search by county, the death or injury listed in connection with that county did not necessarily occur in that county. Also, the cause of death does not necessarily reflect a particular storm or temperature event and so does not get captured with the weather data.

3.1.2 Disaster Declarations

Table 3.2 summarizes the Federal Disaster Declarations issued since 2019, including part of the five-county area.

Table 3.2, Disaster Declarations

Declaration Number	County	Description	Declaration Date/Incident Period	Individual Assistance (IA) Public Assistance (PA)
EM-3482	ALL: Franklin, Jefferson, St. Louis City, St. Louis County, St. Charles County	Covid-19 Pandemic	Declaration Date: 03/13/2020 Incident Period: 01/20/2020-05/11/2023	none
DR-4490	ALL: Franklin, Jefferson, St. Louis City, St. Louis County, St. Charles County	Covid-19 Pandemic	Declaration Date: 03/26/2020 Incident Period: 01/20/2020-05/11/2023	IA & PA
DR-4665	St. Charles County, St. Louis City, St. Louis County	Severe Storms and Flooding	Declaration Date: 08/08/2022 Incident Period: 07/25/2022-07/28/2022	IA & PA
DR-4451	St. Louis City, St. Charles, Jefferson	Severe Storms, Tornadoes, and Flooding	Declaration Date: 07/09/2019 Incident Period: 04/29/2019-07/06/2019	IA & PA

Source: Federal Emergency Management Agency (FEMA), OpenFEMA Dataset: Disaster Declarations Summaries - v2. Retrieved from https://www.fema.gov/openfema-data-page/disaster-declarations-summaries-v2 on October 7th, 2024. This product uses the FEMA OpenFEMA

API, but is not endorsed by FEMA. The Federal Government or FEMA cannot vouch for the data or analyses derived from these data after the data have been retrieved from the Agency's website(s).

3.2 Risk and Vulnerability Assessments

The beginning of this section summarizes the vulnerability assessment of all hazards by county. The remainder of this section contains in-depth analyses of the natural hazards which may potentially affect the five-county area. For each hazard, there is information on the probable location of the hazard or areas anticipated to be affected by it, its event history from 2010 to 2019, the probability of hazard occurrence, the severity of the hazard, and the vulnerability of a five-county area to a particular hazard. To assemble this information, multiple data sources were researched. True regional hazards such as drought, earthquake, heat wave, tornado, Severe Winter Weather, and severe thunderstorm wind, hail, and lightning have been assessed equally across the region and for each jurisdiction. See Appendices X

Dam/Levee failure, flood, and sinkholes, which are not regional, are evaluated based on proximity, risk, and history of past events and those assessments for cities, school districts, and special districts can be found in Appendix X.

Risk assessments and vulnerability analysis for cities, school districts, and special districts can be found in Appendix X.

Note,

- when housing density is given, the number reflects the units per square mile and
- all maps containing floodplain data were downloaded from FEMA's Risk MAP portal, https://msc.fema.gov/portal/advanceSearch and are current as of July 31, 2019.

Sections 2.3 and 2.5 contain information on critical facilities and assets found in the counties and municipalities making up the five-county region. These include medical facilities, long-term care facilities, schools, childcare centers and local and state government structures. These facilities represent resources for care and shelter as well as installations critical to community services and operations. Also identified are population groups which may require a higher level of care in the event of a natural hazard. Appendix B contains detailed critical asset tables including open space, historic properties and bridges. Section 2.6 addresses land use and development and population changes over time. In Section 2.7 there is a discussion on employment and information on changes in housing units since the last Hazard Mitigation Plan update.

Critical and Essential Facilities contains a series of regional and individual county maps highlighting locations of those critical and essential facilities, including school buildings, projected to be impacted by the natural hazards examined in this document. To determine overall risk, the probability of a hazardous event taking place and the severity of the consequences of such an event were considered. Historical records for 2004 – 2023 were reviewed to establish probability. Only the total number of years in which hazard events occurred, not the number of hazard events, was used to estimate probability. Probability was classified as low, medium, or high.

- Low (L) – Hazard has little or no chance of happening (less than one percent chance of occurrence in any given year).
- Medium (M) – Hazard has a reasonable probability of occurring (between one and 10 percent chance of occurrence in any given year).
- High (H) – The probability is considered sufficiently high to assume that the event will occur (between 10 and 100 percent chance of occurrence in any given year).

Severity was defined as the deaths, injuries, or damage which could result from a hazard. Severity was also classified as low, medium, or high.

- Low (L) – Few or minor damages or injuries are likely.
- Medium (M) – Injuries to personnel and damage to property and the environment are expected.
- High (H) – Deaths, major injuries, and damages will likely occur.

The potential percentage of the land area of a county that could be affected by a hazard is classified on a scale of one to four and is defined as:

- Less than ten percent (1)
- 10 to 25 percent (2)
- 25 to 50 percent (3)
- More than 50 percent (4)

The overall risk was determined by averaging probability with severity. For probability and severity, low was assigned a value of one, medium was assigned a value of two, and high a value of three. For example, for a hazard with a high probability (3) and a high severity (3), the formula would be [(3 + 3)/2 = 3 or high]. All fractions were rounded up to the next whole number.

Vulnerability Ratings: True regional hazards, drought, earthquake, heat wave, tornado, Severe Winter Weather, and severe thunderstorm wind, hail, and lightning have been weighted equally across the region. Dam/Levee failure and sinkholes are evaluated based on proximity.

Sinkhole Vulnerability: Sinkhole vulnerability at the city level was assessed using a different scale than that at the county level. The scale of the sinkhole rating values used at the county level from in the State Hazard Mitigation Plan (2018) is too large to effectively estimate the vulnerability of municipalities and school districts to sinkholes. EWG prepared the following vulnerability assessment scale using the MoDNR dataset of known and probable sinkholes by location by individual municipality within a county:

- Low – 0 to 5 sinkholes have been identified
- Medium – 6 to 25 sinkholes have been identified
- High – 26+ sinkholes have been identified

Also included in the analysis is the Social Vulnerability Index (SOVI). According to the 2023 Missouri State Hazard Mitigation Plan, the SOVI measures the social vulnerability of U.S. counties to environmental hazards for the purpose of examining the differences in social vulnerability among counties. It was developed by the Hazards and Vulnerability Research Institute in the Department of Geography at the University of South Carolina. Based on national data, it synthesizes 42 socio-economic and built environment variables that research literature suggests contribute to a reduction in a community's capacity to prepare for, respond to, and recover from environmental hazards (i.e., social vulnerability). Eleven composite factors were identified that differentiate counties according to their relative level of social vulnerability: personal wealth, age, density of the built environment, single-sector economic dependence, housing stock and tenancy, race, ethnicity, occupation, and infrastructure dependence. Each county was assigned to one of five SOVI categories: high (5) counties in the top 20 percent; medium-high (4) counties; medium (3) counties; medium-low (2) counties; and low (1) counties, lowest 20 percent. A high ranking means that the county is more susceptible to the adverse impact of hazard events and a low ranking means that the county is more resilient.

Following the summarized vulnerability assessment of the region are the analyses of each of the natural hazards that could affect the school districts, Franklin, Jefferson, St. Charles, and St. Louis counties and the City of St. Louis and the municipalities within them. See Appendix X for more details. Some hazards, such as flooding and dam failure, may occur in more specific locations. Each county risk and vulnerability analysis is followed by a county map detailing critical assets and infrastructure at risk. Tables 3.3-3.10 provide hazard summaries and vulnerability assessments for the counties and their municipalities. Building exposure vulnerability reflects estimated values and degree of density to determine the rating.

Table 3.3, Franklin County Hazard Summary

Franklin County Hazard Summary 2004-2023					
County	Hazard	% Land Area Affected	Severity	Probability of Occurrence	Overall Risk
Franklin	Tornado *	1	Rank – Medium Damage - $318,570,000 Deaths - 3 Injuries - 27	Rank – High Total Events - 6 Years with 1 + events - 2 Probability – 20%	High
	Thunderstorm High Winds (>60 knots)*	1	Rank - Medium Damage - $114,000 Deaths - 0 Injuries -14	Rank - High Total Events - 60 Years with 1 + events - 10 Probability – 60%	High
	Hail (> 1.5 inches)*	1	Rank - Low Damage – 0 Deaths - 0 Injuries - 0	Rank - High Total Events - 34 Years with 1 + events - 8 Probability – 65%	Medium
	Lightning*	1	Rank - Low Damage - 0 Deaths - 0 Injuries - 0	Rank - Low Total Events - 1 Years with 1 + events - 0 Probability - 5%	Low
	Flood (Riverine)*	3	Rank - Medium Damage - $2,005,000 Deaths - 0 Injuries - 2	Rank - Medium Total Events - 9 Years with 1 + events - 3 Probability – 30%	High
	Flash Flooding*	4	Rank - Low Damage – $0 Deaths – 0 Injuries – 0	Rank – Medium Total Events – 24 Years with 1+ events - 8 Probability – 60%	Medium
	Winter Weather*	4	Rank - Low Damage - 0 Deaths - 0 Injuries - 3	Rank - High Total Events – 5 Years with 1 + events - 3 Probability – 15%	Medium
	Drought*	4	Rank - Low Damage - Deaths - 0 Injuries - 0	Rank - Medium Total Events - 9 Years with 1 + events - 3 Probability – 20%	Medium
	Excessive Heat*	4	Rank - Low Damage – n/a Deaths - 0 Injuries – 5	Rank - High Total Events - 26 Years with 1 + events - 5 Probability – 48%	Medium

Franklin County Hazard Summary 2004-2023					
County	Hazard	% Land Area Affected	Severity	Probability of Occurrence	Overall Risk
Franklin	Earthquake	3	Rank - Low Damage - 0 Deaths - 0 Injuries - 0	Rank - High Total Events - 3 Years with 1 + events - 0 Probability - 25 - 45% chance magnitude 6.0 earthquake may occur through 2053	High
	Dam / Levee Failure No events on record	2	Rank - Low Damage - 0 Deaths - 0 Injuries - 0	Rank - Low Total Events - 0 Years with 1 + events - 0 Probability - 0	Low
	Wildland Fire No events on record	1	Rank - Low Damage - 0 Deaths - 0 Injuries - 0	Rank - High Total Events - 541 Years with 1 + events - 10 Probability - 100%	Medium
	Sinkholes	1	Rank - Low Damage - 0 Deaths - 0 Injuries - 0	Rank - Low Total Events - 0 Years with 1 + events - 0 Probability - 0	Low

*Source: Storm Events Database, National Centers for Environmental Information, National Oceanic and Atmospheric Administration

Table 3.4, Franklin County Vulnerability Assessment by Hazard and Jurisdiction

Franklin County Incorporated Units Vulnerability Assessment											
Community	Dam/ Levee[1]	Drought	Earthquake	Flood[2]	Heat	Tornado	Wildfire	Sinkholes	Severe Winter Weather	Tstrm Wind / Hail / Lightning	SOVI Index
City of Berger	Medium High	Medium	Relatively Low	High	Medium Low	Medium	Medium Low	Medium-Low	Medium High	Medium	Low Medium
Town of Charmwood	Medium High	Medium	Relatively Low	High	Medium Low	Medium	Medium Low	Medium-Low		Medium	Low Medium
City of Gerald	Medium High	Medium	Relatively Low	High	Medium Low	Medium	Medium Low	Medium-Low	Medium High	Medium	Low Medium
Village of Leslie	Medium High	Medium	Relatively Low	High	Medium Low	Medium	Medium Low	Medium-Low	Medium High	Medium	Low Medium
Village of Miramiguoa Park	Medium High	Medium	Relatively Low	High	Medium Low	Medium	Medium Low	Medium-Low	Medium High	Medium	Low Medium

[1] *The Dam/Levee column represents the ranking of the Number of High Hazard Dams per County: Ranking methodology is as follows: (High: 54-100, Medium-High: 31-53, Medium: 17-30, Medium Low:1-16)*

[2] *Flood Vulnerability in this column was determined based on EWGCOG analysis of events over the last 20 years.*

City of New Haven	Medium High	Medium	Relatively Low	High	Medium Low	Medium	Medium Low	Medium-Low	Medium High	Medium	Low Medium
Village of Oak Grove	Medium High	Medium	Relatively Low	High	Medium Low	Medium	Medium Low	Medium-Low	Medium High	Medium	Low Medium
City of Pacific	Medium High	Medium	Relatively Low	High	Medium Low	Medium	Medium Low	Medium-Low	Medium High	Medium	Low Medium
Village of Parkway	Medium High	Medium	Relatively Low	High	Medium Low	Medium	Medium Low	Medium-Low	Medium High	Medium	Low Medium
City of St. Clair	Medium High	Medium	Relatively Low	High	Medium Low	Medium	Medium Low	Medium-Low	Medium High	Medium	Low Medium
City of Sullivan	Medium High	Medium	Relatively Low	High	Medium Low	Medium	Medium Low	Medium-Low	Medium High	Medium	Low Medium
City of Union	Medium High	Medium	Relatively Low	High	Medium Low	Medium	Medium Low	Medium-Low	Medium High	Medium	Low Medium
City of Washington	Medium High	Medium	Relatively Low	High	Medium Low	Medium	Medium Low	Medium-Low	Medium High	Medium	Low Medium

(Missouri State Emergency Management Agency, 2023)

Figure 3.1, Franklin County Critical Infrastructure

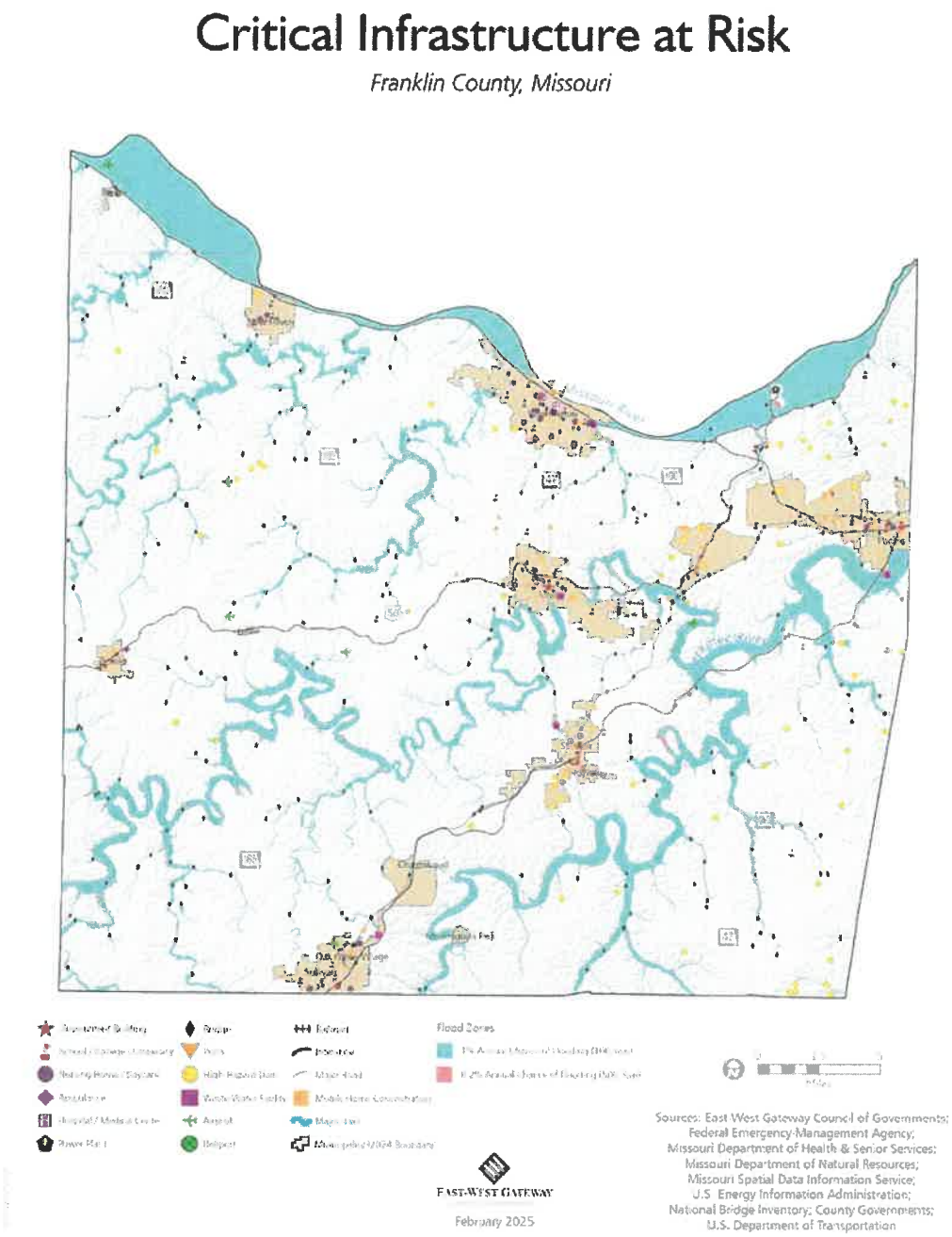


Table 3.5, Jefferson County Hazard Summary

Jefferson County Hazard Summary 2004 - 2023					
County	Hazard	% Land Area Affected	Severity	Probability of Occurrence	Overall Risk
Jefferson	Tornado*	1	Rank- Low Damage - $0 Deaths – 0 Injuries - 1	Rank – High Total Events – 10 Years with 1+ events – 3 Probability – 25%	Medium
	Severe Thunderstorm Wind (wind speed ≥ 67 mph)*	1	Rank – Medium Damage - $22,000 Deaths – 1 Injuries - 2	Rank – High Total Events – 24 Years with 1+ events – 6 Probability – 50%	High
	Hail*	1	Rank – Low Damage - $32,000 Deaths – 0 Injuries - 0	Rank – High Total Events – 32 Years with 1+ events – 9 Probability – 65%	Medium
	Lightning*	1	Rank – Low Damage - $2,000 Deaths – 1 Injuries - 0	Rank – High Total Events – 4 Years with 1+ events - 1 Probability – 15%	Medium
	Flood*	3	Rank – Medium Damage - $2,200,000 Deaths – 1 Injuries - 0	Rank – High Total Events – 7 Years with 1+ events – 20 Probability 25%	High
	Severe Winter Weather (snow, ice, extreme cold)*	4	Rank – Low Damage - $0 Deaths – 0 Injuries - 0	Rank – Medium Total Events - Years with 1+ events – 0 Probability – 10%	Medium
	Drought*	4	Rank – Low Damage - $0 Deaths – 0 Injuries – 0	Rank – High Total Events – 10 Years with 1+ events -3 Probability – 25%	Medium
	Excessive Heat*	4	Rank – Low Damage – 0 Deaths – 0 Injuries – 0	Rank – High Total Events – 29 Years with 1+ events – 7 Probability – 55%	Medium
	Earthquake	3	Rank - Low Damage – 0 Deaths – 0 Injuries – 0	Rank - Total Events – 3 Years with 1+ events - Probability -	Low
	Dam/ Levee Failure	2	Rank - Damage - Deaths - Injuries -	Rank - Total Events - Years with 1+ events - Probability -	Low
	Wildland Fire	1	Rank – Medium Damage - Deaths – 0 Injuries – 0	Rank – High Total Events – 1,439 Years with 1+ events – 20 Probability – 100%	Medium
	Sinkholes	1	Rank – Medium-Low Damage - Deaths – 0 Injuries - 0	Rank - Total Events – 54 Years with 1+ events - Probability -	Low

**Source: Storm Events Database, National Centers for Environmental Information, National Oceanic and Atmospheric Administration*

Figure 3.2, Jefferson County critical assets at risk

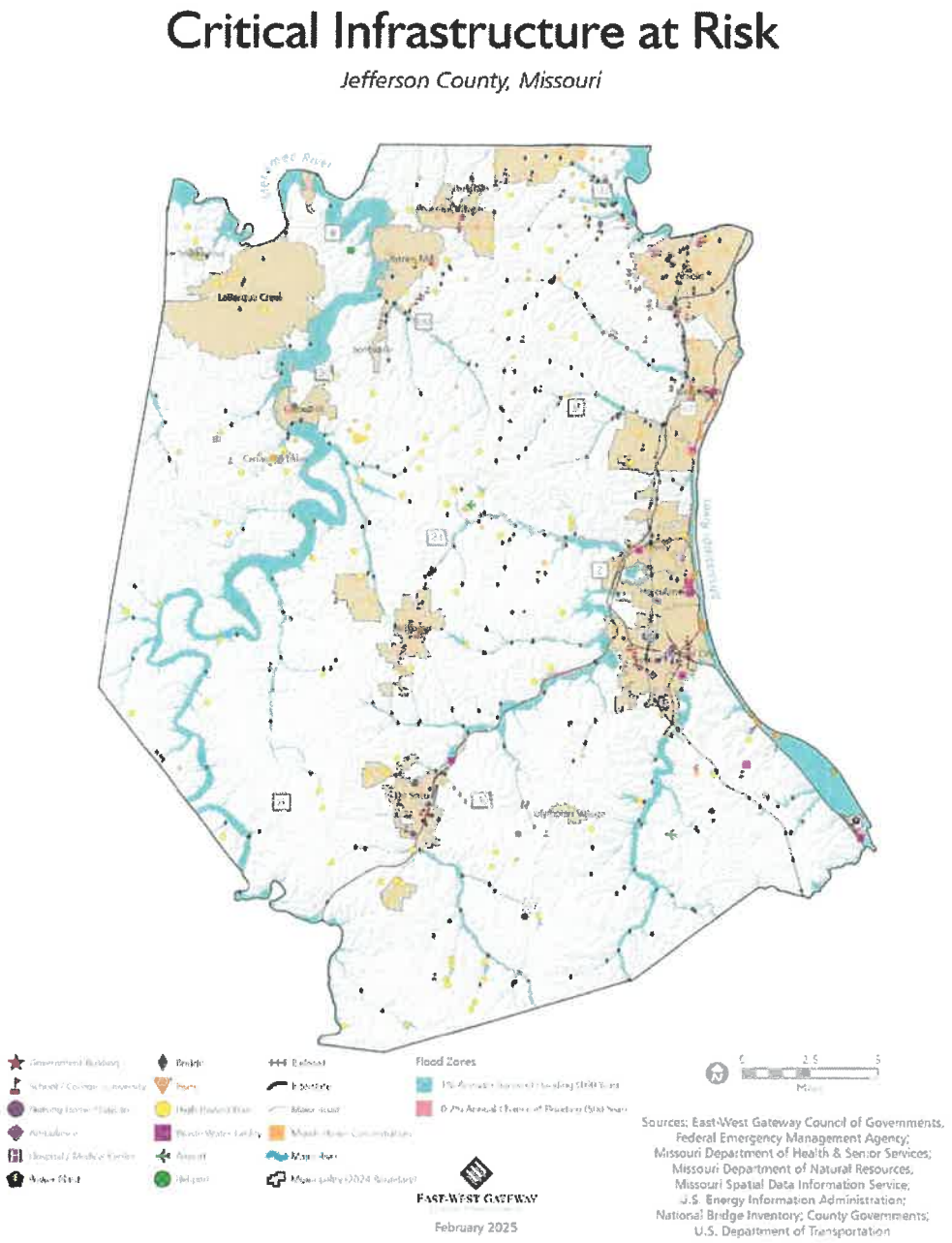


Table 3.6, Jefferson County Hazard Summary

JEFFERSON COUNTY INCORPORATED UNITS HAZARD VULNERABILITY ASSESSMENT											
COMMUNITY	**Dam/ Levee[3]**	**Drought**	**Earthquake**	**Flood [4]**	**Heat**	**Tornado**	**Wildfire**	**Sinkhole**	**Severe Winter Weather**	**Tstrm Wind / Hail / Lightning**	**SOVI Index**
ARNOLD	High	Low	Relatively Moderate	High	Mediu m Low	Medium	Mediu m Low	Medium Low	Medium	Medium High	Low
BYRNES MILL	High	Low	Relatively Moderate	High	Mediu m Low	Medium	Mediu m Low	Medium Low	Medium	Medium High	Low
CEDAR HILL LAKES	High	Low	Relatively Moderate	High	Mediu m Low	Medium	Mediu m Low	Medium Low	Medium	Medium High	Low
CRYSTAL CITY	High	Low	Relatively Moderate	High	Mediu m Low	Medium	Mediu m Low	Medium Low	Medium	Medium High	Low
DE SOTO	High	Low	Relatively Moderate	High	Mediu m Low	Medium	Mediu m Low	Medium Low	Medium	Medium High	Low
FESTUS	High	Low	Relatively Moderate	High	Mediu m Low	Medium	Mediu m Low	Medium Low	Medium	Medium High	Low
FRANKLIN	High	Low	Relatively Moderate	High	Mediu m Low	Medium	Mediu m Low	Medium Low	Medium	Medium High	Low
HERCULANE UM	High	Low	Relatively Moderate	High	Mediu m Low	Medium	Mediu m Low	Medium Low	Medium	Medium High	Low
HILLSBORO	High	Low	Relatively Moderate	High	Mediu m Low	Medium	Mediu m Low	Medium Low	Medium	Medium High	Low
KIMMSWICK	High	Low	Relatively Moderate	High	Mediu m Low	Medium	Mediu m Low	Medium Low	Medium	Medium High	Low
LAKE TEKAKWITHA	High	Low	Relatively Moderate	High	Mediu m Low	Medium	Mediu m Low	Medium Low	Medium	Medium High	Low
OLYMPIAN VILLAGE	High	Low	Relatively Moderate	High	Mediu m Low	Medium	Mediu m Low	Medium Low	Medium	Medium High	Low
PARKDALE	High	Low	Relatively Moderate	High	Mediu m Low	Medium	Mediu m Low	Medium Low	Medium	Medium High	Low
PEACEFUL VILLAGE	High	Low	Relatively Moderate	High	Mediu m Low	Medium	Mediu m Low	Medium Low	Medium	Medium High	Low
PEVELY	High	Low	Relatively Moderate	High	Mediu m Low	Medium	Mediu m Low	Medium Low	Medium	Medium High	Low
SCOTSDALE	High	Low	Relatively Moderate	High	Mediu m Low	Medium	Mediu m	Medium Low	Medium	Medium High	Low

[3] *This column represents the ranking of the Number of High Hazard Dams per County: Ranking methodology is as follows: (High: 54-100, Medium-High: 31-53, Medium: 17-30, Medium Low:1-16)*

[4] *Flood Vulnerability in this column was determined based on EWGCOG analysis of events over the last 20 years.*

Table 3.7, St. Charles County Hazard Summary

St. Charles County Hazard Summary 2004 - 2023					
County	**Hazard**	**% Land Area Affected**	**Severity**	**Probability of Occurrence**	**Overall Risk**
St. Charles	Tornado*	1	Rank- High Damage - $318,570,000 Deaths – 3 Injuries - 27	Rank – High Total Events – 8 Years with 1+ events – 2 Probability – 30%	High
	Severe Thunderstorm Wind (wind speed ≥ 67 mph)*	1	Rank – Medium Damage - $250,000 Deaths – 0 Injuries - 5	Rank – High Total Events – 43 Years with 1+ events – 10 Probability – 75%	High
	Hail*	1	Rank – Medium Damage - $4,010,000 Deaths – 0 Injuries - 0	Rank – High Total Events – 35 Years with 1+ events – 5 Probability – 55%	High
	Lightning*	1	Rank – Medium Damage - $497,000 Deaths – 0 Injuries - 3	Rank – Total Events – 43 Years with 1+ events – 0 Probability –	High
	Flood*	3	Rank – High Damage (property) - $497,000 Damage (crops) - $10,828,000 Deaths – 2 Injuries - 0	Rank – High Total Events – 9 Years with 1+ events – 4 Probability – 35%	High
	Severe Winter Weather (snow, ice, extreme cold)*	4	Rank – Low Damage - $0 Deaths – 0 Injuries - 0	Rank – Medium Total Events - 2 Years with 1+ events – 0 Probability – 10%	Medium
	Drought*	4	Rank – Low Damage - $0 Deaths – 0 Injuries – 0	Rank – Total Events – 9 Years with 1+ events – 4 Probability –	Medium
	Excessive Heat*	4	Rank – Low Damage – 0 Deaths – 1 Injuries – 0	Rank – High Total Events – 33 Years with 1+ events – Probability – 65%	Medium
	Earthquake	3	Rank - Low Damage – 0 Deaths – 0 Injuries – 0	Rank - Total Events – 1 Years with 1+ events – 0 Probability – 5%	Low
	Dam/ Levee Failure	2	Rank - Damage - Deaths - Injuries -	Rank - Total Events - Years with 1+ events - Probability -	Low
	Wildland Fire	1	Rank – Damage - Deaths – 0 Injuries – 0	Rank – Total Events – Years with 1+ events – Probability –	Low
	Sinkholes	1	Rank – Medium-Low Damage - Deaths – 0 Injuries - 0	Rank – Low Total Events – 69 Years with 1+ events - Probability – 100%	Low

**Source: Storm Events Database, National Centers for Environmental Information, National Oceanic and Atmospheric Administration*

Figure 3.3, St. Charles County Critical Assets at Risk

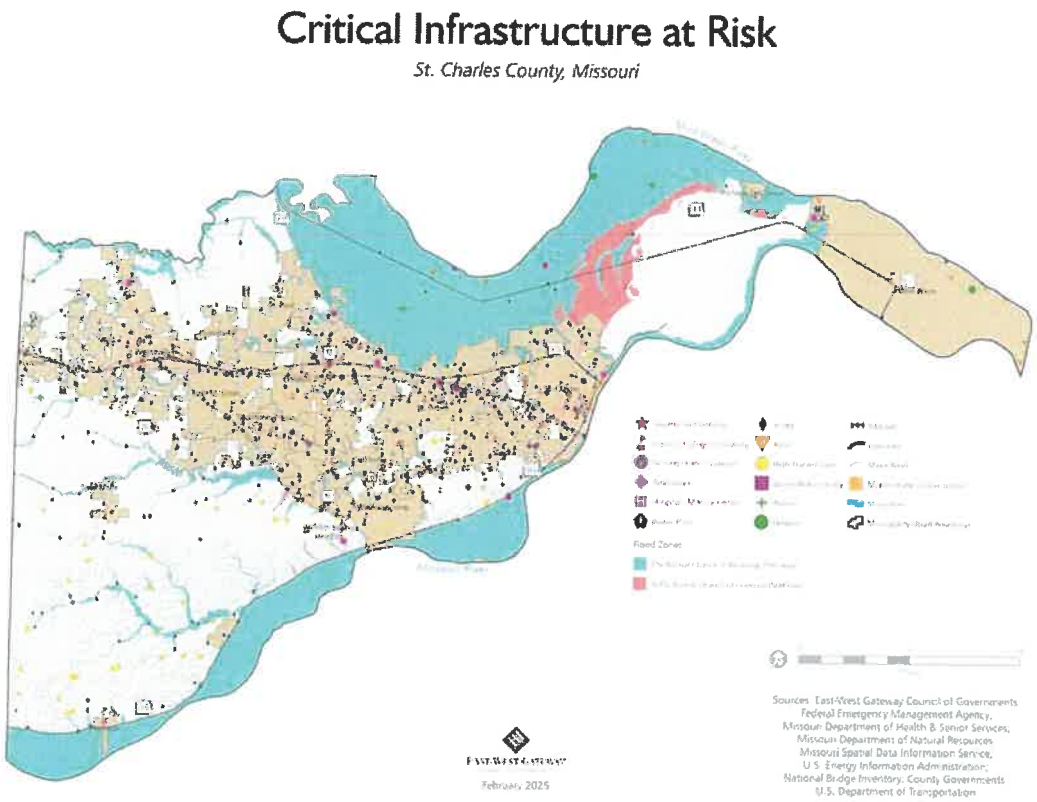


Table 3.8, St. Charles County Incorporated Units Vulnerability Assessment

St. Charles County Incorporated Units Vulnerability Assessment

Community	Dam/ Levee[5]	Drought	Earthquake	Flood[6]	Heat	Tornado	Wildfire	Sinkholes	Severe Winter Weather	Tstrm Wind / Hail / Lightning	SOVI Index
Augusta	Medium High	Medium-High	Relatively Low	High	Medium	High	Medium Low	Medium Low	Medium High	High	Low
Cottleville	Medium High	Medium-High	Relatively Low	High	Medium	High	Medium Low	Medium Low	Medium High	High	Low
Dardenne Prairie	Medium High	Medium-High	Relatively Low	High	Medium	High	Medium Low	Medium Low	Medium High	High	Low
Flint Hill	Medium High	Medium-High	Relatively Low	High	Medium	High	Medium Low	Medium Low	Medium High	High	Low
Foristell	Medium High	Medium-High	Relatively Low	High	Medium	High	Medium Low	Medium Low	Medium High	High	Low
Josephville	Medium High	Medium-High	Relatively Low	High	Medium	High	Medium Low	Medium Low	Medium High	High	Low
Lake St. Louis	Medium High	Medium-High	Relatively Low	High	Medium	High	Medium Low	Medium Low	Medium High	High	Low
New Melle	Medium High	Medium-High	Relatively Low	High	Medium	High	Medium Low	Medium Low	Medium High	High	Low
O'Fallon	Medium High	Medium-High	Relatively Low	High	Medium	High	Medium Low	Medium Low	Medium High	High	Low
Portage Des Sioux	Medium High	Medium-High	Relatively Low	High	Medium	High	Medium Low	Medium Low	Medium High	High	Low
St. Paul	Medium High	Medium-High	Relatively Low	High	Medium	High	Medium Low	Medium Low	Medium High	High	Low
St. Peters	Medium High	Medium-High	Relatively Low	High	Medium	High	Medium Low	Medium Low	Medium High	High	Low
Weldon Spring	Medium High	Medium-High	Relatively Low	High	Medium	High	Medium Low	Medium Low	Medium High	High	Low
Weldon Spring Heights	Medium High	Medium-High	Relatively Low	High	Medium	High	Medium Low	Medium Low	Medium High	High	Low
Wentzville	Medium High	Medium-High	Relatively Low	High	Medium	High	Medium Low	Medium Low	Medium High	High	Low
West Alton	Medium High	Medium-High	Relatively Low	High	Medium	High	Medium Low	Medium Low	Medium High	High	Low

(Missouri State Emergency Management Agency, 2023)

[5] *This column represents the ranking of the Number of High Hazard Dams per County: Ranking methodology is as follows: (High: 54-100, Medium-High: 31-53, Medium: 17-30, Medium Low:1-16)*

[6] *Flood Vulnerability in this column was determined based on EWGCOG analysis of events over the last 20 years.*

Table 3.9, St. Louis County Hazard Summary

St. Louis County Hazard Summary 2004 - 2023					
County	**Hazard**	**% Land Area Affected**	**Severity**	**Probability of Occurrence**	**Overall Risk**
St. Louis County	Tornado*	1	Rank - High Damage - $318,570,000 Deaths - 3 Injuries - 27	Rank - High Total Events - 16 Years with 1 + events - 3 Probability -	High
	Severe Thunderstorm Wind (wind speed ≥ 67 mph)*	1	Rank - Medium Damage - $199,000 Deaths - 2 Injuries - 1	Rank - High Total Events - 112 Years with 1 + events - 17 Probability - 95%	High
	Hail*	1	Rank - Medium Damage - $805,000 Deaths - 0 Injuries - 1	Rank - High Total Events - 73 Years with 1 + events - 11 Probability - 90%	High
	Lightning*	1	Rank - Medium Damage - $130,000 Deaths - 3 Injuries - 4	Rank - High Total Events - 9 Years with 1 + events - 2 Probability - 35%	High
	Flood*	3	Rank - High Damage - $50,557,000 Deaths - 4 Injuries - 0	Rank - High Total Events - 50 Years with 1 + events - 13 Probability - 85%	High
	Winter Weather*	4	Rank - Low Damage - 0 Deaths - 0 Injuries - 0	Rank - Medium Total Events - 3 Years with 1 + events - 0 Probability - 15%	Medium
	Drought*	4	Rank - Low Damage - 0 Deaths - 0 Injuries - 0	Rank - High Total Events - 8 Years with 1 + events - 3 Probability - 20%	Medium
	Excessive Heat	4	Rank - High Damage - 0 Deaths - 12 Injuries - 1,668	Rank - High Total Events - 35 Years with 1 + events - 7 Probability - 65%	High
	Earthquake	3	Rank - Damage - Deaths - Injuries -	Rank - Total Events - 1 Years with 1 + events - 0 Probability - 5%	High

St. Louis County Hazard Summary 2004 - 2023					
County	**Hazard**	**% Land Area Affected**	**Severity**	**Probability of Occurrence**	**Overall Risk**
	Dam/ Levee Failure	2	Rank - Damage - Deaths - Injuries -	Rank - Total Events - Years with 1 + events - Probability -	Low
	Wildland Fire	1	Rank - Damage - Deaths - Injuries -	Rank - Total Events - Years with 1 + events - Probability -	Low
	Sinkholes	2	Rank - High Damage - Deaths - 0 *Injuries - 0*	Rank - Total Events - 1,462 Years with 1 + events - *Probability - 100%*	High

**Source: Storm Events Database, National Centers for Environmental Information, National Oceanic and Atmospheric Administration*

Figure 3.4, St. Louis County critical assets at risk

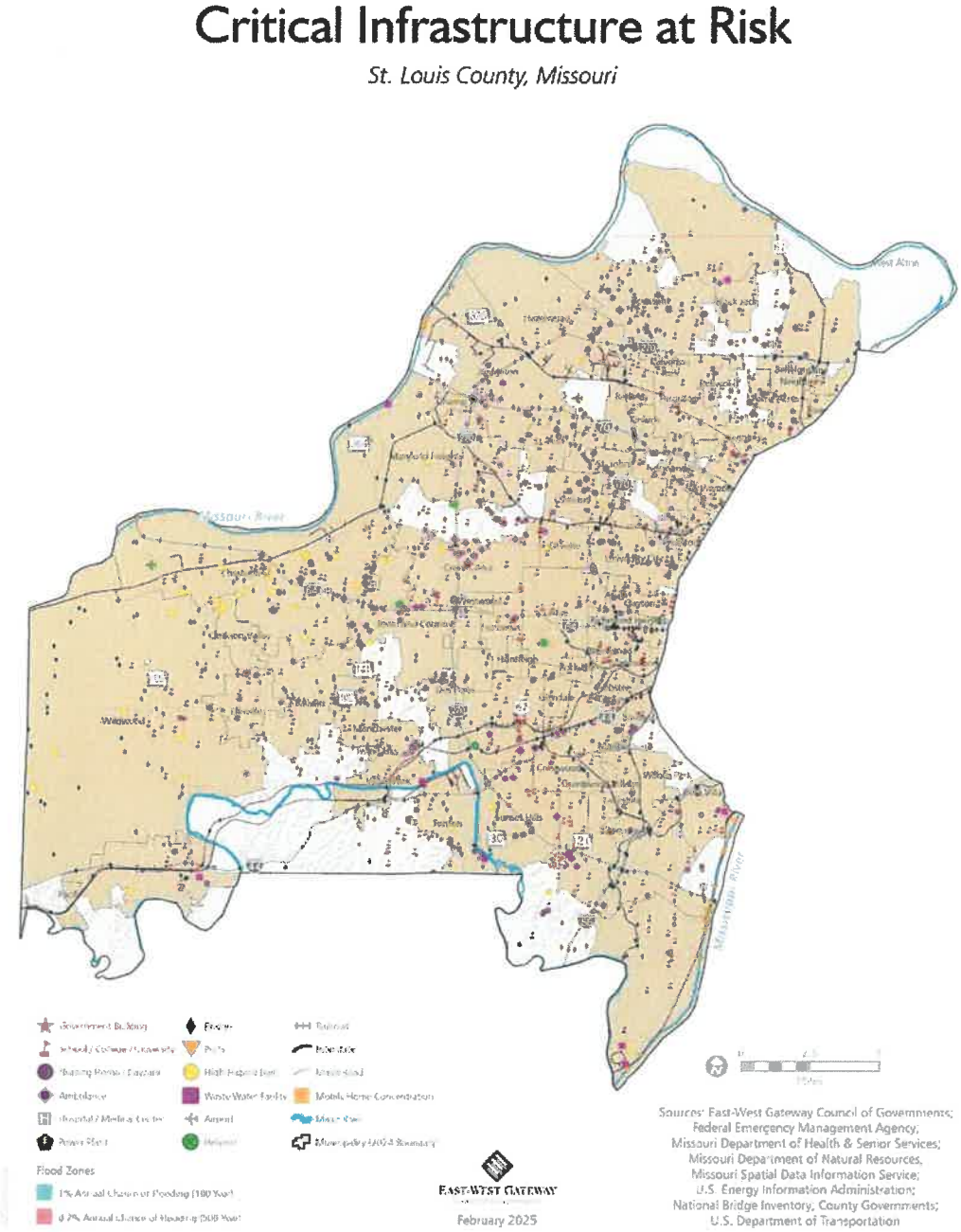
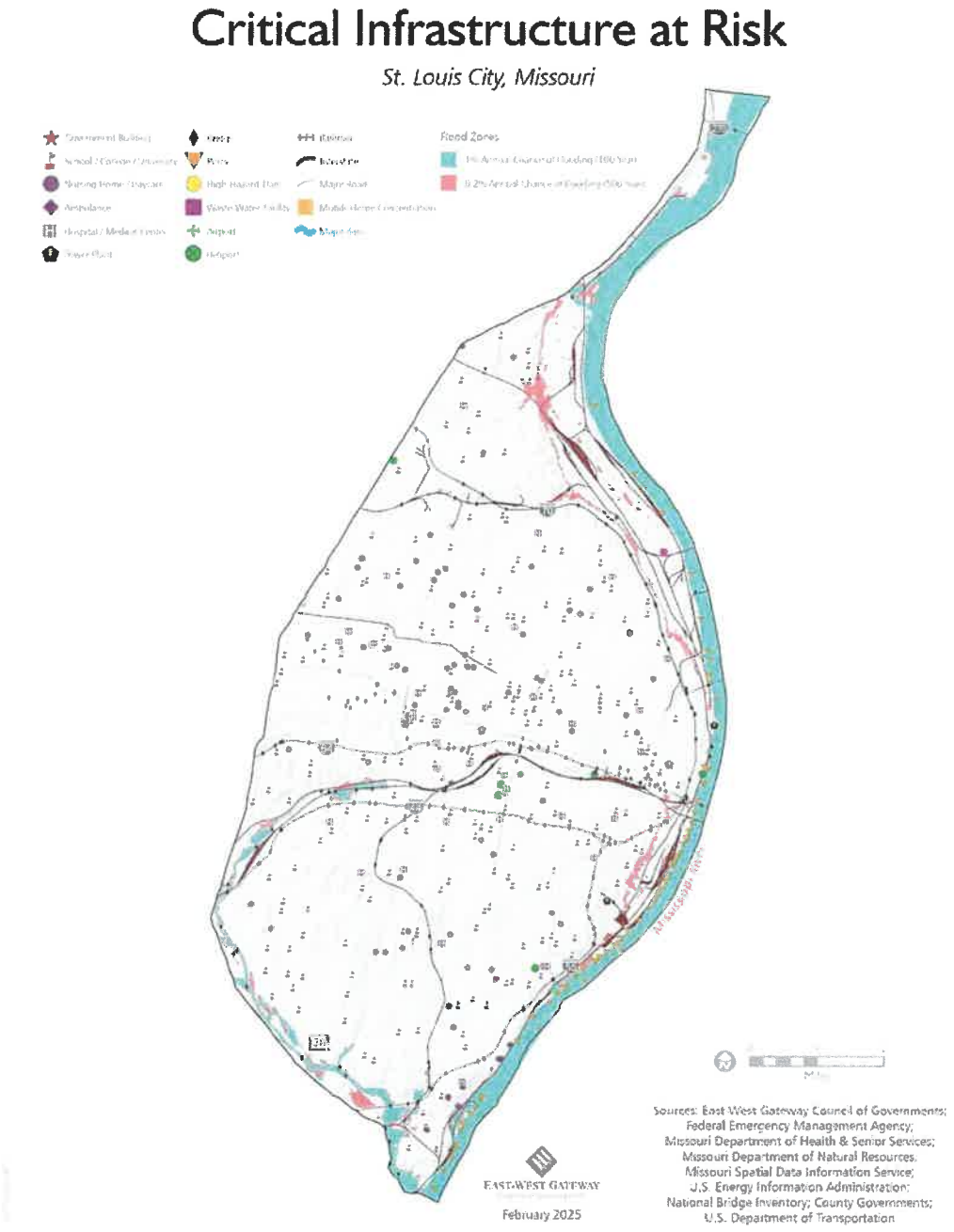


Table 3.10, City of St. Louis Hazard Summary

City of St. Louis Hazard Summary 2004 - 2023					
County	**Hazard**	**% Land Area Affected**	**Severity**	**Probability of Occurrence**	**Overall Risk**
City of St. Louis	Tornado*	1	Rank- Low Damage - $0 Deaths – 0 Injuries -	Rank – Medium Total Events – 2 Years with 1+ events – Probability – 10%	Medium
	Severe Thunderstorm Wind (wind speed ≥ 67 mph)*	1	Rank – Medium Damage - $794,000 Deaths – 1 Injuries - 34	Rank – High Total Events – 19 Years with 1+ events – 4 Probability – 55%	High
	Hail*	1	Rank – Low Damage - $0 Deaths – 0 Injuries - 0	Rank – High Total Events – 9 Years with 1+ events – 3 Probability – 30%	Medium
	Lightning*	1	Rank – Low Damage - $0 Deaths – 1 Injuries - 7	Rank – Medium Total Events – 2 Years with 1+ events - 1 Probability – 10%	Medium
	Flood*	3	Rank – Low Damage - $1,000 Deaths – 0 Injuries - 0	Rank – High Total Events – 4 Years with 1+ events – 1 Probability – 15%	Medium
	Severe Winter Weather (snow, ice, extreme cold)*	4	Rank – Low Damage - $0 Deaths – 0 Injuries - 0	Rank – High Total Events - 3 Years with 1+ events – 0 Probability – 15%	Medium
	Drought*	4	Rank – Low Damage - $0 Deaths – 0 Injuries – 0	Rank – Total Events – 4 Years with 1+ events – 1 Probability – 10%	Medium
	Excessive Heat*	4	Rank – Medium Damage – 0 Deaths – 31 Injuries – 1,073	Rank – High Total Events – 36 Years with 1+ events – 7 Probability – 65%	High
	Earthquake	3	Rank - Medium Damage – 0 Deaths – 0 Injuries – 0	Rank - Low Total Events – 0 Years with 1+ events – 0 Probability -	Medium
	Dam/ Levee Failure	2	Rank - Damage - Deaths - Injuries -	Rank - Total Events - Years with 1+ events - Probability -	Low
	Wildland Fire	1	Rank – Low Damage - Deaths – 0 Injuries – 0	Rank – Low Total Events – Years with 1+ events – Probability –	Low
	Sinkholes	3	Rank – Low Damage - Deaths – 0 Injuries - 0	Rank – Medium Total Events – 117 Years with 1+ events - Probability -	Medium

** Source: Storm Events Database, National Centers for Environmental Information, National Oceanic and Atmospheric Administration*

Figure 3.5, City of St. Louis Assets at Risk



3.3 Hazard Profiles

Each hazard will be analyzed individually in a hazard profile. The profile will consist of a general hazard description, location, strength/magnitude/extent, previous events, future probability, a discussion of risk variations between jurisdictions, and how anticipated development could impact risk. At the end of each hazard profile will be a vulnerability assessment, followed by a summary problem statement.

3.3.1 Tornado Profile

When severe storms hit a community, they leave behind a distinctive trail. Toppled trees, damaged buildings and cars, downed power lines crossing roadways, and widespread power outages are signs that a tornadic storm has struck. After such events, it can take communities weeks to return to normal. These storms result in costly structural damages, personal injury, property damage, and death. One of the most significant hazards frequently linked with severe storms is tornados. Appendix X has county-specific information on tornados.

Description: A tornado is a violently rotating column of air touching the ground, usually attached to the base of a thunderstorm. Tornados are very violent storms that can cause fatalities and devastate a neighborhood in seconds. Winds of a tornado may reach 300 miles per hour. Damage paths can be more than one mile wide and 50 miles long. Strong downburst (straight-line) winds may also occur due to the same thunderstorm. Hail is very commonly found close to tornados, as the strongest thunderstorms that spawn tornados are formed under the atmospheric conditions that also form hail.

Although engineered structures typically are quite resistant to wind damage, many homes and outbuildings are quite vulnerable to damage from even relatively modest windstorms. In the United States, it is assumed that the potential for wind damage begins at around 56 miles per hour. Of course, considerable damage occurs in situations where there is no anemometer, and so wind damage is graded according to its character: e.g., damage to tree limbs is considered non-severe, but uprooted trees are considered to represent a severe event.
Based on the available data, there is no predictable pathway for tornados and windstorms to follow. Broadly speaking, however, in this region, these storms generally run in a southwest-to-northeast direction. Whenever and wherever conditions are right, severe thunderstorms and tornados are possible, and each county has had multiple tornados in the past.

Problem Statement: Tornados are devastating to a community. They damage property, cause injuries and death, and can significantly impact infrastructure. Although forecasting conditions likely to produce tornados has become more reliable and warning times have increased, precise touchdown location, severity, and path remain outside the scope of available science. Tornados also pose an outsized threat to vulnerable populations, including children in school, the elderly, and those living in mobile homes.

History: Figure/Table X depicts the areas within the planning region that have experienced tornadoes.
All counties in the study area were affected by tornado events over the past 20 years, with 42 events, 3 deaths, and 27 injuries across the region according to the Storm Events Database. On April 22, 2011, a level EF4 tornado hit the Riverview community in St. Louis County, causing notable property damage estimated at $250,000,000, and injuring 5 people. This event was the costliest and most severe in magnitude of tornado events over the last twenty years in the five-county area.

Table 3.11, Tornado Events by County

2004-2023 Tornado Events by County						
Location	**# of Events**	**Deaths**	**Injuries**	**Property Damage**	**Crop Damage**	**Number of tornados EF/F 3 or above**
Franklin	6	0	0	$70,000	0	0
Jefferson	10	0	1	0	0	1
St. Charles	8	1	13	$53,400,000	0	2
St. Louis	16	2	13	$265,100,000	0	2
City of St. Louis	2	0	0	0	0	0
Total	**42**	**3**	**27**	**$318,570,000**	**0**	**5**

(National Oceanic and Atmospheric Administration, 2024)

Location: The risk of a tornado event is the same throughout the five-county area. See figure X for a detailed map of tornado touchdowns.

Probability of Occurrence – High

East-West Gateway's probability analysis studied the last 20 years of weather event data to determine the probability of future occurrences of natural hazards. East-West Gateway recognizes that a changing climate can make calculating probabilities for natural disasters less accurate due to the increasing variability in the frequency and intensity of natural disasters. Therefore, natural hazard data was collected for the five Missouri counties within the study area. Probability was determined by dividing the number of years with tornado events by the total number of years analyzed (20 years).

Between 2004 and 2023, thirteen years included tornado events for a 65 percent chance of a tornado in any given year in the five-county area. The City of St. Louis was determined to have a Medium probability of occurrence of a tornado event in any given year due to only two tornados were documented over the 20-year study period. Franklin, Jefferson, St. Charles, and St. Louis counties all ranked High for the probability of a tornado occurrence in any given year based on EWGCOG methodology using NOAA storm events data.

Severity

Tornadoes are the most violent of all atmospheric storms and are capable of tremendous destruction. Wind speeds can exceed 250 miles per hour and damage paths can be more than one mile wide and 50 miles long. Tornadoes have been known to lift and move objects weighing more than 300 tons a distance of 30 feet, toss homes more than 300 feet from their foundations, and siphon millions of tons of water from water bodies. Tornadoes also can generate a tremendous amount of flying debris or "missiles," which often become airborne shrapnel that causes additional damage. If wind speeds are high enough, missiles can be thrown at a building with enough force to penetrate windows, roofs, and walls. However, the less spectacular damage is much more common.
Tornado magnitude is classified according to the EF- Scale (or the Enhance Fujita Scale, based on the original Fujita Scale developed by Dr. Theodore Fujita, a renowned severe storm researcher). The EF- Scale (see Table X) attempts to rank tornadoes according to wind speed based on the damage caused. This update to the original F Scale was implemented in the U.S. on February 1, 2007.

According to NOAA's storm events database, tornadoes caused an estimated $318,570,000 in property damage across the five-county area between 2004 and 2023.

Vulnerability

The 2023 update of the Missouri State Hazard Mitigation Plan contains the best data available for estimating the vulnerability of the five-county area to tornadoes. The tornado vulnerability analysis examined the likelihood of future tornado events and impacts using the following factors:

Table 3.12 Ranges for Tornado Vulnerability Ratings

Ranges for Tornado Vulnerability Factor Ratings					
Factors Considered	**Low (1)**	**Medium-Low (2)**	**Medium (3)**	**Medium-High (4)**	**High (5)**
Common Factors					
Building Exposure ($1,000)	$286,351-$3,053,773	$3,381,480-$9,044,465	$11,043,270-$24,814,360	$30,225,497-$50,440,776	$96,532,305-$153,542,314
Population Density (#per sq. mile)	8-113	114-434	435-1,163	1,164-1,958	1,959-4,855
Social Vulnerability	1	2	3	4	5
Percent Mobile Homes	0.23-4.38	4.39-8.24	8.25-13	13.01-23.77	23.78-34.58
Likelihood of Occurrence (# of events/ yrs. of data)	0-19	20-29	30-40	41-53	54-74
Total Annualized Property Loss ($ / yrs. of data)	$906-$268,132	$268,133-$1,010,663	$1,010,664-$2,400,000	$2,400,001-$4,499,038	$4,499,039-$39,592,934

Source: SEMA 2023 HMP Table A.37

The vulnerability of Franklin and Jefferson Counties are Medium and medium-low, respectively. While St. Charles and St. Louis Counties and the City of St. Louis are High. Table 3.13 below details the vulnerability analysis, while the following table, 3.14 shows the likelihood of occurrence, property loss, and overall vulnerability estimates to tornadoes.

Table 3.13, Tornado vulnerability by SOVI, mobile home and population

Tornado - Building Exposure, Population Density, SOVI, and Mobile Home Data by County								
County	Total Building Exposure	Exposure Rating	Population Density	Population Rating	SOVI Ranking	SOVI Rating	Percent Mobile Homes	Mobile Home Rating
Franklin	$12,583,890,000	3	112.68	1	Medium Low	2	8.7	3
Jefferson	$24,814,360,000	3	342.78	2	Low	1	9.9	3
St. Charles	$44,937,555,000	4	717.33	3	Low	1	2.7	1
St. Louis	$153,542,314,000	5	1957.87	4	Medium Low	2	0.2	1
City of St. Louis	$50,440,776,000	4	4855.05	5	High	5	0.4	1
TOTAL	$286,318,895,000							

Source: SEMA 2023 HMP Table A.39

Table 3.14, Tornado Likelihood of Occurrence, Property Loss, and Overall Vulnerability

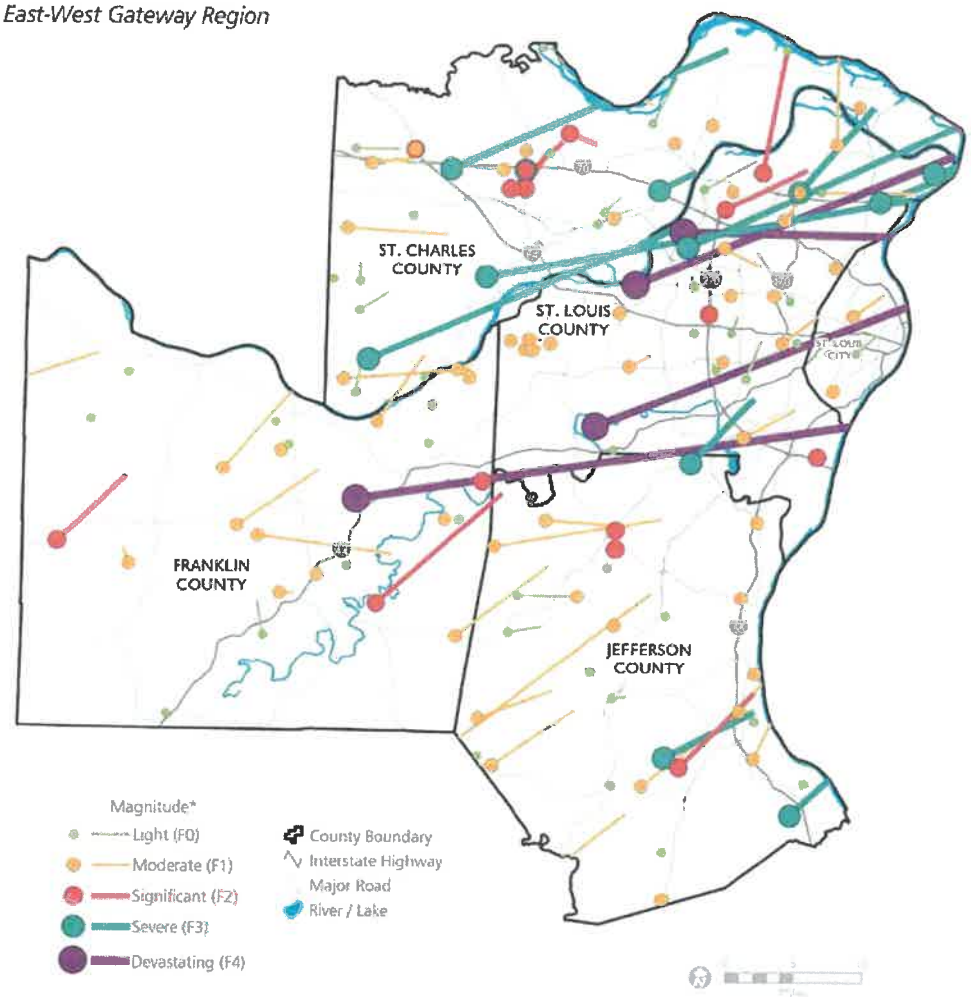
Likelihood of Occurrence, Annual Property Loss, and Overall Vulnerability Rating for Tornadoes							
County	Total Number of Tornadoes	Likelihood of Occurrence	Likelihood of Occurrence Rating	Total Annualized Property Loss	Total Annualized Property Loss Rating	Overall Vulnerability Rating	Overall Vulnerability Rating Description
Franklin	27	0.375	3	$ 26,771	1	13	Medium
Jefferson	34	0.472	4	$ 114,065	1	14	Medium
St. Charles	40	0.556	5	$ 1,306,014	3	17	High
St. Louis	40	0.556	5	$ 4,499,039	4	21	High
City of St. Louis	7	0.097	1	$ 351,042	2	18	High
TOTAL				$ 6,296,931			

Source: SEMA 2023 HMP Table A.40

Figure 3.6, Past Tornado Events in the Region

Tornado Touchdowns and Paths, 1950 - 2022

Missouri Portion of the East-West Gateway Region



* Fujita Scale. Tornadoes after February 1, 2007 were evaluated using the Enhanced Fujita Scale for Tornado Damage.

EAST-WEST GATEWAY

February 2025

Sources: The National Oceanic and Atmospheric Administration (NOAA), East-West Gateway Council of Governments

Changing Future Conditions Considerations - Tornados
"Scientists do not know how the frequency and severity of tornadoes will change. Changes in heat and moisture content in the atmosphere, brought on by a warming world, could be playing a role in making tornado outbreaks more common and severe in the U.S. The number of days with large outbreaks has been increasing since the 1950s and densely concentrated tornado outbreaks are on the rise. Areas already subject to tornado activity are seeing more densely packed tornadoes." *(Missouri State Emergency Management Agency, 2023)*

3.3.2 Severe Thunderstorms – Wind/Hail/Lightning Hazard Profile

Description:

Thunderstorms

A thunderstorm is defined as a storm that contains lightning and thunder which is caused by unstable atmospheric conditions. When cold upper air sinks and warm moist air rises, storm clouds or 'thunderheads' develop resulting in thunderstorms. This can occur singularly, as well as in clusters or lines. The National Weather Service defines a thunderstorm as "severe" if it includes hail that is one inch or more, or wind gusts that are at 58 miles per hour or higher. At any given moment across the world, there are about 1,800 thunderstorms occurring. Severe thunderstorms most often occur in Missouri in the spring and summer, during the afternoon and evenings, but can occur at any time. Other hazards associated with thunderstorms are heavy rains resulting in flooding and tornadoes.

High Winds

A severe thunderstorm can produce winds causing as much damage as a weak tornado. The damaging winds of thunderstorms include downbursts, microbursts, and straight-line winds. Downbursts are localized currents of air blasting down from a thunderstorm, which induce an outward burst of damaging wind on or near the ground. Microbursts are minimized downbursts covering an area of less than 2.5 miles across. They include a strong wind shear (a rapid change in the direction of wind over a short distance) near the surface. Microbursts may or may not include precipitation and can produce winds at speeds of more than 150 miles per hour. Damaging straight-line winds are high winds across a wide area that can reach speeds of 140 miles per hour.

Lightning

All thunderstorms produce lightning which can strike outside of the area where it is raining and is has been known to fall more than 10 miles away from the rainfall area. Thunder is simply the sound that lightning makes. Lightning is a huge discharge of electricity that shoots through the air causing vibrations and creating the sound of thunder.

Hail

According to the National Oceanic and Atmospheric Administration (NOAA), hail is precipitation that is formed when thunderstorm updrafts carry raindrops upward into an extremely cold atmosphere, causing them to freeze. The raindrops form into small frozen droplets. They continue to grow as they come into contact with super-cooled water, which will freeze on contact with the frozen rain droplet. This frozen droplet can continue to grow and form hail. As long as the updraft forces can support or suspend the weight of the hailstone, hail can continue to grow before it hits the earth. At the time when the updraft can no longer support the hailstone, it will fall down to the earth. For example, a ¼" diameter or pea-sized hail requires updrafts of 24 miles per hour, while a 2 ¾" diameter or baseball-sized hail requires an updraft of 81 miles per hour.

Location	of Events	Deaths	Injuries	Damage ($)	Damage ($)
Franklin	1	0	0	0	0
Jefferson	4	1	0	$2,000	0
St. Charles	4	0	3	$497,000	0
St. Louis	9	3	4	$130,000	0
City of St. Louis	4	1	7	0	0
Total:	**22**	**5**	**14**	**$629,000**	**0**

(National Oceanic and Atmospheric Administration, 2024)

Problem Statement

Severe weather, including thunderstorms, hail, and lightning, can strike quickly and unexpectedly, communities must be prepared in advance with emergency shelters both to provide protection to school populations and other groups that might be at greater risk in a tornado event and to provide shelter immediately following a severe event, where people may have lost their homes or where homes have been made unsafe. Communication is also important to help citizens know when to take shelter and how to shelter.

History

Thunderstorm wind, hail, and lightning events by county and damage estimates are presented in the following tables. Based on NOAA storm events data from the past twenty years, St. Louis County has experienced the highest number of severe thunderstorm wind events, hail events, and lightning events of the five counties in the planning area. St. Louis County and St. Charles County ranked High in overall vulnerability to severe thunderstorms according to the SEMA 2023 Missouri Hazard Mitigation Plan. While Jefferson County and the City of St. Louis ranked Medium High and Franklin County ranked medium in overall vulnerability to severe thunderstorms. **Location**

The risk of a thunderstorm event is the same throughout the five-county area. They occur over every location in the region and can travel in virtually any direction depending on weather patterns. Section X has maps detailing the critical assets and infrastructure at risk in each county. Appendix X breaks down severe weather by city.

Probability of Occurrence – High

Between 2004 and 2023, every year except for 2008 had thunderstorm winds/severe thunderstorm events, for a 95% chance of occurrence in any given year in the five-county area. Severe thunderstorms are a common event in the five-county area. Eleven out of 20 years had lightning events, making a 55% chance of occurrence in any given year in the five-county area. There is a 100% chance of occurrence of hail events in the five-county area.

Table 3.18, Likelihood of High Wind, Hail, and Lightning Events by County

Likelihood of Occurrence of High Wind, Hail, and Lightning Events									
	High Wind			Hail			Lightning		
County	Total # of Events	Likelihood of Occurrence	Likelihood of Occurrence Rating	Total # of Events	Likelihood of Occurrence	Likelihood of Occurrence Rating	Total # of Events	Likelihood of Occurrence	Likelihood of Occurrence Rating
Franklin	221	8.5	3	205	7.88	4	2	0.08	1
Jefferson	147	5.65	3	208	8	4	8	0.31	4
St. Charles	288	11.08	4	224	8.62	4	6	0.23	3
City of St. Louis	89	3.42	2	58	2.23	1	5	0.19	3396
St. Louis County	396	15.23	4	388	14.92	5	16	0.62	5

Source: SEMA 2023 HMP Table A.28

Table 3.15, Severe Thunderstorm Wind Events by County

2004-2023 Severe Thunderstorm Wind Events by County (>60 knots)					
Location	Number of Events	Deaths	Injuries	Property Damage ($)	Crop Damage ($)
Franklin	60	0	14	$114,000	0
Jefferson	24	1	2	$22,000	0
St. Charles	43	0	5	$250,000	0
St. Louis	115	2	1	$199,000	0
City of St. Louis	19	1	34	$794,000	0
Total:	**261**	**4**	**56**	**$1,379,000**	**0**

(National Oceanic and Atmospheric Administration, 2024)

Table 3.16, Hail Events by County

2004-2023 Hail Events by County (>1.5 inches)					
Location	Number of Events	Deaths	Injuries	Property Damage ($)	Crop Damage ($)
Franklin	36	0	0	0	0
Jefferson	32	0	0	$32,000	0
St. Charles	35	0	0	$4,010,000	0
St. Louis	73	0	1	$805,000	0
City of St. Louis	9	0	0	0	0
Total:	**185**	**0**	**1**	**$4,847,000**	**0**

(National Oceanic and Atmospheric Administration, 2024)

Severity

Severe windstorms range in type from downdrafts to tornados. The most frequent surface winds in Missouri originate from the west and southwest. These winds are associated with storms moving into the region from Kansas and Oklahoma. Thunderstorms normally occur on 40 to 50 days per years in the five-county area and can occur at any time during the year. During a given year some of these storms will be severe and produce damaging winds, large hail, and heavy rains. Severe events can cause death and can also disrupt the power supply. Notably, the five-county region is in Wind Zone IV, where the risk of extreme windstorms is greatest and winds can be as high as 250 miles per hour (see Figure 3.7).

Various human activities place people at risk from severe thunderstorms, high winds, hail, and lightning, notably construction, aircraft operations, and recreation. Thunderstorms typically do not hit the five-county area without

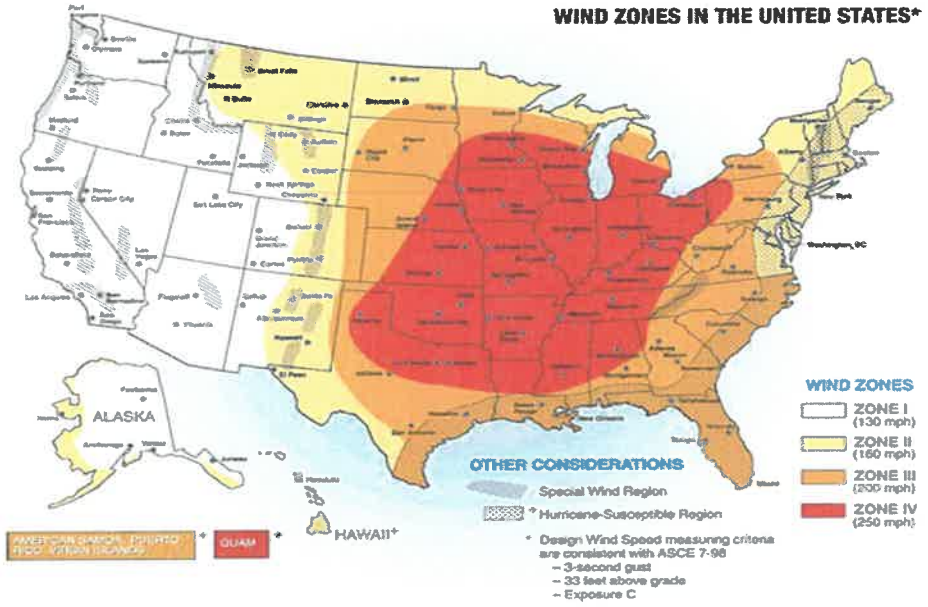
warning. NOAA Weather Radio, commercial radio, and television announce the latest thunderstorm watches and warnings. Watches and warnings are listed below.

Severe Thunderstorm Watch – This is issued by the National Weather Service when conditions are favorable for the development of severe thunderstorms in and close to the watch area. A severe thunderstorm, by definition, is a thunderstorm that produces one-inch of hail or larger in diameter and/or winds equal to or exceeding 58 miles an hour. The size of the watch can vary depending on the weather situation. They are usually issued for a duration of 4 to 8 hours. They are normally issued well in advance of the actual occurrence of severe weather. During the watch, people should review severe thunderstorm safety rules and be prepared to move a place of safety if threatening weather approaches.

A Severe Thunderstorm Watch is issued by the Storm Prediction Center in Norman, Oklahoma. Prior to the issuance of a Severe Thunderstorm Watch, SPC will usually contact the affected local National Weather Service Forecast Office (NWFO) and they will discuss what their current thinking is on the weather situation. Afterwards, SPC will issue a preliminary Severe Thunderstorm Watch and then the affected NWFO will then adjust the watch (adding or eliminating counties/parishes) and then issue it to the public by way of a Watch Redefining Statement. During the watch, the NWFO will keep the public informed on what is happening in the watch area and also let the public know when the watch has expired or been canceled. (National Weather Service Glossary, 2024)

Severe Thunderstorm Warning – This is issued when either a severe thunderstorm is indicated by the WSR-88D radar, or a spotter reports a thunderstorm producing hail one inch or larger in diameter and/or winds equal or exceeds 58 miles an hour; therefore, people in the affected area should seek safe shelter immediately. Severe thunderstorms can produce tornadoes with little or no advance warning. Lightning frequency is not a criteria for issuing a severe thunderstorm warning. They are usually issued for a duration of one hour. They can be issued without a Severe Thunderstorm Watch being already in effect. Like a Tornado Warning, the Severe Thunderstorm Warning is issued by your National Weather Service Forecast Office (NWFO). Severe Thunderstorm Warnings will include where the storm was located, what towns will be affected by the severe thunderstorm, and the primary threat associated with the severe thunderstorm warning. If the severe thunderstorm will affect the nearshore or coastal waters, it will be issued as the combined product--Severe Thunderstorm Warning and Special Marine Warning. If the severe thunderstorm is also causing torrential rains, this warning may also be combined with a Flash Flood Warning. If there is an ampersand (&) symbol at the bottom of the warning, it indicates that the warning was issued as a result of a severe weather report. (National Weather Service Glossary, 2024)

Figure 3.7, FEMA Wind Zones Map



Source: Federal Emergency Management Agency

Vulnerability

The 2023 Missouri State Hazard Mitigation Plan contains the best available data for estimating the vulnerability of the five-county area to severe thunderstorms (wind/lightning/hail). For the thunderstorm losses, there is no distinct pattern other than higher losses in those areas with greater exposure (population, population density, structures), which shows the randomness of severe thunderstorms. In this plan, statistical analysis of data was used to determine vulnerability. Table 3.19 below expands on the factors considered and ranges for the vulnerability ratings that SEMA used. Table 3.20 breaks down severe thunderstorm vulnerability by county and includes building exposure, housing density, mobile homes, and SOVI ranking, per SEMA methodology. Table 3.23 shows the annualized property loss estimates of wind, hail, and lightning events, while Table 3.21 provides the thunderstorm vulnerability ratings. Table 3.22 highlights the annualized damages from severe thunderstorms.

Table 3.19, SEMA Severe Thunderstorm Vulnerability Factors and Ranges

Ranges for Severe Thunderstorm Vulnerability Factor Ratings					
Factors Considered	**Low (1)**	**Medium Low (2)**	**Medium (3)**	**Medium High (4)**	**High (5)**
Common Factors					
Housing Density (# per sq. mile)	4-46	47-140	141-283	284-871	872-2,865
Building Exposure ($1,000)	$286,351-$3,053,773	$3,381,480-$9,044,465	$11,043,270-$24,814,360	$30,225,497-$50,440,776	$96,532,305-#########
Percent Mobile Homes	0.23-4.38	4.39-8.24	8.25-13	13.01-23.77	23.78-34.58
Social Vulnerability	1	2	3	4	5
Wind					
Likelihood of Occurrence (# of events/ yrs. of data)	0.88-3.27	3.28-5.31	5.32-8.77	8.78-15.23	15.24-23.5
Average Annual Property Loss (annual property loss/ yrs of data)	$0	$1-$144,538	$144,539-$315,712	$315,713-$724,312	$724,313-$2,006,385
Hail					
Likelihood of Occurrence (# of events/ yrs. of data)	1.12-3.12	3.13-4.92	4.93-7.23	7.24-11.42	11.43-17.23
Average Annual Property Loss (annual property loss/ yrs. of data)	$0	$1-$138,907	$139,908-$377,884	$377,885-$7,846,346	$7,846,347-$32,787,692
Lightning					
Likelihood of Occurrence (# of events/ yrs. of data)	0	0.01-0.12	0.13-0.23	0.24-0.35	0.36-0.65
Average Annual Property Loss (annual property loss/ yrs. Of data)	$0	$1-$6,038	$6,039-$15,192	$15,193-$30,846	$30,847-$48,000

Table 3.20, Severe Thunderstorm Building Exposure, Housing Density, SOVI, and % Mobile Homes by County

Region's Severe Thunderstorm Vulnerability Analysis								
County	Total Building Exposure	Building Exposure Rating	Housing Density	Housing Density Rating	SOVI Ranking	SOVI Ranking Rating	% Mobile Homes	% Mobile Homes Rating
Franklin	$12,583,890,000	3	49.73	2	Medium Low	2	8.7	3
Jefferson	$24,814,360,000	3	140.32	2	Low	1	1	9
St. Charles	$44,937,555,000	4	282.62	3	Low	1	2.7	1
City of St. Louis	$50,440,776,000	4	2865.5	5	High	5	0.4	1
St. Louis	$153,542,314,000	5	871.01	4	Medium High	2	0.2	1
TOTAL	**$286,318,895,000**							

Source: SEMA 2023 HMP Table A.27

Table 3.21, Severe Thunderstorm Vulnerability by County

Region's Severe Thunderstorm Vulnerability Ratings			
County	Overall Vulnerability Rating for Thunderstorms	Overall Vulnerability Rating for Thunderstorms Description	Total Sum of All Factor Ratings
Franklin	3	Medium	21
Jefferson	4	Medium High	24
St. Charles	5	High	30
St. Louis	5	High	35
City of St. Louis	4	Medium High	25

Source: 2023 SEMA HMP Table A.25

Table 3.22, Severe Thunderstorm Annualized Property Loss by County

Severe Thunderstorm Annualized Property Loss and Associated Ratings						
County	Total Annualized Property Loss	Total Annualized Property Loss Rating	Total Annualized Property Loss	Total Annualized Property Loss Rating	Total Annualized Property Loss	Total Annualized Property Loss Rating
Franklin	$8,000	1	$21,154	1	$0	1
Jefferson	$5,077	1	$2,077	1	$2,000	2
St. Charles	$98,385	2	$7,846,346	4	$19,308	4
St. Louis	$35,538	1	$32,787,692	5	$15,192	3
City of St. Louis	$44,000	2	$28,846	1	$192	1

Source: SEMA 2023 HMP Table A.29

Table 3.23, Severe Thunderstorm Annualized Damages

Annualized Severe Thunderstorm Damages						
	High Wind		Hail		Lightning	
County	Annualized Property Loss	Annualized Property Loss Ratio	Hail Annualized Property Loss	Hail Annualized Property Loss Ratio	Lightning Annualized Property Loss	Lightning Annualized Property Loss Ratio
Franklin	$8,000	0.0000006	$21,154	0.00000168	$0	0
Jefferson	$5,077	0.0000002	$2,077	0.00000008	$2,000	0.000000081
St. Charles	$98,385	0.0000022	$7,846,346	0.00017461	$19,308	0.00000043
St. Louis	$35,538	0.0000002	$32,787,692	0.00021354	$15,192	0.000000099
City of St. Louis	$44,000	0.0000009	$28,846	0.00000057	$192	0.000000004
TOTAL	**$191,000**		**$40,686,115**		**$36,692**	

Source: SEMA 2023 HMP Table A.31

Changing Future Conditions Considerations – Severe Thunderstorms

The 2023 Missouri Hazard Mitigation Plan acknowledges the possible future conditions of severe thunderstorm hazards saying, "Predicted increases in temperature could help create atmospheric conditions that are fertile breeding grounds for severe thunderstorms and tornadoes in Missouri. NASA's Earth Observatory provides an analysis on how climate change could, theoretically, increase potential storm energy by warming the surface and putting more moisture in the air through evaporation. Possible impacts include an increased risk to life and property in both the public and private sectors."

3.3.3 Flood Hazard Profile

Due to their respective locations and geography, all five counties in the region have areas prone to flooding. Major rivers including the Missouri, Mississippi, and Meramec, also have dozens of tributaries, all of which can flood. A variety of factors affect the type and severity of flooding throughout the five-county area. Urban development patterns, infrastructure, and topography are key factors affecting flooding profiles for the region. Flooding poses a threat to lives and safety and can cause severe damage to public and private property. Apart from fire, floods are the most common and widespread of all disasters. Most communities in the United States have experienced some kind of flooding after spring rains, heavy thunderstorms, or winter snow thaws.

Hazard Description

There are several types of flooding found in the five-county area – river, inland, and flash flooding. A river flood occurs when water levels rise over the top of riverbanks due to excessive rain from tropical systems making landfall, persistent thunderstorms over the same area for extended periods of time, combined rainfall and snowmelt, or an ice jam. Floods can be slow or fast rising, dependent on the intensity over a certain length of time of the rainstorms in the watershed or

from rapid snowmelt or ice. During heavy rains from storm systems, including severe thunderstorms, water flows down the watershed, collecting in and then overtopping valley streams and rivers.

Inland flooding occurs when moderate precipitation accumulates over several days, or intense precipitation falls over a short period, or a river overflows because of an ice or debris jam or dam or levee failure.

A flash flood is caused by heavy or excessive rainfall in a short period of time, generally less than six hours. Flash floods are usually characterized by raging torrents after heavy rains that rip through riverbeds, urban streets and intersections, or mountain canyons, sweeping everything before them. Most flash flooding is caused by slow-moving thunderstorms or heavy rains. They can occur within minutes or a few hours of excessive rainfall. They can also occur even if no rain has fallen, for instance, after a levee or dam has failed or after a sudden release of water by a debris or ice jam. Because a flash flood can develop in just a matter of hours, most flood-related deaths result from this type of flooding.

Several factors contribute to both riverine and flash flooding. Two key elements are rainfall intensity (the rate of rainfall) and duration (the length of time that the rainfall lasts). The type of ground cover, soil type, and topography also play important roles in flooding.

Flooding potential is further exacerbated in urban areas with impervious surfaces by the increased runoff up from two to six times over what would occur on undisturbed terrain. Soils lose their ability to absorb rain as land is converted from fields or woodlands to buildings and pavement. During periods of urban flooding, streets become rivers, and basements and viaducts become death traps as they fill with water.

Problem Statement

Because flood risk areas are usually easily identified, communities can act to reduce risk both for humans and property by effective advance planning. In addition to mapping flood risk areas, educating citizens about the nature of the risk and the appropriate actions to reduce risk is a critical part of the plan. An area that is flood-prone but where a flood has not occurred in recent years can be especially high risk because property owners can become complacent and unprepared should a flood occur. Flash flooding on small streams remains a serious risk because there are many properties next to streams where development has already taken place and where flood waters are rarely seen. Another risk lies in areas protected by dams or levees, where the public assumes the property is safe because it is protected by these structures. Failure of a dam or levee can create a very high hazard due to the speed with which water can inundate a previously protected area.

History

Major floods affecting the inhabitants of this five-county area were recorded as early as 1785. In 1993, 1994, 2001, 2008, 2010, 2013, 2015, and 2019, major flood events occurred in the five-county area.

More recently, on November 3rd, 2024, a shield of rain and thunderstorms moved into the bi-state area. The National Weather Service reported record rainfall amounts caused deadly flash flooding in the St. Louis Metropolitan area, resulting in two fatalities caused by rising waters. Numerous area creeks saw rapid rises due to persistent heavy rain. Overflowing creeks resulted in flooding of basements, yards, and cropland and contributed to the 2 fatalities mentioned previously in this episode. Gravois Creek at Mehlville saw its highest crest ever recorded, with Deer Creek at Ladue and Grand Glaize Creek at Valley Park seeing their second-highest crest on record. (National Oceanic and Atmospheric Administration, 2024). Law enforcement reported "Heavy rain caused numerous road closures with vehicles stranded in St. Louis County. Multiple water rescues were reported from cars driving through flooded roadways. At Bayless and I-55, flash flooding from heavy rain and overflow from Gravois Creek resulted in two fatalities."

Table 3.24, Flash Flood Events by County

2004-2023 County Summary Flash Flood Events						
County	Events	Years with Events	Deaths	Injuries	Property Damage	Crop Damage
Franklin	24	12	0	0	$0	$0
Jefferson	22	14	3	0	$4,175,000	$0
St. Charles	28	12	0	0	$11,450,000	$0
St. Louis	49	16	4	0	$50,557,000	$0
City of St. Louis	16	1	0	$0	$85,121,000	$0
TOTAL	**139**	**55**	**7**	**0**	**$151,303,000**	**$0**

Source: (Storm Events Database, National Centers for Environmental Information, National Oceanic and Atmospheric Administration, 2024)

Location

County by county population concentrations with one and 0.2 percent annual flood risk maps are provided below. Figures 3.9 – 3.13 show population concentrations in relation to flood plains for each county. Please refer to the individual county maps showing those areas, critical assets, school buildings, roadways, and places (incorporated/unincorporated) with concentrations of mobile homes which may be susceptible to flooding.

Table 3.25, Flood Events by County

2004-2023 County Flood Events						
County	**Events**	**Years with Events**	**Deaths**	**Injuries**	**Property Damage**	**Crop Damage**
Franklin	9	6	0	2	$2,005,000	$5,000
Jefferson	7	5	1	0	$2,200,000	$0
St. Charles	9	7	2	0	$4,015,000	$0
St. Louis	8	6	0	0	$235,000,000	$0
City of St. Louis	4	0	0	0	$1,000	$0
TOTAL	**37**	**24**	**3**	**2**	**$243,221,000**	**$0**

Source: (Storm Events Database, National Centers for Environmental Information, National Oceanic and Atmospheric Administration, 2024)

The metropolitan St. Louis region straddles two of the largest rivers and watersheds in the United States, the Mississippi and the Missouri Rivers. All five counties have communities located along either the Missouri or Mississippi Rivers. St. Charles and St. Louis counties both have borders on the Missouri and Mississippi Rivers. The five counties are all highly susceptible to annual flooding events in the spring. Through analysis of existing federal Flood Insurance Rate Maps (FIRM) and Flood Insurance Studies, it has been determined that the region, including St. Louis County, St. Charles County, Franklin County, Jefferson County, and the City of St. Louis, have 100-year and 500-year floodplains, and may be affected by the flooding hazard. The floodplains of the two great rivers are wide and have experienced considerable development in recent decades. A variety of factors affect the type and severity of flooding throughout the planning region, including urban development and infrastructure, and topography. Locations that are typically affected are identified on the National Flood Insurance Rate Maps as Special Flood Hazard Areas (SFHA).

In certain portions of the five-county area, steep slopes induce high velocities as the water flows downhill and downstream, in many cases producing flash flooding. Because some development areas are located in floodplains, floodwaters have the potential to affect or severely impact communities. These conditions in areas where flash floods are a problem make response operations and evacuations difficult, adversely affecting the safety of residents. On other rivers and streams in the region, the risk of flash flooding as the result of heavy rains is high, and the amount of advance warning time is significantly shorter. The Meramec River which flows 220 miles from the Ozark highlands northeast through Franklin County and forms much of the border between Jefferson and St. Louis County is large enough to experience gradual rise in flood waters, but many of its tributaries are small enough that they can experience significant flash flooding. Table 3.25 summarizes flood events by county.

Figure 3.9, Franklin County Population at Risk with Flood Zones

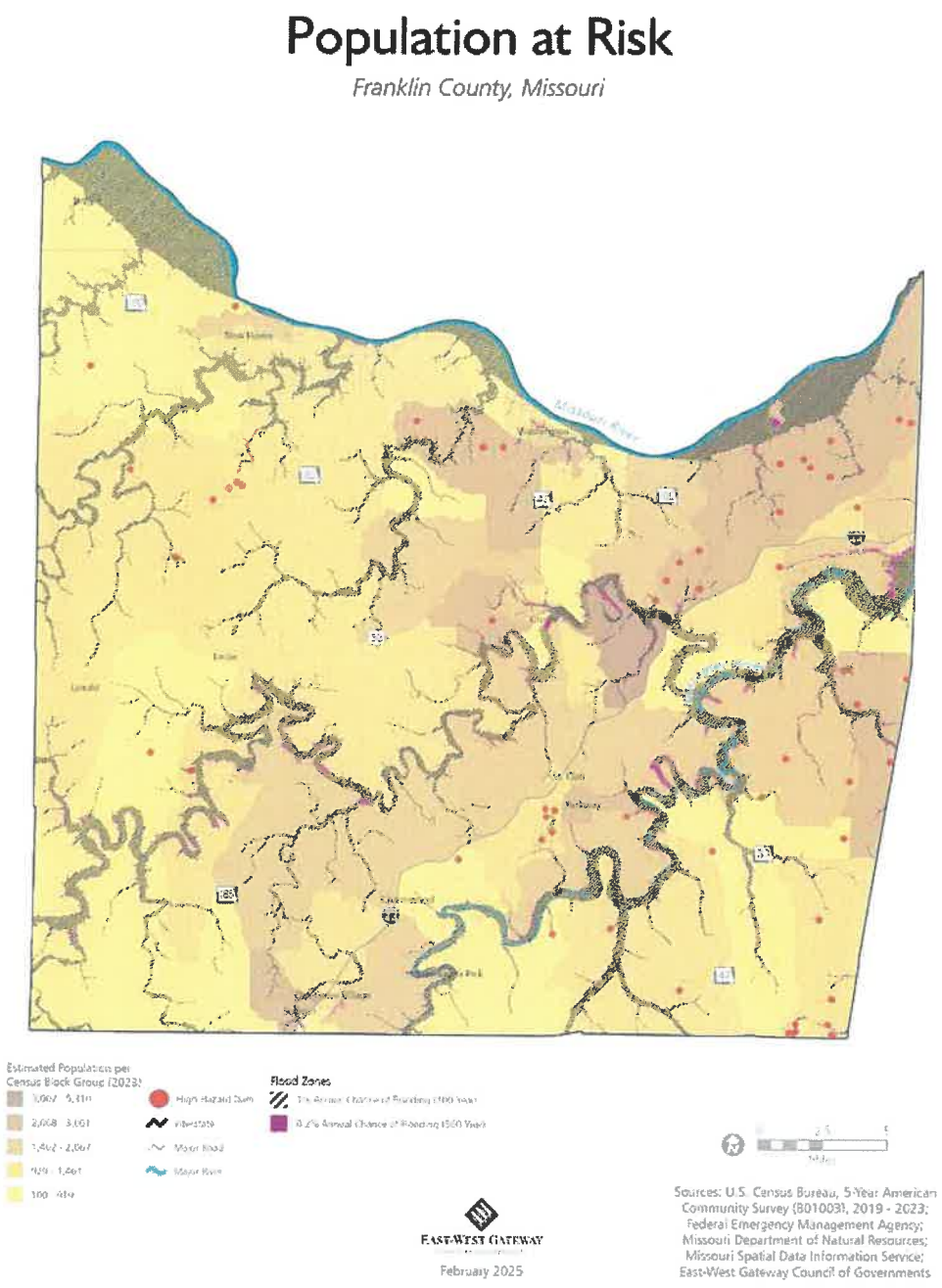


Figure 3.10, Jefferson County Populations at Risk with Flood Zones

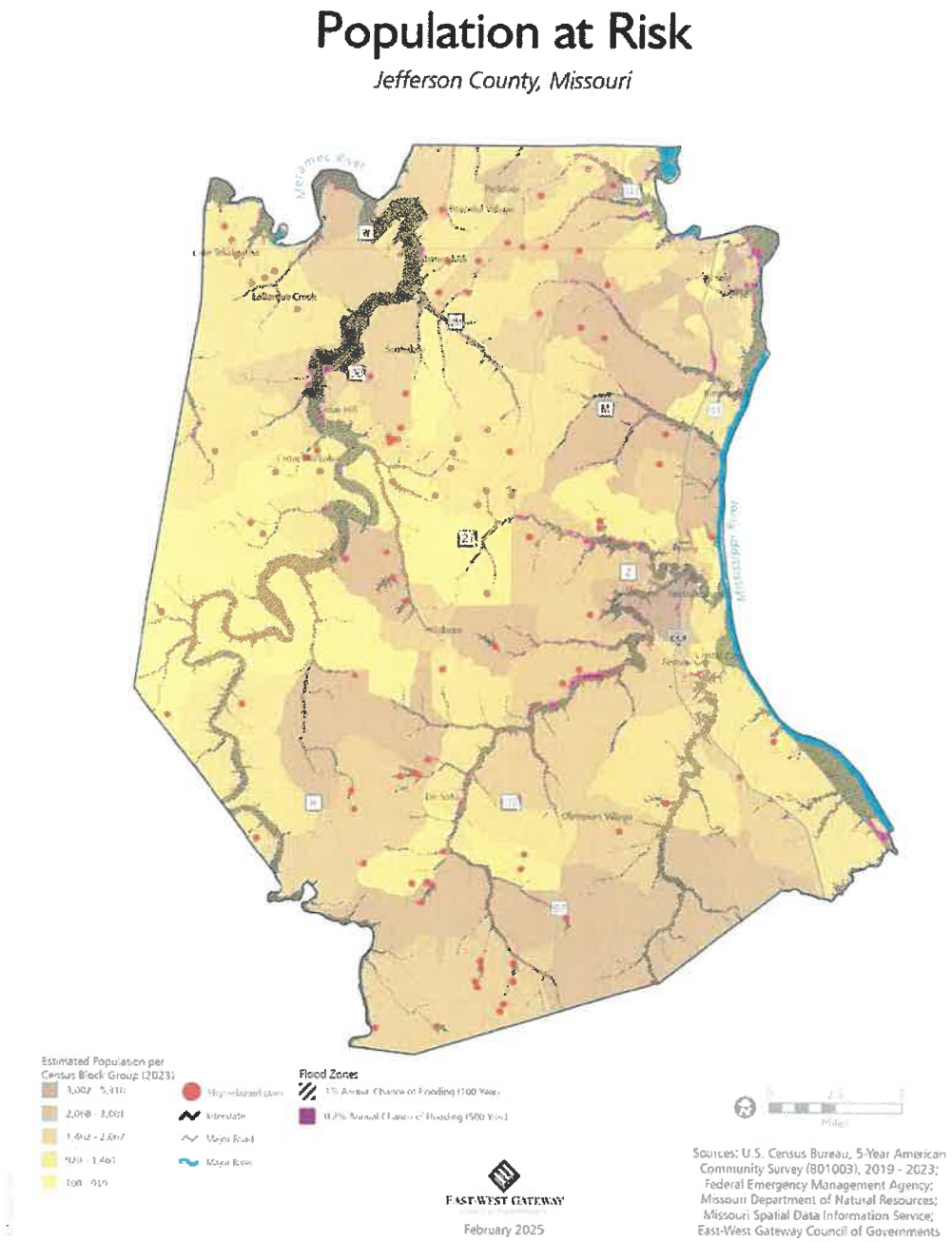


Figure 3.11, St. Charles County Populations at Risk with Flood Zones

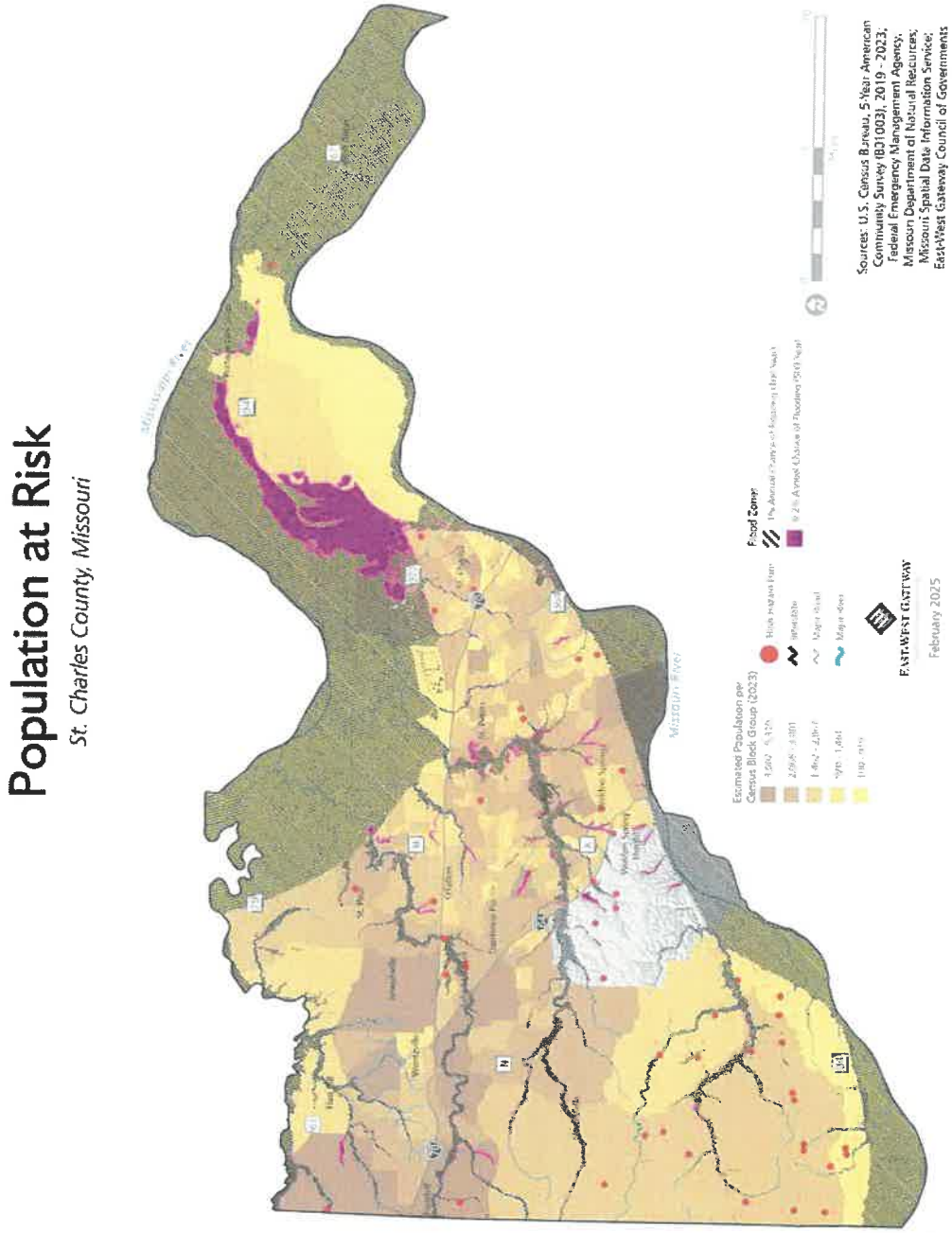


Figure 3.12, St. Louis County Population at Risk with Flood Zones

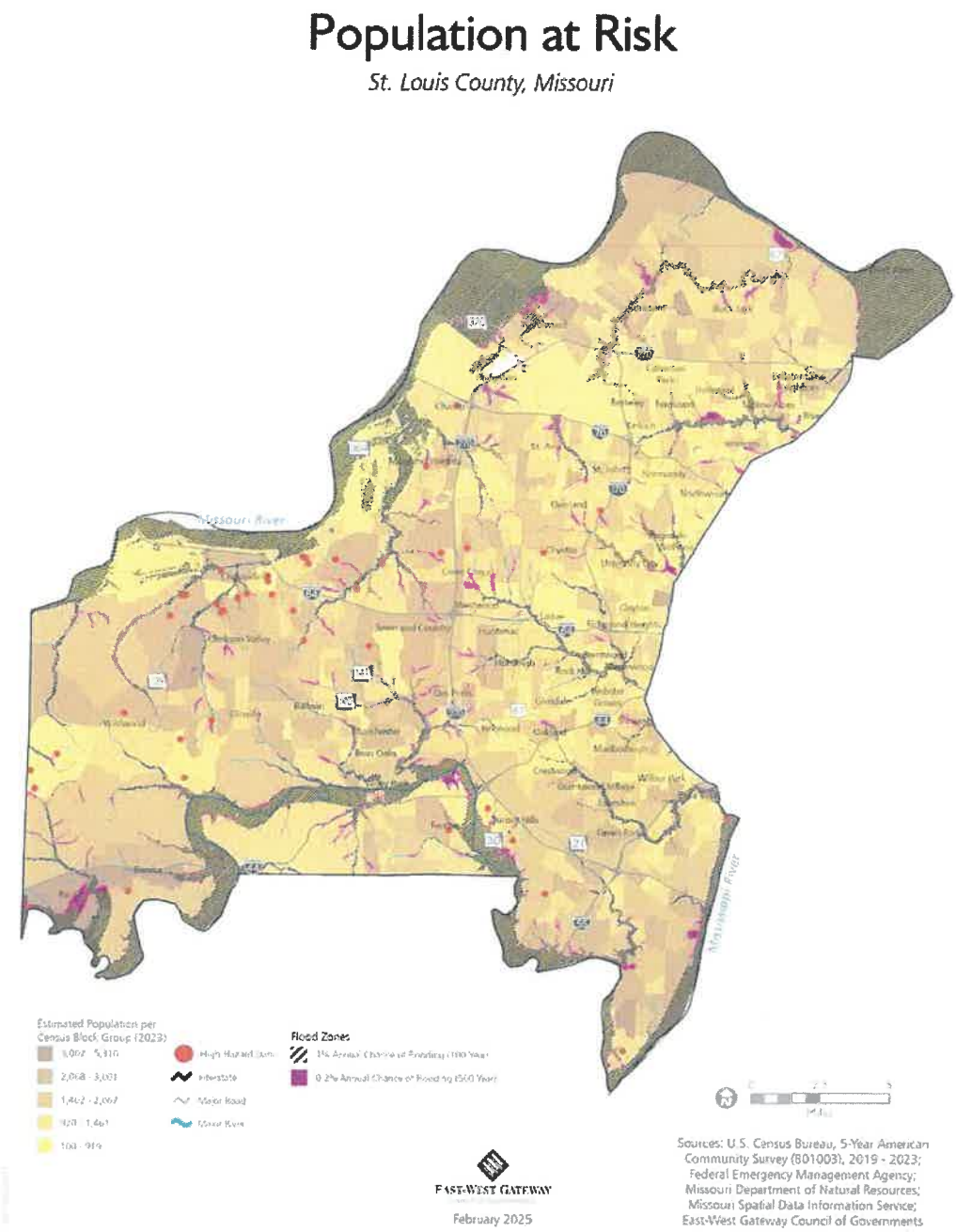
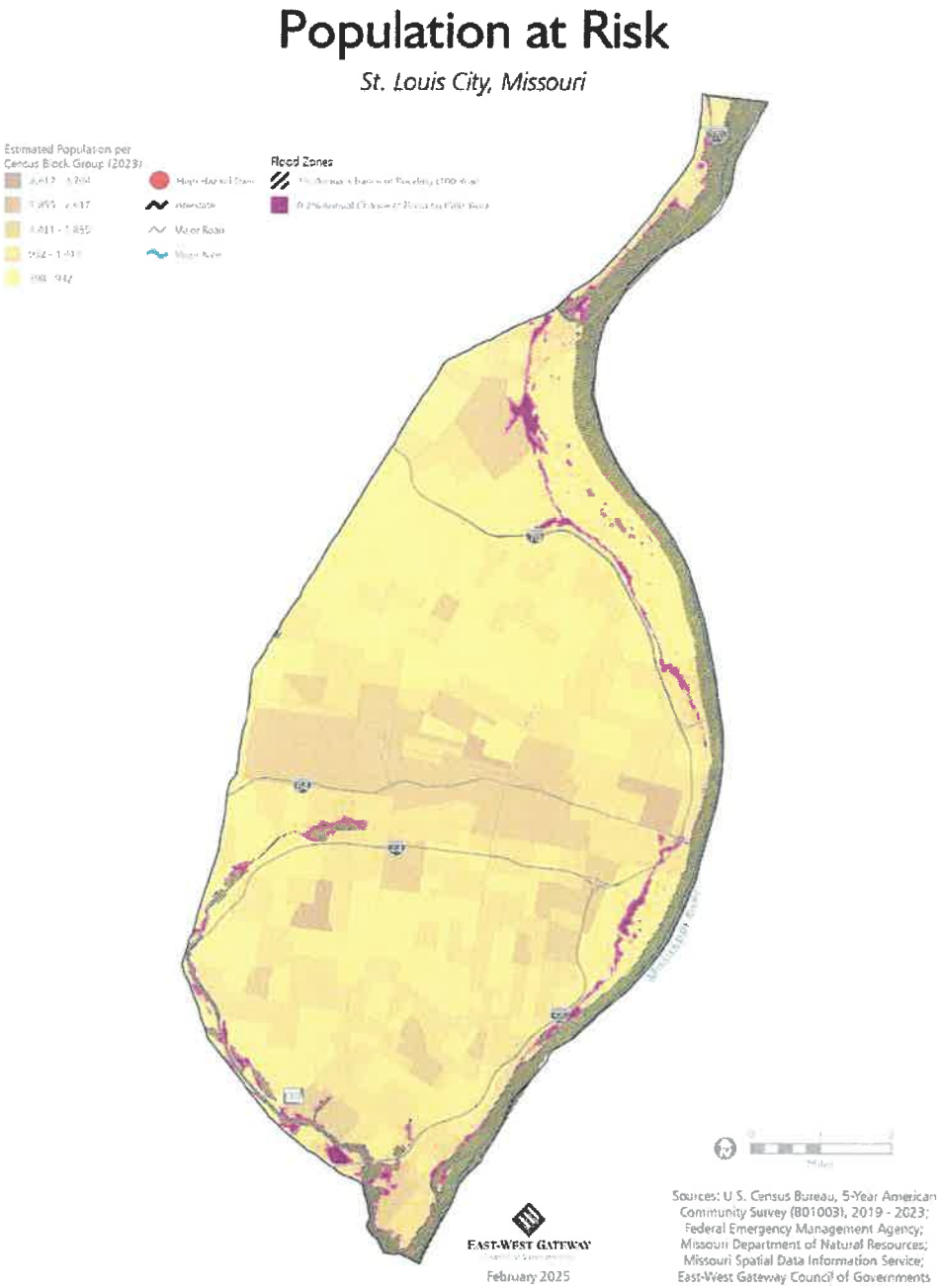


Figure 3.13, City of St. Louis Populations at Risk with Flood Zones



Probability of Occurrence – High

Flood risk is high but more predictable than some other hazards. Floods along the Missouri and Mississippi Rivers tend to be the result of significant precipitation over large areas of land, and as a result, there is usually ample time to prepare for the arrival of the floodwaters. As a result, the risk of loss of human life is relatively low. The exception to this low-level risk would occur in the case of an unexpected levee failure, which could send flood waters rushing into land that is believed to be protected, which is addressed in the Dam/Levee Failure Section. According to the National Weather Service, March through July have the highest average monthly precipitation, with between three and four inches. However, significant rain events can occur any time of the year leading to flash floods. Flooding in each of the five counties is likely to occur in the future.

Severity – High

The Missouri 2023 Hazard Mitigation Plan has a table that shows the top ten counties for flood damage insurance payouts. The four regional counties, minus the City of St. Louis, are the top three and seventh most costly in the state. Damage incurred as a result of flooding includes the stormwater inundation of residences, outbuildings, businesses, churches, and leaving behind mud, rock, trees, debris, trash, and chemical pollutants. Depending upon the severity of the flood, the volume and rate of flow of the water, the floodwater may be capable of carrying vehicles, whole or parts of buildings, etc. Floodwaters often leave behind layers of thick, muddy ooze. From 2004 through 2023, the five-county area has experienced 8 deaths resulting from 139 flash flood events and $151,303,000 in property damage. 37 river flooding events over that same time period resulted in 3 deaths, 2 injuries, and a total of $243,221,000 in property damages and $10,833,000 in crop damages.

Depending upon the weather forecasts, the speed or onset of flash floods can be almost instantaneous. Flash flood warnings are issued by the National Weather Service and the media. U.S. Army Corps of Engineers and U.S. Geological Survey (USGS) produce river stage warnings which enable communities to plan for flood events.

National Flood Insurance Program (NFIP) Participation

The National Flood Insurance Program (NFIP) aims to reduce the impact of flooding on private and public structures. It does so by providing affordable insurance to property owners, renters, and businesses and by encouraging communities to adopt and enforce floodplain management regulations. These efforts help mitigate the effects of flooding on new and improved structures. Overall, the program reduces the socio-economic impact of disasters by promoting the purchase and retention of general risk insurance, but also of flood insurance, specifically. Section 2.11 describes participants and non-participants in the NFIP, if community is in a non-special flood hazard area and NFIP actions for each jurisdiction which responded to the Hazard Mitigation Plan Questionnaire. This demonstrates continued participation in the NFIP. For more detailed information, consult each jurisdiction's Questionnaire, which can be found in the Appendix.

Vulnerability

Flood hazard vulnerability information from the 2023 Missouri State Hazard Mitigation Plan was utilized to estimate vulnerability to flooding in the five-county area. SEMA utilized the HAZUS model, digital Flood Insurance Rate maps, and Missouri Spatial Data Information Service (MSDIS) information to compute potential flood impact analysis and prepare county-level assessments of potential loss. A summary can be found below in Figure 3.14.

Flooding Repetitive Loss

Requirement 44 CFR §201.6(c)(2)(ii), the Plan addresses NFIP-insured structures within the jurisdiction that have been repetitively damaged by floods.

The properties in and near the floodplains of the counties of Franklin, Jefferson, St. Charles, St. Louis, and the City of St. Louis are subject to flooding events almost annually. Since flooding is such a pervasive problem, many residents have purchased flood insurance to help recover from losses incurred from flooding events. Others have been bought out or have rebuilt to higher construction standards. Flood insurance covers building structures and/or their contents. Although flood insurance assists in recovery, it can inadvertently provide a sense of protection from flooding. Many residents and businesses with flood damage rebuilt in the same vulnerable areas, only to be flooded again. These properties are termed Repetitive Loss (RL) properties and Severe Repetitive Loss (SRL) properties. Definitions for these terms are as follows:

Repetitive Loss: Any insurable building for which two or more claims of more than $1,000 were paid by the NFIP within any rolling 10-year period since 1978. Two of the claims paid must be more than 10 days apart but, within 10 years of each other. A repetitive loss property may or may not be currently insured by the NFIP.

Severe Repetitive Loss: As defined by the Flood Insurance Reform Act of 2004, SRLs are 1-4 family residences that have had four or more claims of more than $5,000 or at least two claims that cumulatively exceed the building's value. The Act creates new funding mechanisms to help mitigate flood damage for these properties.

Figure 3.14, Top 10 Missouri Counties for Flood Insurance Dollars Paid

Table 3.24. Top 10 Counties for Flood Insurance Dollars Paid (Historical), 1978-March 2022

County	Dollars Paid (Historical)	Flood Claims	Current Policies	Coverage
ST. LOUIS COUNTY	$211,639,955	11,251	3,270	$940,987,500
ST. CHARLES COUNTY	$149,668,246	9,833	1,570	$378,467,500
JEFFERSON COUNTY	$66,103,960	4,499	924	$204,100,200
LINCOLN COUNTY	$36,274,056	2,212	272	$33,270,000
HOLT COUNTY	$39,243,276	1,252	220	$33,812,400
JACKSON COUNTY	$45,138,261	2,107	945	$316,444,100
FRANKLIN COUNTY	$31,185,083	1,074	285	$57,102,300
BUCHANAN COUNTY	$22,780,355	619	336	$68,431,400
TANEY COUNTY	$18,517,491	399	433	$95,727,100
PIKE COUNTY	$10,096,678	914	89	$9,001,100
Totals	$630,647,363	34,160	8,344	$2,137,349,600

Source: FEMA PIVOT, March 2022

Table 3.26, Flood Vulnerability Assessment by County

Flood Vulnerability Assessment by County					
County	Structural Damage	Loss Ratio	Total Direct Loss	Number of Substantially Damaged Structures	Number of Displaced People
Franklin	$17,528,300	0.14%	$29,673,900	88	2259
Jefferson	$447,292,766	1.65%	$785,137,367	540	13,463
St. Charles	$481,474,421	0.95%	$948,915,094	410	9257
St. Louis	$308,785,700	0.20%	$358,444,850	705	23,441
City of St. Louis	$21,854,700	0.04%	$48,529,800	17	2,941

(Missouri State Emergency Management Agency, 2023)

Table 3.27, Franklin County Unmitigated Repetitive Loss Summary

Franklin County Unmitigated Repetitive Loss Summary				
Jurisdiction	**# of Repetitive Loss Properties**	**Number of Paid NFIP Claims**	**Total Paid Losses**	**Average Payment**
Berger	1	2	$13,780	$6,890
Eureka	2	5	$148,454	$26,496
Franklin County*	52	129	$11,256,717	$36,260
Franklin, City of	1	4	$27,390	$6,847
Pacific	70	172	$6,450,651	$40,013
St. Clair	1	2	$20,955	$10,478
Union	5	11	$1,386,635	$137,751
Washington	1	2	$3,220	$1,610
TOTAL	**133**	**327**	**$19,307,802**	**$266,345**

Source: SEMA 2023 HMP Table A.47

* Average payment is calculated as the mean of all properties' average payments within each community. Source: SEMA, PIVOT

Table 3.28, Jefferson County Unmitigated Repetitive Loss Summary

Jefferson County Unmitigated Repetitive Loss Summary				
Jurisdiction	**# of Repetitive Loss Properties**	**Number of Paid NFIP Claims**	**Total Paid Losses**	**Average Payment**
Arnold	22	65	$9,54,298	$14,123
Crystal City	17	57	$1,128,206	$25,392
De Soto	9	18	$492,046	$27,336
Festus	9	22	$418,356	$18,476
Herculaneum	1	2	$43,527	$21,746
TOTAL	**58**	**164**	**$2,082,135**	**$107,073**

Source: SEMA 2023 HMP, Table A.47

Table 3.29, St. Charles County Unmitigated Repetitive Loss Summary

St. Charles County Unmitigated Repetitive Loss Summary				
Jurisdiction	**# of Repetitive Loss Properties**	**Number of Paid NFIP Claims**	**Total Paid Losses**	**Average Payment**
City of O'Fallon	2	8	$306,192	$46,647
City of Portage Des Sioux	10	184	$7,886,929	$29,382
City of St. Charles	7	68	$1,881,263	$34,273
City of St. Peters	1	11	$182,234	$16,567
Town of West Alton	37	280	$6,777,018	$26,073
TOTAL	**57**	**551**	**$17,033,636**	**$152,942**

Source: SEMA 2023 HMP Table A.47

Table 3.30, City of St. Louis Unmitigated Repetitive Loss Summary

City of St. Louis Unmitigated Repetitive Loss Summary				
Jurisdiction	**# of Repetitive Loss Properties**	**Number of Paid NFIP Claims**	**Total Paid Losses**	**Average Payment**
City of St. Louis	2	26	$768,010	$30,905

Source: SEMA 2023 HMP Table A.47

Table 3.31, St. Louis County Unmitigated Repetitive Loss Summary

St. Louis County Unmitigated Repetitive Loss Summary				
Jurisdiction	**# of Repetitive Loss Properties**	**Number of Paid NFIP Claims**	**Total Paid Losses**	**Average Payment**
Ballwin	1	8	$36,914	$4,614
Breckenridge Hills	1	6	$81,354	$13,559
Brentwood	28	192	$18,265,045	$86,753
Des Peres	2	11	$184,456	$16,298
Eureka	4	21	$562,356	$29,210
Fenton	14	121	$4,312,229	$37,519
Ferguson	1	6	$405,742	$67,624
Frontenac	1	4	$1,633,272	$408,318
Glendale	1	2	$34,361	$17,181
Hazelwood	4	24	$2,308,241	$110,082
Kirkwood	4	32	$934,401	$38,204
Ladue	3	19	$1,006,851	$52,100
Manchester	3	17	$947,339	$67,373
Rock Hill	4	40	$5,898,856	$150,086
Sunset Hills	4	29	$571,663	$20,209
Town and Country	1	4	$157,711	$39,428
University City	5	57	$3,090,544	$41,157
Valley Park	8	57	$1,909,772	$37,881
Wildwood	2	7	$444,668	$68,370
TOTAL	**91**	**657**	**$42,785,775**	**$1,305,966**

Source: SEMA 2023 HMP Table A.47

Table 3.32, Franklin County Mitigated Repetitive Loss Summary

Franklin County Mitigated Repetitive Loss Summary				
Jurisdiction	**# of Repetitive Loss Properties**	**Number of Paid NFIP Claims**	**Total Paid Losses**	**Average Payment**
Franklin County*	10	27	$214,709	$7,617
Pacific	4	8	$162,937	$20,367
St. Clair	1	4	$13,113	$3,278
Washington	1	2	$29,149	$14,574
TOTAL	**16**	**41**	**$419,908.00**	**$45,836.00**

Source: SEMA 2023 HMP, Table A.48

* Average payment is calculated as the mean of all properties' average payments within each community. Source: SEMA, PIVOT

Table 3.33, Jefferson County Mitigated Repetitive Loss Properties

Jefferson County Mitigated Repetitive Loss Properties				
Jurisdiction	**# of Repetitive Loss Properties**	**Number of Paid NFIP Claims**	**Total Paid Losses**	**Average Payment**
Arnold	115	352	$5,245,377	$15,617
Crystal City	16	53	$471,997	$10,167
Festus	5	12	$254,868	$24,187
Herculaneum	2	4	$13,131	$3,283
TOTAL	**138**	**421**	**$5,985,373**	**$53,254**

Source: SEMA 2023 HMP, Table A.48

Table 3.34, St. Charles County Mitigated Repetitive Loss Properties

St. Charles County Mitigated Repetitive Loss Properties				
Jurisdiction	**# of Repetitive Loss Properties**	**Number of Paid NFIP Claims**	**Total Paid Losses**	**Average Payment**
City of Alton	2	5	$120,294	$24,455
City of O'Fallon	2	6	$75,385	$12,564
City of Portage Des Sioux	25	79	$734,905	$10,592
City of St. Charles	21	62	$950,772	$16,331
City of St. Peters	2	7	$41,510	$5,695
Town of West Alton	1	4	$117,992	$29,498
TOTAL	**53**	**163**	**$2,040,858**	**$99,135**

Source: SEMA 2023 HMP, Table A.48

Table 3.35, City of St. Louis Mitigated Repetitive Loss Properties

City of St. Louis Mitigated Repetitive Loss Properties				
Jurisdiction	**# of Repetitive Loss Properties**	**Number of Paid NFIP Claims**	**Total Paid Losses**	**Average Payment**
City of St. Louis	8	26	$247,056	$8,840

Source: SEMA 2023 HMP, Table A.48

Table 3.36, St. Louis County Mitigated Repetitive Loss Properties

St. Louis County Mitigated Repetitive Loss Properties				
Jurisdiction	**# of Repetitive Loss Properties**	**Number of Paid NFIP Claims**	**Total Paid Losses**	**Average Payment**
Berkeley	1	3	$16,965	$5,655
Breckenridge Hills	4	10	$34,224	$3,532
Brentwood	7	22	$337,098	$17,877
Creve Coeur	1	3	$26,933	$8,978
Eureka	55	174	$784,959	$4,647
Fenton	33	85	$988,508	$12,223
Florissant	1	4	$54,391	$13,598
Hazelwood	1	3	$101,331	$33,777
Kirkwood	7	16	$193,919	$12,802
Manchester	1	3	$51,225	$17,075
Maplewood	6	19	$139,405	$7,542
Moline Acres	1	4	$53,176	$13,294
University City	10	37	$306,406	$6,773
Valley Park	255	794	$11,877,917	$15,359
Wellston	1	2	$8,950	$4,475
TOTAL	**384**	**1179**	**$14,975,407**	**$177,607**

Source: SEMA 2023 HMP, Table A.48

Changing Future Conditions Considerations – Flooding

The 2023 Missouri Hazard Mitigation Plan notes, "The expected increases in rainfall frequency and intensity are likely to put additional stress on natural hydrological systems and community stormwater systems. Heavier snowfalls in the winter will lead to intensified spring flooding, and groundwater levels will remain high even in non-floodplain areas. Such changes in climate patterns can lead to the development of compounding events that interact to create extreme conditions. Flooding caused by high groundwater levels typically recedes more slowly than riverine flooding, slowing the response and recovery process. Groundwater-fed rivers and streams are also likely to experience heightened flooding when groundwater levels are high."

3.3.4 Severe Winter Weather Hazard Profile

Winter weather is different than other hazards such as dam failure or tornados in that winter weather tends to occur over a much larger area, often affecting several counties to multiple states. Winter weather includes heavy snow, ice, freezing rain/sleet, and unseasonably low temperatures on widespread or localized basis.

Description

Snow impacts can range from snow flurries to white-out blizzard conditions. Ice conditions include sleet and freezing rain which can cause roadways to be covered in sheets of ice and ice jams that result in flooding. Freezing rain is rain

that falls onto a surface with a temperature below freezing; this causes freezing on surfaces, such as trees, cars, and roads, forming a glaze of ice. Even small accumulations of ice can cause a significant hazard to motorists, pedestrians, and homeowners. The combination of unseasonably cold temperatures and low wind chill values (15° F below normal) can impact human health and economic activity. Snowfall varies considerably each winter in the region, the snowiest month on record for the St. Louis area was 63.3 inches in 1912, while 1954 saw 1.5 inches of snow. The average total snowfall is around 18 inches. The year-to-year variation can make planning and mitigation a challenge for local governments and school districts as over-purchasing supplies ties up needed funds and storage space. Challenging forecast conditions can lead to 'overselling the occurrence/severity' of a winter storm, which can then lead to complacency or distrust in the next snow forecast, making public communications especially important.

Problem Statement

Although extreme temperatures present different kinds of problems, extreme weather events tend to hit low-income communities and the elderly harder than the general population. These weather events also tend to be region-wide, and therefore, broad-based planning is more effective in addressing these challenges. When power is disrupted through storms, extremely cold weather can rapidly put very large numbers of citizens at risk. Developing a response plan in advance is therefore paramount to effective management of that risk. Mitigation activities for the five-county area should include the education of its workers and residents about the prevention of injuries and deaths from severe winter weather.

History

The period of winter weather events covered in this plan is from 2004 through 2023. The following table contains information on winter weather events occurring during that time. The St. Louis region is somewhat fortunate to have relatively mild winters with significant snow or ice events occurring on an infrequent basis. However, due to Missouri's geographic location, there is always the potential for severe winter weather during the months of December through February. Extreme winter weather has also occurred in mid-November and into March. Property damage has been infrequent, although it is worth noting that traditional winter weather statistics and measurements do not cover the costs of missed work and school, nor do they include auto-body repair work or medical costs attributed to slips, falls, and snow removal.

Table 3.37, Winter Weather Events Summary by County

Winter Weather Events Summary (2004-2023)					
County	**# of Events**	**Years with Events**	**Deaths**	**Injuries**	**Property Damage**
Franklin	15	11	0	0	0
Jefferson	14	11	0	0	0
St. Charles	14	11	0	0	0
St. Louis	14	11	0	0	0
City of St. Louis	14	11	0	0	0

Source: (National Oceanic and Atmospheric Administration, 2024)

Location

The risk of a severe winter event is the same throughout the five-county area. They occur over every location in the region and while an individual storm may impact one county more than another, the risk is the same.

Probability of Occurrence – Medium

To calculate the probability of severe winter weather 2004-2023, National Centers for Environmental Information (NCEI) event data was assembled and analyzed. Eleven out of twenty years in each county had winter weather events, for a 55% chance of severe winter weather in any county in any year. NOAA data showed that 100% of cold/wind chill events occurred in the month of January, while February had the highest number of heavy snow and winter weather events in the region. SEMA rated the likelihood of occurrence at Medium, considering the number of events divided by the years of data analyzed, although it is unclear what the range of time SEMA used in this determination.

Severity

Winter storms are sometimes accompanied by strong winds, creating blizzard conditions with blinding wind-driven snow, severe drifting, and dangerous wind chill. Strong winds with these intense storms and cold fronts can knock down trees, utility poles, and electrical and communication lines. Extreme cold often accompanies a winter storm, and prolonged freezing temperatures can cause damage to property and vegetation. Pipes may freeze and burst in poorly insulated homes or without heat. Long cold spells can cause rivers to freeze, disrupting shipping. Ice jams may form and lead to flooding. Heavy accumulations of ice can bring down trees, electrical wires, telephone poles and lines, and communication towers. Communications and power can be disrupted for days while utility companies work to repair the extensive damage.

Types of damage that could occur in the five-county area include both property damage and personal injury vehicle accidents, residential fires due to dangerous use of heaters, and other winter weather fatalities, such as heart attacks from shoveling snow, which may result from severe winter weather conditions. Prolonged exposure to the cold can cause frostbite and hypothermia and become life-threatening. Infants and the elderly are most susceptible. It is possible that people can become trapped in their homes without utilities or their cars without assistance.

Other winter damage can include rooftop collapse because of the inability of the roofs to withstand the weight of a heavy snowfall event, automobile accidents, and downed power lines/power outages from ice storms. Heavy snow can strand commuters, close airports, stop the flow of supplies, and disrupt emergency and medical services. Livestock may

Table 3.38, Annualized Severe Winter Weather Damages by County

Annualized Severe Winter Weather Damages						
County	**Annualized Blizzard Property Loss ($)**	**Annualized Heavy Snow Property Loss ($)**	**Annualized Ice Storm Property Loss ($)**	**Annualized Winter Storm Property Loss ($)**	**Annualized Winter Weather Property Loss ($)**	**Total Annualized Winter Weather Property Loss ($)**
Franklin	$ -	$ -	$ 12,846	$ 7,692	$ -	$ 20,538
Jefferson	$ -	$ -	$ -	$ -	$ -	$ -
St. Charles	$ -	$ -	$ 6,500	$ 769,231	$ -	$ 775,731
St. Louis	$ -	$ -	$ 3,846	$ 1,680,769	$ -	$ 1,684,615
City of St. Louis	$ -	$ -	$ -	$ 2,011,538	$ -	$ 2,011,538
TOTAL	**$ -**	**$ -**	**$ 23,192**	**$ 4,469,230**	**$ -**	**$ 4,492,422**

Source: (Missouri State Emergency Management Agency, 2023)

be lost on farms. Rivers and lakes freeze, stopping barge and ship traffic. Subsequent ice jams threaten bridges and can close major bridges. Cold temperatures take their toll on vehicle batteries. Also, extremely cold temperatures stress metal bridge structures.

Energy consumption rises significantly during extreme cold weather. Extreme cold temperatures can cause significant ground freezing problems, especially if there is little snow cover. Buried water pipes can burst causing massive ice problems and loss of water pressure in metropolitan areas. This poses a variety of public health and public safety problems.

Vulnerability

The 2023 Missouri State Hazard Mitigation Plan contains the best data available for estimating the vulnerability of the five-county area to severe winter weather. This county-level severe winter weather vulnerability analysis is based on housing density, likelihood of occurrence, building exposure, crop exposure, average annual property loss ratio, and average annual crop insurance claims. The individual factors were rated as 1 (low), 2 (medium-low), 3 (medium), 4 (medium-high), and 5 (high). The sum of these scores was averaged to identify would help to identify the vulnerability by county for severe winter weather. Table 3.28 provides the background ranges seen in the two vulnerability analysis tables. Table 3.39 details exposure and housing ratings, while Table 3.40 provides overall vulnerability and property loss ratings. Overall, Jefferson County has the lowest vulnerability rating at Medium, while Franklin and St. Charles Counties are Medium-High. St. Louis County and the City of City Louis are rated as High, considering greater potential property loss and housing density.

Table 3.39, Ranges for Severe Winter Weather Vulnerability Ratings

Ranges for Severe Winter Weather Combined Vulnerability Rating					
	Low (1)	Medium-Low (2)	Medium (3)	Medium-High (4)	High (5)
Severe Winter Weather Combined Vulnerability	6 to 8	9 to 10	11 to 12	13 to 15	16 to 21

Source: (Missouri State Emergency Management Agency, 2023)

Table 3.40, Severe Winter Weather Building Exposure, Housing Density, and SOVI Data by County

Severe Winter Weather - Building Exposure, Housing Density, and SOVI Data by County						
County	**Toal Building Exposure (HAZUS)**	**Building Exposure Rating**	**Housing Density**	**Housing Density Rating**	**SOVI Ranking**	**SOVI Rating**
Franklin	$12,583,890,000	3	49.73	2	Medium Low	2
Jefferson	$24,814,360,000	3	140.32	2	Low	1
St. Charles	$44,937,555,000	4	282.62	3	Low	1
St. Louis	$153,542,314,000	5	871.01	4	Medium Low	2
City of St. Louis	$50,440,776,000	4	2865.5	5	High	5

Source: (Missouri State Emergency Management Agency, 2023)

Table 3.41, Severe Winter Weather Vulnerability Analysis

Winter Weather Vulnerability Analysis with Rating							
County	Total Number of Winter Weather Events	Likelihood of Occurrence	Likelihood of Occurrence Rating	Total Annualized Property Loss	Total Annualized Property Loss Rating	Overall Vulnerability Rating	Overall Vulnerability Rating Description
Franklin	51	1.96	3	$20,538	1	11	Medium
Jefferson	51	1.96	3	$0	1	10	Medium Low
St. Charles	53	2.04	3	$775,731	3	14	Medium High
St. Louis	54	2.08	3	$1,684,615	4	18	High
City of St. Louis	51	1.96	3	$2,011,538	4	21	High

Source: (Missouri State Emergency Management Agency, 2023)

Changing Future Conditions Considerations – Severe Winter Weather

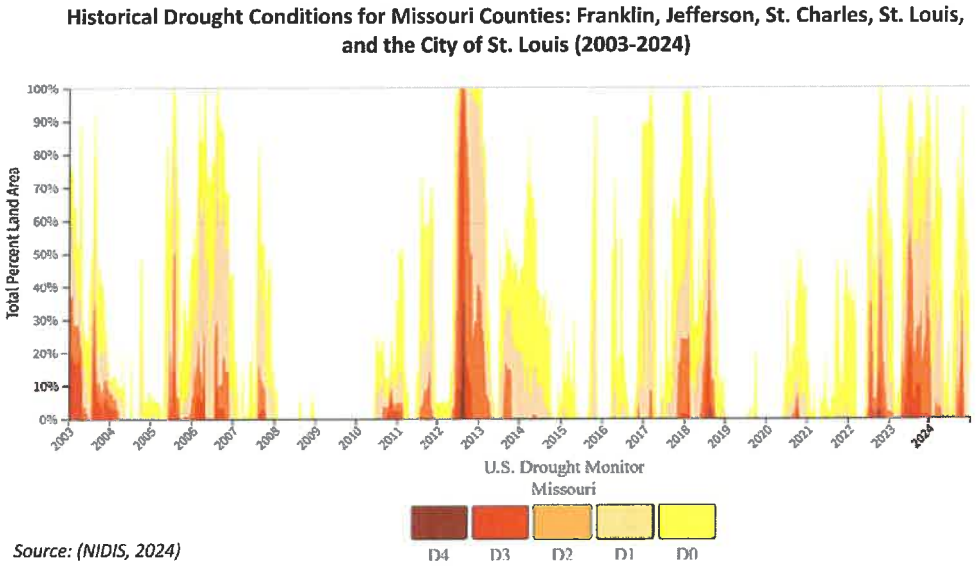
The 2023 Missouri Hazard Mitigation Plan acknowledges the possible future conditions of tornadoes saying "A shorter overall winter season and fewer days of extreme cold may have both positive and negative indirect impacts. As both temperature and precipitation increase during the winter months, freezing rain will be more likely. Additional wintertime precipitation in any form will contribute to saturation and increase the risk and/or severity of spring flooding. A greater proportion of wintertime precipitation may fall as rain rather than snow."

3.3.5 Drought Hazard Profile

The National Integrated Drought Information System provides the most current data on drought conditions in Missouri. Drought's impacts on society result from the interplay between a natural event and the demand people place on water supply. Human beings often exacerbate the impact of drought. Recent droughts in both developing and developed countries and the resulting economic and environmental impacts and personal hardships have underscored the vulnerability of all societies to this hazard.

The U.S. Drought Monitor (2000–present) depicts the location and intensity of drought across the country. Once a week, authors from NOAA, USDA, and the National Drought Mitigation Center produce a new map based on their assessments of the best available data and input from local observers. The map uses five categories: Abnormally Dry (D0), showing areas that may be going into or are coming out of drought, and four levels of drought (D1–D4). The figure below, from the National Integrated Drought Information System (NIDIS), shows Missouri droughts from 2003 through 2024.

Figure 3.15, Historical Drought Conditions in the Region



Source: (NIDIS, 2024)

Figure 3.16, U.S. Drought Monitor Category Descriptions

Category	Description	Possible Impacts
D0	Abnormally Dry	Going into drought: • Short-term dryness slowing planting, growth of crops or pastures Coming out of drought: • Some lingering water deficits • Pastures or crops not fully recovering
D1	Moderate Drought	• Some damage to crops and pastures • Streams, reservoirs, or wells low, some water shortages developing or imminent • Voluntary water-use restrictions requested
D2	Severe Drought	• Crop or pasture losses likely • Water shortages common • Water restrictions imposed
D3	Extreme Drought	• Major crop/pasture losses • Widespread water shortages or restrictions
D4	Exceptional Drought	• Exceptional and widespread crop/pasture losses • Shortages of water in reservoirs, streams, and wells creating water emergencies

Source: U.S. Drought Monitor

The most commonly used drought severity indicator is the Palmer Drought Severity Index (PDSI) developed by NOAA. The PDSI provides a standardized means of depicting drought severity throughout the U.S. It is a measurement of dryness based on recent precipitation and moisture and is effective in indicating drought conditions. The five-county planning area is susceptible to the entirety of the PDSI and the US Drought Monitor ranges. Figure 3.17 below shows the categories for the PDSI.

Figure 3.17, Palmer Drought Severity Index

Palmer Drought Severity Index

Palmer Classifications	
Amount of moisture/dryness	Degree of drought
4.0 or more	Extremely Moist Spell
3.0 to 3.99	Very Moist Spell
2.0 to 2.99	Unusual Moist Spell
1.0 to 1.99	Moist Spell
0.5 to 0.99	Incipient Moist Spell
0.49 to -0.49	Near Normal Spell
-0.5 to -0.99	Incipient Drought
-1.9 to -1.99	Mild Drought
-2.0 to -2.99	Moderate Drought
-3.0 to -3.99	Severe Drought
-4.0 or less	Extreme Drought

(Missouri Department of Natural Resources, 2023)

Description

Drought is defined as the deficiency of precipitation over an extended period of time, usually a season or more. This deficiency results in a water shortage for some activities, groups, or environmental sectors. Drought should be considered relative to some long-term average condition of balance between precipitation and evapotranspiration in a particular area, a condition often perceived as "normal." It is also related to the timing (i.e., the principal season of occurrence, delays in the start of the rainy season, the occurrence of rains in relation to principal crop growth stages) and the effectiveness (i.e., rainfall intensity, number of rainfall events) of the rain events. Other climatic factors such as high temperature, high wind, and low relative humidity are often associated with drought which can significantly aggravate its severity.

Problem Statement

Drought is a slow-moving hazard, which causes people to underestimate the damage it can do, but losses from drought are as substantial as those from hurricanes, tornados, and other faster-moving disasters. Drought causes losses to agriculture; affects domestic water supply, energy production, public health, and wildlife; and contributes to wildfire, to name a few of its effects.

History

The droughts of 2012 and 2018 were the most significant drought events in the last 30 years in Missouri. 2012 encompassed one of the driest two-month periods in Missouri history. By the end of July, the entirety of the five-county area was classified as having extreme drought conditions. In July 2012, the Secretary of the Department of Agriculture declared all of Missouri as a disaster area because of this drought. In early September rains from the remnants of Hurricane Isaac caused the drought status to be re-classified as severe. Section 2.2.4 of the Missouri Drought Mitigation and Response Plan says:

"The 2018 drought was the second worst drought impacting Missouri since the Great Drought. While during the flash drought of 2012 a higher percent of the state experienced extreme and exceptional drought conditions, the 2018 drought lasted longer and caused significant impacts. The drought began in fall 2017 as periods of abnormally dry and moderate drought conditions occurred across much of eastern Missouri resulting from below-average precipitation since May 2017. Severe drought conditions began to appear across the South Central and East Central regions by December 2017, while abnormally dry and moderate drought conditions expanded to western portions of the state. The drought continued to expand and almost the entire state was in some form of drought condition by February 2018. The eastern portion of the state saw some relief in March, April, and May 2018, while the western portion continued to experience abnormally dry to moderate drought conditions. However, drought conditions returned to much of the state by summer 2018 and lasted through that fall." *(Missouri Department of Natural Resources, 2023)*

Most recently, in June of 2023, Franklin County and portions Jefferson, St. Charles, and St. Louis Counties reached 'Severe Drought' status according to U.S. Drought Monitor categories. 66.4% of the five-county region's land area was monitored to be at D2 – 'Severe Drought' levels, while 25% of land area in the region was at D1 – 'Moderate Drought', and 8.6% of the land area was at D0 – Abnormally Dry levels. For a total of 91.4% of the five-county area in drought on June 27th, 2023. *(Missouri Department of Natural Resources, 2023)*

Table 3.42, Franklin County Drought Event Summary

Franklin County Drought Event Summary (2004-2023)	
Number of County/Zone areas affected:	1
Number of Days with Event:	9
Number of Days with Event and Death:	0
Number of Days with Event and Death or Injury:	0
Number of Days with Event and Property Damage:	0
Number of Days with Event and Crop Damage:	0
Number of Event Types reported:	1

(National Oceanic and Atmospheric Administration, 2024)

Table 3.43, Jefferson County Drought Event Summary

Jefferson County Drought Event Summary (2004-2023)	
Number of County/Zone areas affected:	1
Number of Days with Event:	10
Number of Days with Event and Death:	0
Number of Days with Event and Death or Injury:	0
Number of Days with Event and Property Damage:	0
Number of Days with Event and Crop Damage:	0
Number of Event Types reported:	1

(National Oceanic and Atmospheric Administration, 2024)

Table 3.44, St. Charles County Event Summary

St. Charles Drought Event Summary (2004-2023)	
Number of County/Zone areas affected:	1
Number of Days with Event:	9
Number of Days with Event and Death:	0
Number of Days with Event and Death or Injury:	0
Number of Days with Event and Property Damage:	0
Number of Days with Event and Crop Damage:	0
Number of Event Types reported:	1

(National Oceanic and Atmospheric Administration, 2024)

Table 3.45, St. Louis County Drought Event Summary

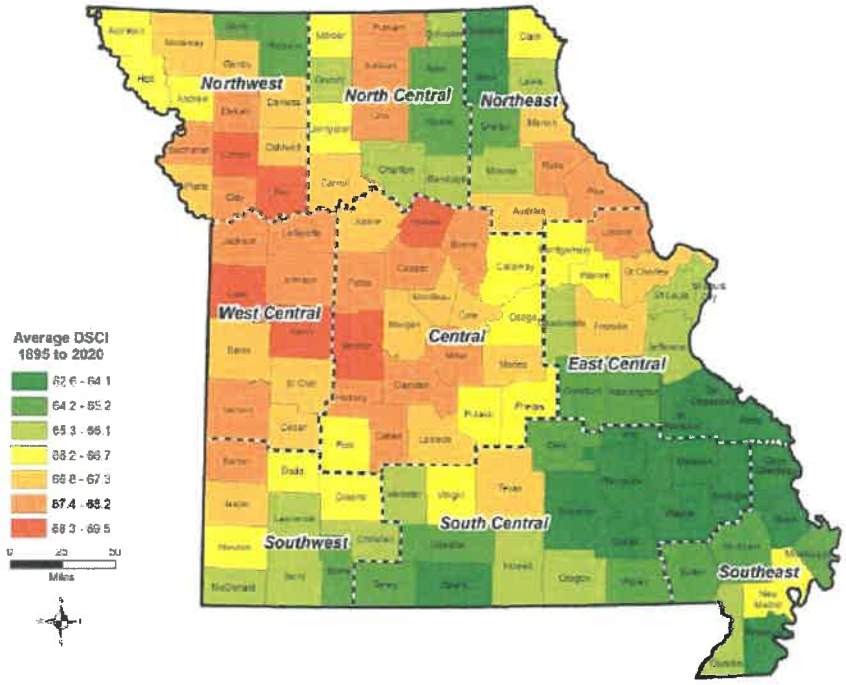
St. Louis County Drought Event Summary (2004-2023)	
Number of County/Zone areas affected:	1
Number of Days with Event:	8
Number of Days with Event and Death:	0
Number of Days with Event and Death or Injury:	0
Number of Days with Event and Property Damage:	0
Number of Days with Event and Crop Damage:	0
Number of Event Types reported:	1

(National Oceanic and Atmospheric Administration, 2024)

Location

In the 2023 Missouri State Drought Plan, the state was divided into nine regions that display similar climatic characteristics. The City of St. Louis and St. Louis, St. Charles, Franklin, and Jefferson Counties are all found in Missouri Drought Region 6 (East Central).

Figure 3.18, Average Monthly Drought Severity and Coverage Index by County, 1895-2020



Sources: (MO Dept. of Natural Resources) (US Geological Survey), (NIDIS)

Table 3.45, City of St. Louis Drought Event Summary

City of St. Louis Drought Event Summary (2004-2023)	
Number of County/Zone areas affected:	1
Number of Days with Event:	4
Number of Days with Event and Death:	0
Number of Days with Event and Death or Injury:	0
Number of Days with Event and Property Damage:	0
Number of Days with Event and Crop Damage:	0
Number of Event Types reported:	1

(National Oceanic and Atmospheric Administration, 2024)

Probability of Occurrence – High

The probable risk or likeliness of future occurrences of drought will most likely be similar to the climatologic past. However, the past number and severity of events is not necessarily a predictor of future occurrences. Based in information from NOAA and FEMA droughts occur approximately every 10 years in the EWG planning region. In the last twenty years, five years had drought events in the five-county area, for a 25% chance of occurrence in any given year.

Severity – Low, percentage of land area affected by hazard is 4 percent

Commented [CM1]: Probably need to include methodology for % land area affected

It is difficult to determine the direct and indirect costs associated with drought. Drought can have a broad impact, and it is hard to specifically determine when a drought begins or ends. Severe droughts are infrequent and the five-county region's relatively low reliance on agriculture blunts the impact a more land-productive area of the state may experience.

Vulnerability

Vulnerability to drought varies by water source; groundwater and surface water sources are impacted and respond to drought differently. Groundwater sources are generally not impacted directly by drought unless it is a severe, prolonged drought that forces farmers and water utilities to rely on groundwater in increasing quantities to meet irrigation and water supply needs for an extended period. (Missouri Department of Natural Resources, 2023)

The 2023 Missouri Drought Mitigation and Response Plan analyzed and ranked the vulnerability, likelihood, susceptibility, impact, and resilience to drought for each Missouri District. A ranking of 1 equals the lowest relative drought likelihood, susceptibility, impact, or overall vulnerability, and a ranking of 9 equals the highest. A ranking of 1 equals the highest relative resiliency, and a ranking of 9 equals the lowest. The East Central district (see Figure 3.18 above). ranked 3 in likelihood and susceptibility to drought, while resilience was ranked at a 1 and impact was ranked at 6. The ranking of resilience and impact of drought on the East Central region is likely due to high concentrations of people, property, and resources.

The 2023 Missouri State Hazard Mitigation Plan provides drought vulnerability estimates for the five-county planning area. SEMA used the following resources in calculating drought vulnerability and loss estimation:

- Number of Average Annual Drought Impacts (from the Drought Impact Reporter)
- Crop Exposure data (2017 USDA Census of Agriculture)
- Annualized Crop Claims (USDA RMA 2012-2021)
- Social Vulnerability Index (University of South Carolina)

Table 3.47, Ranges for Drought Vulnerability Ratings

Ranges for Drought Vulnerability Factor Ratings					
Factors Considered	Low (1)	Medium-Low (2)	Medium (3)	Medium-High (4)	High (5)
Social Vulnerability Index	1	2	3	4	5
Crop Exposure Ratio Rating	$379,000-$22,460,000	$23,369,000-$51,704,000	$53,142,000-$84,855,000	$84,855,000-$159,192,000	$181,201,000-$239,334,000
Annualized USDA Crop Claims Paid	$0	$1-$2,170,363	$2,170,364-$3,625,266	$3,625,267-$6,096,160	$6,096,161-$11,136,989
Likelihood of Occurrence of severe or extreme drought	0.15-0.35	0.38-0.50	0.54-0.69	0.73-1.00	1.23-1.31
Total Drought Vulnerability Rating	4-7	8-10	11-13	14-16	17-20

(Missouri State Emergency Management Agency, 2023)

Table 3.48, Vulnerability to Drought by County

Vulnerability of Missouri Counties to Drought										
County	**SOVI Index Rating**	**USDA RMA Total Drought Crop Claims**	**Average Annualized Crop Claims**	**USDA Claims Rating**	**2017 Crop Exposure**	**Crop Exposure Rating**	**Likelihood of Severe Drought**	**Drought Occurrence Rating**	**Total Rating**	**Total Rating Drought**
Franklin	2	$12,522,681	$1,252,268	2	$26,135,000	2	0.35	1	7	Low
Jefferson	1	$1,174,350	$117,435	1	$7,502,000	1	0.38	2	5	Low
St. Charles	1	$39,621,971	$3,962,197	4	$53,817,000	3	0.35	1	9	Medium Low
St. Louis	2	$5,185,117	$518,512	1	$19,581,000	1	0.31	1	5	Low
St. Louis City	5	0	0	1	No data	1	0.15	1	8	Medium Low
TOTAL		**$58,504,119**	**$5,850,412**		**$107,035,000**					

(Missouri State Emergency Management Agency, 2023)

Changing Future Conditions Considerations – Drought

The 2023 Missouri Hazard Mitigation Plan notes, "The number of heavy rainfall events is predicted to increase, yet researchers currently expect little change in total rainfall amounts, indicating that the periods between heavy rainfalls will be marked by an increasing number of dry days. Higher temperatures and increased evapotranspiration increase the likelihood of drought. This could lead to agricultural drought and suppressed crop yields."

3.3.6 Extreme Temperatures Hazard Profile

Extreme Temperatures can have a significant impact on a community and can pose an outsized threat to people over 65, the homebound, and those without air conditioning or who may have it but cannot afford the cost of electricity to run it.

Description

Missouri has a continental type of climate marked by strong seasonality. Frequent changes in temperature are known to occur mainly because of the State's inland location. Prolonged periods of extremely cold weather or heat are unusual, however, temperatures above 100° F have occurred, as well as temperatures below 0° F, which average 2 to 5 days per year in northern counties and 1 to 2 days per year in southern counties (Missouri State Emergency Management Agency, 2023).

Extreme heat can be described as temperatures that hover 10°F or more above the average high temperature for a region during the summer months. A heat wave is a period of excessive heat, which can lead to illness and other stress for people with prolonged exposure to these conditions. High humidity, which often accompanies heat in Missouri, can make the effects of heat even more harmful. While heat-related illness and death can occur from exposure to intense heat in just one afternoon, heat stress on the body has a cumulative effect. Consequently, the persistence of a heat wave increases the threat to public health. The National Weather Service (NWS) defines a heat wave as three consecutive days of temperatures of 90 degrees Fahrenheit (°F) and above. These high temperatures generally occur from June through September but are most prevalent in the months of July and August (Missouri State Emergency Management Agency, 2023).

Problem Statement

Residents of the five-county region should be instructed to be aware of the warning signs of heat-related illness, such as light-headedness, mild nausea or confusion, sleepiness, or profuse sweating. Extreme cold can also be life-threatening and cause injury and death due to hypothermia. Extreme temperatures impact the elderly and low-income communities hardest, largely because they may not have the resources to protect themselves. Local government watch programs to check on those in greatest danger from extended extreme temperature waves (high or low) will also work for other severe weather conditions. Extreme heat is particularly a problem for all residents when power fails, and people who have air conditioning find they are without it. There is also a need to educate those people who work outdoors about the dangers of extended exposure to a combination of high temperatures and high humidity.

History

The NCEI Storm Events Database provides information on previous Heat and Excessive Heat events in Missouri. Table X lists the annual total of events, deaths, injuries, property damages, and crop damages from 2004-2023 for excessive heat events.

The NCEI Storm Events Database reported zero extreme cold/wind chill events for the five-county area from 2004 through 2023. However, there were three cold/wind chill events in the region in that period, according to the database. The only other cold/wind chill events, 1/1/2010, 1/6/2014, and 1/14/2024, were reported for 2004-2023 in the five-

county planning area. There were no deaths, injuries, or property/crop damages reported for the three cold/wind chill events (National Oceanic and Atmospheric Administration, 2024). The United States Environmental Protection Agency estimates that over 14,000 Americans died from heat-related causes between 1979 and 2022. (USEPA, 2024) Despite the presence of improving technology such as air conditioning and heating, architectural design, and improved accuracy in weather forecasting, extreme temperatures continue to take lives.

Commented [CM21]: See about in text numbers

Location

The risk of an extreme temperature event is the same throughout the five-county area. Heat waves and cold/wind chill are area-wide, and no specific portion of the five-county planning area is any more likely to experience an extreme temperature event than any other. Extreme temperatures are different from other hazards, such as tornadoes, in that the hazard tends to occur over a much larger area, often affecting from several counties to multiple states and evidence of impact may be delayed as much as two days.

Probability of Occurrence

Thirteen out of twenty years were found to have excessive heat events in the five-county planning area, for a 65 percent probability of occurrence in any given year. SEMA rated the likelihood of occurrence for extreme cold temperatures as low.

Anticipated Range of Temperatures:
The National Weather Service reports on the climatology of the St. Louis and Bi-State area:
"Since 1870, records indicate that temperatures of 90 degrees or higher occur on about 35-40 days per year. Extremely hot days (100 degrees or more) are expected on no more than five days per year. Winters are brisk and stimulating, but prolonged periods of extremely cold weather are rare. Records show that temperatures drop to zero or below an averages of 2 or 3 days per year, and temperatures as cold as 32 degrees or lower occur less than 25 days in most years. Snowfall has averaged a little over 18 inches per winter season, and snowfall of an inch or less is received on 5 to 10 days in most years" (National Weather Service, 2025).

Severity

The Missouri Department of Health and Senior Services reports: "In Missouri, the greatest numbers of heat-related deaths have occurred in the urban, more densely populated areas of City of St. Louis, St Louis County and Jackson County (Kansas City). Of the 1,272 heat-related deaths reported from 1980 through 2016, there were 826 (64.9%) deaths in these metropolitan areas. Rural deaths accounted for 428 (33.6%) of the deaths. Non-Missouri residents who succumb to heat while visiting are considered cases, accounting for 18 deaths." (Missouri State Emergency Management Agency, 2023).

The SEMA 2023 Missouri Hazard Mitigation Plan expanded on the Missouri Department of Health and Senior Services analysis of hypothermia deaths in the state, saying "The elderly are more likely to be victims of cold-related illness resulting in death. Too often, handicapped or elderly individuals fall outside their homes and are unable to reach shelter or help. During the cold weather seasons 1980–2018, a total of 840 hypothermia deaths have occurred, and approximately half of hypothermia deaths were of people aged 65 years and older. Substance abuse is often a contributing cause in hypothermia deaths of individuals between the ages of 20-64. From 1980 through 2018, substance abuse (alcohol and drug use) was a factor in 241 of the 502 (48%) deaths in this age group. Fortunately, deaths in people under 25-years are rare, accounting for only 13 (2.6%) of the total hypothermia deaths during this time frame. There have been five (0.99%) deaths in children less than nine years of age. In Missouri, slightly more deaths have occurred in the more rural areas of the State than in the metropolitan areas. Jackson County, St. Louis County and City of St. Louis accounted for 39.9% (335) of deaths with 60% (505) occurring in other areas of Missouri." (Missouri State Emergency Management Agency, 2023).

Table 3.49, Excessive Heat Events by County

Excessive Heat Events by County (2023-2024)				
County	# of Events	Deaths	Injuries	Property Damage ($)
Franklin	26	0	5	0
Jefferson	29	0	0	0
St. Charles	34	1	0	0
St. Louis	36	12	1668	0
City of St. Louis	36	31	1073	0

(National Oceanic and Atmospheric Administration, 2024)

Figure 3.19, National Weather Service Heat Index Ranges

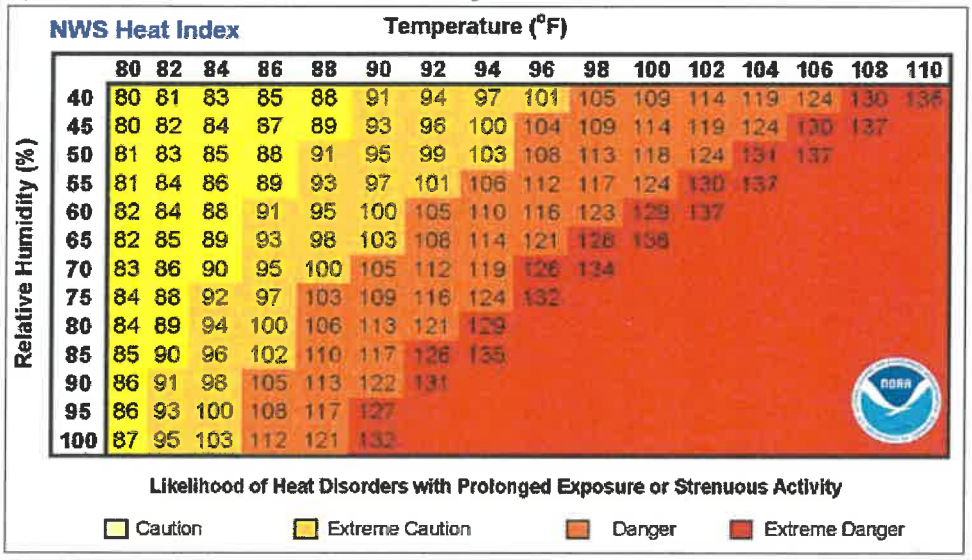
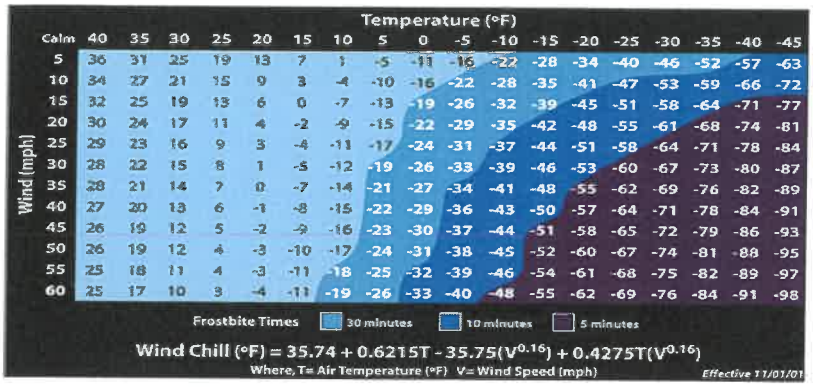


Figure 3.20, Heat Index Classifications and Effects on the Body

Classification	Heat Index	Effect on the body
Caution	80°F - 90°F	Fatigue possible with prolonged exposure and/or physical activity
Extreme Caution	90°F - 103°F	Heat stroke, heat cramps, or heat exhaustion possible with prolonged exposure and/or physical activity
Danger	103°F - 124°F	Heat cramps or heat exhaustion likely, and heat stroke possible with prolonged exposure and/or physical activity
Extreme Danger	125°F or higher	Heat stroke highly likely

Source: National Weather Service, https://www.weather.gov/ama/heatindex

Figure 3.21, Wind Chill Chart



Wind (mph) \ Temperature (°F)	Calm	40	35	30	25	20	15	10	5	0	-5	-10	-15	-20	-25	-30	-35	-40	-45
5		36	31	25	19	13	7	1	-5	-11	-16	-22	-28	-34	-40	-46	-52	-57	-63
10		34	27	21	15	9	3	-4	-10	-16	-22	-28	-35	-41	-47	-53	-59	-66	-72
15		32	25	19	13	6	0	-7	-13	-19	-26	-32	-39	-45	-51	-58	-64	-71	-77
20		30	24	17	11	4	-2	-9	-15	-22	-29	-35	-42	-48	-55	-61	-68	-74	-81
25		29	23	16	9	3	-4	-11	-17	-24	-31	-37	-44	-51	-58	-64	-71	-78	-84
30		28	22	15	8	1	-5	-12	-19	-26	-33	-39	-46	-53	-60	-67	-73	-80	-87
35		28	21	14	7	0	-7	-14	-21	-27	-34	-41	-48	-55	-62	-69	-76	-82	-89
40		27	20	13	6	-1	-8	-15	-22	-29	-36	-43	-50	-57	-64	-71	-78	-84	-91
45		26	19	12	5	-2	-9	-16	-23	-30	-37	-44	-51	-58	-65	-72	-79	-86	-93
50		26	19	12	4	-3	-10	-17	-24	-31	-38	-45	-52	-60	-67	-74	-81	-88	-95
55		25	18	11	4	-3	-11	-18	-25	-32	-39	-46	-54	-61	-68	-75	-82	-89	-97
60		25	17	10	3	-4	-11	-19	-26	-33	-40	-48	-55	-62	-69	-76	-84	-91	-98

Frostbite Times: 30 minutes, 10 minutes, 5 minutes

$$\text{Wind Chill (°F)} = 35.74 + 0.6215T - 35.75(V^{0.16}) + 0.4275T(V^{0.16})$$

Where, T= Air Temperature (°F) V= Wind Speed (mph)

Effective 11/01/01

Source: National Weather Service, NOAA

Vulnerability

For both extreme heat and extreme cold temperatures, the following population groups in Missouri are at a greater risk of injury and/or illness:

Those vulnerable to heat stress due to physical condition:
– Older people
– Children
– People overweight or underweight
– People with limited independence due to physical or mental disorders
– People in institutional settings without air conditioning/heat
– People working in heat under stress (firefighters, police, emergency medical technicians)
– People in urban environments where heat retention in asphalt, concrete, and masonry is a factor (heat island effect)
– People with low income who lack resources for air conditioning, transportation, medical care, etc.

Those with increased risk from work or leisure activities:
– People who work outdoors (utility crews, construction crews, etc.)
– Military personnel and trainees
– Athletes

Those more difficult to reach through normal communications:
– People who live alone
– People who are homeless
– People who do not speak English
– People who cannot read
– People who are culturally, socially, or geographically isolated

Table 3.50, Population, percent over 65, and SOVI by County for Extreme Temperatures

Population, Percent of Population over 65, and SOVI Data by County for Extreme Temperatures						
County	Total Population Estimate (2019)	Total Population Rating	Percentage of Population over 65	Percentage of Population over 65 Rating	SOVI Ranking	SOVI Rating
Franklin	103,967	3	18	2	Medium Low	2
Jefferson	225,081	4	15.5	1	Low	1
St. Charles	402,022	4	15.8	1	Low	1
St. Louis	994,205	5	18.5	2	Medium Low	2
City of St. Louis	300,576	4	14.3	1	High	5

(Missouri State Emergency Management Agency, 2023)

Table 3.51, Ranges for Extreme Temperatures Ratings

Ranges for Extreme Temperature Vulnerability Factor Ratings					
Factors Considered	Low (1)	Medium-Low (2)	Medium (3)	Medium-High (4)	High (5)
Common Factors					
Total Population	2,013-25,619	25,620-67,216	67,216-180,463	180,464-402,022	402,023-994,205
Percent Population Over 65	9.1 – 16.2%	16.3 – 18.9%	19 – 21.9%	22 – 26.2%	26.3 – 33.3%
Social Vulnerability	1	2	3	4	5
Extreme Heat					
Likelihood of Occurrence (# of events/ yrs. of data)	0.35-0.92	0.93-1.73	1.74-2.35	2.36-2.96	2.97-3.96
Extreme Cold					
Likelihood of Occurrence (# of events/ yrs. of data)	0.08-0.16	0.17-0.52	0.53-1.72	1.73-2.04	2.05-2.24

(Missouri State Emergency Management Agency, 2023)

Table 3.52, Extreme Heat Likelihood and Overall Vulnerability

Likelihood of Occurrence and Overall Vulnerability Rating for Extreme Heat					
County	Total Events	Likelihood of Occurrence	Likelihood Rating	Total Vulnerability	Total Vulnerability Description
Franklin	58	2.23	3	10	Medium
Jefferson	61	2.35	3	9	Medium
St. Charles	75	2.88	4	10	Medium
St. Louis	93	3.58	5	14	High
City of St. Louis	103	3.96	5	15	High

(Missouri State Emergency Management Agency, 2023)

Table 3.53, Extreme Cold Likelihood and Overall Vulnerability

Likelihood of Occurrence and Overall Vulnerability Rating for Extreme Cold					
County	Total Events	Likelihood of Occurrence	Likelihood Rating	Total Vulnerability	Total Vulnerability Description
Franklin	2	0.08	1	8	Low Medium
Jefferson	2	0.08	1	7	Low Medium
St. Charles	2	0.08	1	7	Low Medium
St. Louis	3	0.12	1	10	Medium High
City of St. Louis	2	0.08	1	11	Medium High

(Missouri State Emergency Management Agency, 2023)

Changing Future Conditions Considerations – Extreme Temperatures

The 2023 Missouri Hazard Mitigation Plan acknowledges the future condition of extreme temperatures by saying, "Under a higher emissions pathway, historically unprecedented warming is projected by the end of the century. Temperature increases will cause future heat waves to be more intense, a concern for this region which already experiences hot and humid conditions. If the warming trends continue and cold wave intensity is projected to decrease."

3.3.8 Earthquake Hazard Profile

An earthquake is caused by a sudden slip on a fault. The Earth's crust is made up of large, relatively rigid tectonic plates that move relative to one another on the outer surface of the Earth. The tectonic plates are always slowly moving, but they get stuck at their edges due to friction. When the stress on the edge overcomes the friction, there is an earthquake that releases energy in waves that travel through the earth's crust and cause the shaking that we feel. Plate tectonics involves the formation, lateral movement, interaction, and destruction of these plates. Earthquakes occur all the time all over the world, both along plate edges and along faults.

Most earthquakes occur along the edge of the oceanic and continental plates and the majority of the earthquakes in the central U.S. occur in the shallow part of the crust at five – 10 km depth (three to six miles). The greatest earthquake hazard to the five-county region is, and the largest magnitude earthquakes are most likely, from the New Madrid Seismic Zone (NMSZ). The approximate middle of the five-county area is about 150 miles from the northern end of the NMSZ and about 200 miles from the southern end. Other seismic areas which may impact Franklin, Jefferson, St. Charles and St. Louis Counties and the City of St. Louis include the Wabash Valley Seismic Zone in southeastern Illinois and the Big River and Ste. Genevieve faults south of Jefferson County.

Description

The characteristics of earthquakes include rolling or shaking of the surface of the ground, landslides, liquefaction, and amplification. The severity of these hazards depends on several factors, including soil and slope conditions, proximity to the fault, and earthquake magnitude. Earthquakes have the potential to destroy roads, bridges, buildings (especially older buildings constructed of masonry or those buildings that are not designed to seismic standards), utilities, and other critical facilities.

Earthquakes can be measured by intensity or by magnitude. The Richter magnitude scale, developed in 1935 by Charles F. Richter of the California Institute of Technology, is the standard and provides a useful measure of comparison in the magnitude of earthquakes. The magnitude of an earthquake is determined from the logarithm of the amplitude of waves recorded by seismographs. Adjustments are included for the variation in the distance between the various seismographs and the epicenter of the earthquakes.

On the Richter Scale, magnitude is expressed in whole numbers and decimal fractions. It measures the size of the earthquake at its source. For example, a magnitude 5.3 might be computed for a moderate earthquake, and a strong earthquake might be rated as a magnitude 6.3. Because of the logarithmic basis of the scale, each whole number increase in magnitude represents a tenfold increase in measured amplitude; as an estimate of energy, each whole number step in the magnitude scale corresponds to the release of about 31 times more energy than the amount associated with the preceding whole number value. The Richter Scale is not used to express damage. An earthquake in a densely populated area, which results in many deaths and considerable damage, may have the same magnitude as a shock in a remote area that does nothing more than scare the wildlife. Large-magnitude earthquakes that occur beneath the oceans may not even be felt by humans.

The Modified Mercalli Intensity Scale (MMI) is an intensity scale based on observable earthquake damage. It measures the amount of shaking at a particular location. The intensity of an earthquake will vary depending on where you are. For example, a level I-V on the MMI would represent a small amount of observable damage. At this level, doors would rattle, dishes would break, and weak or poor plaster would crack. As the level rises toward the larger numbers, the amount of damage increases. The top number, XII, represents total damage.

The State of Missouri established the Missouri Seismic Safety Commission (MSSC) through the authority of the Seismic Safety Commission Act, also known as RSMo Sections §44.225 through §44.237, the main office being within SEMA. The purpose of MSSC is to review Missouri's current preparedness for major earthquakes and to make recommendations to mitigate their impact.

The MSSC prepared the Strategic Plan for Earthquake Safety as the result of a legislative mandate, Senate Bill No. 142 in 1993. This plan aids in identifying goals, initiatives, and priorities. It was produced in 1997 and updated in 2007. The MSCC notes that following the Strategic Plan will yield a significant reduction in fatalities, casualties, damaged structures, business failures, and state infrastructure losses from earthquakes and will reduce the impact of other hazards.

Key issues identified by MSSC are: 1) earthquake threat is real and addressing the problem now will yield significant long-term benefits; 2) reduction of earthquake risk requires combined efforts of individuals, businesses, industry, professional and volunteer organizations, and all levels of government; and 3) strategies identified in the report for reducing earthquake risk can be implemented through proactive, voluntary community participation; others will require legislation or funding. Objectives include: 1) increasing earthquake awareness and education, 2) reducing earthquake hazards through mitigation, 3) improving emergency response, 4) improving recovery, and 5) assessing earthquake hazards.

Problem Statement

Although there is a low probability of a large earthquake in any given year, there is a very high potential for severe, widespread damage. Earthquake damage zones have been identified. Communities can be more prepared with effective communications systems in the event of widespread power outages and with effective construction ordinances that require buildings to be constructed to withstand earthquakes. In addition, the public is generally unaware of the risk and what steps they can take as individuals to be prepared before as well as after an earthquake.

The NMSZ, located in southeastern Missouri, northeastern Arkansas, western Tennessee, western Kentucky, and southern Illinois, is one of the most active seismic areas in the United States east of the Rocky Mountains and yet is relatively unknown. The area includes major cities such as Memphis, Tennessee; St. Louis, Missouri; Little Rock, Arkansas; and Evansville, Indiana. Every year, hundreds of small earthquakes occur in the NMSZ; however, most are too small to be felt by humans and can only be detected by sensitive instruments.

The faults on which the earthquakes occur are buried beneath 100 200 – to 200-foot-thick layers of soft river sediments called alluvium. Surface traces of the faults in the soft alluvium erode quickly or may be rapidly covered by new depo, thereby hiding evidence of earlier earthquake locations. In places like California, where rocks are at or near the ground surface, faults are much easier to study because they can be readily measured and analyzed. Since the faults in the NMSZ are not expressed at the surface, they are not as well understood and are more difficult to study. That lack of observational knowledge and public experience leads to complacency, both on the part of the public and officials. Emergency preparedness is key in all major disasters. The retrofitting of unreinforced masonry buildings (in particular, schools, hospitals, and other critical facilities) and transportation routes is a necessity but, in large part, not economical. National, state, and local governments must work together to create an annual plan on how the area would respond to a major earthquake.

History

The NMSZ is famous for a series of three major earthquakes, believed to have been magnitude 7.0 or larger, which occurred in the two-month period between December 16, 1811, and February 7, 1812. In addition, hundreds of moderate earthquakes in the rand of magnitude 5.0 to 6.5, and thousands of smaller earthquakes occurred in between the larger earthquakes and continued shaking the area for several months. These earthquakes were felt and recorded in personal journals as far away as Louisville, Kentucky, and Cincinnati, Ohio.

According to the Missouri Geological Survey, during the 1811 – 1812 earthquakes in the NMSZ, approximately 5,500 square miles or about 3.5 million acres of the Mississippi and Ohio River valleys were impacted by landslides, fissures, sand blows, lateral spreads, subsidence, submergence, and uplift. Much of the area became unusable for the subsistence-type agriculture of the day. Some buildings in St. Louis, 150 miles or more to the north, received damage consisting mostly of broken or collapsed stone chimneys and broken stone buildings of unreinforced masonry (URM)

construction. At present, the older URM buildings, which have not been retrofitted with safety features, are especially susceptible to earthquake damage.

Table 3.54 provides a listing of recent earthquakes with a magnitude greater than 1.0 since 2004.

Table 3.54, Earthquake Events

Earthquake Events 1.0 or Greater in the Five County Area 2004 - 2023						
Magnitude	**Date/ Time UTC**	**Lat.**	**Lon.**	**Depth in km**	**km/Location**	**County**
2.0	December 2, 2004/ 08:59:52	38.366 °N	90.618 °W	0	2 km NE of Cedar Hill, MO	Jefferson
2.9	May 18, 2006 / 13:01:14	38.053 °N	90.526 °W	6.2	9 km SSE of De Soto, MO	Jefferson
2.8	May 5, 2008 / 11:25:44	38.488° N	90.417° W	19.4	3 km SSE of Fenton, MO	St. Louis
2.4	August 30, 2012 / 22:03:31	38.21 °N	91.181° W	18.9	1 km W of Sullivan, MO	Franklin
1.9	September 25, 2012 / 04:53:13	38.023 °N	90.530° W	14.5	11 km NNE of Bonne Terre, MO	Jefferson
2.3	April 10, 2013 / 14:54:15	38.571 °N	91.326° W	0.1	10 km WSW of New Haven, MO	Franklin
2.7	September 5, 2015 / 22:23:25	38.430 °N	90.484 °W	7.7	5 km SE of High Ridge, MO	Jefferson
2.3	October 19, 2019 / 19:59:43	38.070 °N	90.481° W	14.6	7 km SSW of Olympian Village, MO	Jefferson
2.2	July 10, 2020 / 13:10:50	38.124° N	90.540° W	24.9	2 km SE of De Soto, MO	Jefferson
2.1	November 6, 2020 / 20:03:55	38.066 °N	90.476 °W	9.4	7 km SSW of Olympian Village, MO	Jefferson
2.5	April 20, 2021 / 08.38.26	38.490 °N	90.603 °W	18.6	2 km ESE of Eureka, MO	St. Louis
2.8	April 29, 2022 / 22:30:38	38.529° N	90.500° W	7.9	1 km SSW of Peerless Park, MO	St. Louis

Source: Earthquake Archive Search, Earthquake Hazards Program, U.S. Geological Survey

Location

The five-county area is a region that can experience earthquakes from several fault zones. The highest hazard is, and the largest magnitude earthquakes are most likely, from the NMSZ. The approximate middle of the five-county area is about 150 miles from the northern end of the NMSZ and about 200 miles from the southern end. Other seismic areas which may impact Franklin, Jefferson, St. Charles and St. Louis counties and the City of St. Louis include the Wabash Valley Seismic Zone in southeastern Illinois and the Big River and Ste. Genevieve faults south of Jefferson County.

If an earthquake magnitude of 6.6 or higher were to occur in the NMSZ, the five-county area would be impacted; however, a lot of the damage would be minor, and not many buildings would collapse. If there were an earthquake of magnitude 7.0 to 7.8, there would be widespread damage. The risk of earthquake hazard is region wide. According to Figure 3.22, Projected Earthquake Intensities of New Madrid Seismic Zone Earthquake, Franklin County is at risk for an MMI Level VI impact, while St. Charles and Jefferson Counties are at risk for Level VII. The City of St. Louis and St. Louis County have the greatest risk at Level VIII.

The Modified Mercalli Intensity Scale is an intensity scale based on observable earthquake damage, which can be subjective. It measures the amount of shaking at a particular location. The intensity of an earthquake will vary depending on where you are. See Figure 3.23 for a condensed description of the different impact levels making up the MMI scale. Based on the projected Earthquake Intensities map and the Modified Mercalli Intensity damage scale, the future probable severity for each level is shown below.

Table 3.55, Modified Mercalli Intensity Scale impact description

Intensity	Severity
Modified Mercalli Levels I – V	Negligible
Modified Mercalli Levels VI	Limited
Modified Mercalli Levels VII	Critical
Modified Mercalli Level VIII-XII	Catastrophic

Figure 3.22, Modified Mercalli Projected Earthquake Intensity Map and scale

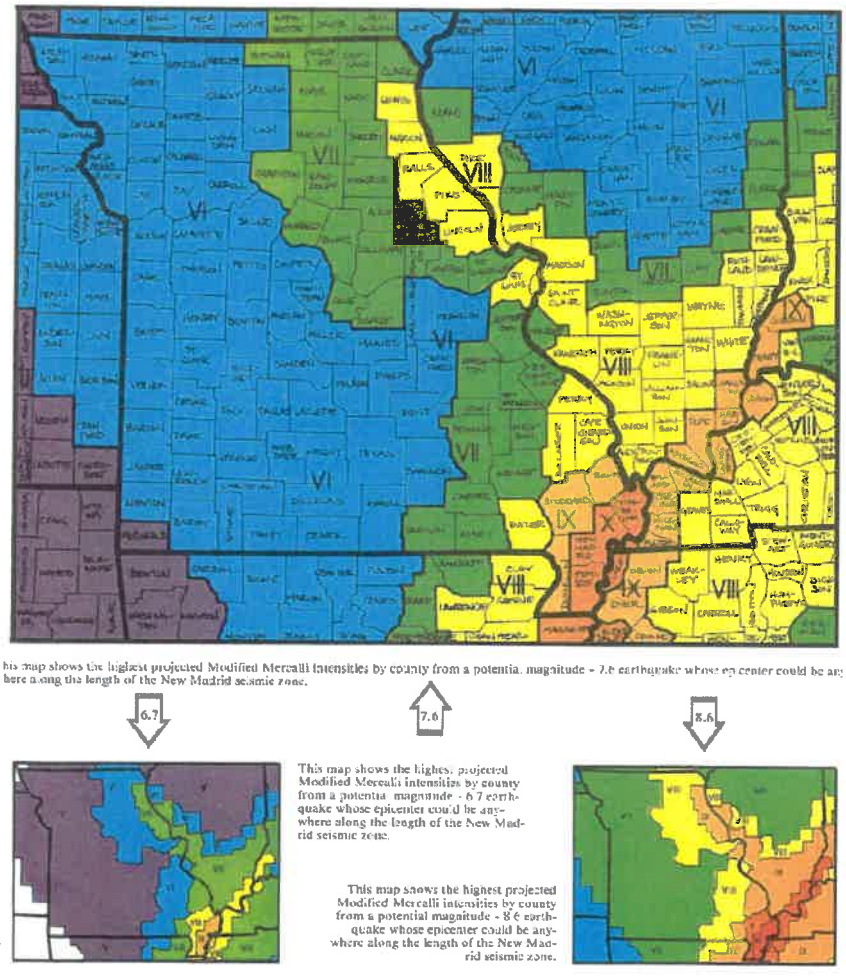
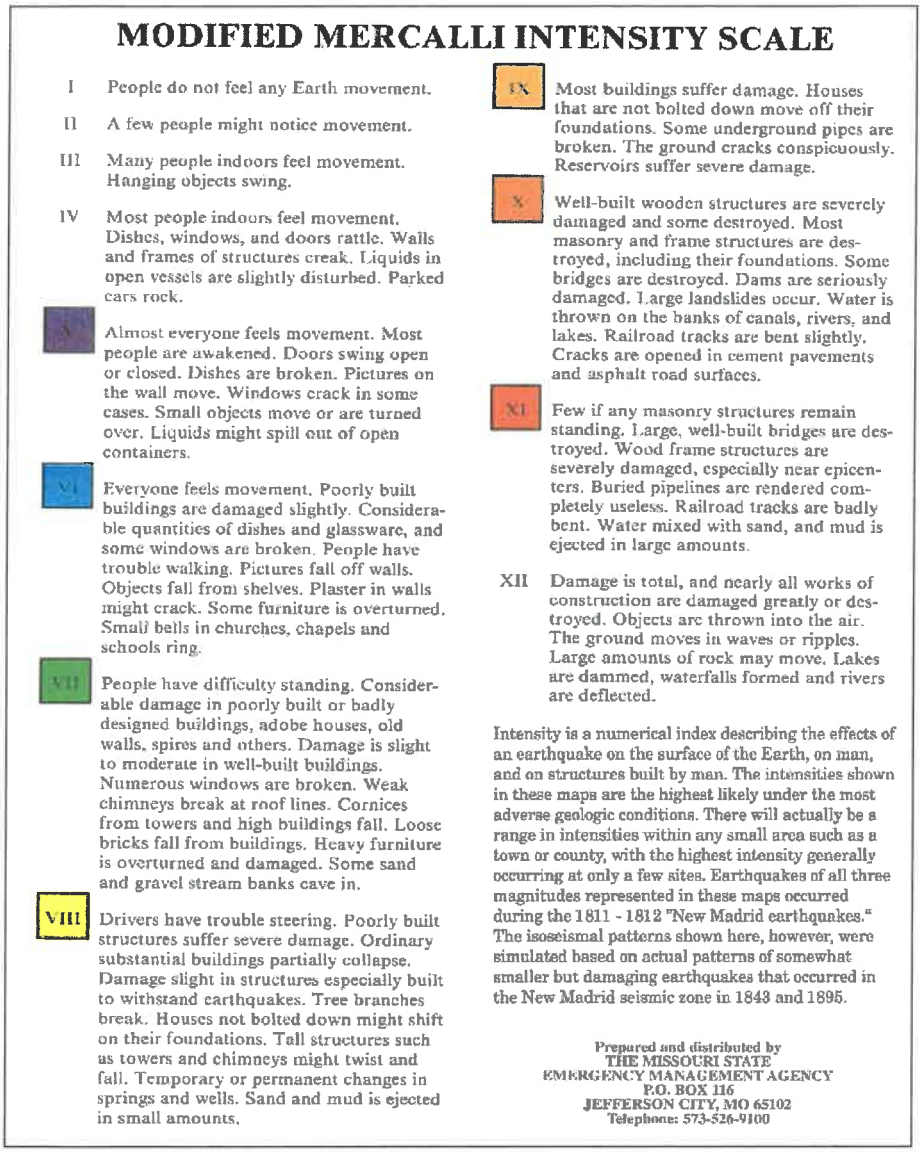


Figure 3.23, Modified Mercalli Intensity Scale



MODIFIED MERCALLI INTENSITY SCALE

I People do not feel any Earth movement.

II A few people might notice movement.

III Many people indoors feel movement. Hanging objects swing.

IV Most people indoors feel movement. Dishes, windows, and doors rattle. Walls and frames of structures creak. Liquids in open vessels are slightly disturbed. Parked cars rock.

V Almost everyone feels movement. Most people are awakened. Doors swing open or closed. Dishes are broken. Pictures on the wall move. Windows crack in some cases. Small objects move or are turned over. Liquids might spill out of open containers.

VI Everyone feels movement. Poorly built buildings are damaged slightly. Considerable quantities of dishes and glassware, and some windows are broken. People have trouble walking. Pictures fall off walls. Objects fall from shelves. Plaster in walls might crack. Some furniture is overturned. Small bells in churches, chapels and schools ring.

VII People have difficulty standing. Considerable damage in poorly built or badly designed buildings, adobe houses, old walls, spires and others. Damage is slight to moderate in well-built buildings. Numerous windows are broken. Weak chimneys break at roof lines. Cornices from towers and high buildings fall. Loose bricks fall from buildings. Heavy furniture is overturned and damaged. Some sand and gravel stream banks cave in.

VIII Drivers have trouble steering. Poorly built structures suffer severe damage. Ordinary substantial buildings partially collapse. Damage slight in structures especially built to withstand earthquakes. Tree branches break. Houses not bolted down might shift on their foundations. Tall structures such as towers and chimneys might twist and fall. Temporary or permanent changes in springs and wells. Sand and mud is ejected in small amounts.

IX Most buildings suffer damage. Houses that are not bolted down move off their foundations. Some underground pipes are broken. The ground cracks conspicuously. Reservoirs suffer severe damage.

X Well-built wooden structures are severely damaged and some destroyed. Most masonry and frame structures are destroyed, including their foundations. Some bridges are destroyed. Dams are seriously damaged. Large landslides occur. Water is thrown on the banks of canals, rivers, and lakes. Railroad tracks are bent slightly. Cracks are opened in cement pavements and asphalt road surfaces.

XI Few if any masonry structures remain standing. Large, well-built bridges are destroyed. Wood frame structures are severely damaged, especially near epicenters. Buried pipelines are rendered completely useless. Railroad tracks are badly bent. Water mixed with sand, and mud is ejected in large amounts.

XII Damage is total, and nearly all works of construction are damaged greatly or destroyed. Objects are thrown into the air. The ground moves in waves or ripples. Large amounts of rock may move. Lakes are dammed, waterfalls formed and rivers are deflected.

Intensity is a numerical index describing the effects of an earthquake on the surface of the Earth, on man, and on structures built by man. The intensities shown in these maps are the highest likely under the most adverse geologic conditions. There will actually be a range in intensities within any small area such as a town or county, with the highest intensity generally occurring at only a few sites. Earthquakes of all three magnitudes represented in these maps occurred during the 1811 - 1812 "New Madrid earthquakes." The isoseismal patterns shown here, however, were simulated based on actual patterns of somewhat smaller but damaging earthquakes that occurred in the New Madrid seismic zone in 1843 and 1895.

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THE MISSOURI STATE
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Probability of Occurrence – High

According to the 2023 Missouri State Hazard Mitigation Plan, there have been 32 recorded earthquakes in 49 years, greater than or equal to magnitude 4.0, in Missouri from 1973 – 2018. That translates to an annual probability of 65 percent.

According to the Missouri Geological Survey, due to their infrequency, the recurrence interval of moderate to large earthquakes in the NMSZ is very hard to predict. In addition to seismic waves, scientists are using several other methods of research to better understand the fault system. While they cannot predict an earthquake, scientists can, however, provide a Probabilistic Seismic Hazard Analysis for an area. By studying the geologic materials of the seismic zone, the stress buildup of an area, and the historical record, a probability of exceedance can be calculated.

By using paleoseismology techniques, scientists are able to recognize buried evidence of large prehistoric earthquakes preserved in geologic materials. Long-term average recurrence interval can be calculated from the approximate locations, ages, and magnitudes. Currently, paleoseismologists have found evidence of three or more large earthquakes (magnitude seven or larger) that have occurred in the last 2,000 years. This evidence is combined with data from approximately 200 years of written history and 100 years of instrumental recordings to calculate the estimated frequency of reoccurrence or "Average Behavior." Current modeling of the NMSZ implies a recurrence interval somewhere between 500 to 1,200 years for major (magnitude 7.0 – 8.0) earthquakes. The last strong earthquake (magnitude 6.7) in the NMSZ occurred near Charleston, Missouri, on October 31, 1895. Additionally, a magnitude 6.3 earthquake near Lepanto, Arkansas, on Jan. 5, 1843.

Another earthquake as powerful as the great quakes of 1811 – 1812 may not occur for many years. In 2009, the USGS estimated the chance of an earthquake similar to those of 1811 – 1812 is about seven to 10 percent in the next 50 years and the chance of a magnitude 6.0 or larger at 25 to 45 percent in that same time frame. Because of differences in the geology east and west of the Rocky Mountains, the effects of a magnitude 7.0 quake in the mid-continent United States could be far worse than those of the 1989 Loma Prieta, California, 6.9 earthquake.

The five-county area is in proximity to the NMSZ. The other fault zones mentioned above, including the Wabash Valley in southeastern Illinois and the South-Central Illinois Seismic Zone, seismicity in the vicinity of Farmington to Cape Girardeau, Missouri, are also known to produce earthquakes in recent history. The Wabash Valley Seismic Zone has produced three earthquakes of magnitude 5.0 to magnitude 5.4 since 1968, some of which caused minor damage in St. Louis. Instruments were installed in and around this area in 1974 to closely monitor seismic activity. On average, one earthquake per year will be large enough to be felt in the area.

Severity – High

Due to the nature of the bedrock in the earth's crust in the central United States, earthquakes in this region can shake an area approximately 20 times larger than earthquakes in California.

If a magnitude 7.6 earthquake in the NMSZ were to occur, major damage would be expected near the fault system in the Missouri Bootheel, northeast Arkansas, and western Kentucky and Tennessee. Significant damage will likely extend north up the Mississippi River valley to St. Louis, up the Ohio and Wabash River valleys to Owensboro, Kentucky, and Indianapolis, Indiana, and down the Mississippi River valley to near Greenville, Mississippi. Significant damage is also expected in southern Illinois, western Kentucky and Tennessee, northeastern Arkansas, and northwestern Mississippi, as well as in areas of southeast Missouri outside the Bootheel.

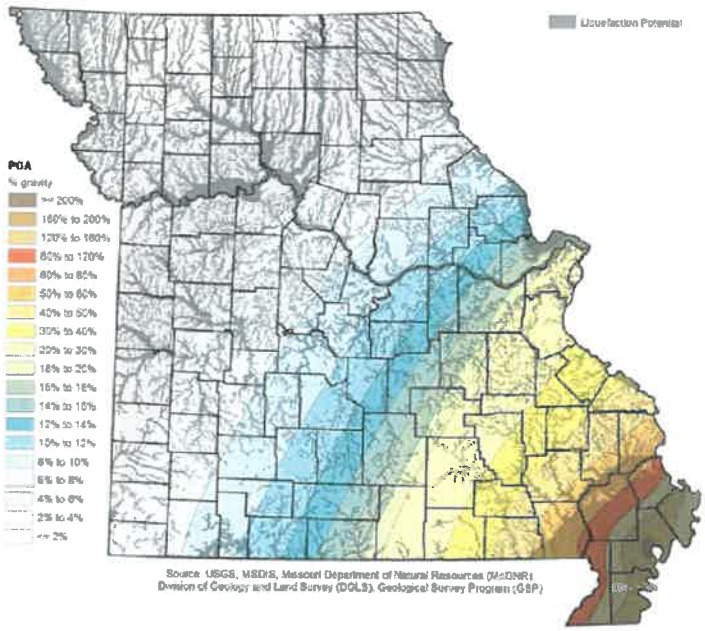
Buildings on poorly consolidated and thick soils will typically have more damage than buildings located on consolidated soils and bedrock. Soils and soft sedimentary rocks near the earth's surface and landfills can modify ground shaking caused by earthquakes. One of these modifications is amplification. Amplification increases the size of the seismic waves generated by the earthquake. The amount of amplification is influenced by the thickness of geologic materials and their physical properties. Earthquakes have the potential to destroy roads, bridges, buildings (especially buildings constructed of masonry or those buildings that are not designed to seismic standards), and utilities (including those not designed to seismic standards). Building damage can range from minor foundation cracks to complete leveling of the structure. Building contents can be broken from being knocked onto the floor or being crushed by the ceiling, walls, and floor failing. Dams and levees have the potential to fail, resulting in the flooding of downstream regions, including residentially populated areas.

Liquefaction occurs when ground shaking causes wet granular soils to change from a solid state to a liquid state. This results in the loss of soil strength and the soil's ability to support weight. Damage from liquefaction can destroy the buildings and the foundations the buildings rest on. Liquefaction has been documented from the New Madrid Fault Zone earthquake activity. Certain portions of the five-county area would be predisposed to earth movements, including earthquakes, due to their position within the soil liquefaction zone found along floodplains of major rivers and streams, as identified by MoDNR, Geological Survey Resource Assessment Division. Areas outside of the soil liquefaction zone will most likely be impacted by an earthquake, but probably to a lesser degree. See Figure 3.24 for liquefaction potential in the region.

Vulnerability

The 2023 Missouri State Hazard Mitigation Plan was used for earthquake vulnerability analysis, which uses Hazus V 3.2 to estimate losses. Additional information was provided by the Central United States Earthquake Consortium and Missouri Department of Natural Resources. Although the exact timing is unknown, Missouri will likely experience another damaging earthquake. The NMSZ is considered to be as seismically active as some areas of California and has been the source of some of the strongest earthquakes in U.S. history. In addition to the potentially significant damage to structures, there are real secondary effects such as soil liquefaction, fires, infrastructure damage, power and water supply failure, dam and levee failures, hazardous materials release, and long-term damage to the region's economy. The

Figure 3.24, Ground Shaking and Liquefication Potential in Missouri



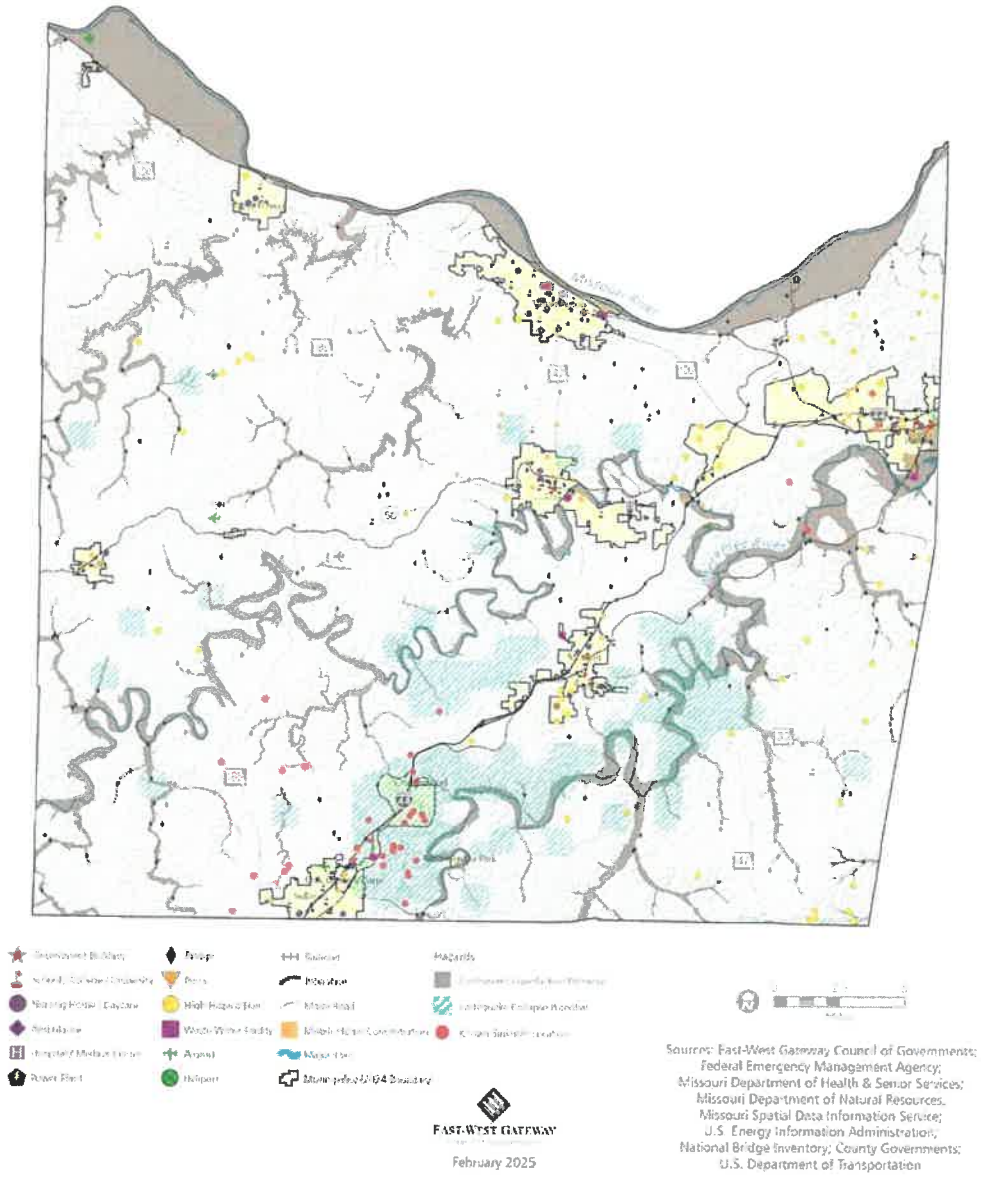
tables below provide the state's estimate of economics in the event of a strong earthquake. Figure 3.24 shows the shake and liquefaction potential used by the state for the estimates in the tables.

Figures 3.25-3.29 show each county's critical assets with geological hazards resulting from earthquakes, including those for soil liquefaction and collapse potential.

Figure 3.25, Franklin County Geological Hazards to Critical Infrastructure

Geological Hazards to Critical Infrastructure

Franklin County, Missouri



EAST-WEST GATEWAY

February 2025

Sources: East-West Gateway Council of Governments; Federal Emergency Management Agency; Missouri Department of Health & Senior Services; Missouri Department of Natural Resources; Missouri Spatial Data Information Service; U.S. Energy Information Administration; National Bridge Inventory; County Governments; U.S. Department of Transportation

Figure 3.26, Jefferson County Geological Hazard to Infrastructure

Geological Hazards to Critical Infrastructure

Jefferson County, Missouri

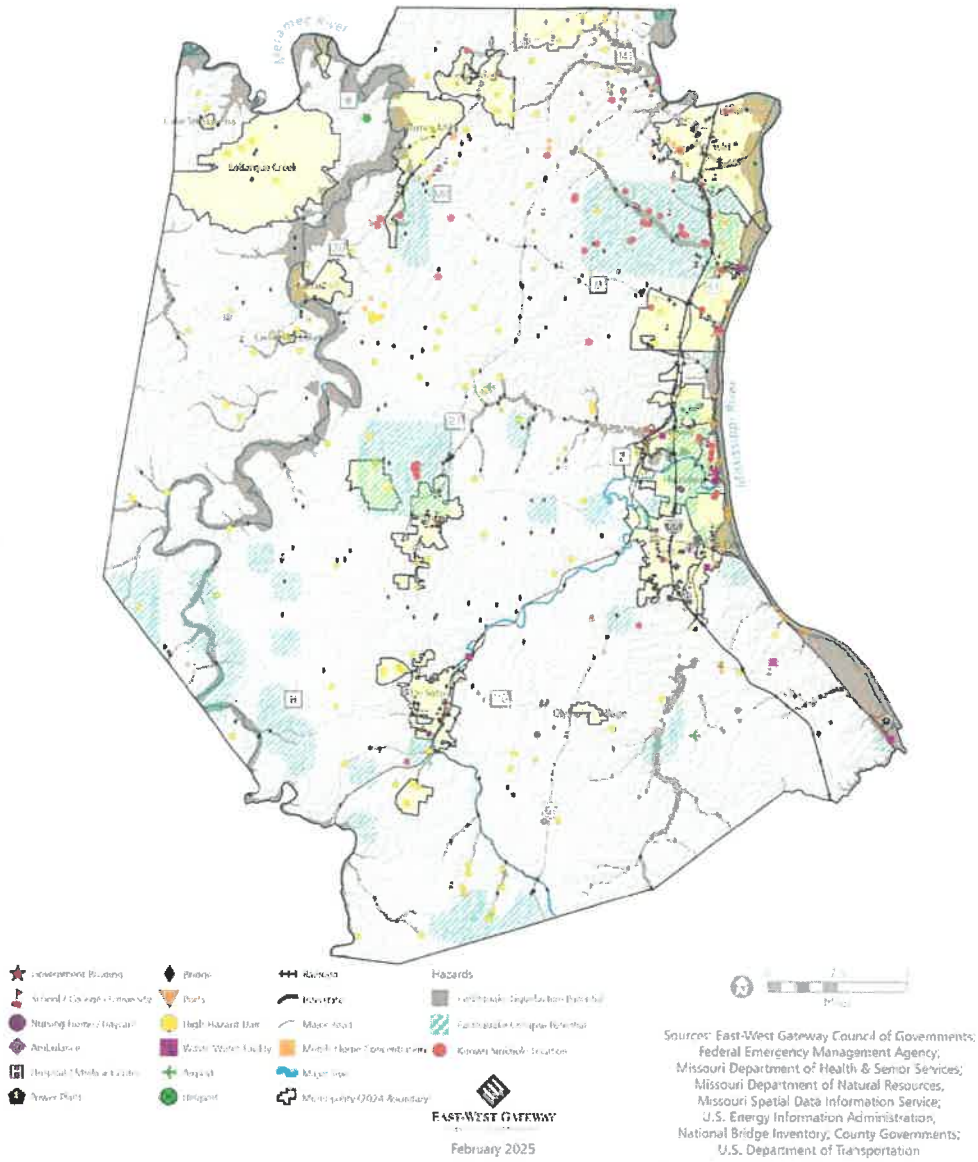


Figure 3.27, St. Charles Geological Hazards to Critical Infrastructure

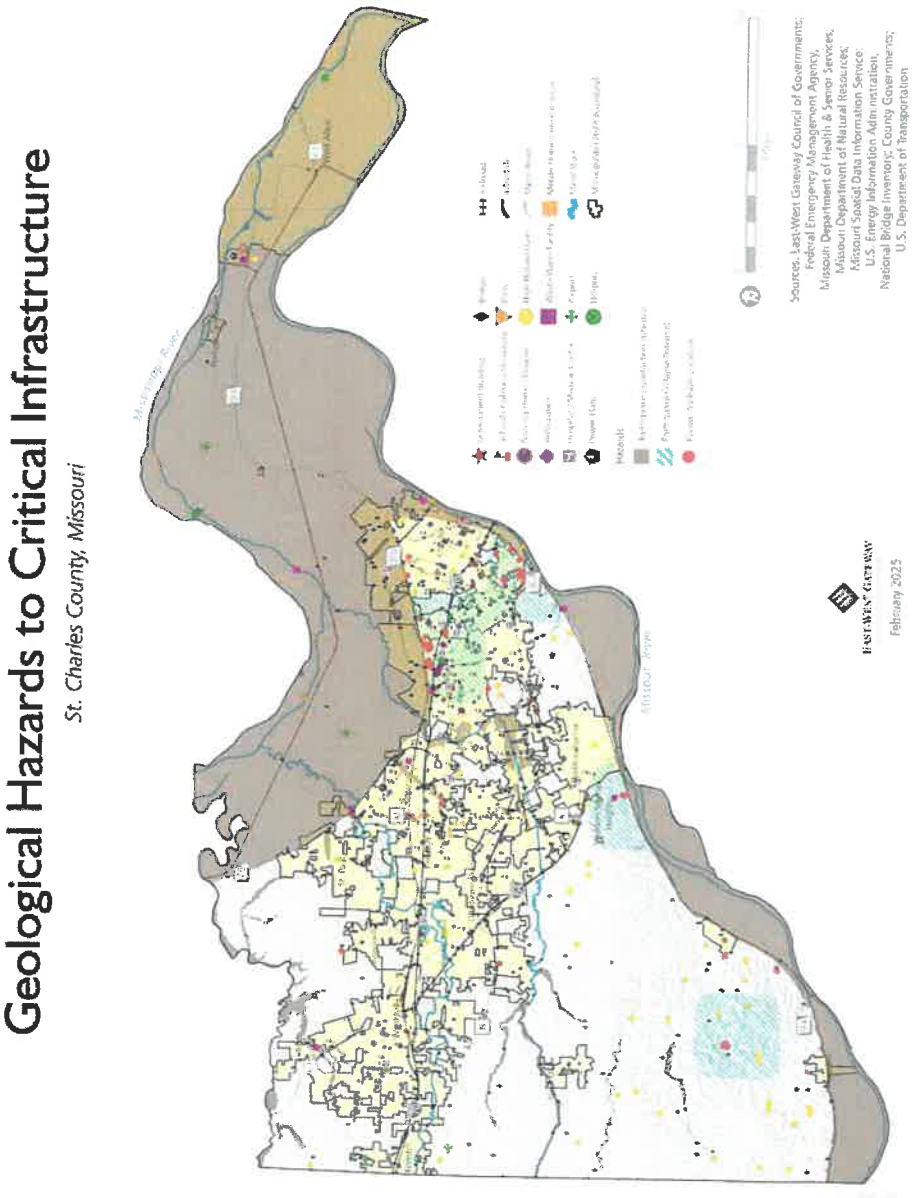


Figure 3.28, Geological Hazards to Critical Infrastructure

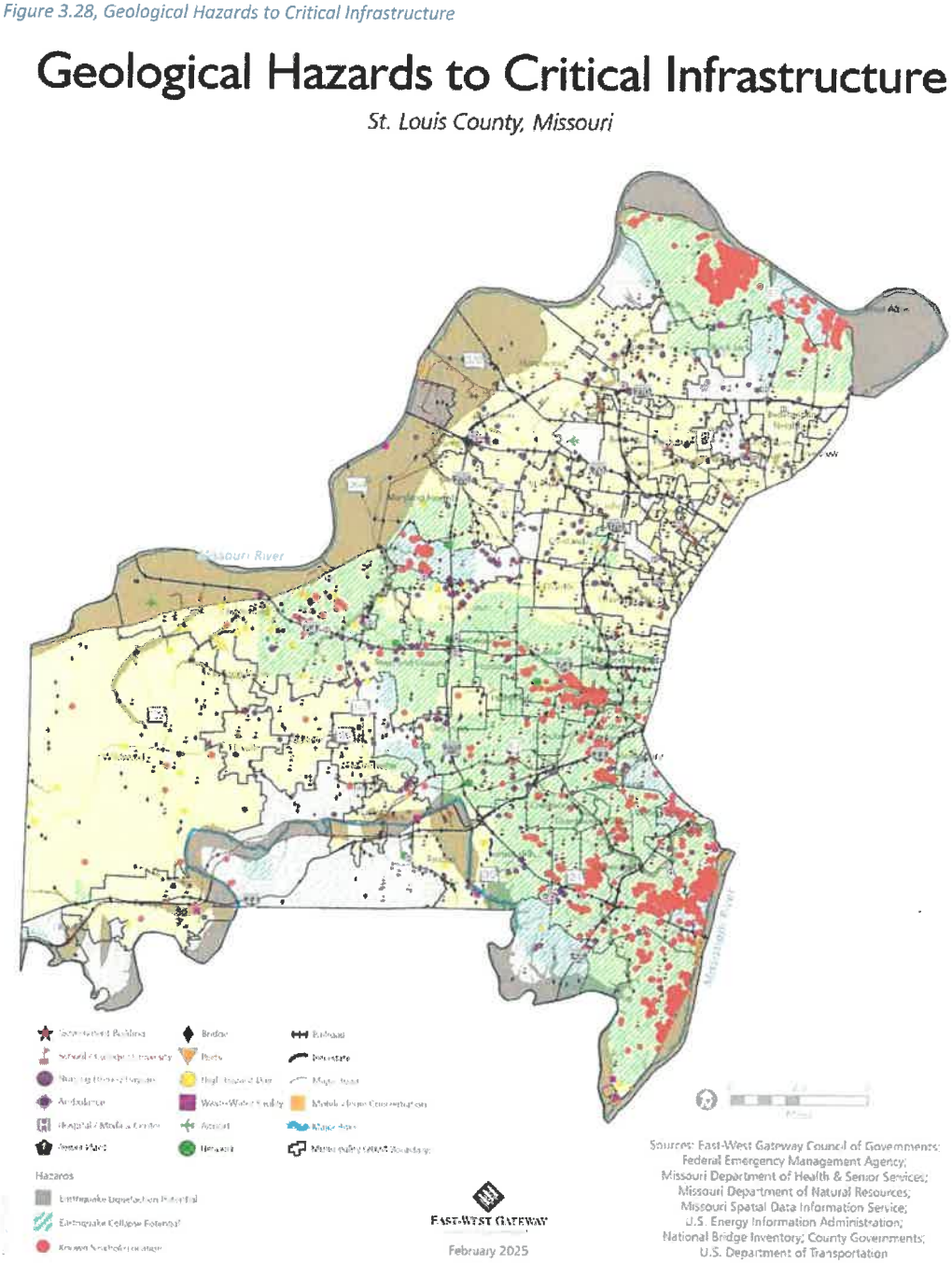


Figure 3.29, City of St. Louis Geological Hazards to Critical Infrastructure

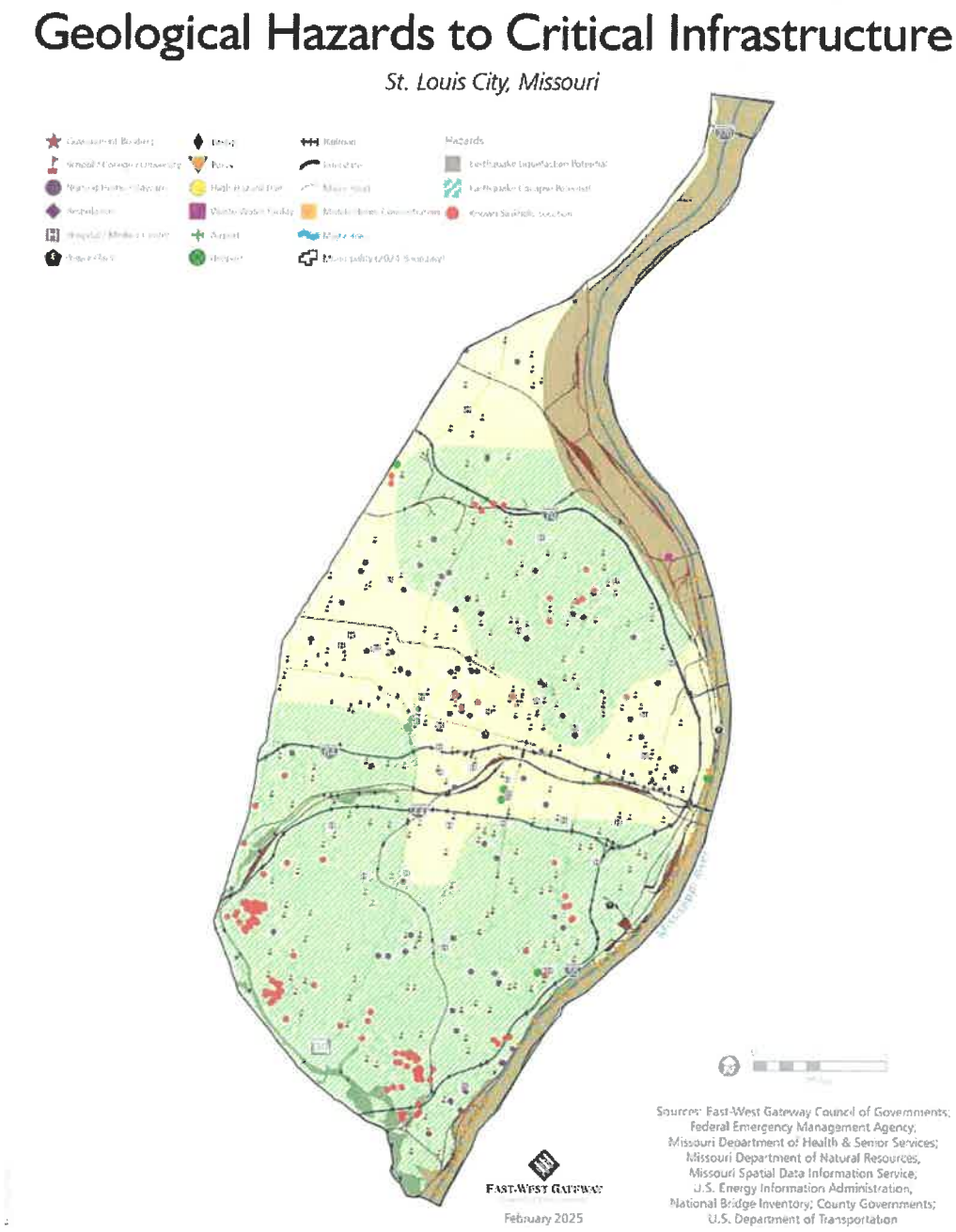


Table 3.56, Earthquake Loss Estimates, Annualized

Earthquake Loss Estimation: Annualized Loss Scenario			
County	**Total Losses in $ Thousands**	**Loss per Capita in Thousands**	**Annualized Loss Ratio in Dollars per Million**
Franklin	$947	0.0093	$83
Jefferson	$3,128	0.0143	$141
St. Charles	$4,846	0.0134	$116
St. Louis	$20,877	0.0209	$150
St. Louis City	$11,025	0.0345	$235

Source: SEMA 2023 HMP, Table A.10

Table 3.57, Direct Economic Losses from Earthquakes

HAZUS-MH Earthquake Loss Estimation 2% Probability of Exceedance in 50 Years Scenario Direct Economic Losses Results Summary by County (All values in thousands)						
County	Structural and non-structural damages	Contents and inventory losses	Loss ratio	Relocation and capital-related losses	Wage and rental income losses	Total losses
Franklin	$496,312.00	$153,100.00	4.35%	$95,385.00	$58,231.00	$803,029.00
Jefferson	$1,848,014.00	$538,160.00	8.31%	$301,203.00	$165,538.00	$2,852,915.00
St. Charles	$1,532,474.00	$458,701.00	3.66%	$272,572.00	$177,097.00	$2,440,845.00
St. Louis	$3,231,063.00	$1,117,079.00	6.89%	$603,017.00	$467,206.00	$5,418,365.00
St. Louis City	$8,109,790.00	$2,614,559.00	5.84%	$1,397,482.00	$940,870.00	$13,062,699.00

Source: SEMA 2023 HMP, Table A.12

Changing Future Conditions Considerations

Scientists are beginning to believe there may be a connection between changing climate conditions and earthquakes. Changing ice caps and sea levels redistribute weight over fault lines, which could potentially have an influence on earthquake occurrences. However, currently, no studies quantify the relationship to a high level of detail, so recent earthquakes should not be linked with climate change. While not conclusive, early research suggests that more intense earthquakes and tsunamis may eventually be added to the adverse consequences that are caused by changing future conditions.

3.3.7 Dam/Levee Hazard Profile

It is not surprising that a region with so many major river systems would need to rely on the protection of levees to address flooding. Urban, suburban, and rural populations live and work behind levees and rely on them for the protection of property, crops, and livelihoods. Although dam failure is also addressed in this section, their failures are generally more infrequent, and their failures are due to mis-operation. Thus, levee hazards will be the bulk of this section.

Hazard Description

Man-made levee systems usually consist of earthen embankments and wall structures designed and constructed to contain, control, or divert the rising flow of water to protect low-lying areas from periodic flooding. For stability, an earthen levee is constructed in a pyramid fashion so that its bottom width is several times its height. As such, constructed levees have a large footprint requiring considerable land area. In urban areas where land is limited, a combination of earthen levees and concrete and masonry floodwalls is often used. Dams are designed to impound water, whether for power generation, recreation, and/or water supplies. Some dams are also used to impound runoff from rainfall and reduce flooding. Dams may be earthen or engineered, generally with concrete.

As a rule, levees are specifically designed and constructed to withstand a certain flood frequency. A 10 to 50-year levee is usually considered to be an agricultural levee designed to protect floodplains in agricultural areas from floods that may occur once every 10 to 50 years. Urban levees (or floodwalls) protect floodplains with residences, public or commercial buildings, industrial facilities, and related structures from 100-year floods or higher (a 100-year flood being a flood that has a 1.0 percent chance of occurring in any given year). Other levee structures in the system include tie-back or lateral levees, which extend from the main stem levee to bluff lines (high ground) and are part of the line of protection against backflow during periods of high water. Other key components of a levee system include pumping stations, gravity drains or outlets, street closure gates, and relief wells.

The four general ways a levee may fail include overtopping, piping (internal levee erosion), saturation with floodwaters, and under seepage. The size and height of the St. Louis urban levee system has grown over the years to protect from a 500-year flood, a flood that has a 0.2 percent chance of occurring in any given year. Today's urban levee system consists of riverside levees and tie-back or wing levees, canals, conduits, pumping stations, gravity drains, and seepage relief wells.

Public Law (PL) 84-99 is the authority by which USACE responds to emergencies within the District boundary. Under PL 84-99, authorities are delegated to the USACE districts for disaster preparedness, emergency operations, rehabilitations, emergency water supplies, drought assistance, advance measures, and hazard mitigation. The St. Louis District encompasses approximately 28,000 square miles, almost equally divided between Illinois and Missouri, and 10 riverine watersheds. Eighty-nine levees in the St. Louis District participate in the PL 84-99 program.

Inclusion in the program requires the submittal of as-built drawings and current geotechnical and survey information, as well as an onsite inspection by USACE engineers and specialists. Once accepted into the program, levee districts must pass annual operation and maintenance inspections with an acceptable or minimum acceptable rating. If the levee district maintains its eligibility, the levee district qualifies for federal funds to repair damages that occur to the levee during a declared federal emergency.

Problem Statement

Although the counties of Jefferson, Franklin, St. Charles, St. Louis, and the City of St. Louis do not rank at the top of the state's list for most impacted counties from building loss, levee failure is a real and significant concern for the region. The previous section outlined the flooding risks for this area and that risk is amplified when levees fail. Failure of a dam or levee can create a very high hazard due to the speed with which water can inundate a previously protected area.

Flooding is the most common hazard associated with levee failure, breach, or overtopping. Those failures can result not only in loss of life but also considerable loss of capital investment, loss of income, and property damage.

History

In 2008, a levee failure caused flooding in St. Charles, and it happened again in 2013 in West Alton. During the 2015 flood event that saw the Mississippi crest over 17 feet above flood stage, West Alton was impacted again when the levee was overtopped. Although currently unofficial, 2019 also saw levee failures. There have been no recorded dam failures without water release in the five-county region since 1996 and no dam failures with water release since 1969.

Location

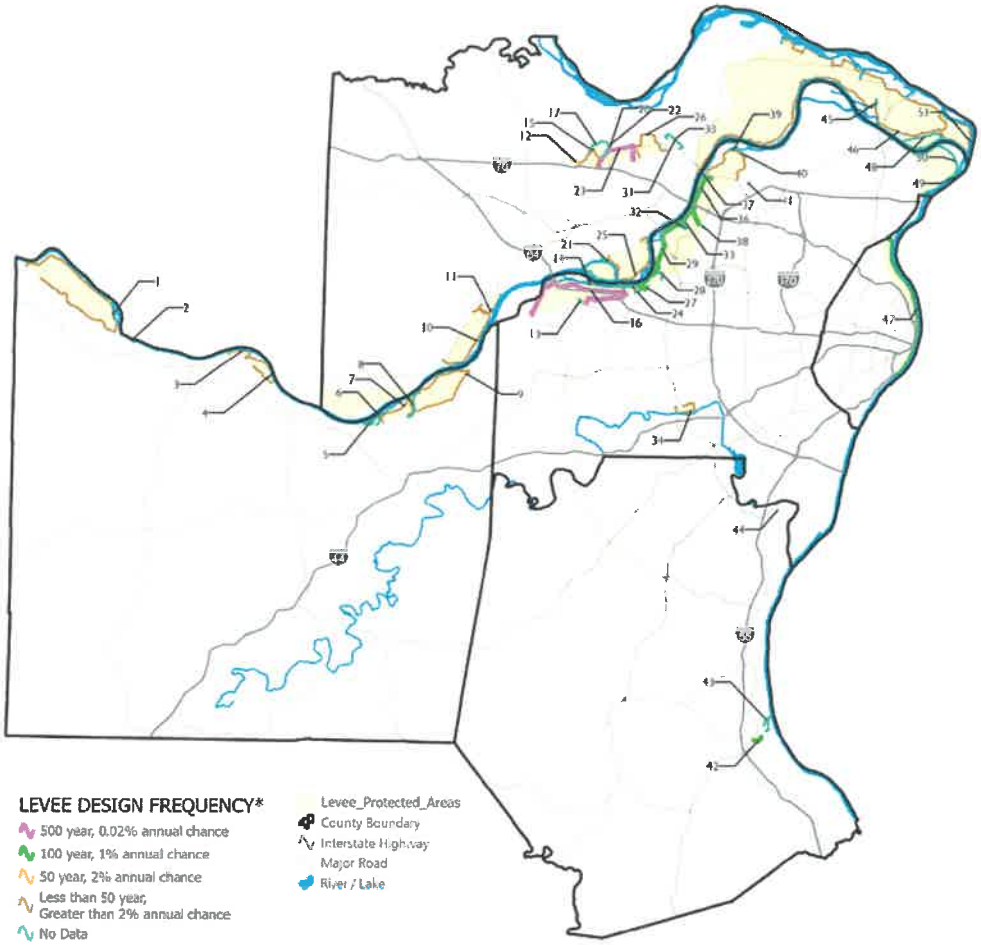
The impact of levee failure is felt by the communities, properties, and agricultural lands they protect. There are 82,958.31 out of 1,776,882.84 acres of land protected by levees in the five-county region. That translates to 129.62 square miles out of 2,776.34. Both come out to about 4.7 percent.

The list of levees in the region corresponding to the numbers found in Figure 3.30 can be found in Table 3.57. Larger format maps can be requested at gisservices@ewgateway.org. This plan provides two sources of information for dams. Those dams identified from the National Inventory of Dams (NID) are listed separately from those identified by MoDNR, and the data has been compressed for easier reading. The lists of dams can be found in Appendix C. An all-inclusive listing of all USACE NID-listed dams with all available tabular data can be found at https://nld.sec.usace.army.mil/. Missouri dams can be found at https://dnr.mo.gov/land-geology/dams-reservoirs/types.

Figure 3.30, Levee Protected Areas, 2024

Levee Protected Areas, 2024

Missouri Portion of the
East-West Gateway Region



*A specified length of levee during which a structure will theoretically flood only once, i.e., a structure designed on a 100 year frequency will theoretically flood only once every 100 years, however there is a 1% chance the flood can be exceeded in any year.

EAST-WEST GATEWAY

February 2025

Sources: United States Army Corps of Engineers, National Levee Database; East-West Gateway Council of Governments

Table 3.58, Levees with Length and Flooding

Map ID Number	Name	Length in Miles	Flood Frequency Design
1	Dutzow / Augusta Levee System	11.87250439	25
2	Darst Levee System	6.866759097	100
3	Missouri University Levee System	2.766856686	10
4	St. Peters No. 1 Levee System	0.472698612	10
5	Monarch Chesterfield Levee 1	0.418788663	0.01
6	Monarch Chesterfield Levee District System	12.0384415	500
7	Monarch Chesterfield Levee 2	7.104165389	0.01
8	St. Peters Missouri Old Town Levee System	3.335810047	100
9	St. Peters Missouri Old Town Levee 4	0.539941429	0.01
10	Greens Bottom Sec 2	6.19453091	0.001
11	St. Peters Missouri Old Town Levee 2	3.614690834	0.01
12	Greens Bottom Levee Sec1 System	1.211226885	5
13	St. Peters Missouri Old Town Levee 3	0.478817345	0.01
14	St. Peters Missouri Old Town Levee 1	0.326813504	0.01
15	Lakeside 370 Levee System	4.12132302	500
16	Howard Bend Levee 5	2.809482145	0.01
17	Elm Point Levee System	4.254206936	25
18	Howard Bend Levee 3	0.382617568	0.01
19	Greens Bottom Levee Sec2 System	7.380650992	5
20	Howard Bend Levee 2	0.560078744	0.01
21	Howard Bend Levee 4	0.957859832	0.01
22	Howard Bend Levee District System	8.155721165	500
23	Boschert Creek East	1.661058751	
24	Boschert Creek West	1.951548601	
25	Wastewater Treatment Plant Levee	0.771907744	
26	Howard Bend Levee 1	0.563457423	0.01
27	Riverport Levee District System	1.521200172	500
28	Valley Park Levee System	3.098047775	100
29	Earth City Levee District System	2.512730588	500
30	Riverport Levee, Fee Fee Creek	0.304837601	
31	Missouri Bottoms 2	0.43050917	0.001
32	Missouri Bottoms Levee System	5.961188707	10
33	Missouri Bottoms 1	1.119373944	
34	Dunn Creek	0.177335088	
35	Festus Crystal City Levee System	0.697945131	500
36	Mississippi River Levee	2.492250035	
37	Muddy Creek Levee	0.103770754	
38	Consolidated North County Levee System	37.36240216	20
39	Kuhs	0.605804805	
40	St. Louis Flood Protection Project System	10.71245656	500
41	Cora Island	6.122142846	0.001
42	Columbia Bottoms Levee System	7.839837415	5
43	Columbia Bottoms Levee	1.53819175	
44	Kuhs Levee System	7.168425055	10

Probability of Occurrence – High

According to the 2023 Missouri State Hazard Mitigation Plan, the annual probability of a levee failure is 100 percent based on 100 events in 80 years statewide, and the annual probability of a dam failure is 45 percent based on 19 events in 42 years.

Severity

Flooding is the most common hazard associated with levee failure. The failure of a levee can result in property damage, agricultural loss, and interruption of economic activity. The USACE St. Louis District has seven flood fight teams assigned to watershed sectors within the District's area of responsibility. Flood fight teams are activated once river stages reach a pre-determined level. They provide technical assistance to affected levee districts and act as liaisons between the District's emergency operations center and impacted communities. The District's Readiness Branch ensures that the teams remain properly staffed and ready for emergency response.

No levee can completely reduce flood risk.

Whereas flooding from levees can be sudden, as in flash flooding caused by a breach, levees can also cause flooding due to trapping waters behind them, which tend to be slower-moving floods; dam failures are almost always flash flooding events.

Catastrophic dam failures that cause flooding are very rare.

Vulnerability

Dams
According to USACE, Franklin County has 150 total dams, with an average age of 49 years. Thirty percent of high-hazard potential dams have an emergency action plan. The state regulates fifteen percent. None of the dams are federally regulated, and four percent of them are used for hydropower.

Jefferson County has a total of 137 dams, with an average age of 54 years. Thirty-one percent of the high-hazard potential dams have an emergency action plan. Twenty-eight percent of the dams are state-regulated, while none of the dams fall under federal jurisdiction. Four percent are also used for hydropower.
St. Charles County has 117 dams, that average 47 years old. Fifty-one percent of high-hazard potential dams have an emergency action plan. Twenty-six fall under state regulation, while none fall under federal. Eleven percent are used to generate hydropower.

St. Louis County has 47 dams with an average age of 48 years. Thirty-one percent of the high-hazard potential dams have an emergency action plan, while 34 percent are state-regulated. None are federally regulated, and 19 of the dams are used for hydropower.

No dam failure in the five-county region has taken place in the last 20 years, and no dam failure with water release has taken place since 1969.

Estimated building losses from building failure can be found in Table 3.58. Dam failure analysis is in Table 3.58 , while Table 3.59 highlights dam failures with no unregulated release.

Table 3.59, Estimated building losses from levee failure

Building Loss from Levee Failure by County				
County	**Type**	**Estimated Number of Structures**	**Estimated Structure Value**	**Estimated Population Affected**
Franklin	Agriculture	36	$139,501	
	Commercial	28	$15,672,801	
	Industrial	9	$21,483,144	
	Residential	4	$1,056,869	10
	Total	**77**	**$38,352,314**	**10**
Jefferson	Commercial	83	$40,643,530	
	Government	4	$3,543,533	
	Residential	21	$5,088,267	55
	Total	**108**	**$49,275,330**	**55**
St. Charles	Agriculture	949	$16,927,037	
	Commercial	190	$199,003,370	
	Education	1	$3,125,914	
	Government	32	$59,999,754	
	Industrial	89	$232,600,698	
	Residential	891	$324,295,520	2,360
	Total	**2,155**	**$835,952,294**	**2,360**
St. Louis	Agriculture	216	$45,054,578	
	Commercial	2,301	$1,242,985,230	
	Education	32	$61,500,082	
	Government	94	$84,238,696	
	Industrial	449	$1,215,645,296	
	Residential	520	$152,783,051	1,253
	Total	**3,612**	**$2,802,206,934**	**1,253**
City of St. Louis	Commercial	108	$200,022,627	
	Government	10	$332,308,817	
	Industrial1	1,109	$1,755,943,966	
	Residential	179	$69,400,029	376
	Total	**1,406**	**$2,357,675,439**	**376**

Table 3.60, Dam Incidents in the Five-County Region with No Unregulated Release (1975-2023)

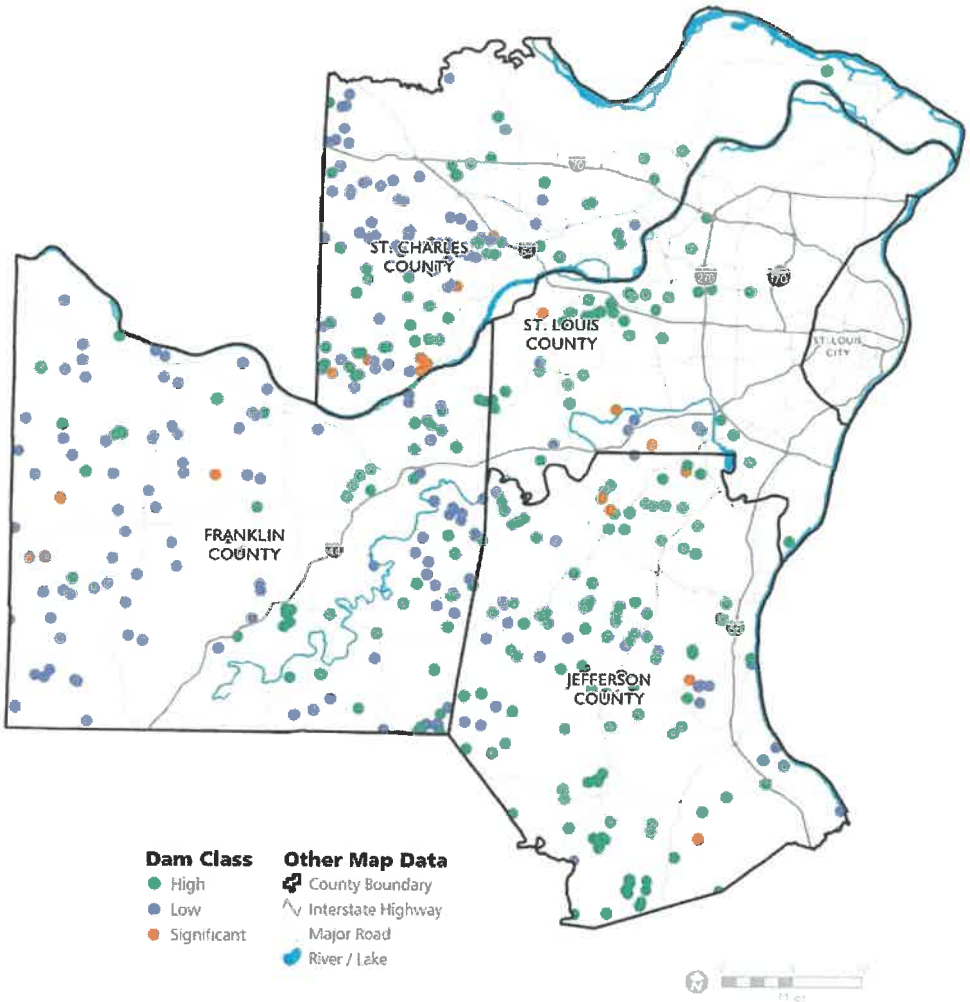
Dam Incidents in the Five-County Region with No Unregulated Release 1975 - 2023					
Dam Name	**County**	**Incident Date**	**Incident Type**	**Dam Type**	**Uncontrolled Release**
Las Brisas Dam	Franklin	05/24/1993	Seepage; Embankment Erosion	Earth	No
Lake Arrowhead Dam	Franklin	10/05/1993	Inflow Flood – Hydrologic Event	Earth	No
Dresser No. 11	Jefferson	02/17/1994	Concrete Deterioration	Other	No
Lake Arrowhead Dam	Franklin	05/15/1995	Inflow Flood – Hydrologic Event	Earth	No
Tamarack Dam	Jefferson	05/31/1996	Inflow Flood – Hydrologic Event	Earth	No

Source: National Performance of Dams Program, Dam Incident Database
http://npdp.stanford.edu/dam_incidents

Figure 3.31, Dam Hazard Class, 2023

Dam Hazard Class, 2023

Missouri Portion of the
East West Gateway Region



EAST-WEST GATEWAY

January 2025

Sources: Missouri Department of Natural Resources;
National Inventory of Dams;
East-West Gateway Council of Governments

Levees

It should be noted that there is no state or federal database with publicly available and searchable levee breach information, USACE-regulated or unregulated. The information contained below is only for USACE-regulated levees and was provided by the USACE St. Louis District regarding levee breaches since 2008.

St. Charles County has seen levee breaches with:

- Augusta Bottoms Levee District – Overtopped and breached in 2017
- Missouri University Levee District – Overtopped in 2017
- Greens Bottom Section 1 – Overtopped in 2013 and 2015
- Greens Bottom Section 2 – Overtopped and breached in 2015, overtopped in 2017 and 2019
- Kuhs Levee District – Overtopped in 2008, 2011, 2017, overtopped and breached in 2013 and 2015
- Consolidated North County – Overtopped and breached in 2013 and 2015, breached in 2017 and 2019
- Elm Point Levee District – Overtopped in 2008, 2011, overtopped and breached in 2019

For St. Louis County:

- Missouri Bottoms Levee District – Overtopped in 2015
- Columbia Bottoms Levee District – Overtopped in 2008, 2011, 2013, 2015, 2017, 2019

Since 2008, there have been no USACE levee breaches in Jefferson, Franklin counties, or the City of St. Louis.

Changing Future Conditions Considerations

The safety of dams for the future climate can be based on an evaluation of changes in design floods and the freeboard available to accommodate an increase in flood levels. The results from the studies indicate that the design floods with the corresponding outflow floods and flood water levels will increase in the future, and this increase will affect the safety of the dams in the future. Studies concluded that the total hydrological failure probability of a dam will increase in the future climate and that the extent and depth of flood waters will increase by the future dam break scenario.

The impact of changing future conditions on levee failure will most likely be related to changes in precipitation and flood likelihood. Climate change projections suggest that precipitation may increase and occur in more extreme events, which may increase the risk of flooding, putting stress on levees and increasing the likelihood of levee failure. Furthermore, aging levee infrastructure and a lack of regular maintenance (including checking for seepage and removing trees, roots, and other vegetation that can weaken a levee) coupled with more extreme weather events may increase the risk of future levee failure.

3.3.9 Wildfire Hazard Profile

Description

A wildfire is an unplanned fire that burns in a natural area such as a forest, grassland, or prairie. Typical sites for wildfires include open vegetated areas, brush, and wooded areas. Atmospheric factors such as temperature, humidity, and rainfall are important factors in determining the combustibility of a given forest. Although Missouri vegetation types and fuel loading are different than in western states, wildfires still happen here and have the potential to cause serious damage to property.

All five counties in the region are included in the Missouri Department of Conservation's (MDC) St. Louis Forestry Region. The Forestry Division of the Missouri Department of Conservation (MDC) is responsible for protecting privately owned and state-owned forests and grasslands from the destructive effects of wildfires. MDC also offers programs for smaller communities to purchase fire-fighting equipment and take advantage of excess federal equipment - https://mdc.mo.gov/property/fire-management/fire-department-assistance- programs

Each year, an average of about 3,059 wildfires burn more than 49,280 acres of forest and grassland in Missouri. Most of the fires occur during the spring season, normally between February 15 and May 10, but can occur any day throughout the year. The length and severity of burning periods largely depend on the weather conditions. Spring in Missouri is noted for its low humidity and high winds. These conditions, together with below-normal precipitation and high temperatures, result in extremely high fire danger. In addition, due to the continued lack of moisture throughout many areas of the State, conditions are likely to increase the risk of wildfires. Drought conditions can also hamper firefighting efforts, as decreasing water supplies may not provide for adequate firefighting suppression. Spring is when many rural residents burn their garden spots, brush piles, and other areas. Some landowners also believe it is necessary to burn their forests in the spring to promote grass growth, kill ticks, and reduce brush. Therefore, with the possibility of extremely high fire dangers and the increased opportunities for fires, the spring months are the most dangerous for wildfires. The second most critical period of the year is fall. Depending on the weather conditions, a sizeable number of fires may occur between mid-October and late November.

Problem Statement

Although wildfire can be a serious threat, the region does not typically experience wildfires that affect significant acreage or large numbers of people. In order to maintain a low risk of wildfire, a coordinated effort to respond to any fire is more important than special planning for a very unusual event. With improved communications and equipment that can be shared easily among jurisdictions, emergency services, police, and fire districts are better able to coordinate rapid response.

MDC and Fire Departments/Districts can develop an education outreach program for communities that can help mitigate the impact of wildfires. MDC has an ongoing educational effort in certain at-risk areas. This effort includes visiting schools, local fairs, and other events to educate and pass out fire prevention pamphlets in terms of seasonal or broad fire prevention approaches. Establishing local ordinances to prohibit open burning during hazardous conditions is a proactive approach and will help reduce the number of wildfires in the future.

History

According to the National Interagency Fire Center, there have been no wildfires larger than 100,000 acres in Missouri since 1997. Additionally, no Missouri fires are listed by the U.S. Department of Agriculture as among the significant wildfires in the U.S. since 1825. Fires covering more than 300 acres are considered large in Missouri. The St. Louis metropolitan area has not experienced a significant wildfire in the past century. Forest Park, located in the City of St. Louis, is the largest urban park in the U.S., with over 1,200 acres of trees and grassy areas. As such, it is considered a slight to moderate risk of wildfire.

Location

Wildfires typically occur in highway medians and shoulders and near residential structures and outbuildings. People who live near the edge of woods and vegetative debris are at a higher risk of having a wildfire affect their homes and property. According to the MDC Forester, Missouri should be identified as a wildfire-prone state, but urban and suburban areas that lack large, densely forested areas are less at risk. There is some possibility of future occurrences in Franklin and Jefferson Counties as a result of the influx of greater numbers of residents moving into rural areas, where the homes are closer to woods and vegetation. But for the region as a whole, the risk of wildfire is relatively low. Figure 46, in the Vulnerability section, shows those areas at greatest risk for wildfire based on wildland and urban land use interface.

Probability of Occurrence – Low

Although the 2023 Missouri State Hazard Mitigation Plan ranks the probability of wildfire across the state as 100 percent, based upon the lack of wildfires in St. Charles and St. Louis Counties and the City of St. Louis, a conflagration is unlikely, especially because these areas are considered developed. Forest Park in the City of St. Louis has hundreds of

trees. However, there is little understory vegetation and leaf litter. Heavily forested areas in Franklin, Jefferson, and St. Charles Counties are vulnerable to fires, as are the forested areas in western St. Louis County near Wildwood and Eureka. People moving into rural areas where homes are close to forested areas and vegetation can increase the risk of impact from wildfires, although weather and available fuel make fire a random occurrence. The frequency, intensity, and duration of these conditions vary drastically from year to year.

Severity – Low to Moderate

Missouri, including the five-county area, does not have large conflagrations and crown fires like in the West, nor are the fires that do occur as intense or extensive. Damage may result in the burning of outbuildings, possibly a home, and nearby grassy areas. Missouri fires consist mainly of grassy areas, leaves, ground litter, plants, shrubs, and trees.
As new housing developments spread into forested rural areas, the risk of wildfires will increase, especially in Franklin and Jefferson Counties and western St. Louis County. The MDC and Department of Public Safety recommend that homes in likely locations should not be built with cedar shake shingles. Typically, homes catch on fire when dry brush, bushes, and trees are very close to the house.

The Fire Departments and Districts in the five-county area and MDC rely upon the news media to help warn citizens of high fire danger. A set of standardized fire danger adjectives has been developed for fire warnings. These adjectives include a brief description of burning conditions, open burning suggestions for homeowners, and fire crew staffing levels. Residents should always check with their specific fire department/district or District Forester for local fire conditions.

Vulnerability

The 2023 Missouri State Hazard Mitigation Plan contains the best data available for estimating the vulnerability of the five-county area to wildfire. For each county, factor values were prepared for the likelihood of wildfire and annualized acres burned. Each factor was divided into five ranges, with five being the highest and one the lowest. Table 3.60 shows the likelihood of wildfires in any given county per year based on the data from 2004 – 2021. Table 3.61 provides the estimated number of structures, their values, and the people who are vulnerable to wildfires.
The amount of acreage burned is the primary damage resulting from wildland fire. Structures in the wildland-urban interface (WUI) are also at risk. The WUI is that area where structures and other forms of development meet or intermingle with undeveloped land.

Table 3.61, Wildfire Vulnerability by County

Statistical Data for Wildfire Vulnerability				
County	**Number of Fires 2004 – 2021**	**Likelihood of Occurrence (# per year)**	**Total Acres Burned**	**Average Annual Acreage Burned**
Franklin	962	53.4	3,428.18	190.5
Jefferson	1261	70.1	3,524.92	195.6
St. Charles	194	10.8	984.74	54.7
St. Louis	82	4.6	165.26	9.2
St. Louis City	9	0.5	1.95	0.1
Total	**2508**	**139.4**	**8,105.05**	**450.1**

Table 3.62, Numbers and Values of Structures and Population Vulnerable to Wildfire

Estimated Numbers and Values of Structures and Population Vulnerable to Wildlife				
County	**Property Type**	**Number of Structures`**	**Values of Structures**	**Population**
Franklin	Industrial	230	$457,475,260	
	Residential	28331	$6,382,676,894	70828
	Government	78	$40,630,200	
	Education	77	$75,564,144	
	Commercial	1523	$727,219,763	
	Agriculture	7001	$25,155,102	
	Total	**37240**	**$7,708,721,362**	**70828**
Jefferson	Industrial	230	$357,468,918	
	Residential	83648	$18,832,628,811	219994
	Government	84	$66,659,103	
	Education	129	$239,741,493	
	Commercial	3332	$1,379,048,735	
	Agriculture	4863	$44,760,090	
	Total	**92286**	**$20,920,307,150**	**219994**
St. Charles	Industrial	9	$19,879,975	
	Residential	16933	$5,464,264,748	44703
	Government	3	$16,797,978	
	Education	7	$19,057,303	
	Commercial	329	$290,323,178	
	Agriculture	1062	$17,566,879	
	Total	**18350**	**$5,827,890,062**	**44703**
St. Louis	Industrial	111	$248,022,466	
	Residential	48586	$12,771,131,349	117092
	Government	89	$71,279,534	
	Education	77	$141,355,628	
	Commercial	2631	$1,201,485,073	
	Agriculture	905	$175,174,577	
	Total	**52399**	**$14,608,448,627**	**117092**
St. Louis City	Industrial	61	$13,128,913	
	Residential	4	$3,500,498	128
	Total	**65**	**$16,629,411**	**128**

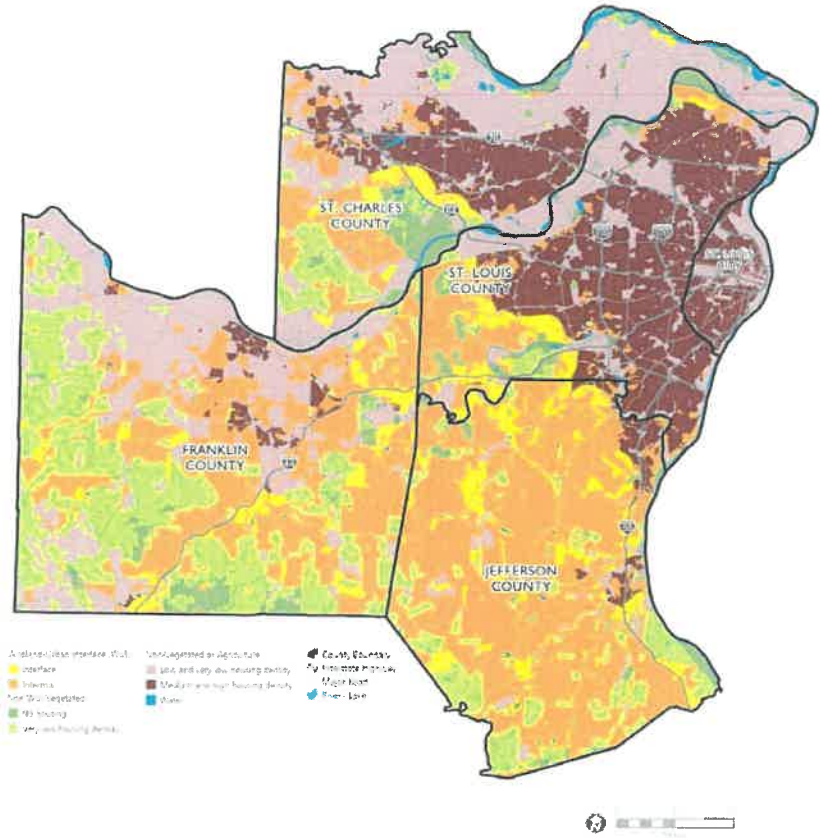
Changing Future Conditions Considerations

Higher temperatures and changes in rainfall are unlikely to substantially reduce forest cover in Missouri, although the composition of trees in the forests may change. More droughts would reduce forest productivity, and changing future conditions are also likely to increase the damage from insects and diseases. But longer growing seasons and increased carbon dioxide concentrations could more than offset the losses from those factors. Forests cover about one-third of the state, dominated by oak and hickory trees. As the climate changes, the abundance of pines in Missouri's forests is likely to increase, while the population of hickory trees is likely to decrease.

Figure 3.32, Wildland-Urban Interface, 2020

Wildland-Urban Interface, 2020

Missouri Portion of the
East-West Gateway Region



February 2025

Sources: University of Wisconsin-Madison, Spatial Analysis for Conservation and Sustainability (SILVIS); East-West Gateway Council of Governments

3.10 Sinkholes

Sinkholes can be natural or artificial and can develop in several different ways and vary in size and shape. Because this plan addresses only natural hazards, only naturally occurring sinkholes are included in this section. Examples of artificial or man-made sinkholes include groundwater pumping, mine collapses, and water main and sewer collapses.

Description

Natural sinkholes develop in areas where the rock below the surface is limestone, carbonate rock (as found in Missouri), salt beds, or any type of rock that can naturally be dissolved by groundwater circulating through it. This process of the dissolution of rock is known as the karst process. As the rock dissolves, spaces and caverns develop, which potentially lead to sinkholes forming above these voids. Natural sinkholes can vary from a few square feet in area to hundreds of acres and can be from one foot deep to hundreds of feet deep. Naturally occurring sinkholes are typically permanent and may have flood risk associated with them which need to be assessed.

There are two ways that a naturally occurring sinkhole is formed: by cover subsidence or by cover collapse. Cover subsidence is a relatively slow process, and can be observed from the surface. The overlying earth above an underground void slowly settles and fills the void. This process can go undetected for long periods and can be hard to detect in rolling terrain. Cover collapse occurs much more rapidly; this is where the earth above a void cannot support itself any longer and collapses into the void.

Problem Statement

Whether a sinkhole forms via cover subsidence or cover collapse, damage to buildings and infrastructure directly over the sinkhole or adjacent to it can be significant, although damage is localized, in terms of flooding, once formed, there are four main ways sinkholes can subsequently fill with water and cause a flooding hazard. Two flood situations are created when the rate of run-off water flowing into the sink is greater than the rate of flow out of the sink. These are caused by either 1) a plugged throat or 2) an insufficient outlet size. The other two flood situations are caused by the reversal of groundwater flow when backwater backs up into the sink from underground. These two are caused by either 1) backwater from a river or 2) from another sinkhole.

Location

Sinkholes found in the five-county region are in those areas underlain by thick, carbonate rock. Franklin, Jefferson, and St. Charles counties have relatively few sinkholes. Those in the City of St. Louis are concentrated primarily in the south, close to the River des Peres. St. Louis County has quite a few sinkholes along the northern boundary as well as in the central and southeastern portions. Maps for all five counties showing known sinkhole locations can be found in Figures 3.25-3.29.

Probability of Occurrence – High

According to the 2023 Missouri State Hazard Mitigation Plan, there is an 83 percent probability of sinkholes occurring statewide. St. Louis County has a significant number of sinkholes, while Franklin and Jefferson Counties have relatively few. Table 3.61 provides the sinkhole numbers in the five-county region. Larger format maps can be requested at gisservices@ewgateway.org.

Severity – Low

Of the notable sinkhole events in Missouri since 2004, according to the 2023 Missouri State Hazard Mitigation Plan, only two sinkhole events were recorded in the five-county region, and both were the result of human-caused activities. Because of their hyper-localized nature, sinkholes generally have minimal to moderate impact on housing, infrastructure, and facilities and short-lived impact on first responders.

Vulnerability

With naturally occurring sinkholes, it is possible to determine the geographical extent of this hazard, and in most cases, mitigation can be targeted. Avoiding the hazard is much more cost-effective than altering or mitigating the sinkhole itself. Notably, however, direct effects from changing climate conditions, such as an increase in droughts, could contribute to an increase in sinkholes. These changes raise with the likelihood of extreme weather, meaning the torrential rain and flooding conditions, which often lead to the exposure of sinkholes, are likely to become increasingly common. Certain events, such as heavy precipitation following a period of drought, can trigger a sinkhole occurrence due to low levels of groundwater combined with a heavy influx of rain. Table 3.63 provides the scoring basis for determining sinkhole vulnerability, while Table 3.63 shows the value and type of structures in each county that could potentially be impacted by sinkholes, in addition to the impacted population. Both tables are courtesy of the 2023 Missouri State Hazard Mitigation Plan. City-specific sinkhole data can be found in Appendix C.

Table 3.63, Number of Sinkholes per County

Number of Sinkholes per County	
County	**Number**
Franklin	36
Jefferson	54
St. Charles	69
St. Louis	1,462
St. Louis City	117

Source: 2023 Missouri Hazard Mitigation Plan

Table 3.64, Sinkhole Vulnerability Rating Values

Sinkhole Vulnerability Rating Values					
Factor	**1 (Low)**	**2 (Low-Medium)**	**3 (Medium)**	**4 (Medium-High)**	**5 (High)**
Sinkholes per County	0	1 – 200	201 – 400	401 – 800	801+

Source: 2023 Missouri Hazard Mitigation Plan

Table 3.65, Structures and Populations Potentially Impacted by Sinkholes

Number and Value of Structures with Population Potentially Impact by Sinkholes				
County	**Type of Structure**	**Number of Structures**	**Value of Structures**	**Impacted Population**
Franklin	Residential	1	$225,290	2.5
Jefferson	Residential	3	$675,424	7.89
St. Charles	Residential	9	$7,941,971	319.44
	Commercial	121	$39,046,597	
St. Louis	Agriculture	6	$1,161,378	6,015.36
	Commercial	177	$80,829,669	
	Education	4	$7,343,150	
	Residential	2,496	$656,089,076	
St. Louis City	Commercial	164	$154,455,672	4,615.8
	Education	12	$14,390,803	
	Government	2	$3,553,351	
	Industrial	11	$9,626,369	
	Residential	2,198	$473,071,340	
Total		**5,204**	**$1,448,410,090**	**10,960.99**

Source: 2023 Missouri Hazard Mitigation Plan

Changing Future Conditions Considerations

Direct effects from changing climate conditions, such as an increase in droughts, could contribute to an increase in sinkholes. These changes raise the likelihood of torrential rain and flooding conditions, which often lead to the exposure of sinkholes. Certain events, such as heavy precipitation following a period of drought, can trigger a sinkhole due to low levels of groundwater combined with a heavy influx of rain.

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Section 4 – Mitigation Strategies

44 CFR Requirement §201.6(c)(3): The plan shall include a mitigation strategy that provides the jurisdiction's blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs and resources, and its ability to expand on and improve these existing tools.

This section presents the mitigation strategy updated by the HMP Working Group and, subsequently, other jurisdictions in the St. Louis region and is based on the updated risk assessment in Section 3. The mitigation strategy was developed through a collaborative group process. The process included a review of updated goal statements to guide the jurisdictions in lessening disaster impacts as well as specific mitigation actions to directly reduce vulnerability to hazards and losses. The following definitions are taken from FEMA's Local Mitigation Planning Policy Guide (2023). Goals are broad, long-term policy and vision statements that explain what is to be achieved by implementing the mitigation strategy. A mitigation action is a measure, project, plan, or activity proposed to reduce current and future vulnerabilities described in the risk assessment.

4.1 Hazard Mitigation Goals

44 CFR Requirement §201.6(c)(3)(i): [The hazard mitigation strategy shall include a] description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.

This planning effort is an update to the St. Louis region's existing hazard mitigation plan approved by FEMA on October 9, 2020. Therefore, the goals from the 2020-2025 St. Louis Regional Hazard Mitigation Plan were reviewed to see if they were still valid, feasible, practical, and applicable to the defined hazard impacts. The HMP Working Group conducted a discussion session during their meeting on June 14, 2024, to review and update the plan goals. To ensure that the goals developed for this update were comprehensive and supported State goals, the 2023 State Hazard Mitigation Plan goals were reviewed. The HMP Working Group chose to keep the goals consistent with the previous Plan's goals, given that they cover the range of disasters that could affect the region. At the November 19, 2024, HMP Working Group meeting, high-hazard dams were added to Goal 1.

The regional goals for the Hazard Mitigation Plan are as follows:

- Prepare communities in advance of a natural disaster to prevent loss of life, minimize injury, and illness, and reduce long-term vulnerabilities from eligible high-hazard potential dams;
- Preserve and maintain property, including public and private infrastructure, businesses, and individual homes, and improve community vitality; and
- Encourage regional, county, and local planning and development that reduces future risk from natural disasters and is consistent with the hazard mitigation plan.
-

4.2 Identification and Analysis of Mitigation Actions

44 CFR Requirement §201.6(c)(3)(ii): The mitigation strategy shall include a section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure.

This plan update includes a broader range of mitigation action strategies that are specific to each hazard addressed in the plan. The actions in the 2020 – 2025 plan were reviewed. Many were retained and listed under hazards that they would mitigate. Additional action strategies were identified from FEMA's 2013 Mitigation Ideas, FEMA's Climate Resilient Activities for Hazard Mitigation Assistance, and FEMA's Resources for Climate Resilience publications, as well as EPA's Hazard Mitigation for Natural Disasters and Planning for an Emergency Drinking Water Supply publications, and supported by the risk assessment findings.

The HMP Working Group, at their June 14th meeting, reviewed and updated mitigation action strategies that take into consideration a broader list of natural hazards and the needs of at-risk populations. The hazards include a range of 5 – 16 mitigation action strategies from regulation and infrastructure to natural systems protection and education and awareness. The action strategies include an emphasis on new and existing buildings and infrastructure. Expanded descriptions of action are available in subsection 4.3 of the plan.

Actions from the previously approved plan were reviewed for progress made since the plan was adopted. Jurisdictions that provided mitigation strategies in the last plan update were emailed their spreadsheet from the last plan. Each jurisdiction was instructed to provide information regarding the action status. If a project was completed, the date of completion, amount, and funding source were requested, as this information is required by FEMA. Based on status updates, there are 10 completed actions, 181 continuing actions, and 14 deleted actions. The table below provides a summary of the action statuses for each jurisdiction:

Table 4.1. Action Status Summary

Jurisdiction	Completed Actions	Continuing Actions (ongoing or modified)	Deleted Actions
Franklin		4	1
Jefferson		6	
St. Charles		6	
St. Louis		5	
St. Louis City		8	
Pacific		5	
St. Clair		4	1
Union		3	1
Arnold		4	
Cedar Hill Lakes		2	2
DeSoto		7	
Cottleville		4	
Dardenne Prairie			
Lake St. Louis		3	1
O'Fallon		5	1
Portage Des Sioux			
St. Charles		5	
St. Peters		5	

Wentzville		4	
Ballwin		3	
Breckenridge Hills			
Brentwood	2	5	
Chesterfield	1	4	1
Creve Coeur	2	3	1
Eureka		4	1
Florissant		7	
Hazelwood		8	
Kirkwood		4	
Ladue	1	3	
Manchester		4	1
Maryland Heights	1	5	
Pacific		4	
Pasadena Hills		4	
St. Clair		4	
St. Peters		5	
Town and Country		3	1
University City		7	
Webster Groves		4	
Wildwood	1	3	
Washington SD			
Meramec Valley R-III SD		3	
St. Clair R-XIII SD			
Dunklin R-V SD			
Northwest F-1 SD			
Francis Howell R-II			
Fort Zumwalt R-II		3	
Hancock Place SD	1	2	
Hazelwood SD		3	
Lindbergh SD			
Ritenour SD			
Valley Park SD			
Meramec Ambulance District			

Table 4.2. Summary of Completed and Deleted Actions from the Previous Plan

Completed Actions	Completion Details (date, amount, funding source)
Brentwood\Retrofit infrastructure	Local; $80,000; 2023
Brentwood\Green infrastructure	Local; $80,000; 2023
Ladue/ Property buyout	FMA $2.3M Complete 2025; HMGP $1.8M Complete 2024

Maryland Heights / Property buyout	HMGP; completed between 2020 - 2025; between $250,000 - $1,500,000
Hancock SD / Safe room	Complete 2023; $3M; Bond Issue
Chesterfield / Green infrastructure	Complete; between $250,000 - $1,500,000, local funds
Creve Coeur/Joint purchases and equipment	Complete; between $30,000 – 90,000, local funds
Creve Coeur/Acquire lifesaving equipment	Complete; between $30,000 – 100,000, local funds
Wildwood/Property buyout	Complete 2020; between $304,802.04; FEMA-DR
Deleted Actions	**Reason for Deletion**
Union/property buyout	No longer relevant
Lake St. Louis/ property buyout	No longer relevant
Franklin County/property buyout	No longer relevant
Manchester/property buyout	No longer relevant
Cedar Hill Lakes/ NFIP	Declined to join
Cedar Hill Lakes/acquire equipment	No longer relevant
Eureka/property buyouts	No longer relevant
Lake St. Louis/property buyouts	No longer relevant
Town and Country/property buyouts	No longer relevant
O'Fallon / property buyout	No longer relevant
Chesterfield/property buyout	No longer relevant
Creve Coeur/property buyout	No longer relevant

Below is the final list of each mitigation action. The list is a comprehensive range of approaches, and the description of each provides explanations of how, when implemented, to minimize the impact of specific hazards. Community leaders can also use the list throughout the life of the plan as a reference tool for mitigation approaches. The list provides a framework for collaboration and planning that will continue through the five years of this plan update. Community leaders can also use the list to compare priorities with other communities in the region.

4.3.1 Mitigation Needed to Prepare for Tornados

Problem Statement: Because tornados can strike quickly and unexpectedly, communities must be prepared in advance with emergency shelters both to provide protection to school populations and other groups that might be at greater risk in a tornado event and also to provide shelter immediately following a severe event, where people may have lost their homes or where homes have been made unsafe. Communication is also important to help citizens know when to take shelter and how to shelter.

A. Tornado preparation. Local governments and school districts should cooperate to enhance community safety. In addition to the actions described in the problem statement above, nine specific steps are recommended for tornado mitigation.

1. **Build safe rooms for schools, community centers, mobile home communities, critical municipal and infrastructure operations and require construction of safe rooms within new public buildings.** Local governments and school districts can designate existing facilities

that are already constructed, or they can build new facilities and prepare advance plans for staffing such facilities. Communities have indicated that staffing facilities in a timely manner is an ongoing challenge, and this is an area where regional cooperation can assist in solving this challenge. This cost is high and often prohibitive for school districts and local governments. Critical municipal and infrastructure operations are already written into emergency operation plans, as are evacuation facilities. The benefits of having safe rooms can include reduced loss of life and protection for vulnerable populations.

Retrofit existing infrastructure and essential buildings to address wind shear and projectile damage from tornadic and high wind events. Much like for residences, larger buildings, and infrastructure are costly to retrofit. Retrofitting essential buildings and infrastructure as funding becomes available can be written into a city's master plan. Benefits include reduced damages and greater potential to maintain operational ability during wind events.

2. **Develop and maintain early warning systems to target specific, vulnerable communities.** For example, MoDOT developed a connection with the National Weather Service and is using highway-lighted traffic sign boards to convey information. Schools located outside of municipalities frequently do not have the necessary proximity to hear emergency sirens and must use other methods and tools to ensure student safety, including utilizing weather apps from their respective county emergency management agency, the Red Cross, and/or local television media. Communities can also promote the use of apps for cell phone users. STARRS continues to explore regional solutions to support these initiatives, including through their Interoperable Communications Core Group, the St. Louis Regional Digital Microwave Backbone System, and maintenance of the St. Louis Regional Tactical Interoperable Communications Plan. The regional solution holds the most promise for providing a lower-cost option for local governments and school districts while helping protect lives and property. Early warning systems are integrated into existing emergency operation plans.

3. **Retrofit one- and two-family residences.** Seek funding to retrofit for one- and two-family residences for high winds and tornados. The costs for retrofitting residences can be expensive although some non-structural retrofits can cost significantly less. Benefits include reduced damages during wind events.

4. **Adopt current building codes and adopt ordinances to exceed minimum construction standards for high winds and develop ordinances to require underground utility lines in new developments.** When current building codes are adopted and enforced by state and local jurisdictions, these standards reduce the loss of life and property, as well as save energy and lower construction costs. They also protect the structural integrity of the building while protecting an owner's investments in the property. Building codes are generally updated every three years. These updates introduce new technologies and methods, respond to new findings, research, and assessments following catastrophic events, and replace outdated provisions with new, more cost-effective methods. Adoption and enforcement of current building codes every three years is a low-cost, high-benefit mitigation strategy that prioritizes public safety and property loss reduction.

5. **Require anchoring of manufactured homes and exterior attachments and incorporate local inspections.** Manufactured homes are more easily flipped or damaged during

windstorms and are relatively lightweight compared to site-built homes. Requiring tie-downs will help keep the structure more stable and less vulnerable to wind uplift during a tornado.

6. **Create and improve early warning systems for tornado events, including sirens and targeted response such as Reverse 911, Code Red, Everbridge, Nixle, etc., and integrate communications systems to provide rapid communication and response.** All counties and the City of St. Louis have adopted emergency communication systems for contacting the public. Additionally, municipalities also continue to adopt one or more of these systems to assist in communications. There are also apps that alert people for general emergency alerts, earthquakes, first aid, hurricanes, floods, and tornado watches and warnings, such as the American Red Cross's Tornado app (http://www.redcross.org/mobile-apps/tornado-app) (which also has alert apps for the other above-mentioned emergencies. Because these initiatives are already developed, the additional cost for individual communities is low. Benefits include better and faster communication with citizens. This action item has been ongoing since the first plan, and it is nearly complete in the St. Louis region through the work and leadership of the STARRS program. The cost is high, but the expense is being covered in large part by STARRS through U.S. Department of Homeland Security grant funding, thus benefitting local jurisdictions without the financial burden.

7. **Conduct risk assessments for tornado events.** Counties, local governments, school districts, and other agencies can conduct and utilize specific risk assessments and mitigation planning to update operation and planning procedures to meet identified risks and reduce losses of life and property. Most local governments and school districts have assessments in place, and this plan serves as a reminder that such assessments need to be reviewed and updated, preferably on an annual basis. Most assessments are already part of emergency operation plans; however, this mitigation action emphasizes the importance of including assessments of natural hazards in planning. As with risk assessments, mitigation planning at the local level and its incorporation into development planning and mitigation strategies benefits all residents. For assessments and mitigation planning, costs vary widely depending on need, whether an assessment has been done in the past, and whether a plan is already a part of the ongoing community activity. Benefits include more prepared and resilient jurisdictions.

8. **Acquire necessary equipment, including generators, tree trimming equipment, and pumps, to secure lives and property.** This includes generators for powering emergency operations centers, essential services, and relief centers and shelters; as well as other types of equipment as needed. Costs vary depending on equipment, although large-capacity generators and pumps with adequate capacity can be expensive. Maintenance of pumps, generators, and other powered supplies can be written into emergency operation plans to help ensure regular maintenance and testing take place. The benefits of generators depend on use but can include reduced impact of tornados on displaced residents and uninterrupted emergency operations.

9. Develop a plan for tornado mitigation. As with risk assessments, mitigation planning at the local level and its incorporation into development planning and mitigation strategies benefits all residents. For assessments and mitigation planning, costs vary widely depending on need, whether an assessment has been done in the past, and whether a plan is already a

part of the ongoing community activity. Benefits include more prepared and resilient jurisdictions.

4.2.2 Mitigation Needed to Prepare for Winter Storms

Problem Statement: Winter storm events tend to hit low-income communities and the elderly harder than the general population. These events also tend to be regional, and therefore, broad-based planning is more effective in addressing these challenges. When power is disrupted through storms, extremely cold weather can rapidly put very large numbers of citizens at risk. Severe winter storms can produce high winds, snow, and ice, which can be devastating to people and property. Developing a response plan in advance is therefore paramount to effective management of that risk.

A. **Prepare for winter storms. The most serious problems arise when power outages accompany winter storms. Local government can provide both advance preparation and rapid response.**

1. **Create and support neighborhood initiatives for at-risk populations, including, but not limited to, the elderly, unhoused, and those unable to afford their utility bills. Establish relief centers, encourage the public to use the centers, and allow them to bring their pets.** Communities should prepare for and respond quickly to extreme weather. Local governments should encourage neighborhood watch programs to check in on the elderly or special needs populations, provide training and support for neighborhood organizations, and promote neighborhood resiliency. Support organizations already exist in some counties and can be a catalyst for developing grassroots initiatives. This is a low-cost program for most local governments that benefits vulnerable populations. The key element identified by a number of municipalities is the need to have both the center and the operational plan for the center in place. Additionally, people will frequently stay in harm's way if they cannot take their pets to an evacuation or relief center. Residents can call 211 to find the locations of heating/cooling centers in their area. Staffing costs may be substantial and a barrier for some communities, although the benefits can include the protection of lives. Relief centers are already part of many emergency operation plans.

2. **Build new or retrofit existing structures for warming centers.** Retrofit existing infrastructure and essential buildings with warming centers and/or include a warming center in new construction of critical facilities.

3. **Ensure all-weather capabilities for emergency equipment.** "As winter arrives, it's crucial to prepare your emergency equipment for the cold. Whether facing unending cold snaps or fluctuating freeze-thaw cycles, ensuring readiness is paramount. Frozen safety equipment during an emergency can escalate a crisis into a catastrophe."

4. **Acquire necessary equipment, including generators and pumps, to secure lives and property.** This includes generators for powering emergency operations centers, essential services, relief centers, and shelters; pumps for removing water from inside areas protected by sandbags, levees, flood walls, and other barriers; as well as other types of equipment as needed. Costs vary depending on equipment, although large-capacity generators and

pumps with adequate capacity can be expensive. Maintenance of pumps, generators, and other powered supplies can be written into emergency operation plans to help ensure regular maintenance and testing take place. The benefits of generators depend on use but can include reduced impact from winter storm displacement of residents and uninterrupted emergency operations.

5. **Develop a plan for winter storm mitigation.** As with risk assessments, mitigation planning at the local level and its incorporation into development planning and mitigation strategies benefits all residents. For assessments and mitigation planning, costs vary widely depending on need, whether an assessment has been done in the past, and whether a plan is already a part of the ongoing community activity. Benefits include more prepared and resilient jurisdictions.

4.3.3 Mitigation Needed to Prepare for Extreme Heat

Problem Statement: Extreme Heat tends to hit low-income communities and the elderly harder than the general population. These events also tend to be regional, and therefore broad-based planning is more effective in addressing these challenges. When power is disrupted through extreme heat, effects can rapidly put very large numbers of the population at risk. Developing a warning system and a response plan in advance is therefore paramount to effective management of that risk.

A. **Prepare for extreme heat. The most serious problems arise when extreme heat is accompanied by power outages. Local government can provide both advance preparation and rapid response.**

1. **Create and support neighborhood initiatives for at-risk populations, including, but not limited to, the elderly, unhoused, and those unable to afford their utility bills. Establish relief centers and encourage the public to use the centers and allow them to bring their pets.** Communities should prepare for and respond quickly to extreme weather. Local governments should encourage neighborhood watch programs to check in on the elderly or special needs populations, provide training and support for neighborhood organizations, and promote neighborhood resiliency. Support organizations already exist in some counties and can be a catalyst for developing grassroots initiatives. This is a low-cost program for most local governments that benefits vulnerable populations. The key element identified by a number of municipalities is the need to have both the center and the operational plan for the center in place. Additionally, people will frequently stay in harm's way if they cannot take their pets to an evacuation or relief center. Residents can call 211 to find the locations of heating/cooling centers in their area. Staffing costs may be substantial and a barrier for some communities, although the benefits can include the protection of lives. Relief centers are already part of many emergency operation plans.

2. **Build new or retrofit existing structures for cooling centers.** Retrofit existing infrastructure and essential buildings with cooling centers and/or include a cooling center in new construction of critical facilities.

3. **Increase tree planting and enhance shade availability to mitigate heat impacts.** Maintain or increase tree canopy and greenspace where possible to mitigate the heat island effect. The density of buildings and roads in urbanized areas contributes significantly to the heat island effect. This impact can then strain electrical grids and increase heat-related illness and mortality. The benefits of increasing or maintaining tree and vegetation cover include lower surface and air temperatures by providing shade and cooling through evapotranspiration. Trees and vegetation can also reduce stormwater runoff, which can help reduce flooding risk. Many cities already have city-guided, or volunteer tree planting efforts, and tree preservation ordinances are a low-cost method for maintaining tree canopies. The use of green space and tree canopy preservation is low-cost and can be part of a city's development plan.

4. **Enforce burn ordinances, audit water loss, and incentivize water reuse.** Enforcing burn ordinances can reduce instances that exacerbate hazardous conditions during extreme heat. Auditing water loss and incentivizing water reuse can protect water supply availability and mitigate excess evaporation during extreme heat.

5. **Repair, retrofit, and maintain water supply systems to minimize water loss.** Water supply maintenance is important to minimize the effects of extreme heat that can cause ground shifting and, subsequently, damage to aging water lines resulting in water main breaks. Such breaks stop the supply of water to homes and businesses during weather conditions when access to water becomes increasingly important.

6. **Provide soil and water conservation practices education for farmers.** Techniques such as drip irrigation and capturing and storing water are a couple of examples of ways water can be conserved during extreme heat when water evaporation rates increase and limit water supply. Such techniques can mitigate the negative effects of extreme heat on crop production.

7. **Acquire necessary equipment, including generators and pumps, to secure lives and property.** This includes generators for powering emergency operations centers, essential services, relief centers, and shelters; pumps for removing water from inside areas protected by sandbags, levees, flood walls, and other barriers; as well as other types of equipment as needed. Costs vary depending on equipment, although large-capacity generators and pumps with adequate capacity can be expensive. Maintenance of pumps, generators, and other powered supplies can be written into emergency operation plans to help ensure regular maintenance and testing take place. The benefits of generators depend on use but can include reduced impact from winter storm displacement of residents and uninterrupted emergency operations.

8. **Develop a plan for extreme heat mitigation.** As with risk assessments, mitigation planning at the local level and its incorporation into development planning and mitigation strategies benefits all residents. For assessments and mitigation planning, costs vary widely depending on need, whether an assessment has been done in the past, and whether a plan is already a part of the ongoing community activity. Benefits include more prepared and resilient jurisdictions.

4.3.4 Mitigation Needed to Prepare for Severe Thunderstorms

Problem Statement: Severe weather, including thunderstorms, hail, and lightning, can strike quickly and unexpectedly, communities must be prepared in advance with emergency shelters to provide protection to school populations and other groups that might be at greater risk in a tornado event and to provide shelter immediately following a severe event, where people may have lost their homes or where homes have been made unsafe. Communication is also important to help citizens know when to take shelter and how to shelter.

A. Prepare for severe thunderstorms. The most serious problems arise when severe thunderstorms are accompanied by property damage and flooding. Local government can provide both advance preparation and rapid response.

1. **Regularly inspect and maintain storm drains and storm drainage systems to remove debris and blockages impeding stormwater flows.** When routinely cleaned and maintained, large amounts of debris are removed and keep the pipes and drainage systems from becoming clogged and causing flooding problems. A jurisdiction can establish a pre-inspection program with an inventory of all storm drains and conveyances and identify areas of greatest need or areas that are known to accumulate debris and cause flooding during severe thunderstorms.

2. **Review and update building codes to reduce building damage.** This mitigation activity is low cost but requires regional and local cooperation to be successful as communities seek to have similar requirements for new construction. Updated building codes provide multiple safety features for building occupants.

3. **Improve early warning systems and maintain integrated communications systems for rapid response.** Schools located outside of municipalities frequently do not have the necessary proximity to hear emergency sirens and must use other methods and tools to ensure student safety, including utilizing weather apps from their respective county emergency management agency, the Red Cross, and/or local television media. Communities can also promote the use of apps for cell phone users. STARRS continues to explore regional solutions to support these initiatives, including through their Interoperable Communications Core Group, the St. Louis Regional Digital Microwave Backbone System, and maintenance of the St. Louis Regional Tactical Interoperable Communications Plan. The regional solution holds the most promise for providing a lower-cost option for local governments and school districts while helping protect lives and property. Early warning systems are integrated into existing emergency operation plans.

4. **Promote student, individual, and household preparation.** School districts should continue compliance with RSMo §160.451, §160.435, §160.455, and §160.457 as applicable. Cities should encourage owners of older homes to make structural and non-structural improvements and encourage all residents to develop emergency. Costs for this action fall mainly on homeowners and can vary widely. The cost to communities directly is low.

5. **Create and/or improve early warning systems for severe thunderstorms, including sirens and targeted response such as Reverse 911, Code Red, Everbridge, Nixle, etc.** All counties and the City of St. Louis have adopted emergency communication systems for contacting the public. Additionally, municipalities also continue to adopt one or more of these systems to assist in communications. There are also apps that alert people for general emergency alerts, earthquakes, first aid, hurricanes, floods, and tornado watches and warnings, such as the American Red Cross's Tornado app (http://www.redcross.org/mobile-apps/tornado-app) (which also has alert apps for the other above-mentioned emergencies. Because these initiatives are already developed, the additional cost for individual communities is low. Benefits include better and faster communication with citizens. This action item has been ongoing since the first plan, and it is nearly complete in the St. Louis region through the work and leadership of the STARRS program. The cost is high, but the expense is being covered in large part by STARRS through U.S. Department of Homeland Security grant funding, thus benefitting local jurisdictions without the financial burden.

6. **Acquire necessary equipment, including generators and pumps, to secure lives and property.** This includes generators for powering emergency operations centers, essential services, relief centers, and shelters; pumps for removing water from inside areas protected by sandbags, levees, flood walls, and other barriers; as well as other types of equipment as needed. Costs vary depending on equipment, although large-capacity generators and pumps with adequate capacity can be expensive. Maintenance of pumps, generators, and other powered supplies can be written into emergency operation plans to help ensure regular maintenance and testing take place. The benefits of generators depend on use but can include reduced impact from winter storm displacement of residents and uninterrupted emergency operations.

7. **Develop a plan for severe thunderstorm mitigation.** As with risk assessments, mitigation planning at the local level and its incorporation into development planning and mitigation strategies benefits all residents. For assessments and mitigation planning, costs vary widely depending on need, whether an assessment has been done in the past, and whether a plan is already a part of the ongoing community activity. Benefits include more prepared and resilient jurisdictions.

4.3.5 Mitigation Needed to Prepare for Floods

Problem statement. Because flood risk areas are usually easily identified, communities can act to reduce risk both for humans and property by effective advance planning. In addition to mapping flood risk areas, educating citizens about the nature of the risk and the appropriate actions to reduce risk is a critical part of the plan. An area that is flood-prone but where a flood has not occurred in recent years can be especially high risk because property owners can become complacent and unprepared should a flood occur. Flash flooding on small streams remains a serious risk because there are many properties next to streams where development has already taken place and where flood waters are rarely seen.

A. **Prepare for floods. The most serious problems arise when severe thunderstorms are accompanied by property damage and flooding. Local government can provide both advance preparation and rapid response.**

1. **Protect stream buffers from development, create setback requirements along streams, and encourage and/or engage in wetland restoration.** Most of the larger municipalities have already implemented stream buffer ordinances or intend to do so, in part to meet National Pollutant Discharge Elimination System (NPDES) Phase II standards. Other communities can implement stream development setbacks or buffer ordinances, which benefit by reducing the risk of flash flood damage to property, especially along smaller streams that tend to experience flash flooding. The cost is low in most cases. Stream buffers can be written into development plans, master plans, and stormwater management plans.

2. **Join or maintain participating status in the National Flood Insurance Program (NFIP) and adopt Floodplain Management Plans.** NFIP, managed by FEMA, enables homeowners, business owners, and renters in participating communities to purchase federally backed flood insurance. This insurance offers an alternative to disaster assistance to meet the escalating costs of repairing flood damage to buildings and their contents. Participating communities agree to adopt and enforce flood plain management ordinances to reduce future flood damage. Communities that want to enhance flood protection and already have developed property in flood plains can join the FEMA Community Rating System (CRS) and work to implement best practices. There are costs associated with staff time to fill out the paperwork and track aspects of the program, but some costs are already part of doing business for local governments. The benefits of maintaining NFIP status include the availability of flood insurance, while CRS participation can lower the cost of flood insurance through multiple levels of discounts. USACE, as part of the Silver Jackets program continues to develop Floodplain Management Plans in flood-prone watersheds in the region. Integration of plan strategies can reduce community flooding and damage.

3. **Reduce or eliminate development in floodplains and use green Infrastructure best management practices to manage stormwater where it falls in rain gardens, swales, detention ponds, and similar structures.** Municipalities and counties have control over land use decisions. The use of green infrastructure and nature-based solution requirements in new and renewed construction permits can facilitate the capture and temporary storage of rainwater where it falls and help to reduce flash flooding and erosion. Additionally, protection of open spaces, floodplain development restrictions or prohibitions, and stormwater management plans are all helpful tools to help communities benefit by reducing the costs of water damage from flooding and flash flood events. If added to development requirements this tool is low cost to municipal governments. The use of green infrastructure can be written into development plans, master plans, and stormwater management plans. It can also be incorporated into Requests for Proposals and Requests for Qualifications for city, school district, and special district projects. There are excellent resources available with information to assist local jurisdictions with floodplain planning and mitigation using green infrastructure. USACE has two floodplain management plans in the region. The Upper Joachim Creek Floodplain Management Plan and Lower Meramec Floodplain Multi-Jurisdictional Floodplain Management Plan offer detailed approaches to enhancing community resilience to flooding while preserving and enhancing natural floodplain

functions. The Healthy Watershed Options for Floodplain Management, Lower Meramec Watershed, written by Wichita State University and funded by EPA, provides information on green infrastructure, cost-benefit analysis, and funding barriers and solutions for flooding. Although the aforementioned plans focus primarily on Lower Meramec, the suggestions and guidance are applicable anywhere flooding is a concern.

B. **Buy out repetitive loss properties, retrofit or reconstruct infrastructure, and utilize structure elevation to reduce flooding impacts.** The cost of insurance and claims is an ongoing burden usually borne by individual property owners and federal taxes, but the cost of serving homeowners during a flood is shouldered by local governments. Reducing flood damage through buyouts can benefit by providing more resources for other needs at the local level and reducing repetitive losses. Buyouts are a high-cost solution. Some communities may use flood buy-out funds from FEMA to purchase frequently flooded properties, but the matching cost requirement is still substantial and is often a serious hurdle to overcome. Additionally, bought-out properties can never be developed again, which can impact local tax rolls. Flood buyouts can become part of a city's master plan, thus formalizing its commitment to reducing repetitive losses in flood-prone areas.

C. **Removal of public structures from flood zones, use dry floodproofing for historic buildings, and dry floodproofing non-residential structures to reduce flood damage.** County and local governments have the ability to lead by example on the importance of moving or relocating public structures from areas of repetitive loss due to flooding. Relocating structures can be costly, to the point where demolition and reconstruction outside of the flood plain are more cost-effective. However, it depends on the structure. Removal of public structures can become part of a city's master plan, thus formalizing its commitment to reducing repetitive losses in flood-prone areas. Doing so benefits governments by eliminating repetitive losses.

D. **Use localized and non-localized flood risk reduction and soil stabilization for increased flood resiliency.** Communities can benefit by reducing damage and protecting life by engaging in localized and non-localized flood risk reduction projects, such as detention basins. Localized flooding can be caused by numerous factors, including flash flooding. Projects to help mitigate this type of flooding do not have to be large in scope and can include green infrastructure solutions, some of which can be low-cost, especially when rolled into larger infrastructure projects. Flood risk reduction projects can be part of an effective stormwater management plan.

E. **Use post-disaster code enforcement and implement NFIP Substantial improvement/substantial damage provisions.** In the event of a natural disaster, post-disaster code enforcement is an important part of recovery and can prove beneficial and help mitigate future damage and loss of life by ensuring rebuilt structures are built to the appropriate construction code. Code enforcement staff are generally already in place; however, disasters tend to reallocate the priorities of counties and municipalities alike. Additionally, the sheer number of inspections needed to respond to rebuilding after a large-scale flooding disaster may exceed the capacity of the jurisdiction. The costs of reassigning and training new staff do come with some costs.

F. **Update floodplain and flash flood-prone area mapping and maintain list of flood-prone structures.** Jurisdictions that regularly track FIRM update processes through SEMA and identify possibly impacted structures can address potential flood risk early, prior to a disaster.

G. **Install backflow valves and sump pumps in critical facilities and perform storm drainage system maintenance.** The installation of backflow valves and sump pumps can significantly reduce the impact on structures during a flood event. Routinely cleaning and maintaining pipes and drainage systems will prevent them from becoming clogged and exacerbating flooding problems. A jurisdiction with an established storm drainage system maintenance program can minimize the potential flooding events that can occur during severe thunderstorms.

H. **Replace inadequate or non-performing culverts and maintain, replace, or improve other stormwater infrastructure, including storm drains.** Replacing undersized or otherwise inadequate stormwater infrastructure will improve operability during weather-hazard events. This is a high cost for cities and schools, but the benefit is having a structure that can withstand increased amounts of rainwater that fall over a short period of time, thus protecting property value and the lives of those within.

I. **Install and maintain pumping stations in levee systems.** Special pumps within a levee system actively remove excess water from the area behind the levee and assist in maintaining the structural integrity of the levee.

J. **Develop ordinances to require best management practices in stormwater infrastructure design and construction, with long-term maintenance provisions.** Jurisdictions can incorporate BMPs into their standard operation plans so that future infrastructure projects and real estate developments incorporate innovative stormwater management into design and construction.

K. **Create and improve early warning systems for floods, including sirens and targeted response such as Reverse 911, Code Red, Everbridge, Nixle, etc., and integrate communications systems to provide rapid communication and response.** All counties and the City of St. Louis have adopted emergency communication systems for contacting the public. Additionally, municipalities also continue to adopt one or more of these systems to assist in communications. There are also apps that alert people for general emergency alerts, earthquakes, first aid, hurricanes, floods, and tornado watches and warnings, such as the American Red Cross's Tornado app (http://www.redcross.org/mobile-apps/tornado-app) (which also has alert apps for the other above-mentioned emergencies. Because these initiatives are already developed, the additional cost for individual communities is low. Benefits include better and faster communication with citizens. This action item has been ongoing since the first plan, and it is nearly complete in the St. Louis region through the work and leadership of the STARRS program. The cost is high, but the expense is being covered in large part by STARRS through U.S. Department of Homeland Security grant funding, thus benefitting local jurisdictions without the financial burden.

L. **Conduct risk assessments for floods.** Counties, local governments, school districts, and other agencies can conduct and utilize specific risk assessments and mitigation planning to update operation and planning procedures to meet identified risks and reduce losses of life and property. Most local governments and school districts have assessments in place, and this plan serves as a reminder that such assessments need to be reviewed and updated, preferably on an

annual basis. Most assessments are already part of emergency operation plans; however, this mitigation action emphasizes the importance of including assessments of natural hazards in planning. As with risk assessments, mitigation planning at the local level and its incorporation into development planning and mitigation strategies benefits all residents. For assessments and mitigation planning, costs vary widely depending on need, whether an assessment has been done in the past, and whether a plan is already a part of the ongoing community activity. Benefits include more prepared and resilient jurisdictions.

M. **Acquire necessary equipment, including generators and pumps, to secure lives and property.** This includes generators for powering emergency operations centers, essential services, relief centers, and shelters; pumps for removing water from inside areas protected by sandbags, levees, flood walls, and other barriers; as well as other types of equipment as needed. Costs vary depending on equipment, although large-capacity generators and pumps with adequate capacity can be expensive. Maintenance of pumps, generators, and other powered supplies can be written into emergency operation plans to help ensure regular maintenance and testing take place. The benefits of generators depend on use but can include reduced impact from winter storm displacement of residents and uninterrupted emergency operations.

N. **Develop a plan for flood mitigation.** As with risk assessments, mitigation planning at the local level and its incorporation into development planning and mitigation strategies benefits all residents. For assessments and mitigation planning, costs vary widely depending on need, whether an assessment has been done in the past, and whether a plan is already a part of the ongoing community activity. Benefits include more prepared and resilient jurisdictions.

4.3.6 Mitigation Needed to Address Risk of Failure in Dams and Levees

Problem statement. The risk lies in areas protected by dams or levees, where the public assumes the property is safe because it is protected by these structures. Failure of a dam or levee can create a very high hazard due to the speed with which water can inundate a previously protected area.

A. **Prepare for floods. The most serious problems arise when severe thunderstorms are accompanied by property damage and flooding. Local government can provide both advance preparation and rapid response.**

1. **Encourage annual inspection of dams and levees.** For dams and levees not covered under state permitting requirements, local governments can identify key structures and contact owners to encourage external inspection or implement their own inspection programs. Most communities have few structures to inspect, so costs will be relatively low, although initial training costs may be considerable. Benefits include reduced risk of impacts from dam failure.

2. **Improve the structural integrity of dams, using incentives where feasible.** Improving the structural integrity of dams can benefit by significantly reducing their risk of failure and potential loss of life and property downstream. The costs of improvement are high to implement, especially if it includes incentives for dam owners.

3. **Educate dam and levee owners about responsibilities and liabilities and develop and maintain emergency contact lists for levees.** Counties and cities should provide dam and levee owners with information about the need to maintain the level of service of any dam or levee. This limited outreach has low costs to implement and can provide benefits through better-maintained levees and dams.

4. **Develop and implement dam/levee failure emergency action plans.** As with risk assessments, mitigation planning at the local level and its incorporation into development planning and mitigation strategies benefits all residents. For assessments and mitigation planning, costs vary widely depending on need, whether an assessment has been done in the past, and whether a plan is already a part of the ongoing community activity. Benefits include more prepared and resilient jurisdictions.

5. **Create and improve early warning systems for dam/levee failures, including sirens and targeted response such as Reverse 911, Code Red, Everbridge, Nixle, etc.** All counties and the City of St. Louis have adopted emergency communication systems for contacting the public. Additionally, municipalities also continue to adopt one or more of these systems to assist in communications. There are also apps that alert people for general emergency alerts, earthquakes, first aid, hurricanes, floods, and tornado watches and warnings, such as the American Red Cross's Tornado app (http://www.redcross.org/mobile-apps/tornado-app) (which also has alert apps for the other above-mentioned emergencies. Because these initiatives are already developed, the additional costs for individual communities are low. Benefits include better and faster communication with citizens.

6. **Conduct risk assessments for dam/levee failures.** Counties, local governments, school districts, and other agencies can conduct and utilize specific risk assessments and mitigation planning to update operation and planning procedures to meet identified risks and reduce losses of life and property. Most local governments and school districts have assessments in place, and this plan serves as a reminder that such assessments need to be reviewed and updated, preferably on an annual basis. Most assessments are already part of emergency operation plans; however, this mitigation action emphasizes the importance of including assessments of natural hazards in planning.

7. **Develop a plan for dam/levee failure mitigation.** As with risk assessments, mitigation planning at the local level and its incorporation into development planning and mitigation strategies benefits all residents. For assessments and mitigation planning, costs vary widely depending on need, whether an assessment has been done in the past, and whether a plan is already a part of the ongoing community activity. Benefits include more prepared and resilient jurisdictions.

4.3.7 Mitigation Needed to Prepare for Earthquakes

Problem statement. Although there is a low probability of a large earthquake in any given year, there is a very high potential for severe, widespread damage. Earthquake damage zones have been identified. Communities can be more prepared with effective communications systems in the event of widespread power outages and with effective construction ordinances that require buildings to be constructed to withstand earthquakes. In addition, the public is generally unaware of the risk and what steps they can take as individuals to be prepared before as well as after an earthquake.

A. Prepare for earthquakes. The most serious problems arise when earthquakes are accompanied by property damage, injury, or loss of life. Local government can provide both advance preparation and rapid response.

1. Improve early warning systems. The benefits of an accurate early warning earthquake system would have tremendous value to the preservation of life if not property. However, due to high cost and technical challenges, this is not yet feasible.

2. Review and update building codes. Regionally, most municipalities and counties have moved to the 2009, 2012, or 2015 building codes (the City of St. Louis has adopted the 2018 code). Based on past experience, within the next five years, most communities will move to the next standard. This mitigation activity is low cost but requires regional and local cooperation to be successful as communities seek to have similar requirements for new construction. Updated building codes provide multiple safety features for building occupants.

3. Maintain integrated communications systems for rapid response. The regional microwave communications system is complete, and the equipment has been turned over to the counties for their use and maintenance. Operations maintenance and training should be low cost to communities, while the benefits of integrated communication continue to enhance emergency operations.

4. Promote student, individual, and household preparation. School districts should continue compliance with RSMo §160.451, §160.435, §160.455, and §160.457 as applicable. Cities should encourage owners of older homes to make structural and non-structural improvements, encourage all residents to develop emergency kits and participate in the annual Great ShakeOut (http://www.shakeout.org/centralus/). Costs for this action fall mainly on homeowners and can vary widely. The cost to communities directly is low. Maintaining awareness of the dangers surrounding earthquakes has the potential to reduce loss of life.

5. Use infrastructure retrofit and structural and non-structural retrofit of existing buildings. When feasible, communities can seek funding for the modification of existing buildings and infrastructure to mitigate damage and protect life during an earthquake event. The costs of infrastructure retrofit are generally quite high and can be beyond the ability of most municipalities to afford without assistance. However, the benefits can include maintaining operability during an earthquake event and protecting lives. Retrofitting buildings is an effective way for communities and school districts to reduce damage from earthquakes.

Although structural retrofitting can be costly, some non-structural retrofitting techniques, such as securing bookshelves, lockers, and audio-visual equipment, can be both economical and quickly implemented. The benefits of structural and non-structural retrofit include maintaining operability during an earthquake event and protecting lives.

6. Adopt Seismic Construction Ordinance. The City of St. Louis and St. Louis County are considered to be at risk of a Modified Mercalli of VIII in terms of ground shaking. St. Charles and Jefferson Counties are at risk of a Modified Mercalli of VII. Only Franklin County is at a lower risk of VI (see Figure 38 in section 3.10). As such, the jurisdictions within the counties of Jefferson, St. Charles, and St. Louis and the City of St. Louis are required to have adopted a construction ordinance addressing seismic shaking. A Seismic Construction Ordinance – in accordance with Missouri State Statute (RSMo §319.200-319.207– portion excerpted below) requires passage of an ordinance addressing seismic design standards for cities, towns, villages or counties which can be expected to experience an intensity of ground shaking equivalent to a Modified Mercalli of VII or above from an earthquake occurring along the New Madrid Seismic Zone with a potential magnitude of 7.6 on the Richter Scale. Ordinance adoption is a low cost to municipalities and counties and benefits through better-constructed buildings.

   > "319.200. Notice to cities and counties subject to earthquake to adopt seismic construction and renovation ordinances, when —standards. — 1. Notwithstanding other provisions of law to the contrary, the state geologist and the U. S. Geological Survey shall notify the state emergency management agency of each city, town, village, or county of this state which can be expected to experience an intensity of ground shaking equivalent to a Modified Mercalli of VII or above from an earthquake occurring along the New Madrid Fault with a potential magnitude of 7.6 on the Richter Scale, shall adopt an ordinance or order requiring that new construction, additions, and alterations, as such term is defined by either the uniform building code or building officials and code administrators code, to existing buildings and structures within the city, town, village or county comply with the standards for seismic design and construction of the building officials and code administrators code or of the uniform building code. Each city, town, village, or county required to adopt seismic design and construction provisions pursuant to this subsection shall adopt an ordinance or order requiring that new construction, additions, and alterations, as such term is defined by either the uniform building code or building officials and code administrators code, comply with the standards for seismic design and construction of the 1990 or later edition of either the uniform building code or the building officials and code administrators code."

7. Create and improve early warning systems for earthquakes, including sirens and targeted response such as Reverse 911, Code Red, Everbridge, Nixle, etc. All counties and the City of St. Louis have adopted emergency communication systems for contacting the public. Additionally, municipalities also continue to adopt one or more of these systems to assist in communications. There are also apps that alert people for general emergency alerts, earthquakes, first aid, hurricanes, floods, and tornado watches and warnings, such as the American Red Cross's Tornado app (http://www.redcross.org/mobile-apps/tornado-app) (which also has alert apps for the other above-mentioned emergencies. Because these

initiatives are already developed, the additional costs for individual communities are low. Benefits include better and faster communication with citizens.

8. Integrate communications systems to provide rapid communication and response. This action item has been ongoing since the first plan, and it is nearly complete in the St. Louis region through the work and leadership of the STARRS program. The cost is high, but the expense is being covered in large part by STARRS through U.S. Department of Homeland Security grant funding, thus benefitting local jurisdictions without the financial burden.

9. Conduct risk assessments for earthquakes. Counties, local governments, school districts, and other agencies can conduct and utilize specific risk assessments and mitigation planning to update operation and planning procedures to meet identified risks and reduce losses of life and property. Most local governments and school districts have assessments in place, and this plan serves as a reminder that such assessments need to be reviewed and updated, preferably on an annual basis. Most assessments are already part of emergency operation plans; however, this mitigation action emphasizes the importance of including assessments of natural hazards in planning.

10. Acquire necessary equipment, including generators and pumps, to secure lives and property. This includes generators for powering emergency operations centers, essential services, relief centers, and shelters; pumps for removing water from inside areas protected by sandbags, levees, flood walls, and other barriers; as well as other types of equipment as needed. Costs vary depending on equipment, although large-capacity generators and pumps with adequate capacity can be expensive. Maintenance of pumps, generators, and other powered supplies can be written into emergency operation plans to help ensure regular maintenance and testing take place. The benefits of generators depend on use but can include reduced impact from earthquake displacement of residents and uninterrupted emergency operations.

11. Develop a plan for earthquake mitigation. As with risk assessments, mitigation planning at the local level and its incorporation into development planning and mitigation strategies benefits all residents. For assessments and mitigation planning, costs vary widely depending on need, whether an assessment has been done in the past, and whether a plan is already a part of the ongoing community activity. Benefits include more prepared and resilient jurisdictions.

4.3.8 Mitigation Needed to Prepare for Sinkhole / Ground Failure

Problem statement. Whether a sinkhole forms via cover subsidence or cover collapse, damage to buildings and infrastructure directly over the sinkhole or adjacent to it can be significant, although damage is localized, in terms of flooding, once formed, there are four main ways sinkholes can subsequently fill with water and cause a flooding hazard. Two flood situations are created when the rate of run-off water flowing into the sink is greater than the rate of flow out of the sink. These are caused by either 1) a plugged throat or 2) an insufficient outlet size. The other two flood situations are caused by

the reversal of groundwater flow when backwater backs up into the sink from underground. These two are caused by either 1) backwater from a river or 2) from another sinkhole.

A. Prepare for sinkholes/ground failure. The most serious problems arise when sinkholes/ground failure are accompanied by property damage and injury or loss of life. Local government can provide both advance preparation and rapid response.

1. **Review new construction permit applications and reduce or eliminate construction in areas with undermined land or above highly soluble bedrock.** Local governments can incorporate into the permit application process are review of the existence of undermined land or proximity of karst topography. Such knowledge will determine the necessity of mitigation measures in the design.

2. **Map and assess vulnerable areas and stabilize them when feasible.** Jurisdictions located in areas above highly soluble bedrock would benefit from mapping that identifies areas known to have previous subsidence.

3. **Develop specially engineered resilient pipelines in areas subject to ground failures.** In jurisdictions above highly soluble bedrock, developers can look to the use of piping resilient to ground failures to minimize the impacts of such a hazard event. Such infrastructure would benefit the water supply, energy supply, and telecommunications equipment.

4. **Conduct risk assessments for ground failures.** Counties, local governments, school districts, and other agencies can conduct and utilize specific risk assessments and mitigation planning to update operation and planning procedures to meet identified risks and reduce losses of life and property. Most local governments and school districts have assessments in place, and this plan serves as a reminder that such assessments need to be reviewed and updated, preferably on an annual basis. Most assessments are already part of emergency operation plans; however, this mitigation action emphasizes the importance of including assessments of natural hazards in planning.

5. **Acquire necessary equipment, including generators and pumps, to secure lives and property.** This includes generators for powering emergency operations centers, essential services, relief centers, and shelters; pumps for removing water from inside areas protected by sandbags, levees, flood walls, and other barriers; as well as other types of equipment as needed. Costs vary depending on equipment, although large-capacity generators and pumps with adequate capacity can be expensive. Maintenance of pumps, generators, and other powered supplies can be written into emergency operation plans to help ensure regular maintenance and testing take place. The benefits of generators depend on use but can include reduced impact from sinkhole/ground failure displacement of residents and uninterrupted emergency operations.

6. Develop a plan for sinkhole/ground failure mitigation. Conduct risk assessments for ground failures. Develop a plan for earthquake mitigation. As with risk assessments, mitigation planning at the local level and its incorporation into development planning and mitigation strategies benefits all residents. For assessments and mitigation planning, costs vary widely depending on need, whether an assessment has been done in the past, and whether a plan

is already a part of the ongoing community activity. Benefits include more prepared and resilient jurisdictions.

4.3.9 Mitigation Needed to Prepare for Drought

Problem statement. Drought is a slow-moving hazard, which causes people to underestimate the damage it can do, but losses from drought are as substantial as those from hurricanes, tornados, and other faster-moving disasters. Drought causes losses to agriculture, affects domestic water supply, energy production, public health, and wildlife, and contributes to wildfires, to name a few of its effects.

A. Prepare for drought. The most serious problems arise when sinkholes/ground failure are accompanied by property damage and injury or loss of life. Local government can provide both advance preparation and rapid response.

1. **Audit water loss and incentivize water reuse.** Auditing water loss and incentivizing water reuse can protect water supply availability and mitigate excess evaporation during drought.

2. **Repair, retrofit, and maintain water supply systems to minimize water loss.** Water supply maintenance is important to minimize the effects of extreme heat that can cause ground shifting and, subsequently, damage to aging water lines, resulting in water main breaks. Such breaks stop the supply of water to homes and businesses during weather conditions when access to water becomes increasingly important.

3. **Provide soil and water conservation practices education for farmers and/or the public.** Techniques such as drip irrigation and capturing and storing water are a couple of examples of ways water can be conserved during extreme heat when water evaporation rates increase and limit water supply. Such techniques can mitigate the negative effects of extreme heat on crop production. Similar techniques, such as rainwater harvesting and drip landscaping irrigation, can be used by home and business owners.

4. **Acquire necessary equipment, including generators and pumps, to secure lives and property.** This includes generators for powering emergency operations centers, essential services, relief centers, and shelters as well as other types of equipment as needed.

5. **Develop a plan for drought mitigation.** As with risk assessments, mitigation planning at the local level and its incorporation into development planning and mitigation strategies benefits all residents. For assessments and mitigation planning, costs vary widely depending on need, whether an assessment has been done in the past, and whether a plan is already a part of the ongoing community activity. Benefits include more prepared and resilient jurisdictions.

4.3.10 Mitigation Needed to Prepare for Wildfire

Problem statement. Although wildfire can be a serious threat, the region does not typically experience wildfires that affect significant acreage or large numbers of people. In order to maintain a low risk of wildfire, a coordinated effort to respond to any fire is more important than special planning for a very unusual event. With improved communications and equipment that can be shared easily among jurisdictions, emergency services, police, and fire districts are better able to coordinate rapid response.

A. Prepare for wildfire. The most serious problems arise when wildfires are accompanied by property damage and injury or loss of life. Local government can provide both advance preparation and rapid response.

1. **Enforce open burn restrictions and burn ordinances.** Most municipalities and counties in the region restrict open burning and require permits for special circumstances. This has a low cost to implement and has the potential to reduce accidental fires.

2. **Use vegetation management to reduce fuel loads.** Using vegetation management in appropriate locations can benefit by reducing fuel loads near critical infrastructure, municipal operations, schools, commercial corridors, and residential structures. In many cases, existing staff can be used for vegetation management, making this a low-cost activity in most situations.

3. **Fire-resistant building retrofit.** Retrofit buildings and critical infrastructure to be fire-resistant where wildfires are likely to occur. In the few areas where buildings abut a wildland interface and fire risk is high, retrofitting buildings to be more resistant to fires can be a useful and beneficial activity. As in most retrofit situations, costs are high.

4. **Acquire necessary equipment, including generators and pumps, to secure lives and property.** This includes generators for powering emergency operations centers, essential services, relief centers, and shelters; as well as other types of equipment as needed.

5. **Develop a plan for wildfire mitigation.** As with risk assessments, mitigation planning at the local level and its incorporation into development planning and mitigation strategies benefits all residents. For assessments and mitigation planning, costs vary widely depending on need, whether an assessment has been done in the past, and whether a plan is already a part of the ongoing community activity. Benefits include more prepared and resilient jurisdictions.

4.3 Implementation of Mitigation Actions

44 CFR Requirement §201.6(c)(3)(ii): The mitigation strategy shall include an action strategy describing how the actions identified in paragraph (c)(2)(ii) will be prioritized, implemented, and administered by the local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost-benefits review of the proposed projects and their associated costs.

Jurisdictions were encouraged to meet with others in their community to complete their questionnaire, prioritize action strategies, and complete the mitigation action worksheets to be submitted as part of the updated HMP mitigation strategy. Emphasis was placed on the importance of benefit-cost analysis in determining project priority. The Disaster Mitigation Act requires benefit-cost review as the primary method by which mitigation projects should be prioritized.

Each jurisdiction was provided with a mitigation action strategy ranking sheet to complete a ranking exercise about current and proposed risk mitigation activities that affect their communities. Priorities are unique to each jurisdiction Jurisdictions were asked to take a qualitative approach to cost/benefit analysis in that they attribute general costs of actions and analyze the relationships between the costs and benefits. Often, the benefits of mitigation actions are difficult to quantify, but a general understanding exists that actions that protect human lives take priority despite the costs. Jurisdictions identified an action strategy to mitigate future damages specific to that jurisdiction based on the community's risk and vulnerabilities, as well as community priorities. Jurisdictions chose to pursue implementation according to when and where damage occurs, available funding, political will, and jurisdictional priority, similar to priorities identified in the 2023 Missouri State Hazard Mitigation Plan. See Appendix E for the Mitigation Action Strategy ranking sheet.

During the jurisdiction work sessions, the results of the risk assessment update were provided for review and the key issues were identified for specific hazards. Changes in risk since the adoption of the previously approved plan were discussed. Jurisdictions identified goals and actions consistent with the hazards identified in the plan. Each hazard with the highest probability and historic damage has a strategy to mitigate future damages. This was done by analyzing each hazard by county in the risk assessment. The resulting information was communicated to participating jurisdictions. Jurisdictions then analyzed the information and reviewed mitigation action strategies for each hazard and prioritized them, considering the cost and benefits of each and then selecting the one most appropriate for their community.

Each participating jurisdiction completed an action worksheet for each hazard identified as overall high risk and included a completed worksheet for each new and continuing mitigation action. If a jurisdiction determined they were not at high risk, they included a statement explaining they evaluated the potential impact, likelihood, and resource implications associated with a particular hazard. After a comprehensive analysis, it has been determined that creating a targeted hazard mitigation action for this specific risk is not feasible or necessary at this time.

The jurisdictions' projects on the mitigation action worksheet were analyzed to ensure organization by goal statement, a problem statement, risk addressed in the project, a cost estimate, and a cost/benefit included. Each jurisdiction's plan for implementation was reviewed to ensure the responsible department, planning mechanism to be used in implementation, the timeline for completion, and the existing or future funding sources were specified. Lastly, the current project status and report of progress to date were reviewed for each jurisdiction. Below is a summary of participating jurisdictions' plans for implementation. For specific actions by jurisdiction, see Appendix E for each participating jurisdiction's mitigation action worksheets consolidated into a spreadsheet.

Table 4.3. Mitigation Action Matrix – Action Plan

Jurisdiction	Hazards	Actions	Responsible Department
Franklin	3	3	911 Director, P&Z
Jefferson	2	8	EM, PW, Parks, Grants
St. Louis Charles	3	7	EM, CDD
St. Louis	6	5	EM, PW, P&Z, Floodplain Admin, PH
St. Louis City	2	5	CEMA
Pacific	3	5	PW, Building, EM, PD, Communications
St. Clair	3	3	EM
Union	3		City Engineer, Building, Admin, Streets, Parks, PW, EM
Washington	3	5	Engineering, Building, Communications, EM, Planning
Arnold	2	6	PD, Parks, CDD,
Cedar Hill Lakes	2	0	
DeSoto	2	1	Floodplain Mgr., City Mgr., Building Dept.
Festus	2		
Cottleville	3	2	PW
Lake St. Louis	3	2	EM, PW
O'Fallon	3	3	EM, PW, Floodplain Mgr
New Melle	3		
St. Charles	3	1	
St. Peters	3	5	EM, Transportation and Development, Water and Env, Floodplain Mgr
Weldon Spring	3	1	EMA
Wentzville	3	4	EM, PW, Planning, Engineering
Ballwin	6	4	PW, PD, Admin
Bel-Nor	6	3	City of Bel-Nor, Beyond Housing Department of Conservation
Berkeley	6		
Beverly Hills	6		
Black Jack	6	1	PW
Brentwood	6	7	PW, P&D, P&R, Finance and Floodplain Mgr.
Chesterfield	6	7	PW, Parks, PD
Clayton	6	16	City of Clayton
Country Club Hills	6	5	County Services
Crestwood	6	6	PW, Facilities Maintenance, Police/Fire Departments
Creve Coeur	6	9	PW
Crystal Lake Park	6	2	Admin, Streets, PD, Building

Dellwood	6	6	Planning, PW, Admin
Des Peres	6	2	PW
Edmundson	6	4	PW
Ellisville	6	5	PD, EM
Eureka	6	4	PW, PD
Fenton	6	6	Admin, PW
Ferguson	6	7	Planning, PW, Admin
Florissant	6	1	PW
Frontenac	6	7	Admin, Building, PD, Fire, PW
Glendale	6	7	PD, Fire, PW, Admin
Greendale	6	3	Mayor's office
Hanley Hills	6	6	PW, Board of Trustees
Hazelwood	6	3	Admin, Planning, EM, Council, Mayor
Kirkwood	6	10	EM
Ladue	6	9	PW, Planning Director, Floodplain Mgr, PD, EM
Manchester	6	6	PW, Finance, PD, P&Z
Maplewood	6	8	PW
Maryland Heights	6	9	CDD, PD, PW
Olivette	6	7	Planning, Building, Fire, PD, PW
Overland	6		
Normandy	6	12	PW, PD, Admin, Tree Board
Northwoods	6	5	Engineering
Norwood Court	6		
Pasadena Hills	6	3	Building/Environment Commissioners, Trustees, Admin
Pasadena Park	6		
Rock Hill	6	5	Engineering, Fire, Housing, Parks, PW
St. Ann	6	1	Parks
St. John	6	2	PW
Town and Country	6	2	PD, Planning, PW
University City	6	5	PW, Parks, Forestry, IT, Admin, EM, Planning
Valley Park	6	4	PW, EM, Planning, PW
Vinita Park	6		
Webster Groves	6	7	PW, Planning, Fire, PD, P&R
Wellston	6	5	Engineering
Wildwood	6	10	Planning, PW, Floodplain Mgr,
Winchester	6	1	PW
Washington SD	3	1	Superintendent, School Board
Meramec Valley R-III SD	2	1	Superintendent, Board of Education, Facilities
Dunklin R-V SD	2	2	Dunklin School District
Fort Zumwalt R-II	3	2	Superintendent, Facilities, BoE

Brentwood SD	6		
Clayton SD	6	3	Facilities
Hancock Place SD	6	2	Facilities Director
Hazelwood SD	6	6	CFO, Superintendent, Maintenance, Custodial
Mehlville SD	6		
Rockwood SD	6		
Valley Park SD	6	2	Superintendent, BoE
Webster Groves SD	6	4	Facilities, Safety, and Security
Orchard Farm SD	3		
City of St. Charles SD	3	2	Business Office
Pacific Fire District	3	3	Fire Protection District
Antonia Fire Protection District	2	7	Fire Protection District
Joachim-Platte Ambulance District	2	5	Jefferson County EMA
Wentzville FPD	3	4	Wentzville FPD
Hillsboro FPD	2	5	Hillsboro FPD
Bi-State Development Agency	6	12	Bi-State Development Agency, Facility Maintenance, Safety Department, Capital Projects
Great Rivers Greenway	6	11	Great Rivers Greenway Sustain Team, Director of Greenway Operations, Greenway Operations Manager, Greenway Operations Supervisors, Greenway Operations Coordinator and Greenway Conservation Coordinator
Metropolitan St. Louis Sewer District	6	1	Metropolitan St. Louis Sewer District Engineering Department

Jurisdictions participating in the National Flood Insurance Program (NFIP) are included in the plan. Jurisdiction NFIP actions are summarized in Table X in Section 2.11.3

Section 5 – Plan Maintenance Process

This chapter provides an overview of the strategy for plan maintenance and outlines the method and schedule for monitoring, updating and evaluating the plan. The chapter also discusses incorporating the plan into existing planning mechanisms and how to address continued public involvement.

5.1 Monitoring, Evaluating, and Updating the Plan

44 CFR Requirement 201.6(c)(4): The plan maintenance process shall include a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle.

5.1.1 Responsibility for Plan Maintenance

All participating jurisdictions can keep hazard mitigation a part of community decision-making by recommending the incorporation of mitigation actions as part of operational and capital planning. Jurisdictions can pursue high priority/low or no cost actions while pursuing funding for higher cost actions. As a part of due process of pursing funding and implementing actions, governing bodies and the public will be included. In this way, all participating jurisdictions assist with plan implementing the plan. monitoring progress and assisting with the future plan update.

EWG and the HMP Working Group can take on roles related to plan maintenance that coincide with their strengths and existing operational activities. As a service to member governments, EWG can disseminate information about hazard mitigation in publications such as Local Government Briefings. HMP Working Group members can use regularly occurring meetings and post-disaster meetings to review progress on mitigation strategies and include planning and building departments into hazard assessments and mitigation measures.

To both assess the progress being made on mitigation actions by participating jurisdictions and keep mitigation in the forefront of communities, county representatives on the HMP Working Group will disseminate a status check survey to jurisdictions in their county on an annual basis. Survey distribution will coincide with the month of plan approval. Prior to approval of the plan update, EWG will produce the status check survey to be used by county representatives. County representatives will provide survey results to EWG upon the beginning of the next plan update.

5.1.2 Plan Maintenance Schedule

HMP Working Group members distribute a status check survey to participating jurisdictions in their counties on an annual basis. Survey responses will be collected and provided to EWG. If amendments or other modifications to the plan are required, those steps will be taken in conjunction with guidance from SEMA.

In 2029, EWG will initiate a five-year written update of the plan to be submitted to SEMA and FEMA Region VII per Requirement §201.6(c)(4)(i) of the Disaster Mitigation Act of 2000, unless disaster or other circumstances (e.g., changing regulations) require a change to this schedule.

5.1.3 Plan Maintenance Process

EWG will provide a survey to members of the HMP Working Group to disseminate to participating jurisdictions annually for updates on mitigation action implementation. Reminders to distribute the survey will be given at STARRS Board meetings in October of each year. Survey results will be reviewed by the county representative and then provided to EWG. Survey results will be reviewed for changes in vulnerability to determine:

- Decreased vulnerability as a result of implementing recommended actions,
- Increased vulnerability as a result of failed or ineffective mitigation actions,
- Increased vulnerability due to hazard events and/or
- Increased vulnerability as a result of new development (and/or annexation).

Future 5-year updates to this plan will include the following activities:

- Consideration of changes in vulnerability due to action implementation,
- Documentation of success stories where mitigation efforts have proven effective,
- Documentation of unsuccessful mitigation actions and why the actions were not effective,
- Documentation of previously overlooked hazard events that may have occurred since the previous plan approval,
- Incorporation of new data or studies with information on hazard risks,
- Incorporation of new capabilities or changes in capabilities,
- Incorporation of growth data and changes to inventories, and
- Incorporation of ideas for new actions and changes in action prioritization.

The survey will ask for action status, if implemented actions met defined objectives and if it is likely to reduce risk. If it did not, they will be asked what actions can be taken to further reduce risk. If necessary, updating the plan will be accomplished by written changes and submissions.

5.2 Incorporation into Existing Planning Mechanisms

44 CFR Requirement §201.6(c)(4)(ii): [The plan shall include a] process by which local governments incorporate the requirements of the mitigation plan into other planning mechanisms such as comprehensive or capital improvement plans, when appropriate.

Where possible, plan participants, including schools and special districts, will use existing plans and/or programs to implement hazard mitigation actions. Based on the capability assessments of the participating jurisdictions, each will continue to plan and implement programs to reduce losses to life and property from hazards. This plan builds upon the momentum developed through previous and related planning efforts and mitigation programs and recommends implementing actions, where possible, through the following plans:

- Comprehensive or master plans of participating jurisdictions;
- Ordinances of participating jurisdictions;

- Emergency Operations Plans;
- Capital improvement plans and budgets;
- Other community plans such as storm water management plans, and parks and recreation plans;
- School and Special District Plans and budgets; and
- Other plans and policies outlined in the capability assessment sections for each jurisdiction in Chapter 2 of this plan.

The jurisdiction staff members involved in updating the existing plan will be responsible for integrating the findings and actions of the updated plan, as appropriate. Jurisdiction staff is also responsible for monitoring this integration and incorporation of the appropriate information into the five-year update of the plan.

Additionally, after the review of the updated plan, jurisdiction staff will provide information on the mitigation actions to their governing body and relevant staff, and request that this new information be incorporated, where appropriate, in other planning mechanisms utilized by the jurisdiction. Participating jurisdictions provided the local planning mechanisms through their questionnaire and action worksheet responses that are to be used to implement the mitigation strategy delineated in the plan update. However, narrative describing the specific steps associated with mechanism was not requested and not provided. Each jurisdiction will go about the integration process according to standards and procedures of that jurisdiction.

5.3 Continued Public Involvement

44 CFR Requirement §201.6(c)(4)(iii): [The plan maintenance process shall include a] discussion on how the community will continue public participation in the plan maintenance process.

The hazard mitigation plan update process provides an opportunity to publicize success stories resulting from the plan's implementation and seek additional public comment. Information from the survey and mitigation action progress will be posted the EWG website and relevant participating jurisdiction's communication outlets in order to inform and engage the public. When the HMP Working Group reconvenes for the five-year update, it will coordinate with all stakeholders participating in the planning process. Included in this group will be those who joined the HMP Working Group after the initial effort, to update and revise the plan. Public notice will be posted, and public participation will be actively solicited, at a minimum, through available website postings and press releases to local media outlets, primarily newspapers.

RCA FORM (OFFICE USE ONLY)
MEETING/DATE: 6/17/2025
Regular ☑ Special ☐ Work Session ☐
ATTACHMENT: YES ☑ NO ☐
Report ☐ Resolution ☑ Ordinance ☐

Bill # N/A

Request for Council Action

Ward(s): 6 **Sponsor(s):** Justin Foust

Description:
A resolution of support for granting a property tax abatement with respect to a proposed project for Clement Management Services, LLC.

Contract Extension/Renewal: Yes ☐ No ☑
Information Paper Attached: Yes ☐ No ☑

Staff Recommendation: Approve ☐ Disapprove ☐
Board/Committee/Commission Recommendation: Approve ☐ Disapprove ☐

Summary:
This resolution pertains to a proposed approximate 63,360 square foot automobile service center to be constructed at 3707 Veterans Memorial Parkway on property owned by Clement Management Services, LLC (the "Project") which will be financed in part by the issuance of Chapter 100 bonds. The resolution would signify the City Council's support for a 50% property tax abatement over a 10-year period, not to exceed an aggregate value of $250,000. Receipt of the abatement is conditioned upon: (i) Clement reaching certain benchmarks for taxable sales at the automobile service center in each of those ten years, and (ii) if Clement sells any part of the Project during the 10-year period, all abated taxes must be repaid. The benchmarks represent 80% of the estimated sales tax amounts. Final approval of bonds and all incentives would still be required via ordinance at a later date.

Budget Impact: (revenue generated, estimated cost, CIP item, etc.)
Fiscal Impact: $ 0.00 **N/A** ☑
Account #:
Project #:

RCA prepared by: Legal Dept. Dir. Hem Finance Dir. Jao Dir. of Admin. ✓

Resolution No. ____

Sponsor: Justin Foust

A RESOLUTION OF SUPPORT FOR GRANTING A PROPERTY TAX ABATEMENT WITH RESPECT TO A PROPOSED PROJECT FOR CLEMENT MANAGEMENT SERVICES, LLC

WHEREAS, Clement Management Services, LLC ("Clement") operates a longstanding automotive dealership, and is in the process of constructing an approximately 63,360 square foot automobile service center at 3707 Veterans Memorial Parkway (the "Project") along a highly visible segment of Interstate 70, which serves as a prominent corridor in the City; and

WHEREAS, Clement has proposed architectural upgrades to the automobile service center to include significant aesthetic improvements to the building façade that will enhance the appearance of the property and promote a more favorable impression of the City to interstate travelers and visitors, and complement ongoing public and private investment in the surrounding areas; and

WHEREAS, the City Council has the authority to approve a partial property tax abatement to encourage redevelopment and incentivize capital investment that aligns with public planning objectives; and

WHEREAS, pursuant to Resolution 25-005, the City provided a sales tax certificate for the purpose of enabling Clement to obtain sales tax exemption on construction materials for the Project; and

WHEREAS, Clement has requested partial real property tax abatement pursuant to Chapter 100 of the Revised Statutes of Missouri to partially offset the added cost of the aesthetic improvements; and

WHEREAS, the City Council supports granting a property tax abatement in the amount of $250,000 for the Project improvements to the automobile service center subject to benchmarks involving sales tax revenue as provided below, and finds that this abatement is in the best interests of the public and supports the City's broader goals of economic development, corridor beautification, and private reinvestment.

NOW, THEREFORE, Be It Resolved by the Council of the City of Saint Charles, Missouri, As Follows:

SECTION 1. The City Council declares its support for a 50% property tax abatement over a 10-year period, but not to exceed an aggregate value of $250,000, for the purpose of assisting Clement in the development of the Project, provided that Clement reaches the following benchmarks for taxable sales at the automobile service center in each of those ten years:

Year 1	Year 2	Year 3	Year 4	Year 5
$ 2,000,000	$2,831,000	$3,470,000	$3,575,000	$3,700,000

Year 6	Year 7	Year 8	Year 9	Year 10
$3,811,000	$3,944,000	$4,062,000	$4,205,000	$4,431,000

If Clement fails to reach the above benchmark in any year, Clement must pay to the City in the next calendar year an amount equal to 100% of the property taxes abated in the prior calendar year. Furthermore, if Clement sells any portion of the Project during the ten-year term of the property tax abatement, Clement must pay to the City an amount equal to 100% of the property taxes abated in all prior years, less any amounts that were already repaid to the City due to a failure to reach any annual benchmark.

SECTION 2. These provisions will be formally considered and approved by future ordinance authorizing the issuance of taxable industrial revenue bonds and the entry of related agreements in furtherance thereof.

SECTION 3. This Resolution shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

Date Passed

Michael Galba, Presiding Officer

Date Approved by Mayor

Daniel J. Borgmeyer, Mayor

Approved as to Legal Form:

Attest:

Holly Magdziarz 6/12/2025

Holly Magdziarz, City Attorney Date

Kimberly Hudson, City Clerk

RCA FORM (OFFICE USE ONLY)
MEETING/DATE: 6/3/2025
Regular ☒ Special ☐ Work Session ☐
ATTACHMENT: YES ☒ NO ☐
Report ☐ Resolution ☐ Ordinance ☒

Bill # 13986

Request for Council Action

Ward(s): 6 & 8 upon annex **Sponsor(s):** Justin Foust & Michael Galba

Description:
Approve an ordinance to annex an overall 144.25-acres (more or less) from St. Charles County to the City of St. Charles.

Contract Extension/Renewal: Yes ☐ No ☒
Information Paper Attached: Yes ☐ No ☒

Staff Recommendation: Approve ☒ Disapprove ☐
Board/Committee/Commission Recommendation: Approve ☒ Disapprove ☐

Summary:
This application involves an 144-acres (more or less), which is currently under the jurisdiction of Unincorporated St. Charles County. Application Z-2025-04 (also on the June 3, 2025 City Council agenda) would establish zoning for the subject parcels, should it be annexed.
The Planning and Zoning Commission held a public hearing on this item at their May 12, 2025 meeting where representatives of the applicant addressed the Commission and there was one (1) speaker from the public on this application. The speaker's questions were in regards to potential future applications, not applicable to the annexation. The application was forwarded with a recommendation for approval (7 in favor, 0 opposed).

Budget Impact: (revenue generated, estimated cost, CIP item, etc.)
Fiscal Impact: N/A
Account #: N/A
Project #: N/A

RCA prepared by: LAB Dept. Dir. Finance Dir. Dir. of Admin.

Bill No. 13986 Ordinance No. _____

Sponsor: Justin Foust, Michael Galba

AN ORDINANCE ANNEXING CERTAIN ADJACENT CONTIGUOUS LAND INTO THE CITY OF SAINT CHARLES, MISSOURI, AND ASSIGNING THE LAND TO DESIGNATED WARDS OF THE CITY BEING PETITIONED FOR ANNEXATION BY CRG CUMULUS, LLC, APPROXIMATELY 144.25 ACRES OF LAND OVERALL ON EHLMANN ROAD AND HAYFORD ROAD, GENERALLY LOCATED ON THE NORTH AND SOUTH SIDES OF STATE HIGHWAY 370 AND BETWEEN HUSTER ROAD AND HARRY S. TRUMAN BOULEVARD.

WHEREAS, a certain verified petition signed by the owners of the land hereinafter described requesting annexation of said land into the City of Saint Charles, Missouri, was filed with the City Clerk; and

WHEREAS, said land as hereinafter described is adjacent and contiguous to the present municipal boundaries of the City of Saint Charles, Missouri; and

WHEREAS, the City Council of the City of Saint Charles, Missouri, does find and determine that said annexation is reasonable and necessary to the proper development of the City; and

WHEREAS, the City is able to furnish normal municipal services to said area within a reasonable time after annexation.

NOW THEREFORE, Be it Ordained by the Council of the City of Saint Charles, Missouri, as Follows:

SECTION 1. Pursuant to the Revised Statutes of Missouri Section 71.014, the land, as more particularly described in the attached Exhibit A, Exhibit B, Exhibit C and Exhibit D which are incorporated herein by this reference, is annexed into the City of Saint Charles, Missouri.

SECTION 2. The boundaries of the City of Saint Charles, Missouri are altered so as to encompass the above described land lying adjacent and contiguous to the present municipal boundaries of the City.

SECTION 3. The City Clerk is directed to file three certified copies of this Ordinance with the County of St. Charles, Missouri.

SECTION 4. Severability. If any provision, clause, sentence, paragraph, section or part of this ordinance, or application thereof to any person, entity or political subdivision shall, for any reason, be adjudged by a court of competent jurisdiction to be

unconstitutional or invalid, or if any judgment shall find that a particular tract of land is not contiguous to the City of Saint Charles, said judgment shall not affect, impair or invalidate the remainder of this ordinance in the application of such provision to other person, entities or political subdivision, and shall be confined in its operation to the provision, clause, sentence, paragraph, section or a part thereof directly involved in the controversy in which said judgment shall have been rendered and to the person, entity or political subdivision involved. It is hereby declared to be the legislative intent of the City Council that this ordinance would have been adopted had such unconstitutional, invalid provision or non-contiguous tract of land, clause, sentence, paragraph, section or part thereof not been included.

SECTION 5. The lands described in Exhibit A and Exhibit C annexed by this ordinance are designated as part of Ward Six of the City of Saint Charles, Missouri.

SECTION 6. The land described in Exhibit B annexed by this ordinance is designated as part of Ward Eight of the City of St. Charles, Missouri.

SECTION 7. The land described in Exhibit D annexed by this ordinance which is situated south of the southerly line of State Highway 370 is designated as part of Ward 6 of the City of Saint Charles, Missouri, and the land described in Exhibit D which is situated north of the northerly line of State Highway 370 is designated as part of Ward 8 of the City of Saint Charles, Missouri.

SECTION 8. This Ordinance shall be in full force and effect seven (7) days from the date of its passage and approval.

Date Passed	Michael Galba, Presiding Officer
Date Approved by Mayor	Daniel J. Borgmeyer, Mayor
Approved as to Form:	Attest:
Holly Magdziarz, City Attorney 5/27/2025 Date	Kimberly Hudson, City Clerk

TABLE OF EXHIBITS

Exhibit A	RLG Industries LLC – Parcel 1
Exhibit B	RLG Industries LLC – Parcel 2
Exhibit C	Ostmann Family Partnership – Parcel 1
Exhibit D	Ostmann Family Partnership – Parcel 2

GRIGGS PROPERTY

PARCEL 1:

A TRACT OF LAND BEING PART OF THE EAST FRACTIONAL HALF OF SECTION 22 SOUTH OF STATE HIGHWAY 370, IN TOWNSHIP 47 NORTH, RANGE 4 EAST, CITY OF ST. CHARLES, ST. CHARLES COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND STONE SET FOR THE SOUTHEAST CORNER OF LOT 3A AND NOTED AS CORNER NUMBER 14 OF THE ESTATE OF J.D. HOLLRAH, PER PLAT RECORDED IN SURVEY RECORD BOOK 3, PAGE 157, OF THE ST. CHARLES COUNTY RECORDS, SAID POINT BEING NORTH 67 DEGREES 14 MINUTES 56 SECONDS EAST 231.00 FEET FROM THE INTERSECTION OF THE NORTHWESTERLY LINE OF U.S. SURVEY 291 AND THE EASTERLY LINE OF THE ABOVE SAID SECTION 22; THENCE NORTH 22 DEGREES 01 MINUTES 17 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 3A, A DISTANCE OF 1732.50 FEET TO A SET 1/2 INCH IRON ROD, SET FOR HE NORTHEAST CORNER OF SAID LOT 3A, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND; THENCE SOUTH 67 DEGREES 28 MINUTES 43 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 3A, A DISTANCE OF 853.36 FEET TO THE EASTERLY LINE OF TRUMAN BUSINESS CENTER PLAT TWO, A SUBDIVISION RECORDED IN PLAT BOOK 47, PAGE 225 OF THE ST. CHARLES COUNTY RECORDS; THENCE NORTH 22 DEGREES 18 MINUTES 10 SECONDS WEST ALONG THE EASTERLY LINE OF SAID TRUMAN BUSINESS CENTER PLAT TWO, A DISTANCE OF 710.41 FEET TO THE SOUTHERLY LINE OF STATE HIGHWAY 370, VARIABLE WIDTH AS ESTABLISHED BY DEED RECORDED IN BOOK 1559, PAGE 1875 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID HIGHWAY 370 THE FOLLOWING COURSES AND DISTANCES: NORTH 72 DEGREES 48 MINUTES 57 SECONDS EAST 159.41 FEET; THENCE NORTH 17 DEGREES 11 MINUTES 03 SECONDS WEST 30.00 FEET; THENCE NORTH 73 DEGREES 01 MINUTES 41 SECONDS EAST 1350.01 FEET; THENCE NORTH 72 DEGREES 48 MINUTES 57 SECONDS EAST 106.18 FEET TO THE EAST LINE OF AFOREMENTIONED SECTION 22; THENCE SOUTH 00 DEGREES 56 MINUTES 38 SECONDS WEST ALONG THE EASTERLY LINE OF SAID SECTION 22 A DISTANCE OF 637.76 FEET TO THE NORTHWESTERLY LINE OF LOT 2A OF THE AFOREMENTIONED J.D. HOLLRAH ESTATE; THENCE SOUTH 67 DEGREES 28 MINUTES 43 SECONDS WEST ALONG LAST SAID NORTHWESTERLY LINE A DISTANCE OF 506.31 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

PARCEL 2:

A TRACT OF LAND BEING PART OF THE EAST FRACTIONAL HALF OF SECTION 22 NORTH OF STATE HIGHWAY 370, IN TOWNSHIP 47 NORTH, RANGE 4 EAST, CITY OF ST. CHARLES, ST. CHARLES COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND STONE SET FOR THE SOUTHEAST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY HLRH LLC BY DEED RECORDED IN BOOK 7023, PAGE 613 (PARCEL 1) OF THE ST. CHARLES COUNTY RECORDS, SAID POINT BEING ON THE EASTERLY LINE OF ABOVE SAID SECTION 22; THENCE SOUTH 00 DEGREES 56 MINUTES 38 SECONDS WEST ALONG THE EASTERLY LINE OF SAID SECTION 22 A DISTANCE OF 495.66 FEET TO THE NORTHERLY LINE OF STATE HIGHWAY 370, VARIABLE WIDTH, AS ESTABLISHED BY DEED RECORDED IN BOOK 1559, PAGE 1875 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID HIGHWAY 370 THE FOLLOWING COURSES AND DISTANCES: SOUTH 72 DEGREES 48 MINUTES 57 SECONDS WEST 1075.68 FEET; THENCE NORTH 17 DEGREES 11 MINUTES 03 SECONDS WEST 300.00 FEET; THENCE SOUTH 72 DEGREES 48 MINUTES 57 SECONDS WEST 549.60 FEET TO THE EASTERLY LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY TEMPEST PROPERTIES, LLC BY DEED RECORDED IN BOOK 6716, PAGE 2338 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID TEMPEST PROPERTIES TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 07 DEGREES 03 MINUTES 07 SECONDS WEST 17.96 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 04 SECONDS EAST 1.69 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED HLRH LLC TRACT; THENCE NORTH 67 DEGREES 55 MINUTES 50 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID HLRH LLC TRACT A DISTANCE OF 1782.30 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

Property Description

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Beginning at the Northeast corner of the West Fractional Half of the Northeast Fractional Quarter of Section 23; thence along the east line of said Fractional Quarter; South 00 degrees 14 minutes 01 seconds West, 2,790.77 feet to the north line of Gardnerville Industrial Park, a subdivision according to the plat thereof as recorded in Plat Book 8, Page 17; thence along said north line and its direct northwesterly prolongation thereof, North 88 degrees 43 minutes 28 seconds West, 968.10 feet to its intersection with the northeastern line of US Survey 291; thence along the northeastern and northern lines of said US Survey, the following: North 22 degrees 26 minutes 29 seconds West, 345.23 feet and South 67 degrees 15 minutes 11 seconds West, 0.98 feet; thence North 42 degrees 55 minutes 32 seconds West, 333.22 feet to its intersection with the west line of above said West Fractional Half Northeast Fractional Quarter of Section 23; thence along said west line, North 01 degree 10 minutes 26 seconds East,1,894.46 feet to its intersection with the southern right-of-way line of State highway 370, variable width; thence along said right-of-way line, North 72 degrees 48 minutes 02 seconds East, 1,080.48 feet to its intersection with the North line of said Section 23; thence along said north line, South 88 degrees 29 minutes 20 seconds East, 267.99 feet to the POINT OF BEGINNING.

Containing 3,375,553 square feet or 77.492 acres, more or less.

Basis of Bearings: Missouri State Plane Grid North; East Zone

EXHIBIT C

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ALL THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 4 EAST, SITUATED IN ST. CHARLES COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 30' WEST 27.79 CHAINS TO THE MIDDLE OF THE PUBLIC ROAD; THENCE ALONG THE MIDDLE LINE OF SAID ROAD SOUTH 39 DEGREES EAST FOLLOWING THE CURVES OF SAID ROAD 43.96 CHAINS TO THE WEST LINE OF FRACTIONAL NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH WITH SAID WEST LINE 33.70 CHAINS TO THE PLACE OF BEGINNING CONTAINING 45.85 ACRES; EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI BY DEED RECORDED IN BOOK 1542 PAGE 450 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS.

EXHIBIT D

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NO.	REVISIONS	DATE	BY

Kimley»Horn
805 PENNSYLVANIA AVE. SUITE 150 KANSAS CITY, MO 64105
PHONE: 816-652-0150
WWW.KIMLEY-HORN.COM

KHA PROJECT	
DATE	5/19/25
SCALE	AS SHOWN
DESIGNED BY	JGH
DRAWN BY	JGH
CHECKED BY	AMG

A&R EXHIBIT

HWY 370 & HARRY S TRUMAN BLVD. DEVELOPMENT

SHEET NUMBER
EX-1

Property Description

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RCA FORM (OFFICE USE ONLY)
MEETING/DATE: 6/3/2025
Regular ☒ Special ☐ Work Session ☐
ATTACHMENT: YES ☒ NO ☐
Report ☒ Resolution ☐ Ordinance ☒

Bill # 13987

Request for Council Action

Ward(s): 6 & 8 upon annex **Sponsor(s):** Justin Foust & Michael Galba

Description:
Case No. Z-2025-04. (CRG Cumulus, LLC) An application to establish zoning for an overall 144.25-acres (more or less) from St. Charles County "A" Agricultural District & "I1" Light Industrial to the City of St. Charles "I-1" Light Industrial District & "I-1/WHP" Light Industrial District, within the Wellhead Protection District. Subject properties are generally located on the north and south sides of Hwy 370, between Huster Rd & Harry S Truman Blvd.

Contract Extension/Renewal: Yes ☐ No ☒
Information Paper Attached: Yes ☐ No ☒

Staff Recommendation: Approve ☒ Disapprove ☐
Board/Committee/Commission Recommendation: Approve ☒ Disapprove ☐

Summary:
The City has received an application to establish zoning for an overall 144-acre (more or less), upon annexation from St. Charles County "A" Agricultural District and "I1" Light Industrial to the City of St. Charles "I-1" Light Industrial District and "I-1/WHP" Light Industrial District, within the Wellhead Protection District. The annexation of this tract will help to further incorporate remaining areas of property within Unincorporated County. The applicant intends to align the zoning of these parcels with adjacent properties as a preliminary step toward consolidating the area for a future industrial development. If the requested zoning is approved, the property would be required to operate in compliance with the zoning regulations of the I-1 Light Industrial District and the Wellhead Protection District, to include additional review by City staff, P&Z (Site Plan & Conditional Use) and City Council (Conditional Use) for Wellhead compliance. The Planning and Zoning Commission held a public hearing on this item at their May 12, 2025 meeting where representatives of the applicant addressed the Commission and there was one (1) speaker from the public on this application. The speaker's questions were not applicable under this proposal (development standards & not the proposed zoning). The application was forwarded with a recommendation for approval (7 in favor, 0 opposed).

Budget Impact: (revenue generated, estimated cost, CIP item, etc.)
Fiscal Impact: N/A
Account #: N/A
Project #: N/A

RCA prepared by: LAB Dept. Dir. Finance Dir. Dir. of Admin.

Bill No. 13987 Ordinance No._____

Sponsor: Justin Foust, Michael Galba

AN ORDINANCE REZONING TO ST. CHARLES CITY ZONING DISTRICTS "I-1" LIGHT INDUSTRIAL DISTRICT AND "I-1/WHP" LIGHT INDUSTRIAL DISTRICT WITHIN THE WELLHEAD PROTECTION DISTRICT FROM ST. CHARLES COUNTY ZONING DISTRICTS "A" AGRICULTURAL DISTRICT AND "I1" LIGHT INDUSTRIAL DISTRICT, AN APPROXIMATE 144.25 ACRES OVERALL OF LAND ON EHLMANN ROAD AND HAYFORD ROAD, GENERALLY LOCATED ON THE NORTH AND SOUTH SIDES OF STATE HIGHWAY 370 AND BETWEEN HUSTER ROAD AND HARRY S. TRUMAN BOULEVARD.

Whereas, an application for rezoning property was received from the owners of this land; and

Whereas, the Planning and Zoning Commission of the City of Saint Charles, Missouri, considered this application at its May 12, 2025 meeting and made a favorable recommendation (7 in favor, 0 opposed) to the City Council; and

Whereas, the Council of the City of Saint Charles, Missouri, held a Public Hearing on this proposed zoning; and

Whereas, citizens were provided an opportunity to speak on this proposed zoning at the Public Hearing.

Now, Therefore, Be It Ordained by the Council of the City of Saint Charles, Missouri, as Follows:

SECTION 1. Chapter 400 of the Code of Ordinances of the City of Saint Charles, Missouri, is hereby amended by making the following changes in the District Zoning map which is on file in the Office of the City Clerk:

An approximate 20.908 acres of land on Ehlmann Road and more particularly described in the attached Exhibit A and Exhibit B, and incorporated by this reference, is rezoned from St. Charles County Zoning District "A" Agricultural District to St. Charles City Zoning District "I-1" Light Industrial District.

An approximate 123.342 acres of land on Hayford Road and more particularly described in the attached Exhibit C and Exhibit D, and incorporated by this reference, is rezoned from St. Charles County Zoning District "I1" Light Industrial District to St. Charles City Zoning District "I-1/WHP" Light Industrial District within the Wellhead Protection Dis.

SECTION 2. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

Bill No. 13987

Date Passed	Michael Galba, Presiding Officer
Date Approved	Daniel J. Borgmeyer, Mayor
Approved as to Form:	Attest:
Holly Magdziarz, City Attorney Date	Kimberly Hudson, City Clerk

Holly Magdziarz 5/27/2025

TABLE OF EXHIBITS

Exhibit A	RLG Industries LLC – Parcel 1
Exhibit B	RLG Industries LLC – Parcel 2
Exhibit C	Ostmann Family Partnership – Parcel 1
Exhibit D	Ostmann Family Partnership – Parcel 2

GRIGGS PROPERTY

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EXHIBIT D

AGENDA ITEM #7

STAFF REPORT
CASE NO. Z-2025-04
ANNEXATION & ESTABLISHMENT OF ZONING
APPROX. 144 ACRES
EHLMANN ROAD & HAYFORD ROAD

MAY 12, 2025
BY LARA BERRY

APPLICANT: CRG Cumulus, LLC
8640 Evans Avenue
St. Louis, Missouri 63134

OWNERS: *Ehlmann Road:* RLG Industries LLC
16 Windcastle Drive
St. Charles, Missouri 63304

Hayford Road: Ostmann Family Partnership LP
8025 Maryland Avenue, Unit 5C
Clayton, Missouri 63105

ADDRESS/LOCATION: Ehlmann Road & Hayford Road
(Generally located on the north and south sides of Highway 370 and between Huster Road and Harry S Truman Boulevard)
Wards 6, 7 & 8

LOT SIZE: Overall 144.25-acres (more or less)

EXISTING ZONING: *Ehlmann Road:* St. Charles County "A" Agricultural District
Hayford Road: St. Charles County "I1" Light Industrial District

REQUESTED ZONING: *Ehlmann Road:* "I-1" Light Industrial District
Hayford Road: "I-1/WHP" Light Industrial District and within the Wellhead Protection District

SURROUNDING ZONING:

Ehlmann Road

Direction	*Zoning*	*Use*
North	I-1	Vacant/Undeveloped
South	I-1	Vacant/Agriculture
West	I-1	Outdoor Storage
East	I-1	Vacant/Agriculture

Hayford Road

Direction	*Zoning*	*Use*
North	I-1/WHP	Soccer Fields & Agriculture
South	I-2/WHP (City & County)	Vacant/Undeveloped
West	I-1/WHP	Vacant/Agriculture
East	I-1/I-2/WHP (City & County)	Outdoor Storage & Vacant/Undeveloped

REQUEST

The applicant has submitted petitions for annexation and establishment of initial zoning for approximately 144.25 acres, more or less, comprising two areas located along the north and south sides of Highway 370. The first area, identified as Ehlmann Road (Parcel ID: 6-0003-S022-00-0001.0000000), lies just east of Sandfort Creek. The second area consists of three contiguous tracts commonly known as Hayford Road (Parcel IDs: 6-0002-S023-00-0006.1000000, 6-0002-S023-00-0006.0000000, and 5-0079-S023-00-0006.0000000), located on the east side of Hayford Road.

The applicant intends to align the zoning of these parcels with adjacent properties, to I-1 Light Industrial, as a preliminary step toward consolidating the area for a future industrial development.

SUMMARY/ANALYSIS

Figure 1 on the following page illustrates the zoning designations in and around the subject area. Along the length of Highway 370, the predominant zoning classifications are I-1 Light Industrial and I-2 Heavy Industrial. This reflects the corridor's continued evolution toward employment-based uses near major transportation infrastructure. Residential uses begin to appear south of Elm Point Industrial Road and the railroad tracks create a natural buffer between uses.

The proposed zoning is consistent with surrounding land use patterns and the City's long-range vision for the 370 Corridor – West (Activity Center 15), which can support higher-intensity development in this location. The applicant's approach to matching the zoning of nearby industrial parcels is also aligned with broader plans for regional consolidation and coordinated development.

While annexation and zoning are the focus of this request, future development will require additional City staff review. Oversight by the Planning & Zoning Commission (site Plan and Conditional Use) and City Council (Conditional Use) for Wellhead compliance to ensure adequate protection of public water sources and compliance with environmental standards.

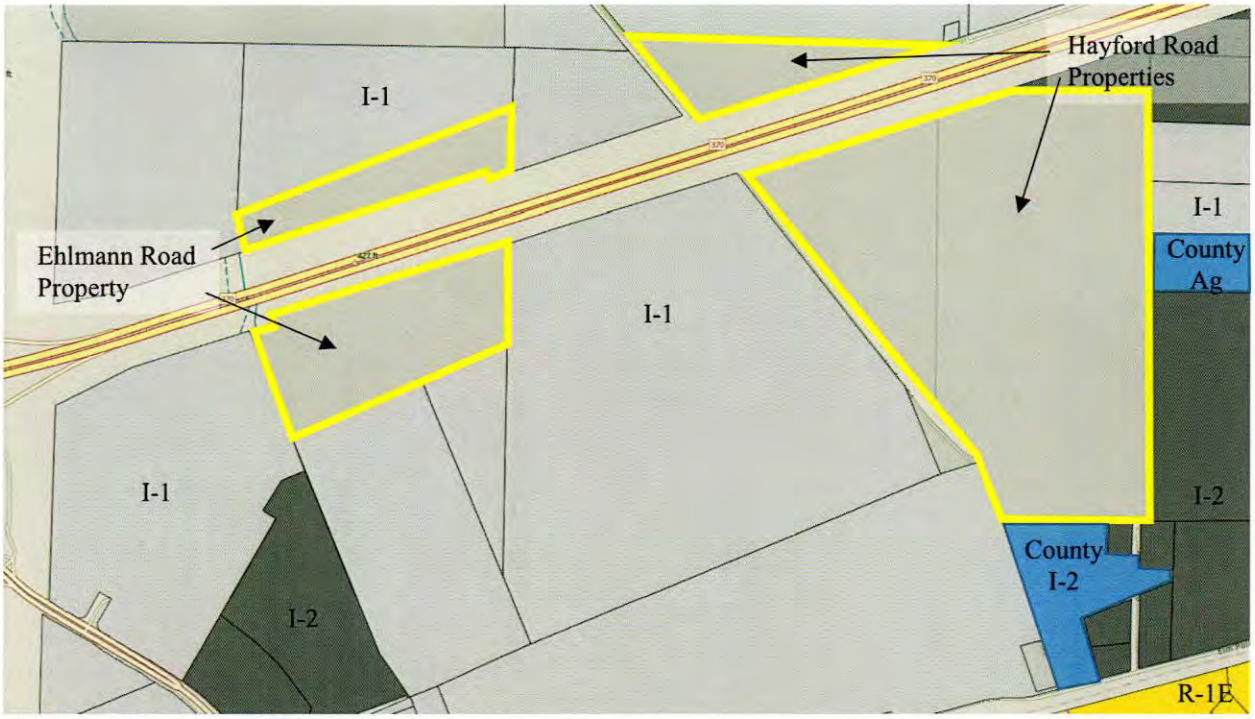


Figure 1: Area Zoning of the Subject Properties.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The City of St. Charles Comprehensive Plan, originally adopted in 2002 and updated in 2012, emphasizes that land use decisions should be guided by a project's location and compatibility with surrounding development. This revision to the Comprehensive Plan was approved by the City Council and developed in collaboration with residents, elected officials, and City staff.

The Plan identifies fifteen (15) activity centers throughout the city—areas defined by higher levels of development intensity, visibility, and activity. These centers are intended to support the City's most prominent and active land uses, while surrounding areas should reflect a gradual reduction in density, traffic, and activity levels. New development should be evaluated based on its proximity to these centers, how well it integrates with adjacent uses, and whether it supports the goal of transitioning intensity away from activity nodes.

The subject property is located near Activity Center 15 – 370 Corridor (West), a location designated for higher-intensity development, especially those suited for regional access and highway visibility. In this context, the proposed I-1 Light Industrial zoning is consistent with the Comprehensive Plan's guidance. The applicant's intent to align zoning with adjacent industrial properties supports the long-term land use vision for the corridor and reflects the area's evolving development pattern.

COMPLIANCE WITH WELLHEAD PROTECTION ORDINANCE

Although uses permitted by right in the I-1 District are also permitted by right within the Wellhead Protection District, certain activities may be classified as Conditional or Prohibited Uses under Section 400.320 (Wellhead Protection Ordinance) of the City Code. As such, while this zoning

request aligns with the Comprehensive Plan, any future development will be subject to further review to evaluate environmental impacts and ensure compliance with applicable protection standards. These reviews will occur as site-specific proposals are brought forward for consideration.

STAFF RECOMMENDATION

After review of the proposed annexation and zoning, anticipated land uses permitted under the City's Zoning Ordinance, applicable sections of the Comprehensive Plan, and surrounding development patterns and zoning designations, staff finds the request to be appropriate. The Department of Community Development recommends that the application be forwarded to the City Council with a **favorable** recommendation, as submitted.

Recommended Motions:
Motion to forward a recommendation of approval to the City Council for annexation of the subject properties and establishment of zoning via Z-2025-04.

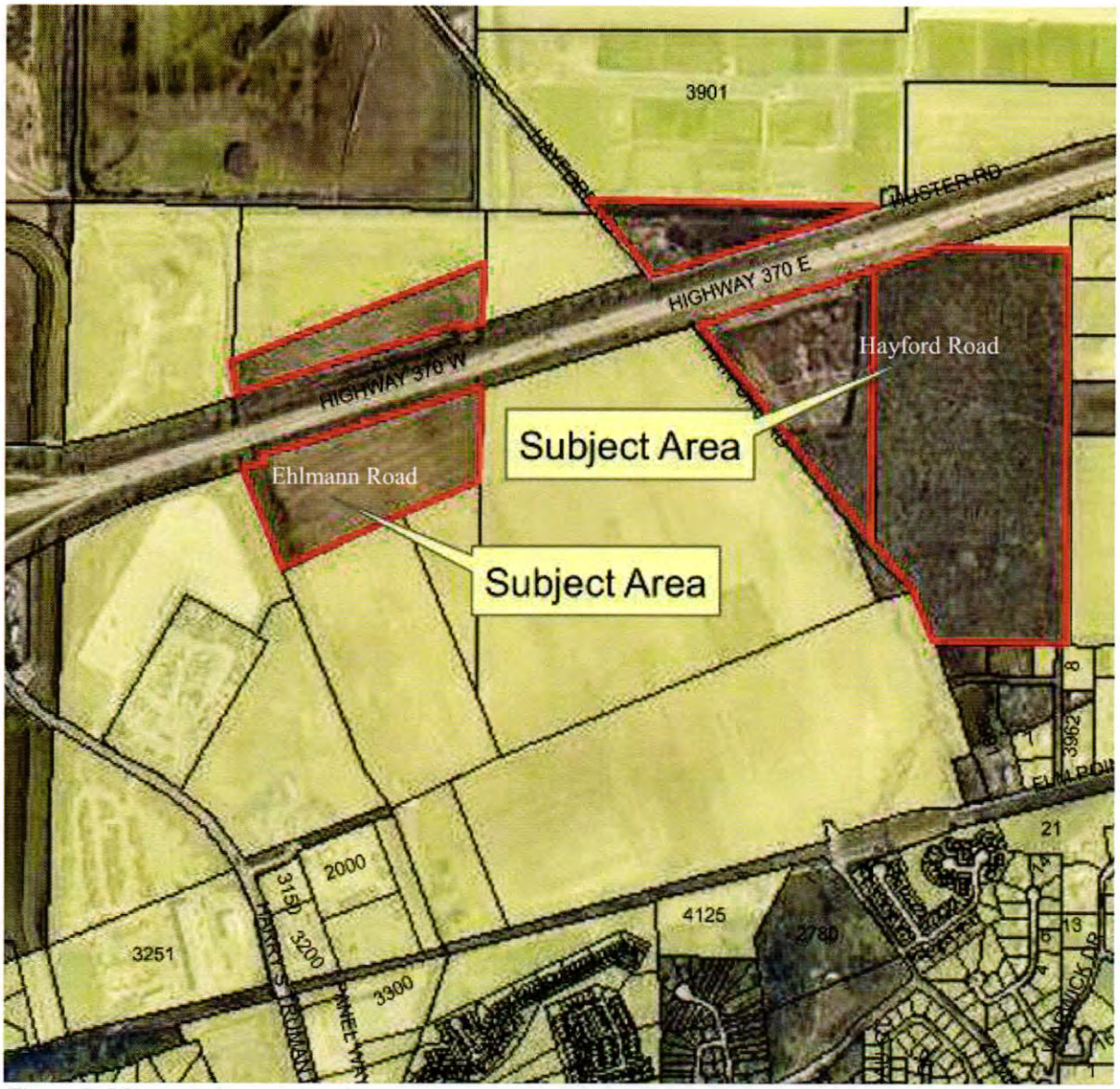


Figure 2: Map of Subject Properties.

Figure 3: General Area of the Subject Properties.

Property Description

Part of a tract of land as conveyed to the Ostmann Family Partnership by instrument recorded in Book 2637, page 786 of the St. Charles County Records, being part West Fractional Half of the Northeast Fractional Quarter of Section 23, Township 47 North, Range 4 East, located in St. Charles County, Missouri, being more particularly described as follows:

Beginning at the Northeast corner of the West Fractional Half of the Northeast Fractional Quarter of Section 23; thence along the east line of said Fractional Quarter; South 00 degrees 14 minutes 01 seconds West, 2,790.77 feet to the north line of Gardnerville Industrial Park, a subdivision according to the plat thereof as recorded in Plat Book 8, Page 17; thence along said north line and its direct northwesterly prolongation thereof, North 88 degrees 43 minutes 28 seconds West, 968.10 feet to its intersection with the northeastern line of US Survey 291; thence along the northeastern and northern lines of said US Survey, the following: North 22 degrees 26 minutes 29 seconds West, 345.23 feet and South 67 degrees 15 minutes 11 seconds West, 0.98 feet; thence North 42 degrees 55 minutes 32 seconds West, 333.22 feet to its intersection with the west line of above said West Fractional Half Northeast Fractional Quarter of Section 23; thence along said west line, North 01 degree 10 minutes 26 seconds East,1,894.46 feet to its intersection with the southern right-of-way line of State highway 370, variable width; thence along said right-of-way line, North 72 degrees 48 minutes 02 seconds East, 1,080.48 feet to its intersection with the North line of said Section 23; thence along said north line, South 88 degrees 29 minutes 20 seconds East, 267.99 feet to the POINT OF BEGINNING.

Containing 3,375,553 square feet or 77.492 acres, more or less.

Basis of Bearings: Missouri State Plane Grid North; East Zone

PARCEL 2:

ALL THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 4 EAST, SITUATED IN ST. CHARLES COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 30' WEST 27.79 CHAINS TO THE MIDDLE OF THE PUBLIC ROAD; THENCE ALONG THE MIDDLE LINE OF SAID ROAD SOUTH 39 DEGREES EAST FOLLOWING THE CURVES OF SAID ROAD 43.96 CHAINS TO THE WEST LINE OF FRACTIONAL NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH WITH SAID WEST LINE 33.70 CHAINS TO THE PLACE OF BEGINNING CONTAINING 45.85 ACRES; EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI BY DEED RECORDED IN BOOK 1542 PAGE 450 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS.

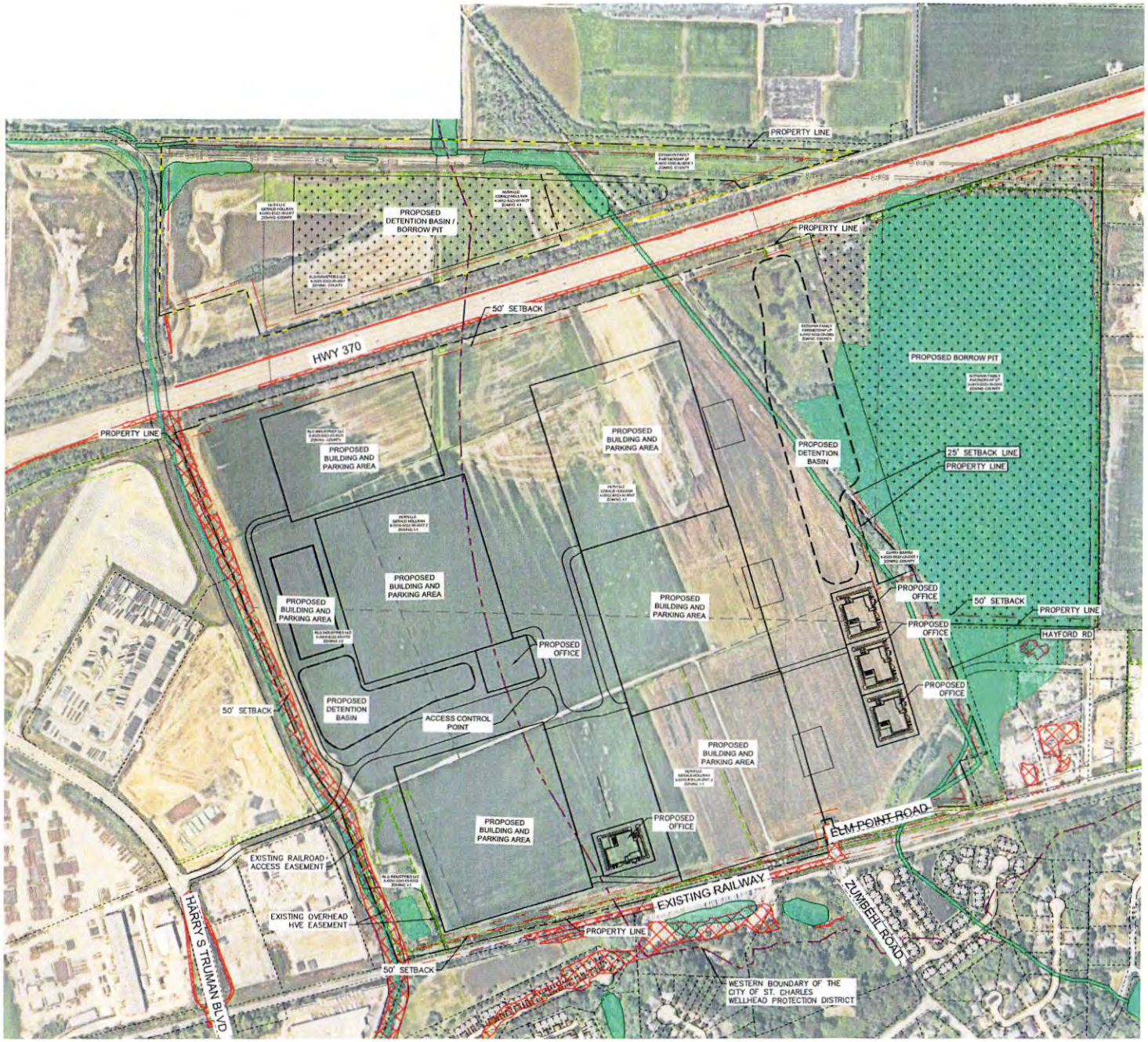
GRIGGS PROPERTY

PARCEL 1:

A TRACT OF LAND BEING PART OF THE EAST FRACTIONAL HALF OF SECTION 22 SOUTH OF STATE HIGHWAY 370, IN TOWNSHIP 47 NORTH, RANGE 4 EAST, CITY OF ST. CHARLES, ST. CHARLES COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND STONE SET FOR THE SOUTHEAST CORNER OF LOT 3A AND NOTED AS CORNER NUMBER 14 OF THE ESTATE OF J.D. HOLLRAH, PER PLAT RECORDED IN SURVEY RECORD BOOK 3, PAGE 157, OF THE ST. CHARLES COUNTY RECORDS, SAID POINT BEING NORTH 67 DEGREES 14 MINUTES 56 SECONDS EAST 231.00 FEET FROM THE INTERSECTION OF THE NORTHWESTERLY LINE OF U.S. SURVEY 291 AND THE EASTERLY LINE OF THE ABOVE SAID SECTION 22; THENCE NORTH 22 DEGREES 01 MINUTES 17 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 3A, A DISTANCE OF 1732.50 FEET TO A SET 1/2 INCH IRON ROD, SET FOR HE NORTHEAST CORNER OF SAID LOT 3A, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND; THENCE SOUTH 67 DEGREES 28 MINUTES 43 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 3A, A DISTANCE OF 853.36 FEET TO THE EASTERLY LINE OF TRUMAN BUSINESS CENTER PLAT TWO, A SUBDIVISION RECORDED IN PLAT BOOK 47, PAGE 225 OF THE ST. CHARLES COUNTY RECORDS; THENCE NORTH 22 DEGREES 18 MINUTES 10 SECONDS WEST ALONG THE EASTERLY LINE OF SAID TRUMAN BUSINESS CENTER PLAT TWO, A DISTANCE OF 710.41 FEET TO THE SOUTHERLY LINE OF STATE HIGHWAY 370, VARIABLE WIDTH AS ESTABLISHED BY DEED RECORDED IN BOOK 1559, PAGE 1875 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID HIGHWAY 370 THE FOLLOWING COURSES AND DISTANCES: NORTH 72 DEGREES 48 MINUTES 57 SECONDS EAST 159.41 FEET; THENCE NORTH 17 DEGREES 11 MINUTES 03 SECONDS WEST 30.00 FEET; THENCE NORTH 73 DEGREES 01 MINUTES 41 SECONDS EAST 1350.01 FEET; THENCE NORTH 72 DEGREES 48 MINUTES 57 SECONDS EAST 106.18 FEET TO THE EAST LINE OF AFOREMENTIONED SECTION 22; THENCE SOUTH 00 DEGREES 56 MINUTES 38 SECONDS WEST ALONG THE EASTERLY LINE OF SAID SECTION 22 A DISTANCE OF 637.76 FEET TO THE NORTHWESTERLY LINE OF LOT 2A OF THE AFOREMENTIONED J.D. HOLLRAH ESTATE; THENCE SOUTH 67 DEGREES 28 MINUTES 43 SECONDS WEST ALONG LAST SAID NORTHWESTERLY LINE A DISTANCE OF 506.31 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND BEING PART OF THE EAST FRACTIONAL HALF OF SECTION 22 NORTH OF STATE HIGHWAY 370, IN TOWNSHIP 47 NORTH, RANGE 4 EAST, CITY OF ST. CHARLES, ST. CHARLES COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND STONE SET FOR THE SOUTHEAST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY HLRH LLC BY DEED RECORDED IN BOOK 7023, PAGE 613 (PARCEL 1) OF THE ST. CHARLES COUNTY RECORDS, SAID POINT BEING ON THE EASTERLY LINE OF ABOVE SAID SECTION 22; THENCE SOUTH 00 DEGREES 56 MINUTES 38 SECONDS WEST ALONG THE EASTERLY LINE OF SAID SECTION 22 A DISTANCE OF 495.66 FEET TO THE NORTHERLY LINE OF STATE HIGHWAY 370, VARIABLE WIDTH, AS ESTABLISHED BY DEED RECORDED IN BOOK 1559, PAGE 1875 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID HIGHWAY 370 THE FOLLOWING COURSES AND DISTANCES: SOUTH 72 DEGREES 48 MINUTES 57 SECONDS WEST 1075.68 FEET; THENCE NORTH 17 DEGREES 11 MINUTES 03 SECONDS WEST 300.00 FEET; THENCE SOUTH 72 DEGREES 48 MINUTES 57 SECONDS WEST 549.60 FEET TO THE EASTERLY LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY TEMPEST PROPERTIES, LLC BY DEED RECORDED IN BOOK 6716, PAGE 2338 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID TEMPEST PROPERTIES TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 07 DEGREES 03 MINUTES 07 SECONDS WEST 17.96 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 04 SECONDS EAST 1.69 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED HLRH LLC TRACT; THENCE NORTH 67 DEGREES 55 MINUTES 50 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID HLRH LLC TRACT A DISTANCE OF 1782.30 FEET TO THE POINT OF BEGINNING.

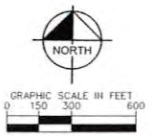


SITE LEGEND

- PROPERTY BOUNDARY
- PROPERTY SETBACKS
- EXISTING WETLAND PER PUBLICLY AVAILABLE DATA
- EXISTING LIDAR CONTOURS
- EXISTING PARCEL LINES
- EXISTING OVERHEAD POWER LINES — O—POW —
- EXISTING FEMA ZONE A
- PROPOSED STORMWATER POND
- EXISTING EASEMENT
- EXISTING WELLHEAD PROTECTION BOUNDARY

*NOTE:
- FEMA FLOODZONE INFORMATION SHOWN PER FEMA FLOOD MAP #27071B0010B
- WETLAND AND WATERWAY INFORMATION SHOWN PER U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY

VICINITY MAP: NOT TO SCALE



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

RCA FORM (OFFICE USE ONLY)
MEETING/DATE: 6/17/2025
Regular ☑ Special ☐ Work Session ☐
ATTACHMENT: YES ☑ NO ☐
Report ☐ Resolution ☐ Ordinance ☑

Bill # 13988

Request for Council Action

Ward(s): All **Sponsor(s):** Bart Haberstroh

Description:
AN ORDINANCE AMENDING ORD #24-154 BY AMENDING CERTAIN REVENUE, EXPENDITURE, AND FUND BALANCE ACCOUNTS FOR THE FISCAL YEAR 2025 (BUDGET AMENDMENT #8).

Contract Extension/Renewal: Yes ☐ No ☑
Information Paper Attached: Yes ☑ No ☐

Staff Recommendation: Approve ☑ Disapprove ☐
Board/Committee/Commission Recommendation: Approve ☐ Disapprove ☐

Summary:
The Mayor is recommending that City Council give favorable consideration to the eighth budget amendment for the year 2025.

Budget Impact: (revenue generated, estimated cost, CIP item, etc.)
Fiscal Impact: N/A N/A
Account #: Multiple - Please see details in Bill
Project #:

RCA prepared by: js Dept. Dir. JAO Finance Dir. JAO Dir. of Admin. CJ

Bill No. 13988 Ordinance No._____

Sponsor: Bart Haberstroh

AN ORDINANCE AMENDING ORDINANCE NUMBER 24-154 BY AMENDING CERTAIN REVENUE, EXPENDITURE, AND FUND BALANCE ACCOUNTS FOR THE BUDGET FOR THE FISCAL YEAR 2025 (BUDGET AMENDMENT #8)

Whereas, the Mayor has recommended to the City Council that the 2025 Budget of the City of Saint Charles, Missouri, be amended in accordance with the following revisions; and

Now, Therefore, Be It Ordained by the Council of the City of Saint Charles, Missouri, as follows:

SECTION 1. Ordinance Number 24-154 adopting the budget of the City of St. Charles, Missouri, for the fiscal year 2025, is hereby amended by increasing the following revenue accounts by the following amounts:

Account Number	Description	Amount	Project
001-000-000-431-999	Grant Federal Other	$24,161.00	
514-000-000-450-205	Other Reimbursed Expense	$675,625.00	
218-000-000-431-999	Other Federal Grant	$8,353.00	

SECTION 2. Ordinance Number 24-154 adopting the budget of the City of St. Charles, Missouri, for the fiscal year 2025, is hereby amended by decreasing the following revenue accounts by the following amounts:

Account Number	Description	Amount	Project
	NONE		

SECTION 3. Ordinance Number 24-154 adopting the budget of the City of St. Charles, Missouri, for the fiscal year 2025, is hereby amended by increasing the following expenditure accounts by the following amounts:

Account Number	Description	Amount	Project
759-727-113-761-099	St. Charles Fare Expenses	$5,000.00	
218-180-821-769-422	Other Expenses Outreach	$8,353.00	25FNDRY021
514-502-502-733-099	Other Professional Services	$675,625.00	25ENGWW005
215-500-572-743-014	Repair & Maintenance Sewer Line	$250,000.00	
001-140-402-874-199	Machinery & Equipment Other	$24,161.00	

SECTION 4. Ordinance Number 24-154 adopting the budget of the City of St. Charles, Missouri, for the fiscal year 2025, is hereby amended by decreasing the following expenditure accounts by the following amounts:

Account Number	Description	Amount	Project
001-010-011-769-001	Other Expenses Mayor's Directive	$5,000.00	

SECTION 5. Ordinance Number 24-154 adopting the budget of the City of St. Charles, Missouri, for the fiscal year 2025, is hereby amended by increasing the following fund balance accounts by the following amounts:

Account Number	Description	Amount	Project
	NONE		

SECTION 6. Ordinance Number 24-154 adopting the budget of the City of St. Charles, Missouri, for the fiscal year 2025, is hereby amended by decreasing the following fund balance accounts by the following amounts:

Account Number	Description	Amount	Project
215-321-001	Sewer Lateral Fund Balance	$250,000.00	

SECTION 7. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

_____ _____

Date Passed Michael Galba, Presiding Officer

_____ _____

Date Approved by Mayor Daniel J. Borgmeyer, Mayor

Approved as to Form: Attest:

Holly Magdziarz 6/9/2025 _____

Holly Magdziarz, City Attorney Date City Clerk

Discover.

June 17, 2025

TO: Members of City Council

FROM: Finance Department

SUBJECT: Proposed Amendment to the 2025 Budget
Budget Amendment #8

The following budget amendment summary is presented for your consideration.

ST CHARLES FARE

- The Mayor would like to transfer $5,000.00 from the Mayor's Directive budget to help with expenses associated with the St. Charles Fare Event, a new City special event. We are requesting a decrease of $5,000.00 in Other Expenses Mayor's Directive and an increase in the St. Charles Fare General Supply budget.

GRANTS

- The Foundry has been awarded $8,353.00 in grant funds from Creative Forces Community Engagement Grant Program. These funds will be used to host a workshop at the Foundry and another workshop at the St. Peters Cultural Arts Centre. We are requesting an increase of $8,353.00 in Other Federal Grant Revenue and a corresponding increase in Outreach Expenses.
- The Fire Department was awarded several urban and search rescue supplies through a STARRS Grant worth $24,161.00. We are requesting an increase in grant revenue for $24,161.00 and a corresponding increase in specialized equipment expense.

DEVELOPER FUNDED STUDY

- The Engineering Department received $675,625.00 from a developer to be used for a water and sewer demand study. We are requesting an increase of $675,625.00 in Expense Reimbursement Revenue and a corresponding increase in Other Professional Services Expense.

Finance Department

City of Saint Charles
200 North Second Street
Saint Charles, MO 63301
636.949.3280

FUND BALANCE

- The Public Works Department is requesting an additional $250,000.00 in fund balance to cover the cost of sewer lateral line repairs for the remainder of the year. We have already expensed $268,932 this year.

RCA FORM (OFFICE USE ONLY)
MEETING/DATE: 6/17/2025
Regular ☑ Special ☐ Work Session ☐
ATTACHMENT: YES ☑ NO ☐
Report ☐ Resolution ☐ Ordinance ☑

Bill # 13989

Request for Council Action

Ward(s): 7 **Sponsor(s):** Brian Gould

Description:
Authorization to acquire 0.47 acres of vacant property at West Randolph Street adjacent to City of Saint Charles Animal Shelter by donation.

Contract Extension/Renewal: Yes ☐ No ☑
Information Paper Attached: Yes ☑ No ☐

Staff Recommendation: Approve ☑ Disapprove ☐
Board/Committee/Commission Recommendation: Approve ☐ Disapprove ☐

Summary:
West Randolph Street is a dead-end roadway with a cul-de-sac west of the City's Animal Shelter at 2835 West Randolph Street. Directly adjacent to the west of the City's Animal Shelter is a 0.47 acre tract of vacant residential property owned by Richard and Sally Montgomery. The St. Charles County parcel ID is 6-001D-4456-00-0025.0000000. This property is heavily wooded making it difficult and expensive to develop; and therefore has remained vacant. The current property owners are willing to donate the property to the City. The property is adjacent to existing City owned property and right of way and could be beneficial for future City uses. This ordinance will allow the City to move forward with acquiring the real property interests for this property via gift/donation.

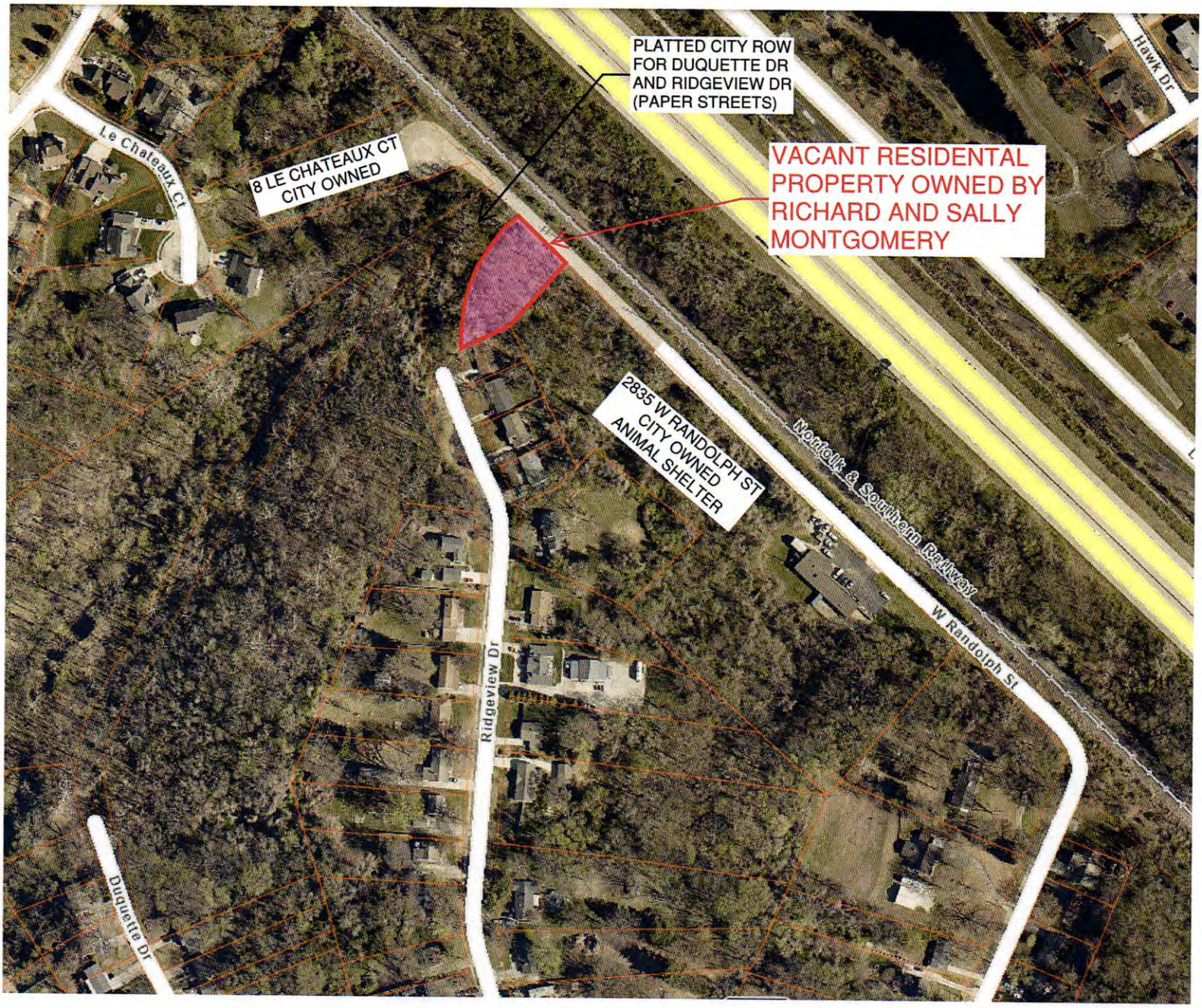
Staff recommends approval of this Ordinance.

Budget Impact: (revenue generated, estimated cost, CIP item, etc.)
Fiscal Impact: $ 0.00 **N/A**
Account #: N/A
Project #: N/A

RCA prepared by: NG/GC Dept. Dir. NA FOR DM Finance Dir. JAO Dir. of Admin. JJ

LOCATION MAP

VACANT PROPERTY AT WEST RANDOLPH STREET



Bill No. 13989 Ordinance No._____

Sponsor: Brian Gould

AN ORDINANCE AUTHORIZING THE MAYOR ON BEHALF OF THE CITY OF ST. CHARLES, MISSOURI, TO ACCEPT A DONATION OF 0.47 ACRES OF VACANT LAND AT WEST RANDOLPH STREET ADJACENT TO EXISTING CITY-OWNED PROPERTY AND WEST OF THE CITY OF ST. CHARLES ANIMAL SHELTER.

Be it Ordained by the Council of the City of Saint Charles, Missouri, as Follows:

SECTION 1. The City of St. Charles, Missouri hereby accepts a gift of land from Richard L. Montgomery and Sally L. Montgomery, husband and wife, which is located adjacent to existing City-owned property and west of the City's Animal Shelter on West Randolph Street.

SECTION 2. The land is more particularly described in attached Exhibits A and B.

SECTION 3 The Mayor, City Clerk and City Staff are hereby authorized and directed to perform all acts necessary to acquire legal title to the property.

SECTION 4. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

_____ _____

Date Passed Michael Galba, Presiding Officer

_____ _____

Date Approved by Mayor Daniel J. Borgmeyer, Mayor

Approved as to Form: Attest:

Holly Magdziarz 6/9/2025

_____ _____

Holly Magdziarz, City Attorney Date City Clerk

EXHIBIT A

TRACT 10 LOT - VILLAGE DUCHESNE SUBDIVISION

PART OF LOT NUMBERED TWENTY-FIVE (25) OF VILLAGE DUCHESNE SUBDIVISION LOCATED WITHIN BLOCK NO. 4 OF EVANS SURVEY OF ST. CHARLES COMMONS, TOWNSHIP 47 NORTH, RANGE 5 EAST, AS SAID LOT IS MARKED AND DESIGNATED ON A PLAT OF SAID SUBDIVISION FILED FOR RECORD IN PLAT BOOK NO. 4 AT PAGE 157, IN THE OFFICE OF THE RECORDER OF DEEDS FOR THE COUNTY OF ST. CHARLES, MISSOURI, MORE PARTICULARLY DESCRIBED TO WIT: BEGINNING AT THE EASTERNMOST CORNER OF SAID LOT 25 OF VILLAGE DUCHESNE SUBDIVISION AT AN IRON STAKE LOCATED THEREAT, THENCE N. 46° 22' W. TWO HUNDRED FORTY-ONE AND THREE HUNDRED TWENTY-THREE ONE-THOUSANDTHS (241.323') FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN CONVEYED, THENCE ONE HUNDRED TWENTY-SEVEN AND EIGHTEEN ONE-HUNDREDTHS FEET (127.18') TO THE WESTERNMOST POINT OF SAID LOT 25, THENCE ON AN ARC TO THE LEFT, WHICH ARC HAS A LENGTH OF ONE HUNDRED SEVENTY-ONE AND NINETY-ONE ONE-HUNDREDTHS (171 91') FEET, A RADIUS OF TWO HUNDRED TWENTY-TWO AND SEVENTEEN ONE-HUNDREDTHS (222.17') FEET AND AN ANGLE OF 44° 20' TO AN IRON PIPE, THENCE ON AN ARC TO THE LEFT, WHICH ARC HAS A LENGTH OF SIXTY-EIGHT AND EIGHT HUNDRED AND SEVENTEEN ONE-THOUSANDTHS FEET (68.817'), A RADIUS OF 287.60 FEET AND AN ANGLE OF 13° 42' 47" TO A POINT, THENCE N. 75° 12' E. ONE HUNDRED ONE AND EIGHT ONE-HUNDREDTHS (101.08') FEET TO A POINT, THENCE N. 43° 11' E. ONE HUNDRED THIRTY-FIVE AND TWENTY-THREE ONE-HUNDREDTHS (135.23') FEET TO POINT OF BEGINNING OF THE TRACT HEREIN CONVEYED.

LOCATION MAP

VACANT PROPERTY AT WEST RANDOLPH STREET

EXHIBIT B

RCA FORM (OFFICE USE ONLY)

Bill # 13990

MEETING/DATE: 6/17/2025

Regular ☒ Special ☐ Work Session ☐

ATTACHMENT: YES ☒ NO ☐

Report ☒ Resolution ☐ Ordinance ☒

Request for Council Action

Ward(s): All **Sponsor(s):** Michael Galba, Bart Haberstroh

Description:

Case No. TA-2025-05. (City of St. Charles) An application to amend Chapter 400 Zoning Code of the Code of Ordinances specifically to repeal and replace the Sign Code (Article XVI) as well as update other sections to the City Code concerning a new Sign Code.

Contract Extension/Renewal: Yes ☐ No ☒

Information Paper Attached: Yes ☐ No ☒

Staff Recommendation: Approve ☒ Disapprove ☐

Board/Committee/Commission Recommendation: Approve ☒ Disapprove ☐

Summary:

In 2024, the City Council approved funding for the Community Development Department to hire a consultant to accomplish a comprehensive re-write of the City's Sign Regulations (Article XVI of Chapter 400). The main drivers of this project was to formally adopted regulations which are compliant with recent case law (sign content neutrality), create additional flexibility in the sign code as well as improving the readability (enforcement by City Staff and understanding by the community). In addition to an internal review, the City (with our consultant) also met with Key Stakeholders (residents, business owners and industry experts) to review the current code and possible solutions for identified issues as well as multiple City Council work sessions. Upon the completion of these efforts, as well as multiple drafts, City staff is pleased to bring forward the completed document for formal adoption.

The Planning and Zoning Commission held a public hearing on this item at their June 9, 2025 meeting where City Staff presented the new code and there were no speakers from the public on this application. The application was forwarded with a unanimous recommendation for approval (6 in favor, 0 opposed) as submitted.

Budget Impact: (revenue generated, estimated cost, CIP item, etc.)

Fiscal Impact: N/A

Account #: N/A

Project #: N/A

RCA prepared by: JTB Dept. Dir. Finance Dir. N/A Dir. of Admin.

AGENDA ITEM #10

Community Development

Memorandum

To: **Planning and Zoning Commission**

From: **John Boyer, Assistant Director of Community Development/Planning Manager**

Meeting Date: **June 9, 2025**

Subject: **Case No. TA-2025-05. (The City of St. Charles) (City of St. Charles) An application to amend Chapter 400 Zoning Code of the Code of Ordinances specifically to repeal and replace the Sign Code (Article XVI) as well as update other sections to the Zoning Ordinance concerning a new Sign Code.**

In 2024, the City Council approved funding for the Community Development Department to hire a consultant to accomplish a comprehensive re-write of the City's Sign Regulations (Article XVI of Chapter 400). The main drivers of this project was to formally adopt regulations which are compliant with recent case law (sign content neutrality), create additional flexibility in the sign code as well as improving the readability (enforcement by City Staff and understanding by the community). The City went through the formal competitive bidding process to identify a consultant and after thorough review, awarded the project to White & Smith, LLC, a nationally recognized firm whom specializes in Sign and Zoning matters.

Staff immediately began the undertaking of reviewing the current document as well as understanding the legal framework needed to meet current legal standards. In addition to this internal review, the City (with our consultant) also meet with Key City Stakeholders (residents, business owners and industry experts) to review the current code and identify issues as well as solutions for the new code. In addition to the stake holder meeting, City staff and our consultant held a City Council work session explaining the process, the goal of this project as well as overall proposed changes for the new Sign Code. Upon the completion of these efforts, as well as multiple drafts, City Staff is pleased to bring forward the completed document for formal adoption.

While the proposal is extensive, there are key items staff would like to draw the Commission's attention (these will be discussed in more depth at the meeting during staff's presentation):

1. The proposal is a legally defensible and up-to-date document;
2. No changes are proposed to any sign standards (size, placement, etc.) within the Historic District, minus the addition of new Design Standards for A-Frames Signs;
3. The addition of more graphics and tables to ease understanding and the interpretation of the Code for all readers.
4. Maintain the ability for Pole Signs adjacent to Highway Frontage (important consideration identified by our stake holder meeting);
5. New standards should greatly reduce variance requests concerning signage:
    - Larger commercial/industrial ground monuments are proposed over current code (minimum of 50 sqft proposed in lieu of current 24sqft);
    - Larger attached building-mounted signs outside the Historic Districts:
        - Current code permits lower sizes in lieu of a more industry standard size being proposed using percentage of elevation to ensure proportionality and maintaining

aesthetic standards of the community.

Part of this review also identified a number of other code sections outside the Sign Code which were recommended for review by our consultant. These sections are included/proposed to remove signs regulations anywhere outside the Sign Code. Additional sections included in this proposal for amendment:

1. Section 215.1100 Sale of Fireworks;
2. Section 400.140 "A" Agricultural District (advertising for Day Cares);
3. Section 400.150 "R-1C," "R-1D," "R-1E" Single-Family Residential Districts (advertising for Day Cares);
4. Section 400.190 "O-I" Office Institution District (signage related to Halfway Houses);
5. Section 400.330 "SMPD" South Main Preservation District (correct reference section to new Article)
6. Section 400.420 Bed-And-Breakfast Establishment
7. Section 400.430 Home Occupations
8. Section 400.480 Temporary Retail Sales And Outdoor Display of Merchandise (signage for special events);
9. Section 400.490 Sidewalk Café – Definitions, Standards And Criteria;
10. Section 400.1870 Clothing Drop Boxes;
11. Chapter 640, Article II Garage Sales, Section 640.050 Advertising (garage sale signage); and,
12. Chapter 665 Sexually Oriented Business Regulations, Article II, Section 665.070 Sign Regulations.

While the above code sections will be part of the overall ordinance to amend/approved the new Sign Code, the Planning and Zoning Commission only has authority over items under Chapter 400 (Chapter 215, 640 and 665 will be amended by City Council in the final bill/ordinance); however, these sections have been provided to the Commission for context.

As required by the Zoning Ordinance, the Commission shall conduct a public hearing on the proposed text amendment, deliberate the proposed changes to the zoning code, and vote to provide a recommendation to the City Council. The City Council will conduct a public hearing on June 17, 2025 on the proposed text amendment, receive the Commission's recommendation, and introduce a bill to amend the zoning code to adopt the text amendment. If the Commission recommends denial of the text amendment, the Commission is required to state the reasons for the negative recommendation to the City Council to be included in the record. Included is draft language that provides the new code (which will formally repeal and replace the existing Sign Code) as well as struck-through text for removal and underlined text for new language in the existing code sections outside the Sign Code.

Staff Recommendation

Staff recommends the City formally adopt the new sign code as presented and make the other necessary code changes. As noted this change will bring our current code into legal compliance (content neutral), provide flexibility to businesses and increase the readability of this section of the Code.

Recommended Motion

Motion to forward a recommendation of approval to City Council for application TA-2025-05, as submitted.

Article XVI Sign Regulations

Division 1 General Provisions

Section 400.1370 Purpose

This Article establishes a comprehensive and balanced system to regulate the location, type, size, height, number, duration of display, design, construction, installation, maintenance, and removal of signs to:

A. Encourage the effective and efficient use of signs as a communication tool;

B. Create an appealing cityscape that is free of overly distracting visual clutter and nuisance signs;

C. Enhance traffic safety and protect the public health, safety, and welfare; and

D. Protect state and federal constitutional rights to free speech.

Section 400.1380 Applicability

A. This Article applies to all new and existing signs located in the City unless they are exempted by this Article or by federal or state law.

B. Permit Required. Except as otherwise provided in this Article, no sign shall be erected, enlarged, altered (except for normal maintenance), replaced, or relocated without obtaining a sign permit.

C. Prohibited Signs. No sign shall be constructed, installed, operated, displayed, or otherwise used in a time, place, or manner that this Article prohibits.

D. General Districts. Section 400.1450 provides general on-premises sign standards for all General Districts in the City, listed in Division 1 of Article II of the Zoning Ordinance.

E. Superimposed Districts.

1. Division 3 of this Article provides specific design standards and allowances for the City's Superimposed Districts listed in Division II of Article II of the Zoning Ordinance to preserve the unique and historical character of these areas.

2. The standards of Division 3 of this Article control over any standards in Section 400.1450 for the same sign type. If Division 3 of this Article does not provide an applicable standard, then the general standard for the sign type for the General District controls.

F. Planned Developments. The City Council may vary the standards of this Article in the ordinance adopting a Planned Development District or in the approved regulating plan or SmartCode for the development. The sign standards of the ordinance, plan, or SmartCode take precedence over the standards of this Article.

Section 400.1390 Definitions

When used in this Article, the following terms have the following meanings unless the context clearly indicates or requires a different meaning.

BALLOON

A nonporous object of light material that is filled with air or a gas lighter than air so that the object floats in the atmosphere at the end of a cable, wire, or rope. A balloon does not include an inflatable sign.

BILLBOARD

A permanent, off-premises sign or sign structure on which a person places copy on a poster or panel mounted on a pole or metal structure. Typically, a billboard has one of the following configurations: (1) wood posts or pole supports with dimensional lumber as the secondary support (A-frame) with a wood or metal catwalk with display panels, (2) steel A-frame constructed with angle iron or steel supports with metal framing, catwalk, with display panels, (3) multi-mast structure constructed with steel poles, I-beam, or equivalent member as the primary support, with a catwalk, and display panels, or (4) monopole structure constructed with tubular steel support, tubular steel framing, metal catwalk and display panels with a concrete foundation.

BILLBOARD, ELECTRONIC

A billboard upon which alphanumeric characters, graphics, or symbols defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area, including computer programmable, microprocessor controlled electronic displays and projected images or messages with these characteristics.

BILLBOARD, ELECTRONIC

A billboard upon which alphanumeric characters, graphics, or symbols defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area, including computer programmable, microprocessor controlled electronic displays and projected images or messages with these characteristics.

DIRECTOR

Director of Community Development or their designee.

FLAG

A piece of durable fabric or other flexible material with distinctive colors and patterns mounted by attaching one side to a freestanding or attached pole so that the wind causes the full display of the flag.

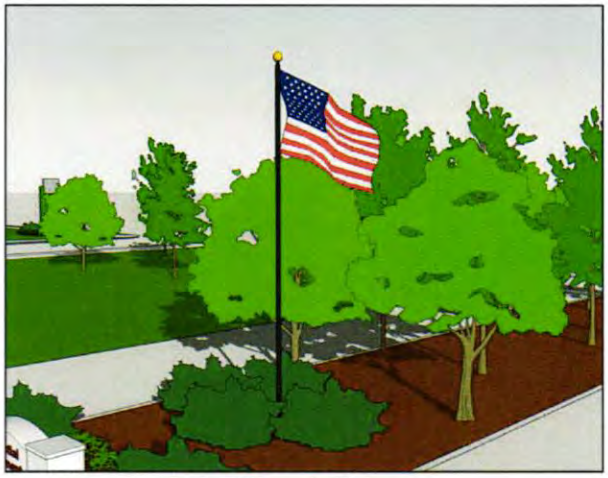


Figure 1: Flag

HLPARB

The Historic Landmarks Preservation and Architectural Review Board of the City of Saint Charles, Missouri.

ILLUMINATION, INDIRECT

The partial or complete illumination of a sign at any time by a light source shielded from a viewer on the ground.

ILLUMINATION, INTERNAL

The illumination of a sign with a light source located inside or behind the sign face that transmits light through a translucent sign face or surface surrounding the sign face.

MULTI-TENANT DEVELOPMENT

A non-residential or mixed-use development that includes two (2) or more businesses, places, organizations, or persons on one common development site. Examples include a commercial center, an office park, or a multi-story multi-tenant building.

MURAL

A decorative hand-produced sign where paint or tile is applied to the exterior wall of a building or structure.

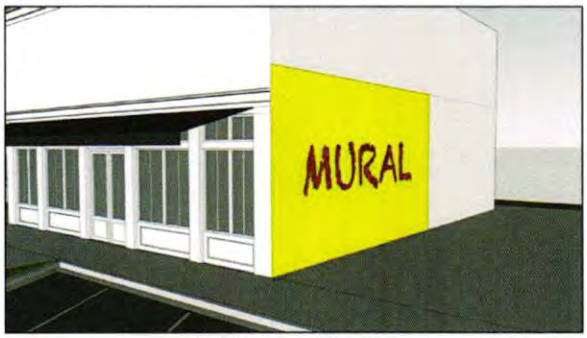


Figure 2: Mural

PERSON

Any person or persons or entity, including, but not limited to, a corporation, limited liability corporation, partnership, unincorporated association, or joint venture.

SEARCHLIGHT

A powerful light or lights equipped with a reflector to produce a bright beam or beams that are directed into the sky and that may rotate.

SIGN

A visual display of an object, device, or structure that includes elements such as colors, lights, motion, symbols, images, icons, letters, numerals, figures, characters, or combines any of those elements, that a person intends to communicate, advertise, identify, announce, direct, inform, or attract attention. The term "sign" includes a structure used to support or display a sign.

SIGN, A-FRAME

A temporary, portable, freestanding sign in the shape of the letter "A" when viewed from the side with back-to-back sign faces, an easel, or a similar configuration. Commonly referred to as a sandwich board sign.

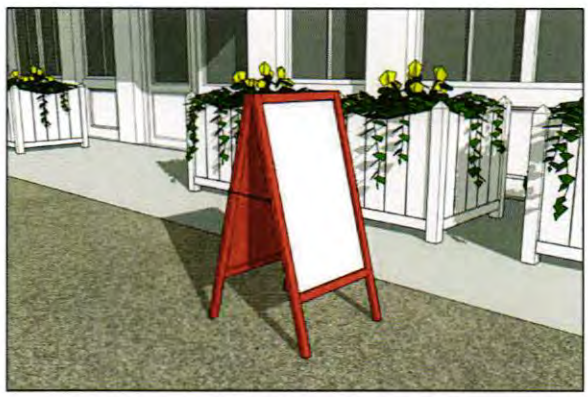


Figure 3: A-Frame Sign

SIGN, AWNING

A permanent, on-premises sign that is printed, painted, or affixed to an awning.

Figure 4: Awning Sign

SIGN, BANNER

A sign painted, printed, or permanently affixed on cloth or other lightweight, flexible material.

Figure 5: Banner Sign

SIGN, BUILDING-MOUNTED

A permanent, on-premises sign that is directly attached to the facade or face of a building. Types of building-mounted signs include wall signs, projecting signs, awning signs, window signs, and freestanding canopy signs.

SIGN, CHANGEABLE COPY

A freestanding or attached sign that includes a manually changeable readerboard to display changeable letters, text, or copy.

SIGN, DOUBLE-FACED

A sign with two (2) surfaces placed back-to-back or V-shaped with a common angle not greater than ninety degrees (90°).

SIGN, ELECTRONIC MESSAGE

A sign or billboard that incorporates a digital screen to display characters, letters, or illustrations that can be electronically changed or rearranged without altering the face or the surface of the sign.

SIGN, FEATHER

A banner in the shape of a feather, quill, sail, blade, or teardrop that is mounted on one side to a curved solid or flexible pole that displays the sign regardless of wind conditions. These are also known as "quill signs" or "sail banners."

SIGN, FREESTANDING

An on-premises sign erected or mounted on its own self-supporting, permanent structure or base detached from any supporting elements of a building.

SIGN, FREESTANDING CANOPY

A permanent, on-premises sign that is affixed to the exterior facing surface of a freestanding canopy.

Figure 6: Freestanding Canopy Sign

SIGN, ILLUMINATED

Any sign whose design or installation incorporates artificial light, including indirect illumination and internal illumination.

SIGN, INCIDENTAL

A small permanent on-premises sign that is freestanding or attached to a building that is in addition to the primary sign types for the property, such as wall signs and freestanding signs, and that has a height and scale that is subordinate to the primary sign types allowed for the property. Examples of typical incidental signs include house numbers, occupant directories, directional signs, flags, and parking signs. The list of examples is provided to clarify the regulations and does not limit the content of incidental signs.

SIGN, INFLATABLE

An object where flexible fabric is inflated with air. These objects are designed in various shapes and may include a portable blower motor that provides a constant flow of air into the device.

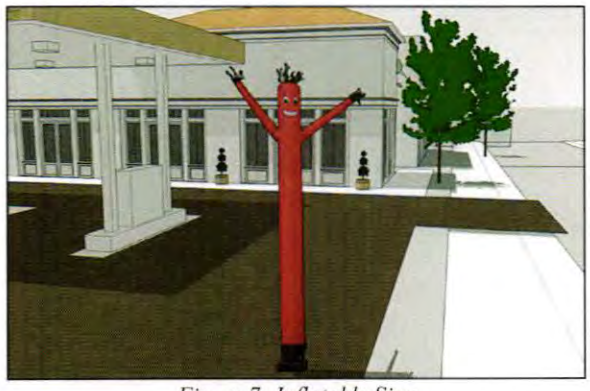


Figure 7: Inflatable Sign

SIGN, INTERIOR INCIDENTAL

A sign allowed within a lot and not allowed within the applicable sign setback. This Code provides for two types of interior signs: small and large interior signs.

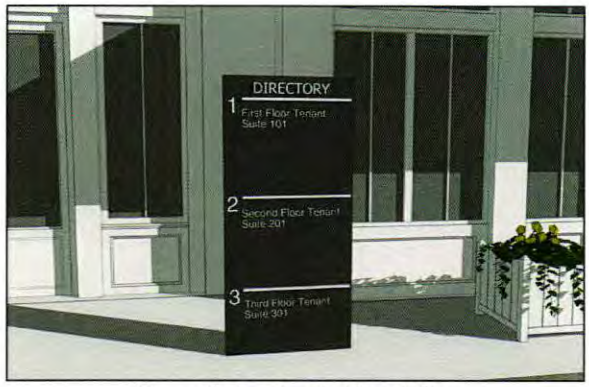


Figure 8: Interior Incidental Sign

SIGN, MONUMENT

A permanent freestanding sign with a low profile and a base and support structure with a solid appearance that is at least as wide as the width of the widest part of the sign's face.

Figure 9: Monument Sign

SIGN, OFF-PREMISES/OFF-SITE

A sign that directs attention to a business, organization, product, commodity, service, entertainment, or attraction sold, offered, or existing elsewhere than upon the same lot where such sign is displayed. "Off-premises/off-site sign" includes a billboard on which space is leased, rented, or donated by the owner to others to convey a commercial or non-commercial message.

SIGN, ON-PREMISES/ON-SITE

A sign that directs attention to a business, organization, product, commodity, service, entertainment, or attraction sold, offered, or existing upon the same lot where such sign is displayed.

SIGN, PERIMETER INCIDENTAL

A sign allowed between the property line and the applicable sign setback. Examples of typical perimeter incidental signs include directional and entry/exit signs. The list of examples is provided to clarify the regulations and does not limit the content of incidental signs. The City will not review the content of incidental signs.

Figure 10: Perimeter Incidental Sign

SIGN, PERMANENT RESIDENTIAL DEVELOPMENT

A permanent freestanding sign located in a landscaped area adjacent to the entrance drive or road to a residential development, including recorded subdivisions, multi-family dwellings, and mobile home and trailer parks. An example of a residential development sign is one that identifies the name or phase of development, sometimes incorporating architectural or landscape features. The example is provided to clarify the regulations and does not limit the content of residential development signs.

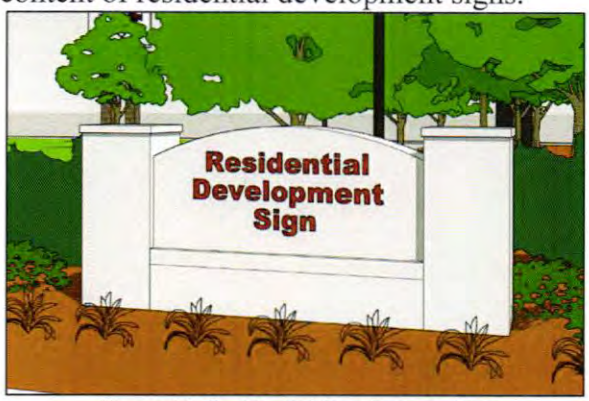


Figure 11: Residential Development Sign

SIGN, POLE

A permanent freestanding sign supported by one or more poles or vertical members that are less wide than the width of the widest part of the sign's face.

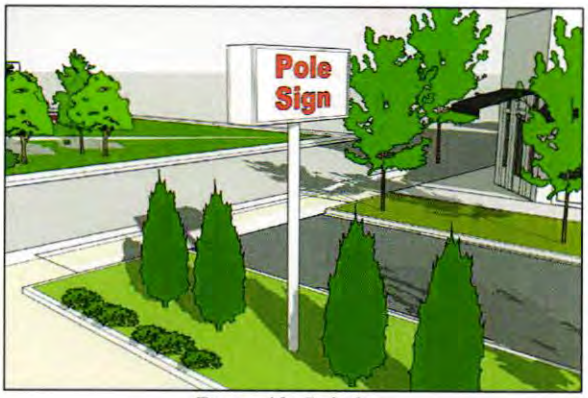


Figure 12: Pole Sign

SIGN, PORTABLE

Any sign not permanently affixed to any structure on a site, permanently ground-mounted, or firmly implanted in the ground. Examples of portable signs include A-frame signs and roadside signs.

SIGN, PROJECTING

A permanent, on-premises sign attached to or erected against the wall of a building that projects at least 12 inches from the wall and has faces perpendicular to the plane of the wall.

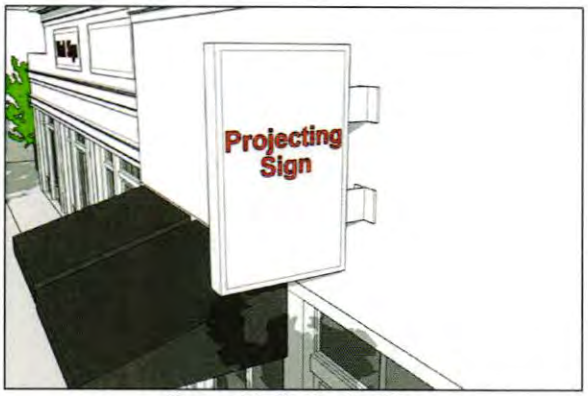


Figure 13: Projecting Sign

SIGN, ROADSIDE

A portable sign where the sign support structure consists of legs, wheels, or a trailer. This sign type includes a metal cabinet with a readerboard and is generally internally illuminated. These signs sometimes include an illuminated, flashing arrow above the sign face. Also commonly referred to as a flashing arrow sign.

SIGN, ROOF-MOUNTED

A sign that projects above the highest point of the roof line or parapet of a building.

SIGN, TEMPORARY

A sign constructed of cloth, canvas, light fabric, cardboard, wood, wallboard, metal, or other light materials, with or without frames, and displayed for a limited time only.

Temporary signs include banners, feather signs, inflatable devices, stake signs, and post signs. Examples of common temporary signs include political signs, public demonstration signs, yard sale signs, grand opening signs, contractor signs, real estate signs, and signs that announce a special event. The list of examples does not limit the content of temporary signs.

SIGN, UNAUTHORIZED

A sign located in the City right-of-way or on City property without City permission.

SIGN, VEHICLE

A sign attached to, suspended from, or painted on any vehicle, such as motor vehicles, boats, and trailers that are regularly parked on private property or any street and where the primary purpose in parking the vehicle in the location is to display, demonstrate, and advertise or attract the attention of the public.

SIGN, WALL

A permanent, on-premises sign attached to or erected against the wall of a building with the exposed face of the sign in a parallel plane to the plane of the wall.

Figure 14: Wall Sign

SIGN, WINDOW

A permanent, on-premises sign placed, posted, painted, or affixed in a window or glass door. Window signs include any printed wraps or opaque or semi-opaque treatments applied directly to the windows. A window sign includes any sign that is located inside a building, that is one (1) foot or less from a window or glass door, and that is clearly visible from outside the building.

Figure 15: Window Sign

Section 400.1400 Exempt Signs
The following types of signs are exempt from the permitting and allowance limitations of this Article but are subject to the maintenance, abandonment, and enforcement regulations:

A. Government Signs. Signs erected by or on the order of the Federal, State, County, or City Government;

B. Traffic Control Devices. Official traffic control devices on public or private property required or allowed by the Manual of Uniform Traffic Control Devices or other officially recognized manual on traffic signs adopted in this State or by the City of St. Charles;

C. Required Signs. Any sign or device that the Federal, State, County, or City Government requires to be erected, maintained, or displayed;

D. Signs up to One Square Foot. Signs with an area of up to one (1) square foot. A person shall not place these signs in the right-of-way of any public street. Multiple small signs that effectively function together as a larger sign must comply with the standards of this Article.

E. Indoor Signs. Signs located within a building or structure and at least one (1) foot inside a window for the building or structure.

Section 400.1410 Prohibited Signs
Signs that this Article does not specifically authorize are prohibited. The following signs are expressly prohibited:

A. Non-governmental signs in the public right-of-way or on public property, except as otherwise provided and except for approved banner signs installed pursuant to the City's banner program guidelines;

B. Roof-mounted signs;

C. Signs with intermittent or flashing illumination, animated or moving parts, or signs that emit sound, except for electronic message signs permitted under this Article;

D. Devices that project text, images, or patterns onto a surface, such as projectors and other light sources;

E. Freestanding changeable copy signs, except as otherwise provided;

F. Banners, pennants, streamers, balloons, flags, searchlights, strobe lights, beacons, feather signs, inflatable signs, and perimeter window lighting, except as otherwise provided;

G. Banners and other signs mounted on service bay doors or garage doors;

H. Any sign that obscures an official traffic control sign or device;

I. Signs mounted on or attached to trees, utility poles, rocks, or City-owned property, except as otherwise provided;

J. Signs placed on private property without the property owner's written approval;

K. Off-premises/off-site signs, except as allowed in this Article;

L. Portable signs, except as allowed in this Article;

M. Painted plywood signs; and

N. Vehicle signs, where signs are placed on or affixed to vehicles or trailers parked on private property and that are visible from a public right-of-way, where the primary purpose of the vehicle is to display the sign.

1. The prohibition of vehicle signs does not limit or prohibit signs placed on or affixed to the exterior or the windows of vehicles and trailers, where the sign is incidental to the primary use of the vehicle or trailer for transportation by the vehicle owner or business.

2. While other factors may also establish a violation, a vehicle presumptively violates this provision if the first three criteria below are met and there is no compelling reason to justify the presence of the vehicle at the location as provided in the fourth criterion below. For the purposes of this prohibition, a vehicle is considered to function primarily as a sign when:

   a. The vehicle is parked at a prominent location on the lot;

   b. The sign is easily read by a person in the right-of-way;

   c. The vehicle is parked at the same or similar locations for several hours during the same day or for several days during the same week; and

   d. There are no stated or apparent reasons, other than its function as a sign, that justify the presence of the vehicle at that location.

Section 400.1420 Content Neutrality and Substitution

A. Content Neutrality.

1. Despite any other provision of this Article, the content of a sign's message does not limit its permissibility under this Article.

2. However, location-based standards, such as on- and off-premises sign regulations, do apply. Off-premises signs are not allowed unless specifically authorized in this Code.

B. Substitution Allowed. Any sign allowed to display a commercial message may contain any non-commercial message. Any sign allowed to display a non-commercial message may contain any other non-commercial message.

Section 400.1430 Sign Districts and Interpretation of Tables

A. Sign Districts. This Article generally regulates sign characteristics by district. Since many of the City's zoning districts have common characteristics for the purposes of sign regulations, this Section combines the City's zoning districts into common sign districts to simplify the regulations. Table Section 400.1430.1: *Sign Districts* designates the zoning districts included in each sign district.

Table Section 400.1430.1: Sign Districts

Sign District	Zoning Districts
Residential	"A" Agricultural District "R-1C", "R-1D" and "R-1E" Single-Family Residential Districts "R-2" Two-Family Residential District
Multi-Tenant Residential	"R-3A" Multiple-Family Residential District "R-M" Manufactured/Modular Residential District
Mixed Use-Commercial	"O-I" Office Institutional District "C-1" Neighborhood Business District "CBD" Central Business District "CRD" Central Residential District "FD" Frenchtown District
General Commercial	"C-2" General Business District "C-3" Highway Business District
Industrial	"I-1" Light Industrial District "I-2" Heavy Industrial District

B. Superimposed Districts. Division 3 provides specific design standards and allowances for the City's Superimposed Districts to preserve the unique and/or historical character of these areas.

1. The standards of Division 3 supersede any standards in Section 400.1450.

2. The Superimposed Districts regulated by Division 3 are:

a. South Main Preservation District "SMPD;"

b. Extended Historic Preservation District "EHP;"

c. Historic Downtown District "HDD;"

d. Frenchtown Preservation District "FPD;" and

e. Landmark Preservation District "LMPD."

C. Planned Development Districts. This Subsection applies to determine what standards apply to a Planned Development District if the City Council does not adopt specific standards in the authorizing ordinance.

1. A Planned Development District in which the majority of the parcel by area is allocated to residential use must comply with the standards of the Mixed-Use Residential (MU-R) sign district.

2. A Planned Development District in which the majority of the parcel by area is allocated to non-residential use must comply with the standards of the Mixed-Use Commercial (MU-C) sign district.

D. Interpretation of Tables. This Article presents the allowed specifications for signs in a series of tables. The tables include the allowance standards described in Table Section 400.1430.2: *Interpretation of Tables*.

Table Section 400.1430.2: Interpretation of Tables	
Standard in Tables	**Description of Standard**
Allowed	States whether the sign type is allowed in the sign district.
Permit Required	States whether this Section requires a permit for the sign type and sign district.
Number	The maximum number signs allowed sign on a parcel for the sign district.
Sign Area Allowance	The maximum area allowed for a sign in the sign district, in square feet.
Height	The maximum height allowed for sign for the sign district, in linear feet.
Illumination	States whether and what type of illumination is allowed for the sign type and district.
Changeable	States whether a manually changeable readerboard is allowed for the sign type and district and the percentage of sign area allowed for this feature.
EMS	States whether electronic message signs are allowed for the sign type and district, and the percentage of sign area allowed for this feature.

Section 400.1440 Sign Features

A. Changeable Copy Signs.

1. A sign can include changeable copy features if the allowance table for the district allows the feature.

2. Changeable copy is limited in size as a percentage of the area of the sign face.

B. Sign Illumination.

1. Illuminated signs are allowed if the district allowance table allows the feature.

2. If applicable, sign illumination must comply with the following standards:

a. Externally illuminated, building-mounted signs may use either ground-mounted lights or building-mounted light bars. The light source requires full shielding so that the light is only directed at the sign's face;

b. Externally illuminated, freestanding signs may use ground-mounted lights. The light source requires full shielding so that the light is only directed at the sign's face;

c. The light source for internally illuminated freestanding and building-mounted signs shall not be directly visible through the sign's face; and

d. Flashing and intermittent illumination are prohibited.

C. Electronic Message Signs.

1. Duration of Message. The electronic message display shall have a static image displayed for a minimum duration of at least 10 seconds. The display shall not flash, scroll, twirl, change color, imitate movement, or include video.

2. Transition of Message. When the electronic message sign's image or text changes, the change sequence requires instantaneous re-pixelization and shall not include fade, scroll, or other animation.

3. Video Display Prohibited. Electronic message signs shall not change their messages or backgrounds by simulating motion or the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes.

4. Brightness and Illumination.

a. Brightness.

(1) Electronic message signs and billboards shall not operate at brightness levels that project more than 0.3 foot-candles above ambient light conditions at the property line, as measured using a foot-candle meter.

(2) Illumination levels are measured in foot candles with a foot-candle meter in a horizontal position at the property line at an approximate height of three feet above grade.

b. Dimmer Control. Electronic message signs require an automatic dimmer control to regulate the proper illumination level from sundown to sunrise.

5. Audio. Electronic message signs shall not include audio speakers.

6. Malfunction. Electronic message signs must freeze the display in one message or image or cease operation if a malfunction occurs.

Section 400.1450 Measurements

A. Road Frontage. Where this article calculates a sign allowance based on frontage or road frontage, the measurement is the total length of the property line where the lot is adjacent to the right-of-way of a public street or private street, expressed in linear feet.

B. Building Façade. For the purposes of this Article, a building facade is a building elevation that contains the front of the building as viewed from the right-of-way or an elevation that is oriented to the parking lot and contains the main entrance.

C. Façade Width. Where this Article calculates a sign area allowance based on the width of a building's façade, the width of the façade is:

1. The horizontal distance of the façade at grade on the side of the building facing a public street or with a public entrance for single-user lots; or

2. The horizontal distance of the portion of the façade between party walls or tenant separation partitions for the particular occupant at grade on the side of the building facing a public street or with a public entrance for multi-tenant developments with separate public entrances for each tenant.

Figure 16: Building Facade Width Measurement

D. Façade Area. Where this Article calculates a sign area allowance based on the façade area of the building's principal elevation, the façade area is the façade width multiplied by the average height above grade for the first story of the façade as measured from an elevation perspective.

E. Freestanding Sign Height. Freestanding sign height is the distance from the top of the sign structure to the top of the curb or crown of the roadway where no curb exists. The height of any monument base or other structure erected to support or ornament the sign is measured as part of the sign height.

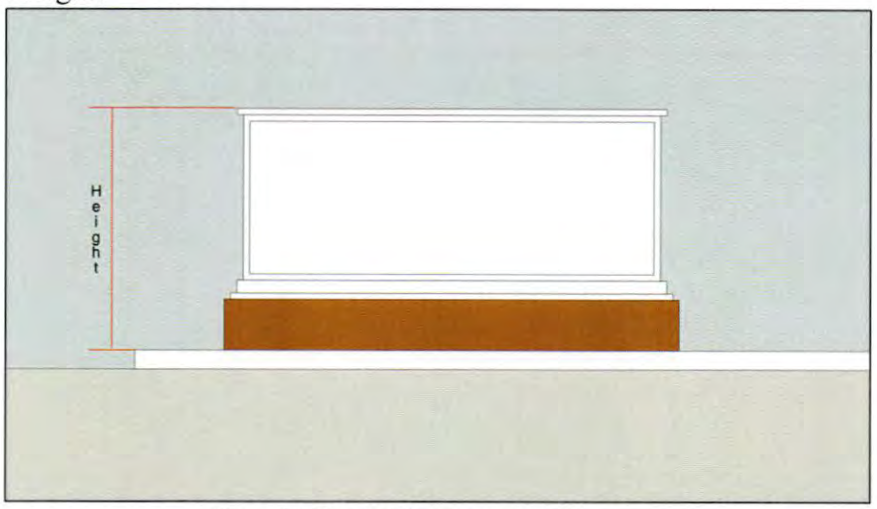


Figure 17: Sign Height Measurement

F. Sign Area Measurement.

1. The sign area for copy mounted or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy is measured as the area contained within the outside dimensions of the background panel or surface.

Figure 18: Sign Area Measurement

2. Where there are two or more faces, the sign area is measured as follows.

   a. Two Faces.

      (1) If the interior angle between the two (2) faces is 45° or less, the sign area is calculated as the area of one (1) face only;

      (2) If the angle between the two (2) sign faces is greater than 45°, the sign area is calculated as the sum of the areas of the two (2) faces.

   b. Three Or More Faces. The sign area of signs with three (3) or more faces is the sum of the areas of each of the faces.

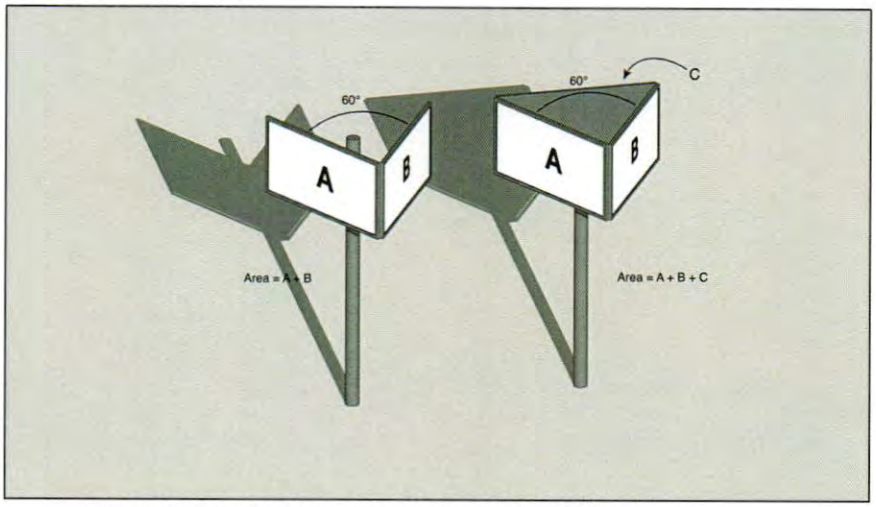


Figure 19: Face Area Measurement for Multi-Sided Signs

3. Spherical, Free-Form, Sculptural, and Other Non-Planar Signs. Sign area is calculated as the sum of the areas using only the four (4) vertical sides of the smallest rectangular prism that will encompass the sign, as illustrated in Figure 20.

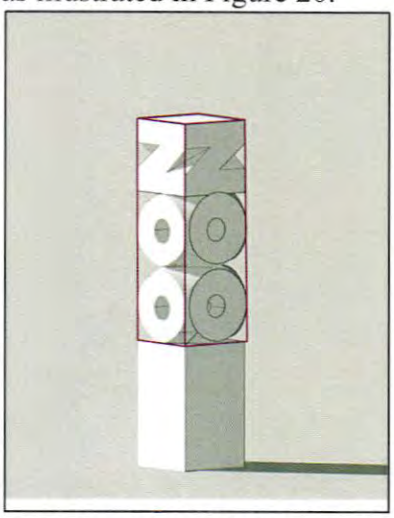


Figure 21: Face Area Measurement for Non-Planar Signs

4. Building-Mounted Sign Area.

    a. Sign area for Building-Mounted Signs is the width multiplied by the height of a single rectangle, parallel with the ground, that contains all sign copy, illuminated cabinets, background panels, or contrasting colors, but does not include architectural elements.

    b. The sign area includes all related sign elements on the same exterior wall or structure. Related sign elements have similar construction and are no more than five feet apart, measured horizontally or vertically.

Division 2 On-Premise Sign Standards

Section 400.1460 Design Standards

A. Sign Locations. Signs may not obscure architectural details or features.

B. Sight Distance. Signs may not be located within the 30-foot sight distance triangle as defined by Section 400.540: Corner Visibility.

Section 400.1470 Freestanding Signs

A. Freestanding Signs.

1. Sign Allowances. All uses must comply with the freestanding sign allowances listed in Table Section 400.1470.1.

Table Section 400.1470.1: Freestanding Sign Allowances

Standard	Residential	Multi-Tenant Residential	Mixed-Use Commercial	General Commercial	Industrial
Allowed	NR[1]	Yes	Yes	Yes	Yes
Permit Required	Yes	Yes	Yes	Yes	Yes
Type	Monument	Monument	Monument	Monument[2]	Monument[2]
Number (Max.)	1 per street frontage				
Height (Max.)	6 ft.	6 ft.	8 ft.	8 ft.[3]	8 ft.[3]
Area (Max.)	24s.f.	50 s.f.	50 s.f.	1 s.f. per 1 ft. of road frontage up to 150 s.f.	1 s.f. per 1 ft. of road frontage up to 150 s.f.
Sign Features					
Illumination	Indirect	Indirect	All types	All types	All types
Changeable	No	100%	100%	100%	100%
EMS	No	No	50%	50%	50%

Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only

Notes:
[1] Limited to nonresidential uses in residential districts. For additional standard for Residential Development Signs, refer to Paragraph B: *Permanent Residential Development Sign.*
[2] Pole signs are also allowed on lots adjacent to certain highways. Refer to Paragraph A.5.
[3] Sign height of up to 30 feet is allowed on lots adjacent to certain highways. Refer to Paragraph A.5.

2. Number of Freestanding Signs for Multi-Tenant Developments.

   a. Multi-tenant developments may display the number and size of freestanding signs allowed in Table Section 400.1470.1 for the entire development.

   b. Each tenant or occupant of a multi-tenant development may not display a separate freestanding sign.

3. Area. Double- and multi-fronted lots cannot combine allowances for the frontages into one (1) sign that exceeds the allowance for one (1) frontage.

4. Monument Signs Generally Required.

   a. When Table Section 400.1470.1 states the sign type is "monument," freestanding signs are limited to monument signs in the district.

   b. All monument signs require monument-type bases of masonry construction or materials that complement the primary structure on the lot or the prevailing character of the structures in the area.

5. Additional Allowances for Lots Adjacent to Specific Highways.

   a. The freestanding sign allowances are increased for lots in the General Commercial and Industrial sign districts that adjoin the right-of-way of the following highways:

      (1) Interstate 70;

      (2) Highway 370;

      (3) Highway 364; and

      (4) Highway 94 south of Interstate 70.

   b. Sign Types. Pole signs are allowed for qualifying lots.

   c. Sign Height. The sign height for qualifying lots is increased to a maximum of 30 feet.

6. Landscaping.

   a. Freestanding signs require a landscaped area equal to at least four (4) square feet for each square foot of sign area.

   b. The landscaped area shall consist of shrubs, ornamental grasses, groundcover, and mulch, pine straw, or other cover material surrounding the base of the sign and shall be separated from any parking areas by a six-inch high vertical concrete curb.

c. Landscaped areas required by this Section shall comply with the standards of Section 400.700: *Parking Design Standards* and may also count towards the requirements for parking lot landscaping.

d. The Director may modify the requirement for a landscaped area if pre-existing circumstances would cause an undue burden on the ability to effectively use the property if the landscaped area were included.

B. Permanent Residential Development Sign.

1. Sign Allowances. All uses shall comply with the residential development sign allowances listed in Table Section 400.1470.2.

Table Section 400.1470.2: Allowances for Residential Development Signs	
Standard	**Residential Developments in All Districts**
Allowed?	Yes
Permit Required?	Yes
Type	Monument or attached to decorative feature
Number (Max.)	2 signs per entry drive
Height (Max.)	6 ft.
Sign Area (Max.)	50 sq. ft.
Sign Features	
Illumination	Indirect
Readerboard	No
EMS	No
Animated	No
Key: ft. = feet | s.f. = square feet	

2. Location.

a. Residential development signs are allowed on either side of a street providing direct access to the subdivision and serving as a major entry.

b. Where the development's road frontage incorporates decorative features, such as walls, gates, or fences, signs attached to a wall, or other appropriate features are allowed.

3. Landscaping. Residential development signs require a landscaped area equal to at least two (2) square feet for each square foot of sign area.

Section 400.1480 Building-Mounted Signs

A. Location Standards. A building-mounted sign shall not protrude beyond any property line for the lot on which the building is located.

B. Wall Signs.

1. Sign Allowances. All uses shall comply with the wall sign allowances listed in Table Section 400.1480.1.

Table Section 400.1480.1: Wall Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	NR[1]	Yes	Yes	Yes	Yes
Permit Required	Yes	Yes	Yes	Yes	Yes
Number (Max.)	1 per façade with a public entrance[2]				
Area (Max.)	10% of Façade Area up to 40 s.f.	10% of Façade Area up to 24 s.f.	10% of Façade Area up to 40 s.f.	10% of Façade	10% of Façade Area up to 500 s.f.
Sign Features					
Illumination	Indirect	Indirect	All types	All types	All types
Changeable	No	No	No	25%	No
EMS	No	No	No	25%	No
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					
Notes: [1] Limited to nonresidential uses in residential districts. [2] For additional standards for multi-tenant developments, see Section 400.1480.B.2.					

2. Number.

   a. Each wall of a building with a public entrance may display wall signs.

   b. Building-Mounted Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display a building-mounted sign on any façade where a public entrance is located.

      (2) A multi-tenant development with common entrances may display the number and size of building-mounted signs as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate building-mounted sign.

3. Sign Area.

   a. The sign area is allowed based on the façade area of the principal façade.

   b. The principal façade is a façade that faces a public street, private drive, or parking area and that includes a public entrance.

   c. Wall signs are allowed on any building elevation but may not exceed the total area allowance based on the principal façade.

C. Projecting Signs.

1. Sign Allowances. All uses shall comply with the projecting sign allowances listed in Table Section 400.1480.2.

Table Section 400.1480.2: Projecting Sign Allowances					
Standard	**Residential**	**Mixed-Use Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	No	Yes	Yes	Yes	Yes
Permit Required	N/A	Yes	Yes	Yes	Yes
Number (Max.)	N/A	1	1	1	1
Area (Max.)	N/A	1 s.f. per 1 ft. of façade width up to 24 s.f.	1 s.f. per 1 ft. of façade width up to 40 s.f.	1 s.f. per 1 ft. of façade width up to 40 s.f.	1 s.f. per 1 ft. of façade width up to 40 s.f.
Sign Features					
Illumination	N/A	Indirect	All types	N/A	N/A
Changeable	N/A	No	No	N/A	N/A
EMS	N/A	No	No	N/A	N/A
Key: ft. = feet | s.f. = square feet					

2. Number.

   a. A projecting sign is allowed as a substitute for a wall sign in districts where they are allowed. Projecting signs are not allowed in addition to wall signs.

   b. Each building may display one (1) projecting sign on the wall with the principal public entrance.

   c. Building-Mounted Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display a building-mounted sign on any façade where a public entrance is located.

      (2) A multi-tenant development with common entrances may display the number and size of building-mounted signs as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate building-mounted sign.

3. General Design Standards.

   a. Projecting signs shall not extend more than five (5) feet from the building.

   b. The lower edge of a projecting sign shall allow clearance of at least eight (8) feet from grade.

   c. The top edge of a projecting sign shall not exceed the roof line of the structure/building.

D. Awning Signs.

1. Sign Allowances. All uses shall comply with the awning sign allowances listed in Table Section 400.1480.3.

Table Section 400.1480.3: Awning Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	No	Yes	Yes	Yes	Yes
Permit Required	N/A	Yes	Yes	Yes	Yes
Number (Max.)	N/A	1	1	1	1
Area (Max.)	N/A	Lesser of 50% of Awning Face Area or 12 s.f. [1]	Lesser of 50% of Awning Face Area or 12 s.f. [1]	Lesser of 50% of Awning Face Area or 12 s.f. [1]	Lesser of 50% of Awning Face Area or 12 s.f. [1]
Sign Features					
Illumination	N/A	Indirect	Indirect	Indirect	N/A
Changeable	N/A	No	No	No	N/A
EMS	N/A	No	No	No	N/A
Key: ft. = feet | s.f. = square feet					
Notes: [1] The area of an awning sign is deducted from the overall wall sign allowance. See Section 400.1480.D.2.b.					

2. Number.

   a. Each building may display one (1) awning sign on the wall with the principal public entrance.

   b. An awning sign is allowed in addition to a wall sign in districts where they are allowed. However, the sign area for an awning sign is deducted from the sign area allowance for a wall sign on the same wall.

   c. Awning Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display an awning sign on any façade where a public entrance is located.

      (2) A multi-tenant development with common entrances may display one (1) awning sign as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate awning sign.

3. General Design Standards.

   a. Awning signs are only allowed on the ground-floor awnings.

   b. The lower edge of an awning shall allow clearance of at least eight (8) feet from grade.

E. Window Signs.

1. Sign Allowances. All uses shall comply with the window sign allowances listed in Table Section 400.1480.4.

Table Section 400.1480.4: Window Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	No	Yes	Yes	Yes	Yes
Permit Required	N/A	No	No	No	No
Number (Max.)	N/A	N/A	N/A	N/A	N/A
Area (Max.)	N/A	33%	50%	25%	25%
Sign Features					
Illumination	N/A	Indirect	Indirect	Indirect	Indirect
Changeable	N/A	No	No	Indirect	Indirect
EMS	N/A	No	No	No	Indirect
Key: ft. = feet | s.f. = square feet					

2. Number and Area. The number of window signs is not limited, but the cumulative area of all signs in each window shall not exceed the dimension standards for the sign area.

3. Design Standards. Window signs are only allowed on ground-floor windows.

F. Freestanding Canopy Signs.

1. Sign Allowances. All uses shall comply with the freestanding canopy sign allowances listed in Table Section 400.1480.5.

Table Section 400.1480.5: Freestanding Canopy Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	No	No	Yes	Yes	Yes
Permit Required	N/A	N/A	Yes	Yes	Yes
Number per Canopy Face (Max.)	N/A	N/A	1	1	1
Area (Max.)	N/A	N/A	25%	50%	50%
Sign Features					
Illumination	N/A	N/A	Indirect	Any	Any
Changeable	N/A	N/A	Yes	Yes	Yes
EMS	N/A	N/A	No	50%	50%
Key: ft. = feet | s.f. = square feet					

2. Area. Table Section 400.1480.5 expresses the area allowance for canopy signs as the maximum percentage that the sign may cover the face of the canopy where the sign is located.

Section 400.1490 Incidental Signs

A. Sign Allowances. All uses shall comply with the incidental sign allowances listed in Table Section 400.1490.1.

Table Section 400.1490.1: Incidental Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Perimeter Signs					
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No, unless	No, unless	No, unless	No, unless	No, unless

Table Section 400.1490.1: Incidental Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
	lighted[1]	lighted[1]	lighted[1]	lighted[1]	lighted[1]
Setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Number (Max. per entrance/exit)	2	2	2	2	2
Height	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.
Area	2 s.f.	2 s.f.	2 s.f.	2 s.f.	2 s.f.
Illumination	Indirect[1]	Indirect[1]	Indirect[1]	Any[1]	Any[1]
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Small Interior Signs					
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	Yes	Yes	Yes
Setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Number	5 per lot	10 per acre	10 per acre	20 per acre	20 per acre
Height	N/A	N/A	6 ft.	6 ft.	6 ft.
Area	1 s.f.	1 s.f.	2 s.f.	2 s.f.	2 s.f.
Illumination	Indirect	Indirect	Indirect	Any	Any
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Large Interior Signs					
Allowed	No	No	No	Yes	Yes
Permit Required	N/A	N/A	N/A	Yes	Yes
Setback	N/A	N/A	N/A	30 ft.	30 ft.
Number	N/A	N/A	N/A	1 per lot	1 per lot
Height	N/A	N/A	N/A	6 ft.	6 ft.
Area	N/A	N/A	N/A	30 s.f.	30 s.f.
Illumination	N/A	N/A	N/A	Any	Any
Changeable	N/A	N/A	N/A	Yes	Yes
EMS	N/A	N/A	N/A	Yes	Yes
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					
Notes: [1] Illuminated incidental signs require a permit. See Section 400.1490					

B. Sign Setback

1. Generally. This Section regulates the location and size of incidental signs based on a sign setback that varies by district and incidental sign type. Figure 21: Incidental Sign Setbacks depicts the setbacks and locations for incidental signs.

2. Measurement. The sign setback is the setback from any property line and regulates the location and size of incidental signs. Table Section 400.1490.1 defines the applicable setback for each sign type and district.

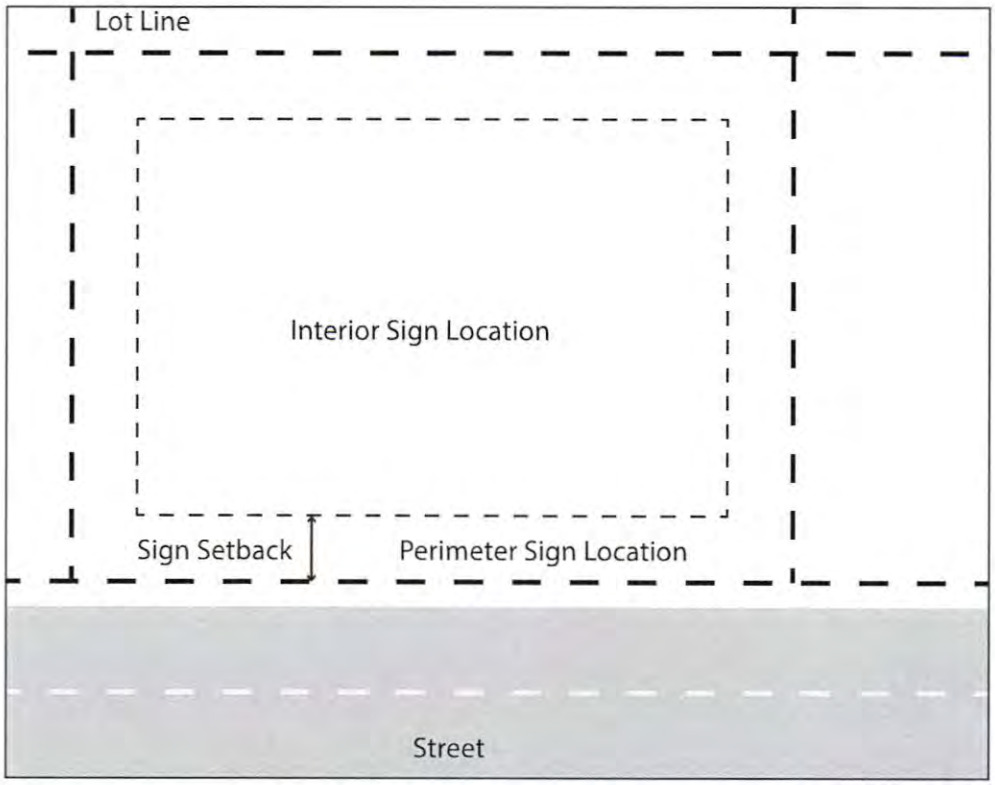


Figure 22: Incidental Sign Setbacks

3. Table Section 400.1490.1 defines the maximum number of perimeter incidental signs per entrance to a public street.

4. Perimeter signs are only allowed within 15 feet of a driveway entrance to a public street.

5. Illuminated perimeter signs require a sign permit.

C. Interior Incidental Signs.

1. Table Section 400.1490.1 defines the maximum allowances for small interior incidental signs based on the number of signs per lot or per acre. Examples of typical small incidental signs include house numbers, directional signs, and parking signs. The list of examples is provided to clarify the regulations and does not limit the content of incidental signs. The City will not review the content of incidental signs.

2. Table Section 400.1490.1 defines the allowances for large interior incidental signs based on the number of signs per lot. Examples of typical large incidental signs include occupant directories, drive-thru menus, and information kiosks. The list of examples is provided to clarify the regulations and does not limit the content of incidental signs. The City will not review the content of incidental signs.

D. Design Standards.

1. Orientation of Large Incidental Signs. Large interior incidental signs that are illuminated or include electronic message signs shall be located in a manner that provides the least impact on adjacent or nearby land uses. Examples of techniques to limit the impact on adjacent property include locating the sign behind the principal building and screening the site with opaque shrubbery or fencing.

2. Materials and Design. Freestanding large incidental signs require:

   a. A monument base of masonry construction; and

   b. A landscaped area at the base of the sign equal to at least two (2) square feet for each square foot of sign area. The Director may reduce the required landscape area if, due to pre-existing circumstances, the required landscape area will cause an undue burden on the ability to effectively use the property.

E. Flags.

1. Sign Allowances. Flags shall comply with the standards in Table Section 400.1490.2: Flag Allowances.

Table Section 400.1490.2: Flag Allowances

Standard	Residential	Mixed-Use Residential	Mixed-Use Commercial	General Commercial	Industrial
Perimeter Signs					
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	No	No	No
Setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Number	3 per lot	3 per lot	3 per lot	5 per lot	5 per lot
Flagpole Height	N/A	N/A	N/A	N/A	N/A
Area	15 s.f.	15 s.f.	15 s.f.	15 s.f.	15 s.f.
Illumination	Indirect	Indirect	Indirect	Indirect	Indirect
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet					

2. Placement and Location.

   a. Display of flags is allowed on freestanding poles or poles attached to a building.

3. Maintenance. Flags require removal or replacement when they become torn, tattered, or faded.

Section 400.1500 Temporary Signs

A. Limitations on Temporary Signs. This Article prohibits or limits the use of several common temporary sign types, including pennants, streamers, balloons, strobe lights, beacons, feather signs, and inflatable signs.

B. Generally.

1. Sign Allowances. All uses shall comply with the temporary sign allowances listed in Table Section 400.1500.1.

Table Section 400.1500.1: Temporary Sign Allowances					
Standard	**Residential**	**Mixed-Use Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	No	No	No
Number	8	8	8	6	6
Height	3 ft.	3 ft.	8 ft.	8 ft.	8 ft.
Area	3 ft.	3 ft.	7 at 4 s.f. 1 at 32 s.f.	7 at 4 s.f. 1 at 32 s.f.	7 at 4 s.f. 1 at 32 s.f.
Duration for Display	90 days	90 days	90 days	90 days	90 days
Sign Features					
Illumination	No	No	No	No	No
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet					

2. Number. Table Section 400.1500.1: Temporary Sign Allowances defines the maximum limit for temporary signs:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display. The duration of display for all temporary signs shall not exceed 90 days or more per calendar year, measured cumulatively per sign, unless otherwise regulated by this Article.

C. Banners.

1. Sign Allowances. All uses shall comply with the banner sign allowances listed in Table Section 400.1500.2.

Table Section 400.1500.2:Banner Sign Allowances					
Standard	**Residential**	**Mixed-Use Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	NR	Yes	Yes	Yes	Yes
Permit Required	No	No	No	No	No
Number	1	1	1	1	1
Height	8 ft.	8 ft.	8 ft.	8 ft.	8 ft.
Area	32 s.f.	32 s.f.	32 s.f.	32 s.f.	32 s.f.
Duration for Display	30 days	30 days	30 days	30 days	30 days
Times Per Year	4	4	4	4	4
Sign Features					
Illumination	No	Indirect	Indirect	Indirect	Indirect
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					

2. Number. Table Section 400.1500.2: Banner Sign Allowances defines the maximum number of banner signs allowed at one (1) time:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display.

   a. The maximum duration for display of a banner is thirty (30) days.

   b. Banners are allowed up to four (4) times per calendar year.

4. Design Standards.

   a. Banner signs shall be attached securely to a building.

D. Inflatable Signs.

1. Sign Allowances. All uses shall comply with the allowances listed in Table Section 400.1500.3.

Table Section 400.1500.3: Inflatable Sign Allowances

Standard	Residential	Mixed-Use Residential	Mixed-Use Commercial	General Commercial	Industrial
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	Yes	Yes	Yes
Number	4	1	1	1	1
Height	32 ft.	32 ft.	32 ft.	32 ft.	32 ft.
Duration for Display	60 days	60 days	14 days	14 days	14 days
Times Per Year	4	4	4	4	4
Sign Features					
Illumination	Indirect or Internal	Indirect	Indirect	Indirect	Indirect
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet					

2. Number. Table Section 400.1500.3: Inflatable Sign Allowances defines the maximum number of inflatable signs allowed at one (1) time:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display.

a. Table Section 400.1500.3: Inflatable Sign Allowances defines the maximum duration for the display of an inflatable sign for each district.

b. Inflatable signs are allowed up to four (4) times per calendar year.

4. Design Standards.

a. Inflatable signs require secure attachment to the ground by a cord, rope, cable, stakes, or a similar method.

b. Inflatable signs are not allowed on the roof of a building or other structure.

Division 3 Superimposed District Sign Standards

Section 400.1510 General Standards for the Superimposed Districts

A. Approval Required.

1. Generally. Signs in the SMPD, HDD, FHD, and LMPD Superimposed Districts require a Certificate of Appropriateness from the HLPARB before their installation unless exempted from the permitting requirement by this Division.

2. EHP District. Signs in the EHP District require a Certificate of Appropriateness from the HLPARB if they are displayed on a building constructed before 1960, unless exempted from the permitting requirement by this Division.

B. Off-Premises Signs Prohibited. Off-premises signs are not allowed within the Superimposed Districts.

C. Design Standards for the Superimposed Districts. All lots in the Superimposed Districts must comply with the following design standards.

1. Sign Locations. Signs shall not obscure architectural details or features.

2. Sight Distance. Signs shall not be located within the 30-foot sight distance triangle as defined by Section 400.540: Corner Visibility.

3. Fluorescent Lights. Fluorescent lights are prohibited.

4. Neon Lights. Neon lights in any form, including neon signs, are prohibited.

D. Additional Design Standards for HDD and FHD Districts. All lots in the HDD and FHD Districts shall comply with the following additional design standards.

1. Sign Design. Signs shall utilize colors from the approved paint color chart adopted by the HLPARB or shall use colors with proven historical relevance that are approved by the HLPARB.

2. Sign Materials. Painted wood and metal are appropriate sign materials. Plastic should only be used in limited amounts or when disguised to look otherwise.

3. Letter sizes and styles should be compatible with the building.

Section 400.1520 Freestanding Signs in the Superimposed District

A. Sign Allowances. All uses in the Superimposed Districts shall comply with the freestanding sign allowances listed in Table Section 400.1520.1.

Table Section 400.1520.1: Freestanding Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes[2]	Yes[3]	Yes	Yes[2]	Yes
Permit Required	Yes	Yes	Yes	Yes	The general sign standards for the base district in **Error! Reference source not found.** apply.
Type	Pole	Any	Monument	Pole	
Number	1 per street frontage[4]	1 per street frontage	1 per street frontage[3]	1 per street frontage	
Height	6 ft.	6 ft.	6 ft.	6 ft.	
Area	.25 s.f. per 1 ft. of façade width up to 16 s.f.	.75 s.f. per 1 ft. of façade width for first 50 feet and .5 s.f. per 1 ft. of additional façade width	.75 s.f. per 1 ft. of façade width for first 50 feet and .5 s.f. per 1 ft. of additional façade width	.25 s.f. per 1 ft. of façade width up to 16 s.f.	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.f. = square feet					

Notes:
[1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street must comply with the general sign standards in Section 400.1450.
[2] Freestanding signs are only allowed on lots with a front setback of at least 15 feet. See Paragraph Section 400.1520.B.1.
[3] Locations in the FHD may have a monument sign or a projecting sign but shall not have both.
[4] Freestanding signs are only allowed on properties which front on Second Street or Third Street.

B. Number of Freestanding Signs.

1. SMPD and LMPD Districts.

   a. Lots with a building having a front yard setback of at least 15 feet from the right-of-way may erect one (1) pole sign in a front yard.

   b. Lots with a front yard setback of less than 15 feet shall not have a freestanding sign.

c. Buildings with public entrances not facing Main Street are allowed to erect a pole sign along South Main Street. However, if a pole sign currently exists on the lot, the occupant or tenant is only permitted to install a new sign face on the existing pole.

2. Sign Area.

a. HDD and FHD Districts. Where there are two (2) or more frontages, the average façade width of the frontages shall determine the signage allotment under this formula.

3. Number of Freestanding Signs for Multi-Tenant Developments.

a. Multi-tenant developments may display the number and size of freestanding signs allowed in Table Section 400.1520.1 for the entire development.

b. Each tenant or occupant of a multi-tenant development shall not display a separate freestanding sign.

4. Sign Types.

a. Monument Signs.

(1) When Table Section 400.1520.1 states the sign type is "monument," freestanding signs are limited to monument signs in the district.

(2) All monument signs require monument-type bases of masonry construction or materials that complement the primary structure on the lot or the prevailing character of the structures in the area.

b. Pole Signs. When Table Section 400.1520.1 states the sign type is "pole," freestanding signs are limited to pole signs in the district.

c. Other Sign Types. When Table Section 400.1520.1 states the sign type is "any," pole signs and monument signs are allowed as freestanding signs.

Section 400.1530 Building-Mounted Signs in the Superimposed Districts

A. Wall Signs.

1. Sign Allowances. All uses shall comply with the wall sign allowances listed in Table Section 400.1530.1.

Table Section 400.1530.1: Wall Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base district in
Permit Required	Yes	Yes	Yes	Yes	
Number (Max.)	1 per lot or tenant[2]	1 per lot or tenant[2]	1 per lot or tenant[2]	1 per lot or tenant[2]	

Table Section 400.1530.1: Wall Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
	1 additional sign for buildings with a rear entry	1 additional sign for buildings with a rear entry	1 additional sign for buildings with a rear entry	1 additional sign for buildings with a rear entry	Section 400.1450 apply.
Area (Max.)	.75 s.f. per 1 ft. of façade width up to 16 s.f.	1 s.f. per 1 ft. of façade width	1 s.f. per 1 ft. of façade width	.75 s.f. per 1 ft. of façade width up to 16 s.f.	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.f. = square feet					
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450. [2] For additional standards for multi-tenant developments, see Paragraph Section 400.1530.A.2.c.					

2. Number.

   a. Generally. Single-use lots are allowed one (1) wall sign on the wall with the primary public entrance.

   b. Additional Allowance for Rear Entry Signs. One additional sign is permitted on the rear elevation of each building with a public entry at the rear of the building.

   c. Wall Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display a wall sign on any façade where a public entrance is located.

      (2) A multi-tenant development with common entrances may display the number and size of wall signs as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate wall sign.

3. Sign Area.

   a. Generally. The wall sign area allowance is based on the width in linear feet of the wall on which the sign is located, as measured at the foundation of the building.

   b. Additional Allowance for Rear Entry Signs. The maximum area of the rear elevation sign is 50% of the area allowed on the front. The area of the rear elevation sign counts toward the total sign area for the building.

4. Cumulative Area Allowances in the HDD and FHD Districts.

a. Each building in the HDD and FHD Districts is permitted a cumulative maximum of all wall, projecting, awning and canopy, and window signs of one (1) square foot of sign per linear foot of façade frontage for the building.

b. Multiple Frontages. Where a lot has two (2) or more street frontages, the average of the façade width of the facades facing the streets determines the sign allowance under this formula.

5. Design Standards. Wall signs are not allowed above second-story windows.

B. Projecting Signs.

1. Sign Allowances. All uses in the Superimposed Districts shall comply with the projecting sign allowances listed in Table Section 400.1530.2.

Table Section 400.1530.2: Projecting Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	Yes	Yes	Yes	Yes	
Number[2]	1	1	1[3]	1	
Area	0.3 s.f. per 1 ft. of façade width up to 5.5 s.f.	Included in Wall Sign Area	Included in Wall Sign Area	0.3 s.f. per 1 ft. of façade width up to 5.5 s.f.	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.f. = square feet					
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.150. [2] For additional standards for multi-tenant developments, see Section 400.1530.B.2. [3] Locations in the FHD may have a monument sign or a projecting sign but may not have both.					

2. Number.

a. A projecting sign is allowed as a substitute for a wall sign. Projecting signs are not allowed in addition to wall signs.

b. Projecting Signs for Multi-Tenant Developments.

(1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display a projecting sign on any façade where a public entrance is located.

(2) A multi-tenant development with common entrances may display the number and size of projecting signs as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate projecting sign.

3. Sign Area for HDD and FHD Districts. In the HDD and FHD Districts, the projecting sign area is included in the calculation of the total area allowance for the building provided in Paragraph Section 400.1530.A.4.

4. General Design Standards.

   a. Projecting signs shall not extend more than five (5) feet from the building.

   b. The lower edge of a projecting sign shall allow clearance of at least eight (8) feet from grade.

   c. Projecting signs shall be attached by use of period-appropriate devices. Modern-looking chains, hooks, and other visible devices should be avoided.

   d. A sign shall be installed in a workmanlike manner and hide from view such fixtures as guy wires, braces, angle irons, cables, nuts and bolts, brackets, mounting plates, conductors, transformers, conduits, raceways, and similar fixtures.

C. Awning and Canopy Signs.

1. Sign Allowances. All uses shall comply with the awning sign allowances listed in Table Section 400.1530.3.

Table Section 400.1530.3: Awning and Canopy Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	No	Yes	Yes	No	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	N/A	Yes	Yes	N/A	
Number (Max.)	N/A	1	1	N/A	
Area (Max.)	N/A	Included in Wall Sign Allowance[1]	Included in Wall Sign Allowance[1]	N/A	
Sign Features					
Illumination	N/A	Indirect	Indirect	N/A	
Changeable	N/A	No	No	N/A	
EMS	N/A	No	No	N/A	
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450. The area of an awning sign is deducted from the overall wall sign allowance. See Section 400.1480.D.2.b.					

2. Number.

   a. An awning sign is allowed in addition to a wall sign in districts where they are allowed.

   b. Awning Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display an awning sign on any façade where a public entrance is located.

(2) A multi-tenant development with common entrances may display one (1) awning sign as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate awning sign.

3. Sign Area for HDD and FHD Districts. In the HDD and FHD Districts, the awning sign area is included in the calculation of the total area allowance for the building provided in Paragraph Section 400.1530.A.4.

4. General Design Standards.

   a. Awning signs are only allowed on ground-floor awnings.

   b. The lower edge of an awning shall allow clearance of at least eight (8) feet from grade.

D. Window Signs.

1. Sign Allowances. All uses shall comply with the window sign allowances listed in Table Section 400.1530.4.

Table Section 400.1530.4: Window Sign Allowances

Standard	SMPD	HDD	FHD	LMPD[1]	EHP
Allowed	No	Yes	Yes	No	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	N/A	No	No	N/A	
Number (Max.)	N/A	N/A	N/A	N/A	
Area (Max.)	N/A	Included in Wall Sign Area, but not to exceed 33% per window	Included in Wall Sign Area, but not to exceed 50% per window	N/A	
Sign Features					
Illumination	N/A	Indirect	Indirect	N/A	
Changeable	N/A	No	No	N/A	
EMS	N/A	No	No	N/A	

Key: ft. = feet | s.f. = square feet

Notes:
[1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450.

2. Number. The number of window signs is not limited, but the cumulative area of all signs in each window shall not exceed the area allowance for the panes of glass allocated to each tenant.

3. Sign Area for HDD and FHD Districts. In the HDD and FHD Districts, the permanent window sign area is included in the calculation of the total area allowance for the building provided in Paragraph Section 400.1530.A.4.

4. Design Standards. Window signs are only allowed on ground-floor windows.

Section 400.1540 Murals in the Superimposed Districts

A. Sign Allowances. Murals shall comply with the standards in Table Section 400.1540.1: Mural Allowances for Frenchtown Historic Commercial District (FHD).

Table Section 400.1540.1: Mural Allowances for FHD District	
Standard	**Allowance**
Allowed?	Yes
Permit Required?	Yes
Number (Max.)	1 per Building
Sign Area (Max.)	100% of One Secondary Wall
Height (Max.)	No Taller than Existing Wall
Features	
Illumination	Indirect
Changeable	No
EMS	No
Text (Max.)	10% of sign area

B. Materials and Design. A mural shall not include:

1. Mechanically produced or computer-generated prints or images, including digitally printed vinyl sheets and wraps;

2. Works containing electrical or mechanical components; or

3. Works that involve changing or moving images or components.

C. Placement and Location.

1. A mural shall only be located on a secondary exterior wall that does not have direct street frontage, unless the building is located on a corner lot.

2. Buildings on corner lots may display murals on a façade with street frontage that does not include the principal public entrance.

3. Murals are not allowed on brick or any other material that is considered contributing to a Historic Building that has not already been painted legally (either historically painted or based on approval by the Landmarks Board).

Section 400.1550 Incidental Signs in the Superimposed Districts

A. Sign Allowances. All uses shall comply with the incidental sign allowances listed in Table Section 400.1550.1.

Table Section 400.1550.1: Incidental Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base
Permit Required	Yes	Yes	Yes	Yes	
Setback	N/A	N/A	N/A	N/A	

Table Section 400.1550.1: Incidental Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Number	1	1	2	1	district in Section 400.1450 apply.
Height	N/A	N/A	N/A	N/A	
Area	Lesser of 100 s.i. per tenant or 400 s.i.	400 s.i.	400 s.i.	Lesser of 100 s.i. per tenant or 400 s.i.	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.i. = square inches					
[1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450.					

B. Perimeter Incidental Signs. Perimeter signs are allowed as provided based on the base districts in Section 400.1490.

C. Interior Incidental Signs.

1. Small Interior Incidental Signs. Small interior incidental signs are allowed as provided for the base districts in Section 400.1490.

2. Large Interior Incidental Signs. Large interior incidental signs are allowed as provided for the base districts in Section 400.1490.

D. Flags. Flags are allowed as provided for the base districts in Section 400.1490.

E. Prohibited Signs in the SMPD and LMPD Districts. Signs on umbrellas are prohibited in the SMPD and LMPD Districts.

Section 400.1560 Temporary Signs in the Superimposed Districts

A. Limitations on Temporary Signs. This Article prohibits or limits the use of several common temporary sign types, including pennants, streamers, balloons, strobe lights, beacons, feather signs, and inflatable signs.

B. Generally.

1. Sign Allowances. All uses shall comply with the temporary sign allowances listed in Table Section 400.1560.1.

Table Section 400.1560.1: Temporary Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	No	No	No	No	
Number	8	8	8	6	
Height	N/A	3 ft.	8 ft.	8 ft.	
Area	7 at 4 s.f. 1 at 16 s.f.	7 at 4 s.f. 1 at 16 s.f.	7 at 4 s.f. 1 at 16 s.f.	7 at 4 s.f. 1 at 16 s.f.	

Table Section 400.1560.1: Temporary Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Duration for Display	90 days	90 days	90 days	90 days	
Sign Features					
Illumination	No	No	No	No	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.f. = square feet					
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450.					

2. Number. Table Section 400.1560.1: Temporary Sign Allowances defines the maximum limit for temporary signs:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display. The duration of display for all temporary signs shall not exceed 90 days or more per calendar year, measured cumulatively per sign, unless otherwise regulated by this Article.

C. A-Frame Signs.

1. Sign Allowances. All uses shall comply with the A-frame sign allowances listed in Table Section 400.1560.1.

Table Section 400.1560.2: A-Frame Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD**	**EHP**
Allowed	No	Yes	Yes	No	No
Permit Required	N/A	No	No	N/A	N/A
Number	N/A	1	1	N/A	N/A
Height	N/A	4 ft.	4 ft.	N/A	N/A
Area	N/A	30 in. wide 48 in. tall	30 in. wide 48 in. tall	N/A	N/A
Duration for Display	N/A	Hours of Operation	Hours of Operation	N/A	N/A
Sign Features					
Illumination	N/A	No	No	N/A	N/A
Changeable	N/A	No	No	N/A	N/A
EMS	N/A	No	No	N/A	N/A
Key: ft. = feet | s.f. = square feet					

2. Number.

   a. Single-use lots may display one (1) A-frame sign for the principal public entrance.

b. A-Frame Signs for Multi-Tenant Developments.

(1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display an A-Frame sign for the principal public entrance.

(2) Multi-tenant developments with common entrances shall not display A-frame signs.

3. Use Standards.

a. A-frame signs are not allowed closer than 25 feet from each other.

b. The sign shall be located within 10 feet of the façade with the principal public entrance.

c. The sign shall not interfere with pedestrian access.

d. A-frame signs are only allowed during the hours of operation of the premises.

4. Design Standards.

a. All A-Frame signs shall be constructed from wood, non-reflective metal or a non-reflective high-grade composite which mimics natural materials.

b. Prohibited materials include, but are not limited to; plastics, PVC, vinyl, corrugated plastics, foam board or other non-natural materials unless the material mimics a natural material.

c. A-Frame signs shall be matte or low-gloss finishes and shall not include reflective surfaces.

D. Banners.

1. Sign Allowances. All uses shall comply with the banner sign allowances listed in Table Section 400.1560.3.

Table Section 400.1560.3:Banner Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	Yes	No	No	Yes	
Number	1	1	1	1	
Height	N/A	8 ft.	8 ft.	N/A	
Area	32 s.f.	32 s.f.	32 s.f. for lots with up to 20,000 s.f. of floor area 96 s.f. for lots with less than 20,000 s.f. of floor area	32 s.f.	
Duration for	30 days	30 days	30 days	30 days	

Table Section 400.1560.3:Banner Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Display					
Times Per Year	1	4	4	1	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	Indirect
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450.					

2. Number. Table Section 400.1560.3: Banner Sign Allowances defines the maximum number of banner signs allowed at one (1) time:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display.

   a. The maximum duration for display of a banner is thirty (30) days.

   b. Banners are allowed up to four (4) times per calendar year.

4. Design Standards.

   a. Banner signs shall be attached securely to a building.

E. Balloons.

1. Sign Allowances. All uses shall comply with the balloon allowances listed in Table Section 400.1560.4.

Table Section 400.1560.4: Balloon Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD**	**EHP**
Allowed	No	Yes	No	No	No
Permit Required	N/A	Yes	N/A	N/A	N/A
Number	N/A	No limit	N/A	N/A	N/A
Height	N/A	35 ft.	N/A	N/A	N/A
Duration for Display	N/A	7 days	N/A	N/A	N/A
Times Per Year	N/A	3	N/A	N/A	N/A
Sign Features					
Illumination	N/A	No	N/A	N/A	N/A
Changeable	N/A	No	N/A	N/A	N/A
EMS	N/A	No	N/A	N/A	N/A
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					

2. Number. Table Section 400.1560.4: *Balloon Allowances* does not limit the number of balloons allowed at one (1) time. Balloon permits are available:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display.

   a. Table Section 400.1560: Balloon Allowances provides seven (7) days as the maximum duration for the display of balloons.

   b. Balloons are allowed up to three (3) times per calendar year.

4. Design Standards.

   a. Balloons require secure attachment to a building by a cord, rope, cable, stakes, or a similar method.

   b. The display height of balloons may not exceed 35 feet.

Division 4 Billboards

Section 400.1570 General Standards

A. Districts Allowed. Billboards and electronic billboards are allowed as conditional uses in the zoning districts listed in Table Section 400.1570.1.

B. Approval Required. Billboards and electronic billboards require conditional use approval by the City Council following a recommendation by the Planning and Zoning Commission.

C. Dimension Standards. All billboards must comply with the billboard allowances listed in Table Section 400.1570.1.

Table Section 400.1570.1:Billboard Allowances	
Standard	**Allowance**
Districts Allowed	I-1, I-2, PD-C, PD-MU, C-3, C-3
Permit Required?	Yes
Number	1
Sign Area	672 s.f.
Sign Face Height	20 ft.
Sign Face Width	50 ft.
Total Height	45 ft.
Features	
Illumination	Indirect
Message Board	No
EMS	Yes
Key: ft. = feet | s.f. = square feet	

1. Measurement Standards.

    a. All dimension standards are measured inclusive of border, cutouts, extensions, projections, and trim but excluding the base, apron, supports, and other structural members.

    b. The area shall be measured by the smallest square, rectangle, triangle, circle, or combination of those shapes that will encompass the entire billboard.

2. Cutouts, extensions, and projections shall not exceed 25% of the area of the sign.

3. The maximum area limitation shall apply to each side of a billboard structure. Allowable billboard configurations are placed back-to-back, double-faced, or in V-type construction with no more than two (2) displays to each facing. A billboard structure with multiple facings or panels is considered as one (1) billboard.

4. The total height of the billboard is measured from the natural grade where the billboard is installed or the grade level of the centerline of the highway to which the sign is oriented, whichever is higher.

5. Billboards with EMS features must comply with the brightness and operation standards in Section 400.1440.C.4: *Sign Features*

Section 400.1580 Location and Spacing for Billboards

A. Location. Billboards and electronic billboards are only allowed within 660 feet of the edge of the pavement of the following highways:

    1. Interstate Highway 70;

    2. Missouri State Highways 94, 370, and 364.

B. Spacing and Separation Requirements.

    1. Separation from Other Billboards.

        a. The separation distance for a billboard is 10,000 feet from an existing billboard on either side of the highway.

        b. However, the separation distance for a billboard on lots in the southeast quadrant of the intersection of two (2) Missouri State highways located in the C-2 zoning district is 4,000 feet on the same side of the State highway.

        c. The separation distance for a billboard with electronic message features is 2,640 feet from an existing billboard with electronic message features on either side of the highway.

d. The separation distance is measured along the nearest edge of the pavement at points directly opposite the billboard along each side of the highway and applies to billboards located on either side of the highway in computing the distance between billboards.

2. Separation from Intersections.

   a. The general separation distance for a billboard is 500 feet from an interchange or intersection between the highway and another highway or street.

   b. However, the separation distance for lots in the southeast quadrant of the intersection of two (2) Missouri State highways located in the C-2 zoning district is 125 feet from an intersection or interchange.

   c. A billboard is allowed within 500 feet of an interchange or intersection if it is affixed to or located adjacent to a building so that the billboard does not cause any greater obstruction of vision than caused by the building itself.

3. Separation from Residential Uses. The separation distance for a billboard is:

   a. 250 feet from any structure within a residential zoning district; or

   b. 100 feet from any structure used primarily as a dwelling unit in any other zoning district.

4. Separation from Historic Resources. The separation distance for a billboard is 300 feet from any property or district listed on the National Register of Historic Places, any National Historic Landmark, or any location officially designated by the City as a historic landmark or historic district.

5. Separation from Buildings.

   a. The separation distance for a billboard is 50 feet from any point of a building.

   b. However, the separation distance for lots in the southeast quadrant of the intersection of two (2) Missouri State highways located in the C-2 zoning district is 25 feet from any point of a building.

6. Separation from On-Premises Signs. The separation distance for electronic billboards is 250 feet from an existing freestanding on-premises electronic message sign.

C. Other Location Standards.

1. Billboards are not allowed on rocks, trees, or poles maintained by a public utility.

2. Billboards are exempt from front, side, and rear yard building setbacks for the district. However, Billboards require a 30-foot minimum setback from a road right-of-way.

3. Billboards are not allowed in the right-of-way of any road or on any slope or drainage easement for a road.

Section 400.1590 Replacement and Relocation of Billboards in the I-70 Corridor

A. Conversion of Billboard to Electronic Billboard. The owner of a billboard along the I-70 Corridor may apply for approval of a conditional use permit to relocate the billboard structure for conversion to an electronic billboard. The following conditions apply:

1. The property where the billboard is located is directly adjacent to the Interstate 70 right-of-way;

2. All existing billboards and freestanding on-premises electronic message signs and their supporting structures are permanently removed from the property where the electronic billboard is proposed before the issuance of a building permit for the electronic billboard;

3. No freestanding on-premises electronic message signs or billboards are allowed on the property upon which an electronic billboard is located;

4. The electronic billboard is proposed on the same lot as the existing billboard and is no further than 250 feet from the existing billboard being replaced;

5. The lot where the electronic billboard is proposed is at least five acres;

6. The electronic billboard complies with all provisions of this Article, except for the separation distance from other billboards in Section 400.1580.B.1.; and

7. The maximum number of sign faces or surfaces permitted on the electronic billboard is two (2).

B. Transfer of Electronic Billboard Conversion. The owner of a billboard who has received conditional use approval to replace a billboard with an electronic billboard and has not installed the electronic billboard may apply for approval of a conditional use permit to transfer the right to install the electronic billboard at a different location on a new billboard support structure. The following conditions apply:

1. The property where the originally approved billboard is located and the property where the relocated billboard is proposed are both adjacent to Interstate 70 right-of-way between the eastern limit of the City of St. Charles and the Interstate 70/ Highway 94 interchange;

2. All existing billboards and freestanding on-premises electronic message signs and their supporting structures are permanently removed from the lot where the electronic billboard is proposed before the issuance of a building permit for the electronic billboard;

3. Additional billboards and additional freestanding on-premises electronic message signs are not allowed on the lot after the electronic billboard is constructed;

4. The lot where the electronic billboard is proposed is at least three (3) acres;

5. The maximum sign area of the relocated billboard does exceed the lesser of the maximum sign area of the originally approved billboard or 672 square feet;

6. Upon approval of a conditional use permit for an I-70 corridor electronic billboard relocation, the original conditional use approval for an electronic billboard becomes null and void;

7. The new billboard structure and electronic billboard must comply with all provisions of this Article, except for:

   a. The separation distance requirements of Section 400.1580.B.1.;

   b. The Separation distance requirements of Section 400.1580.B.2.; and

   c. The height limitations of Section 400.1570.C.;

8. The maximum number of sign faces or surfaces permitted on a new billboard structure is two (2). If a conditional use approval to install only one (1) electronic billboard face is being transferred, a new billboard structure may only support one (1) electronic billboard face and one (1) additional face that is not considered to be electronic; and

9. The maximum total height of the new billboard structure does not exceed 65 feet above the natural grade where the billboard is installed or the grade level of the centerline of the highway to which the sign is oriented, whichever is higher.

Division 5 Administration and Enforcement

Section 400.1600 Sign Permits

A. Permits Required.

1. A sign permit is required to erect, install, relocate, modify, or change any sign within the City unless otherwise provided in this Article.

2. The term "modify" includes any change in or to an existing sign, its face, copy, colors, or supporting structures.

B. Conformity Required. Failure to conform to the conditions of a sign permit, including any conditions or stipulations attached to it by the Department of Community Development, HLPARB, or any applicable board, renders the permit void.

C. Filing Fee. Fees for sign permits are required in the amounts stated in Section 150.030: *Schedule of Fees, Fines, Costs, and Deposits*.

D. Scope of Permit. Sign permits include approval of electrical work. All electrical work shall comply with the Electrical Code.

E. Permit Procedures.

1. Applicants for sign permits shall apply on a form supplied by the City and shall submit the application to the Community Development Department.

2. The application requires one (1) set of drawings in digital or paper format as provided on the City's application, prepared to scale, of the proposed sign, including all of the following information:

   a. The address of the site for the proposed signage, the applicant's name, the name of the business, the business address, business telephone number, and contractor information;

   b. The configuration of the proposed signage listing the height, width, total square footage, method of attachment, and method of illumination, including details of the fixture and screening, and colors and materials;

   c. A site plan showing the proposed locations of signs;

   d. Building elevations showing proposed locations of signs; and

   e. A detailed plan showing the size, quantity, and type of landscaping for freestanding signs.

F. Review of Sign Permit Applications.

1. The Director of Community Development or their designee shall review and approve or deny all sign permit applications required by this Article based on the standards of this Article.

2. In locations where HLPARB approval is required, the Director or their designee shall set the matter for consideration by the HLPARB at its next regular meeting and issue a decision on the application in conformance with the HLPARB's determination.

3. Sign permit applications shall not be reviewed until land use approval has been issued for the subject property. Applicants are advised that obtaining land use approval may require additional time if approvals from the Planning and Zoning Commission or City Council are necessary to establish compliance with applicable land use regulations.

G. Expiration of Sign Permit.

1. Construction of a sign requiring approval of a sign permit shall begin within 180 days of its approval by City staff, the HLPARB, or City Council and be complete and functioning within 240 days of the approval.

2. The permit for any sign that is not constructed within the required period is automatically revoked.

Section 400.1610 Master Sign Plans

A. Purpose. This Section describes the process for review of master sign plans for Planned Development Districts, which may require special signage consideration. In order to encourage superior design, quality and character, master sign plans allow for specialized review of signs and flexibility from standard signage requirements. If a master sign plan exists for a multi-lot development or subdivision, then individual lots within that subdivision or development shall not submit their own, separate master sign plan.

B. Applicability.

1. Planned Development Districts.

a. Master sign plans are not required for Planned Developments.

b. However, a master sign plan is required if the applicant proposes to vary the sign standards of this Article in the ordinance adopting the Planned Development District.

c. If the applicant elects to submit a master sign plan for a Planned Development District, the applicant shall submit it with the Preliminary Development Plan.

C. Contents. A master sign plan must include the following information:

1. An overall sign program with standards that address design, lighting, color, materials, and type and method of construction to ensure that all signs within the development are designed in a consistent and compatible manner;

2. A written statement with supporting, scaled graphics that include, for all freestanding and attached signs:

a. Size, location, and number of all signs, including area, letter height, and height;

b. Materials, styles (letter colors, background colors, text, fonts, etc.), and colors for all signs subject to the master sign plan, including the context of where signs are placed along any site frontage or on any façade;

c. Type of illumination; and

d. A design theme with illustrative examples of each sign type and the proposed general locations of each sign type.

3. A site plan and elevations identifying the location, number, setback, dimensional standards, and other design standards for all freestanding signs;

4. Standards for wall signs and other types of attached signs; and

5. Standards for any other proposed signage.

D. Review Process.

1. Planned Development Districts.

a. The Planning and Zoning Commission shall review master sign plans and include recommendations to the City Council based on the following criteria:

(1) Consistency or departure from this Article;

(2) The compatibility of the proposed sign plan with other proposed district standards; and

(3) The compatibility of the proposed sign plan with the community character.

b. In reviewing the recommendation of the Planning and Zoning Commission, City Council has legislative discretion to approve, modify, or deny the proposed master sign plan.

E. Amendment Procedure. A master sign plan may be amended. Amendments shall follow the process for a new submittal under this Section, unless it is determined to be minor by the Director of Community Development.

Section 400.1620 Maintenance

A. Maintenance Required. Failure to comply with the maintenance requirements of this Section constitutes a violation of this Article.

B. Sign Maintenance.

1. The owner or person in possession of a lot shall maintain all signs located on the lot.

2. The owner or person in possession of the lot shall maintain all signs so that they:

a. Continue to conform to the conditions imposed by the sign permit;

b. Substantially conform to its original condition without cracking, peeling, or fading of paint and other components; and

c. Are kept free of rust and rust stains.

C. Notice and Repair. The owner or person in possession of the property shall repair any damage to a sign or sign base within 60 days of notice.

D. Damage to Illuminated Signs. Any internally illuminated sign cabinets or sign panels that have been damaged shall remain unilluminated until repaired.

E. Removal of Hazardous Signs. Any sign that has been damaged to such an extent that it poses a hazard to passersby requires immediate repair or removal.

F. Maintenance of Required Landscaped Areas.

1. Maintenance Required. The owner or person in possession of a lot shall maintain any landscaped area required by this Article as a condition of the sign permit.

2. Maintenance Standards.

a. Maintenance includes, as appropriate, the provision of surface mulch, staking and guying, tree straightening, irrigation, fertilization, insect and disease control, pruning, mulching, and weeding.

b. The owner or person in possession of a lot shall keep all required landscaping free of litter and debris.

3. Replacement of Plants.

a. Any plants that die or are removed as a result of death, disease, or damage require replacement in a reasonable time with an equal number and similar species and size at the next appropriate growing season.

b. Failure to replace dead, damaged, or diseased plant material constitutes a violation of this Article.

Section 400.1630 Enforcement

A. Unauthorized Signs. City staff may remove unauthorized signs in the right-of-way or on public property without notice. City Staff may dispose of these signs within seven (7) days if they are not claimed.

B. Signs Erected In Violation Of This Article.

1. City staff shall give written notice for any sign otherwise erected or maintained in violation of this Article.

2. Upon failure to correct the violation, City staff shall enforce this Article in accordance with Zoning Code Article XVIII: *Violations and Penalties*.

C. Administration.

1. Enforcement.

a. The Department of Community Development is authorized and directed to enforce all of the provisions of this Article and perform the functions outlined for City staff within this Article.

b. Upon presentation of proper credentials, City staff may enter at reasonable times any building, structure, or premises in the City to perform any duty imposed upon them by this Article.

2. Violations.

a. Any person violating any of the provisions of this Article is guilty of an ordinance violation.

b. The owner of any sign, building, or premises where any sign or other object that violates this Article is placed or exists, and any person who has knowingly assisted in the commission of any violation is guilty of a separate offense.

Section 400.1640 Non-Conforming Signs

A. Non-Conforming Signs.

1. Any sign that lawfully exists at the time of enactment of this Article may remain until the sign is substantially altered or changed or until another sign is proposed as a replacement for the existing sign. The replacement sign requires conformance with all provisions of this Article.

2. A non-conforming sign that is damaged to the extent of more than 50% of its replacement cost value requires removal or alterations to ensure conformity with the provisions of this Article.

B. Non-Conforming Billboards.

1. A billboard that lawfully existed at the time of enactment of this article may remain if the owner maintains it in good repair as required by Section 400.1620.

2. A non-conforming billboard that is not maintained in good repair is subject to removal or alterations to conform with this Article if it is damaged to the extent of more than 50% of its replacement cost value.

Section 400.1650 Abandoned Signs

A. Abandoned Signs.

1. Any sign or sign support structure for a business, organization, tenant, or other occupant of a lot that ceases operations on the premises for a period of at least 30 days is considered abandoned.

2. The owner or person in possession of the lot shall remove abandoned signs and support structures from the premises.

B. Abandoned Billboards

1. A billboard is deemed abandoned when it:

   a. Is not maintained in good repair as required by Section 400.1620; and

   b. Does not include advertising information other than for the use of the billboard for a period of 120 continuous calendar days.

2. The owner of an abandoned billboard shall remove the abandoned billboard and the support structure.

Sign Code Updates – Other Chapters of the Municipal Code

Section 215.1100 Sale of Fireworks

D. The following standards shall be used for the review of any fireworks license and shall apply to the operation of the facility:

1. Structures from which fireworks are to be sold or stored shall not be located within on hundred (100) feet of any permanent structure or building, public park, swimming pool or public or private playground.

2. Structures from which fireworks are sold or stored shall not be located within one hundred (100) feet of any structure in which petroleum products are sold or dispensed in any manner other than in closed containers.

3. A maximum of two (2) semi-truck storage trailers or the equivalent area of trailer storage as determined by the Fire Marshal shall be allowed per location. Additional storage may be permitted upon review and approval of the Fire Marshal. Such trailers shall maintain a minimum of ten (10) foot separation, have DOT labels on them and must be marked "EMPTY" with four (4) inch letters when all contents are removed.

4. All weeds and combustible materials shall be cleared from any sales location, including a distance of at least twenty-five (25) feet surrounding the sales location.

5. A sign bearing the message "Discharge of Fireworks is Prohibited at All Times Within the City Limits of the City of St. Charles Except Between the Hours of 12:00 P.M. and 11:00 P.M. on July 3 and 4" in letters at least three (3) inches tall shall be conspicuously displayed at each sales location. Such sign shall not count towards the limits of allowable signage provided for by this Section. Additionally, the operator shall distribute to each purchaser a flyer of at least twenty-four (24) square inches containing the statement: "Discharge of Consumer Fireworks Within the City of St. Charles is Prohibited by Ordinance Except Between the Hours of 12:00 P.M. and 11:00 P.M. on July 3 and 4. Violators may be punished by a fine up to five hundred dollars ($500.00) or up to three (3) months imprisonment or both."

6. Fireworks stands shall comply with the provisions of the currently adopted Building Code relative to temporary structures. All stands shall be erected in a manner that will reasonably ensure the safety of all occupants, patrons and surrounding property.

7. A minimum three (3) foot wide, unobstructed aisle running the length of the stand, inside and behind the sales counter, shall be provided.

8. Each stand up to twenty-four (24) feet in length must have at least two (2) exits. Each stand in excess of twenty-four (24) feet must have at least three (3) exits. Exit locking devices, if any, shall be easily released from the inside without special knowledge, key or effort.

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9. Each stand shall maintain a two and five-tenths (2.5) gallon, 2A rated water-pressure type fire extinguisher or an ABC minimum 2A:10BC rated fire extinguisher near each exit and such extinguishers shall be kept in good working order and shall be easily accessible.

10. Signage shall ~~not~~ be subject to the provisions of Chapter **400**. ~~but shall meet the following requirements:~~

    ~~a. No pennants, streamers, balloons, searchlights, strobe lights, beacons, inflatable signs are permitted;~~

    ~~b. No portable signage or off-premises signage is permitted except as provided herein;~~

    ~~c. No signage may be attached to non-commercial vehicles;~~

    ~~d. Signage may not extend above or beyond the limits of the primary structure or the commercial vehicle(s) associated with the business;~~

    ~~e. All signage must be attached to the primary structure being used for the sale of fireworks or to a commercial vehicle being used as storage or an integral part of the operation;~~

    ~~f. No signage may be located in a public right-of-way or on public property;~~

    ~~g. Total square footage of all signage viewable from any one (1) angle for one (1) location shall not exceed three hundred (300) square feet;~~

    ~~h. When a location does not abut a public right-of-way and does not have direct access from such right-of-way, one (1) off-site, freestanding sign or banner not to exceed thirty-two (32) square feet shall be permitted, provided such sign does not interfere with public safety and is not within the public right-of-way. Such sign shall not contribute to the three hundred (300) square foot signage allowance.~~

11. Persons under sixteen (16) years of age shall not be employed upon the premises. If any person under eighteen (18) years of age is employed at a location selling fireworks, the location shall be supervised by at least one (1) person over the age of twenty-one (21).

12. Sales of fireworks shall be permitted only during the period June 25 through July 5 each year. No sales shall be permitted prior to 8:00 A.M. or after 10:00 P.M. on any day, except on July 1, 2 and 4, upon which days the closing time may be 11:00 P.M. and July 3, upon which day the closing time may be Midnight.

13. No sales of fireworks shall be made to any person under eighteen (18) years of age.

14. Licensees shall not permit smoking or any type of open flames upon the premises and shall prominently post at least two (2) signs prohibiting smoking.

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15. Licensees shall not permit debris, wrappers or papers to accumulate on the premises and dumpsters shall be emptied as necessary to maintain the premises in a clean and orderly manner.

16. Licensees and employees shall not attract customers by means of flagging of vehicles or engage in any activity which obstructs or interferes with the free flow of traffic upon any street or highway.

17. Licensees shall be required to, at all times, possess and give to each paying customer, at no cost, a flyer clearly outlining both the days and times on which it is legal to set off, use, burn, explode or fire off fireworks as indicated in Section 215.1090.

Section 400.140 "A" Agricultural District

D. Conditional Uses.

1. The following uses may be permitted in the "A" District as conditional uses if approved by the City Council following recommendation by the Planning and Zoning Commission:

   a. Airports and landing fields and accessory uses for general aviation.

   b. Archery range, provided, that such range is approved by the Chief of Police.

   c. Cemetery on a site of not less than twenty (20) acres.

   d. Circus or carnival grounds, amusement park, zoo or midway, permanent or temporary, for specified time period.

   e. Day camps and campgrounds.

   f. Day care facilities subject to the following as may be modified through the conditional use process:

      (1) Not more than ten (10) children not related to the operator shall be kept. Up to three (3) additional children over the age of two (2) may be kept for up to two (2) hours per day. Up to three (3) additional school-age children may be kept on unscheduled days of school closings; provided, that, at no time shall more than thirteen (13) children not related to the operator be kept.

      (2) Such uses shall be permitted only if the rear yard in which the home would operate meets the minimum requirements of this Section and is enclosed with a suitable fence.

      (3) Such uses are located in the dwelling used by the operator as his/her private residence.

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(4) The operator shall not employ more than one (1) full-time [forty (40) hours per week] assistant who does not reside on the premises or more than two (2) half-time [twenty (20) hours per week] assistants who do not reside on the premises.

~~(5) No advertising or identification sign shall be placed on the premises.~~

(6) All City health and fire regulations are met.

(7) All applicable State regulations are met.

g. Dog kennels, commercial or non-commercial; provided any commercial open pens, runs, cages or kennels shall be located at least two hundred (200) feet from any side or rear lot lines.

h. Dwellings and mobile homes occupied by persons employed on the premises or immediate members of the family or families owning or operating a farm.

i. Educational institutions, including museums, art galleries and libraries.

j. Excavation or filling, borrow pits, extraction, processing and removal of sand, gravel or stone and other major excavations other than for construction of swimming pools and foundations for buildings.

k. Exposition center or fairgrounds.

l. Golf courses, putting greens, driving ranges and similar activities operated as a business, including a building for a golf shop, locker room and snack bar as an accessory use to a golf course; provided no such building is located closer than one hundred (100) feet from adjoining property lines.

m. Hospital or clinic for large or small animals; provided, that all buildings, structures, pens or open kennels shall be located at least two hundred (200) feet from any lot lines.

n. Hospitals, congregate care facilities and group living arrangements.

o. Livestock auction market.

p. Racetrack, any type, subject to the following requirements for protective screening: where a racetrack directly adjoins a residential zoning district or a "PD" zoning district, a landscaped greenbelt at least fifty (50) feet in width shall be provided and maintained along the appropriate property line by the owners and/or managers of the racetrack. The undeveloped area shall be planted with trees or shrubs or shall be maintained in a well kept lawn. The greenbelt shall not be used for off-street parking facilities, for driveways or for open storage. Along the inner side of the greenbelt, there shall be

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provided a masonry wall at least six (6) feet in height above grade to separate the greenbelt from the racetrack facilities.

q. Radio television transmission receiving station or tower; subject to building codes and further regulations of Section **400.470**.

r. Recreational uses or facilities, commercially operated or for a private membership, such as game courts, swimming pools, tennis clubs, fishing or boating lakes, camping areas, picnic grounds, dude ranches or similar activities; and accessory facilities, including the sale of food, beverages, bait, incidentals, supplies and equipment; provided, that no such use, structure or accessory use is located closer than fifty (50) feet to any adjoining property lines.

s. Riding academies and commercial stables; provided, that any buildings for the keeping of animals shall be located at least two hundred (200) feet from any side or rear lot lines and the site size of the lot shall be no less than forty (40) acres.

t. Sports arenas or stadiums, commercial athletic fields or baseball parks.

u. Temporary and conditional permits may be provided for a period of two (2) years or less for the following uses:

(1) Asphalt batching plants or concrete batching plants.

(2) Non-accessory tents for special purposes.

(3) Outdoor displays for promotional activities.

v. Telecommunication towers, antennas attached to structures, or placement of a telecommunication antenna on an existing tower (co-location) where an expansion or enlargement of the existing tower enclosure is required. Telecommunication towers shall be located only on property that is a non-residential use.

w. Warming and cooling centers when accessory to a church or other place of worship. Occupancy limits for a warming and cooling center shall be determined by the Building Code Official and Fire Marshal.

2. The provisions of this Section shall apply to all new uses and to existing uses where a substantial change or expansion to the layout, operation or configuration is proposed.

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Section 400.150. "R-1C," "R-1D," "R-1E" Single-Family Residential Districts

D. Conditional Uses.

1. The following uses may be permitted in the "R-1C," "R-1D," and "R-1E" Districts as conditional uses if approved by the City Council following recommendation by the Planning and Zoning Commission:

   a. Adult day care facilities.

   b. Amateur radio operator's equipment, as licensed by the FCC, but not more than twenty (20) feet above the highest point of the primary structure on the property.

   c. Bed-and-breakfast.

   d. Cemetery on a site of one (1) acre or more.

   e. Day care facilities subject to the following as may be modified through the conditional use process.

      (1) Day care facilities located in an existing public or private school and accommodating students of that school only are not required to follow the procedures outlined in Section **400.1090**.

      (2) Not more than ten (10) children not related to the operator shall be kept. Up to three (3) additional children over the age of two (2) may be kept for up to two (2) hours per day. Up to three (3) additional school-age children may be kept on unscheduled days of school closings, provided that at no time shall more than thirteen (13) children not related to the operator be kept.

      (3) Such uses shall be permitted only if the rear yard in which the home would operate meets the minimum requirements of this Section and is enclosed with a suitable fence.

      (4) Such uses are located in the dwelling used by the operator as his/her private residence.

      (5) The operator shall not employ more than one (1) full-time [forty (40) hours per week] assistant who does not reside on the premises or more than two (2) half-time [twenty (20) hours per week] assistants who do not reside on the premises.

      ~~(6) No advertising or identification sign shall be placed on the premises.~~

      (7) All City health and fire regulations are met.

      (8) All applicable State regulations are met.

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f. Educational facilities such as public zoological gardens and public botanical gardens.

g. Farm, truck garden, orchard or nursery.

h. Golf courses, not lighted for night play, but including a building for a golf shop, locker room and snack bar as an accessory use to a golf course; provided no such building is located closer than one hundred (100) feet to adjoining property lines; and not including miniature golf courses, putting greens, driving ranges and similar activities operated as a business.

i. Meeting facilities for fraternal, masonic and philanthropic clubs and organizations.

j. Private club associated with a subdivision development or neighborhood clubs or neighborhood associations.

k. Private dining service only within the Extended Historic Preservation District.

l. Recreation facilities, such as fishing or boating lakes, boat docks, picnic grounds, swimming or tennis clubs or similar activities, and accessory facilities, including sale of food, beverages or bait.

m. Shipping container homes, provided:

(1) The structure complies with all applicable provisions of the International Building Code;

(2) The structure is completely enclosed with vinyl, wood, cement board or brick siding; and

(3) The structure has a pitched roof constructed of wood or metal.

In approving the conditional use, the Planning and Zoning Commission may recommend and the City Council may impose additional conditions that are deemed necessary to maintain the desired consistency of land uses, land use intensities and land use impacts as related to the environs of the subject property.

n. Short-term rental, provided the property satisfies the requirements provided in Section **400.421**.

o. Shouse, provided:

(1) The subject property has an area of less than one (1) acre; or

(2) The subject property is located within a platted subdivision; and

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(3) The following architectural features are provided:

(a) Residential-style windows and doors shall be provided upon the primary elevation. If an overhead door is proposed on the primary elevation it shall not be required to provide windows.

(b) A pitched roof shall be provided on the entire structure.

p. Telecommunication towers, antennas attached to structures, or placement of a telecommunication antenna on an existing tower (co-location) where an expansion or enlargement of the existing tower enclosure is required. Telecommunication towers shall be located only on property that is a non-residential use.

q. Warming and cooling centers when accessory to a church or other place of worship. Occupancy limits for a warming and cooling center shall be determined by the Building Code Official and Fire Marshal.

r. Wildlife reservations and similar conservation projects.

2. The provisions of this Section shall apply to all new uses and to existing uses where a substantial change or expansion to the layout, operation or configuration is proposed.

Section 400.190 "O-I" Office Institution District

C. Conditional Uses.

1. The following uses may be permitted in the "O-I" District as conditional uses if approved by the City Council following recommendation by the Planning and Zoning Commission:

a. Boardinghouse.

b. Fraternity or sorority houses.

c. Halfway house subject to the following as may be modified through the conditional use process:

(1) One (1) parking space for every four (4) residents, including staff residents.

(2) No exterior evidence of such use ~~and no sign advertising the use~~.

(3) At the time of original approval, no facility shall be located within five hundred (500) feet of another such facility, group living arrangement, congregate care facility, day care home or facility, residential district or use, hotel or motel, boardinghouse or guest house. The City Council shall have the authority to waive this requirement if the facilities are separated by a major thoroughfare, major waterway or other comparable barrier.

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(4) The applicant shall demonstrate that there is no negative impact property within five hundred (500) feet of the proposed facility.

(5) The original permit shall be limited to a one (1) year period, but may be renewed thereafter for two (2) year periods by the City Council. Renewals may be granted only after a public hearing.

d. Halfway house for juvenile offenders subject to the following as may be modified through the conditional use process:

(1) No exterior evidence of such use ~~and no sign advertising the use~~.

(2) At the time of original approval, no facility shall be located within five hundred (500) feet of another such facility, group living arrangement, congregate care facility, day care home or facility, residential district or use, hotel or motel, boardinghouse or guest house. The City Council shall have the authority to waive this requirement if the facilities are separated by a major thoroughfare, major waterway or other comparable barrier.

(3) The applicant shall demonstrate that there is no negative impact property within five hundred (500) feet of the proposed facility.

(4) The original permit shall be limited to a one (1) year period, but may be renewed thereafter for two (2) year periods by the City Council. Renewals may be granted only after a public hearing.

e. Telecommunication towers, antennas attached to structures, or placement of a telecommunication antenna on an existing tower (co-location) where an expansion or enlargement of the existing tower enclosure is required.

f. Warming and cooling centers when accessory to a church or other place of worship. Occupancy limits for a warming and cooling center shall be determined by the Building Code Official and Fire Marshal.

Section 400.330 "SMPD" South Main Preservation District

E. Signs. Signs and billboards shall be permitted as required in Article XVI of the Zoning Code ~~Section 400.1830~~. All signs shall be reviewed and approved by the Historic Landmarks Preservation and Architectural Review Board in accordance with the standards and purposes of the South Main Preservation District.

Section 400.420 Bed-And-Breakfast Establishments

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A. Bed-and-breakfast establishments are a conditional use in all residential zoning districts and permitted in agricultural zoning districts subject to the home occupation provisions of this Section as well as Section **400.430**. Bed-and-breakfast establishments are permitted by right within the "HCD" Historic Commercial District and "FD" Frenchtown l District. A bed-and-breakfast establishment shall be carried on entirely within the dwelling unit by a member of the family residing in the dwelling unit, shall clearly be incidental and secondary to the use of the dwelling unit for residential purposes and shall conform to the following standards and provisions:

1. Any necessary business license shall be obtained pursuant to the requirements of the City of St. Charles Finance Department.

2. Other types of occupation or professions may be permitted within the building where the bed-and-breakfast establishment is located, subject to the City's home occupation regulations.

3. Maximum Floor Area Allowed.

   a. Buildings of less than two thousand five hundred (2,500) square feet of interior living space shall be allowed to use no more than three (3) bedrooms, nor more than fifty percent (50%) of the livable floor area of the building for the bed-and-breakfast establishment.

   b. Buildings of greater than two thousand five hundred (2,500) square feet of interior living space may be allowed up to six (6) bedrooms but no more than fifty percent (50%) of the livable floor area for use of the bed-and-breakfast establishment.

   c. The applicant shall provide a floor plan showing the specific location of the areas to be used for the bed-and-breakfast establishment.

4. No non-family person shall be employed.

5. No offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced.

6. There shall be no exterior display~~, no exterior sign,~~ except as permitted herein, no exterior storage of materials and no other exterior indication of the bed-and-breakfast establishment or variation from the residential character of the building.

~~7. One (1) sign shall be permitted which shall be unanimated, non-illuminated, flat or window sign having an area of not more than one hundred forty-four (144) square inches. The sign shall be attached flat to the building.~~

8. No machinery or equipment shall be installed which interferes with radio or television reception and which is not customarily incidental to the bed-and-breakfast establishment.

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9. One (1) unobstructed off-street parking space shall be provided for each available bedroom in the bed-and-breakfast establishment. The Director of Community Development may grant a variance if it can be shown that adequate parking already exists.

10. No additions shall be added to the residence to establish this use.

11. No lodger shall be rented a room for longer than seven (7) consecutive days.

12. No meals may be served, except for breakfast and/or brunch.

13. Meals may be served only to overnight guests.

14. The owner/occupant is required to maintain a guest register which shall be available for inspection by the City.

Section 400.430 Home Occupations

A. A home occupation is an occupation or profession which is customarily carried on entirely within the dwelling unit by a member of the family residing in the dwelling unit, which is clearly incidental and secondary to the use of the dwelling unit for residential purposes and which conforms to the standards and provisions provided herein. Home occupations may be for profit or not-for-profit.

1. Standards. Home occupations shall conform to the following standards:

   a. Up to four (4) types of occupation or profession shall be permitted within the occupied building.

   b. The total area utilized by home occupations may not exceed twenty-five percent (25%) of the total floor area and in no event more than five hundred (500) square feet of floor area of the occupied building.

   c. All employees and business partners must reside in the dwelling unit or be related to the applicant by blood, marriage, or adoption; however, with the review and approval of a conditional use for one (1) outside employee/business partner to work from the home occupation location.

   d. No offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced.

   e. There shall be no exterior display~~, no exterior sign,~~ except as permitted herein, no exterior storage of materials, no direct access from outside the principal building to the home occupation except that which serves the residential portion, and no other exterior indication of the home occupation or variation from the residential character of the principal building.

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f. ~~One (1) sign shall be permitted which shall be an unanimated, non-illuminated, flat or window sign having an area of not more than one hundred forty-four (144) square inches attached flat to the building.~~

g. There shall be no customer business hours between 8:00 P.M. and 8:00 A.M.

h. No machinery or equipment shall be installed which interferes with radio or television reception and which is not customarily incidental to the practice of such occupation or profession.

i. No machinery or equipment shall be permitted which is not customarily found within or incidental to residential use of property.

Section 400.480 Temporary Retail Sales And Outdoor Display of Merchandise.

F. Criteria For Special Events. Special events may be conducted on private property within the "C-1," "C-2," "C-3," "O-I," "I-1," "I-2," "CBD," "FHCD" or "HCD" zoning districts and within the commercial portion of any planned development district, provided the following conditions are met:

1. Permit Required.

a. A special event permit shall be required for a special event.

b. A special event permit application shall be submitted to the Department of Community Development at least fourteen (14) days prior to the start date of the special event to allow sufficient time for review of the application. Additional requirements associated with a special event such as a liquor license may require additional review time.

c. The fee for a special event permit is twenty-five dollars ($25.00) and shall be paid at the time the special event permit application is submitted.

d. A special event permit application shall be reviewed by the Director of Community Development in conjunction with the Departments of Fire, Police and Public Works.

e. Each special event permit application shall include a site sketch; the dates and hours of the special event; anticipated attendance each day; an agenda, itinerary or schedule of events for each day; a detailed plan for parking both on site and off site, a traffic management plan, a sign plan, identification of all temporary structures; food, vending, and alcoholic beverages service or sales, on-site restroom facilities plan, litter receptacle plan and security plan; the dates, times and location of any live music performance or music broadcast that is amplified by speakers or any other means; a site remediation plan; and any other information deemed necessary by the City.

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f. Each special event permit application shall include documentation that the owner of the property where the special event will be held has authorized the property to be used for the special event. This requirement includes property used for parking.

2. Standards For Special Event Permits.

a. There shall not be more than four (4) special events located upon the same property within the same calendar year, and each special event shall not exceed a period of three (3) consecutive days. These requirements may be modified by a conditional use permit issued by the City Council upon recommendation by the Planning and Zoning Commission.

b. The special event shall only be conducted in accordance with the special event permit issued, including any conditions or restrictions.

c. It is the sole responsibility of the special event applicant to demonstrate and ensure that public safety, adequate on-site restroom facilities and litter control are provided.

d. The special event applicant shall demonstrate that the special event will not cause traffic congestion given the anticipated attendance in relation to the design of adjacent streets and intersections. A traffic management plan shall be submitted as part of the request for a special event permit.

e. The special event applicant shall demonstrate that adequate off-street parking is available for the anticipated attendance of the special event and that the event shall not cause a shortage of parking for any other use. Off-street parking used for a special event must be a solid surface such as asphalt or concrete.

~~f.~~ The sign plan submitted with the special event permit application shall be reviewed in accordance with Chapter **400**, Article **XVI**, Sign Regulations. ~~Notwithstanding, the Director of Community Development may approve temporary signage totaling twenty-four (24) square feet in the form of a banner or portable sign. Properties with multiple street frontages may have such signs totaling twenty-four (24) square feet on each frontage.~~

g. Upon conclusion of the special event, the site must be restored to its previous condition within twenty-four (24) hours.

h. The City may inspect, as may be necessary, to ensure compliance with this Section and all other ordinances relating thereto.

Section 400.490 Sidewalk Cafes – Definitions, Standards And Criteria

C. Standards, Criteria And Conditions. The following standards, criteria and conditions shall apply to the establishment and operation of sidewalk cafes:

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1. Sidewalk cafes are restricted to the sidewalk frontage of the building where the restaurant is located. The design of sidewalk cafes shall be so that there is a free flow of pedestrian access on the sidewalk.

2. No sidewalk cafe permit shall be issued where the tables and chairs would be placed within five (5) feet of bus stops, fire hydrants, non-pedestrian alleyways, a pedestrian crosswalk or a handicapped corner curb cut.

3. Sidewalk cafes shall be located in such a manner that a distance of not less than forty-four (44) inches is maintained at all times as a clear and unobstructed pedestrian path between the curb line or the lateral line of a street and the adjacent property line or shall comply with the American with Disabilities Act requirements, whichever is greater.

4. No object shall be permitted around the perimeter of an area occupied by tables and chairs which would have the effect of forming a physical or visual barrier discouraging the free use of the tables and chairs by the general public or which would have the effect of obstructing the pedestrian path. Exceptions to this requirement may be granted by the City Council through the approval of a right-of-way encroachment license when sidewalk cafes are located on street right-of-way used solely for pedestrian traffic, provided, that adequate walkway space, as determined by the City Engineer, is provided for pedestrian traffic.

5. Tables, chairs, umbrellas and other permissible objects provided within the sidewalk cafe shall be of quality, design, materials, size, elevation and workmanship both to ensure the safety and convenience of users.

6. Umbrellas and other decorative material shall be fire-retardant, pressure-treated or manufactured of fire-resistant material.

7. Tables, chairs, umbrellas and other permissible objects provided with a sidewalk cafe shall be maintained with a clean appearance and shall be in good repair at all times.

8. ~~Except for in any of the recognized historic districts, the following condition shall apply: a maximum of one (1) menu board and one (1) specials board shall be permitted per sidewalk cafe. The board shall be in compliance with the sign ordinance. Signs are permitted on umbrellas and shall be in compliance with the sign ordinance.~~

9. The permit may be transferred to a new owner only for the location and area listed on the permit. The transferee of the permit shall be required to comply with this Section, Section **400.500**, applicable insurance requirements and execute a right-of-way encroachment license.

10. The Mayor may require the temporary removal of sidewalk cafes for special events, or when street, sidewalk or utility repairs necessitate such action.

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11. The Mayor may order the immediate removal or relocation of all or parts of a sidewalk cafe in emergency situations or for safety considerations, without notice. The City and its officers and employees shall not be responsible for sidewalk cafe fixtures relocated during emergencies.

12. The permittee shall use positive action to ensure that its use of the sidewalk in no way interferes with sidewalk users or limits their free, unobstructed passage.

13. The area covered by the permit, including the sidewalk, curb and gutter immediately adjacent to it and all sidewalk frontage of the restaurant for which the permit is issued, shall be maintained in a neat and orderly appearance at all times by the permittee. The area shall be kept clear of all debris. The permittee shall also be responsible for cleaning the ground or floor surface on which the sidewalk cafe is located and the gutter area immediately adjacent to the sidewalk cafe. Such cleaning shall include pressure cleaning. If the area covered by the permit is not maintained in a neat and orderly appearance after five (5) days' written notice, the City may then take steps necessary to place the property in a neat and clean order and charge the permittee with the reasonable cost of repairs. Such action by the City does not create a continuing obligation on the part of the City to make further repairs or to maintain the property and does not create any liability against the City for any damages to the property if such repairs were completed in good faith.

~~14. No advertising signs or business identification signs shall be permitted in the public right-of-way except as permitted in Subsection (C)(8) of this Section.~~

15. No tables, chairs or any other parts of sidewalk cafes shall be attached, chained or in any manner affixed to any tree, post, sign or other fixture, curb or sidewalk in or near the permitted area.

16. Sidewalk cafe seating shall be included when determining the requirements for parking and bathroom facilities of the restaurant.

17. No cooking or fire apparatus shall be allowed on the public sidewalk whether or not such area is covered by this permit.

18. Only the sidewalk cafe equipment specifically shown on the approved site plan drawing referenced in Section 400.500(B)(5) shall be allowed in the permit area. The estimated chair count per table may vary within the prescribed area, provided that the chairs remain within the approved sidewalk cafe area. No permanent storage of chairs, tables, dishes, silverware or other sidewalk cafe equipment shall be allowed in the permit area, in any portion of the public right-of-way or outside the structural confines of the building in which the restaurant is located; however, the permittee may maintain such non-permanent structures as rolling service stations in the permit area during hours of operation.

19. There shall be no live entertainment or speakers placed in the permit area unless approved and properly permitted by the City.

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20. The City shall, as deemed necessary, inspect all sidewalk cafes for which permits have been issued to determine whether such sidewalk cafes conform to the criteria set forth in this Subsection.

21. The hours of operation for a sidewalk cafe shall be from the start of business until 11:00 P.M. or thirty (30) minutes after last food service, whichever is earlier, unless the sidewalk cafe is completely enclosed by fencing or barricades in which case the hours of operation for the sidewalk cafe shall cease at 1:00 A.M.

22. Section **600.100** of this Code, which prohibits drinking in public places, shall not be enforceable against patrons of a duly permitted sidewalk cafe so long as open containers of alcohol remain within the sidewalk cafe's premises and are only available for consumption during the sidewalk cafe's hours of operation.

Section 400.1870 Clothing Drop Boxes

A. Clothing drop boxes shall only be permitted in accordance with the requirements and conditions of this Section.

1. Only exempt organizations pursuant to 26 U.S.C. § 501 may place upon its property or sponsor a clothing drop box.

2. A clothing drop box shall not exceed six (6) feet in height, four (4) feet in width and four (4) feet in depth.

3. Clothing drop boxes shall be constructed of metal or wood and shall be secured at all times except when being emptied by its owner or sponsor.

4. Clothing drop boxes shall be located a minimum of twenty (20) feet from any driveway curb cut and outside any sight distance triangle as described in Section **400.540**. A clothing drop box shall not be located within any required street frontage buffer or landscape buffer, front, side or rear yard setback or in front of the front building line. A clothing drop box shall not encroach on any minimum required parking spaces.

5. No more than one (1) clothing drop boxes shall be permitted on site at any time.

6. Clothing drop boxes shall be emptied at least two (2) times per week or as often as necessary to prevent the contents from overflowing the box.

7. ~~Any sign or label affixed to a clothing drop box shall pertain only to the box or the sponsoring organization.~~ The name, address and telephone number of the owner shall be affixed to the box to enable the ownership of the box to be readily ascertained.

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8. No clothing drop box shall be permitted in the South Main Preservation District, the Landmarks Preservation District, the Historic Downtown District, the Frenchtown Neighborhood District and the Commons Neighborhood District.

9. Site Plan Review. Any organization desiring to place or sponsor a clothing drop box shall submit to the Community Development Department:

    a. A site plan which adequately and accurately describes the location of the box which may consist of a "red-lined" portion of a previously approved site plan or plat, and

    b. A letter from the person who owns or has the right to possession of the property authorizing the use of the site as the location of a box.

10. Clothing drop boxes owned or operated by a for profit entity shall obtain and pay a business license fee pursuant to Chapter 605.

Chapter 640 Itinerant Merchant, Garage Sales and Door-to-Door Residential Sales

Article II Garage Sales

~~**Section 640.050 Advertising**~~

~~A. Signs Permitted. Only the following specified signs may be displayed in relation to a garage sale:~~

~~1. Two (2) Signs Permitted. Two (2) signs of not more than four (4) square feet shall be permitted to be displayed on the property of the residence where the garage sale is being conducted.~~

~~2. Directional Signs. Two (2) signs of not more than two (2) square feet each are permitted, provided permission to erect such signs is received from the property owners upon whose property such signs are to be placed.~~

~~B. Time Limitation. No sign shall be exhibited for more than two (2) days prior to the day such sale is to commence.~~

~~C. Removal Of Signs. Signs must be removed each day at the close of the garage sale activities or by the end of daylight, whichever first occurs.~~

Chapter 665 Sexually Oriented Business Regulations

Article II Location, Building ~~and Signage~~ Restrictions.

~~**Section 665.070. Sign Restrictions**~~

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A. Notwithstanding any other ordinance, code or regulation to the contrary, it shall be unlawful for the operator of any sexually oriented business or any other person to erect, construct or maintain any sign for the sexually oriented business other than the one (1) primary sign and one (1) secondary sign as provided herein.

B. Primary signs shall have no more than two (2) display surfaces. Each such display surface shall:

1. Not contain any flashing lights;

2. Be a flat plane, rectangular in shape;

3. Not exceed seventy-five (75) square feet in area; and

4. Not exceed ten (10) feet in height or ten (10) feet in length.

C. Primary signs shall contain no photographs, silhouettes, drawings or pictorial representations in any manner and may contain only the name of the establishment.

D. Each letter forming a word on a primary sign shall be of solid color and each such letter shall be the same print-type, size and color. The background behind such lettering on the display surface of a primary sign shall be of a uniform and solid color.

E. Secondary signs shall have only one (1) display surface. Such display surface shall:

1. Be a flat plane, rectangular in shape;

2. Not exceed twenty (20) square feet in area;

3. Not exceed five (5) feet in height and four (4) feet in width; and

4. Be affixed or attached to any wall or door of the enterprise.

F. The provisions of Subsection (B)(1) and Subsections (C) and (D) shall also apply to secondary signs.

G. Any sign erected prior to the enactment of this Chapter shall be considered a lawful non-conforming sign.

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Bill No. 13990 Ordinance No. _____

Sponsor: Michael Galba, Bart Haberstroh

AN ORDINANCE AMENDING CHAPTER 400 OF THE ZONING CODE OF THE CITY'S CODE OF ORDINANCES BY REPEALING AND REPLACING THE SIGN REGULATIONS AT ARTICLE XVI OF CHAPTER 400, AND UPDATING OTHER SECTIONS OF THE CITY'S CODE OF ORDINANCES CONCERNING THE NEW SIGN REGULATIONS.

Whereas, a comprehensive revision of the Sign Regulations, which are currently set forth in Article XVI of Chapter 400 of the City's Code of Ordinances, was undertaken for purposes of ensuring continued compliance with recent case law, creating additional flexibility, and improving the readability of such regulations for a better understanding by staff and the public; and

Whereas, by this ordinance, current Article XVI of Chapter 400 shall be repealed in its entirety and replaced by a new Article XVI of Chapter 400 (the "New Sign Code"); and

Whereas, with the enactment of the New Sign Code, other sections in the City's Code of Ordinances are affected, which necessitates updating Section 215.1100 (sale of fireworks) and other sections in Chapter 400 (the Zoning Code), and necessitates the repeal of Section 640.050 (garage sales advertising) and Section 665.070 (adult business signage).

Now Therefore, Be It Ordained by the Council of the City of Saint Charles, Missouri, as Follows:

SECTION 1. Section 215.1100 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 215.1100 Sale of Fireworks

A. It shall be unlawful for any person to sell, offer to sell or expose for sale any fireworks of any type whatsoever within the City without first having obtained a "fireworks stand" license for each location at which fireworks are sold or offered for sale from the Director of Finance; provided, however, that this Section shall not apply to the sale of fireworks in wholesale lots by any person holding a wholesale license to do business within the City for use or sale outside the City or for use within the City in the manner permitted by Section 215.1090.

B. The Director of Finance is authorized to issue to any person a "fireworks stand" license to permit sales of fireworks now or hereafter classified as "1.4G Class C Common Fireworks" by the United States Department of Transportation. Licenses shall be issued for fireworks stands located only in "C-2," "C-3," "I-

1" or "I-2" zoning districts as defined in Chapter 400 of this Code of Ordinances or other similar zoning of the County on property which has been annexed but has not received a zoning designation by the City.

C. An application for a "fireworks stand" license shall be submitted to the Department of Community Development by June first and shall include the following:

1. A permit fee of six thousand dollars ($6,000.00) for each proposed location for fireworks sales.

2. A statement that the applicant agrees to comply strictly with the terms of this Chapter, the laws of the State of Missouri, St. Charles County and the City of St. Charles, Missouri.

3. A cash deposit, irrevocable letter of credit or a surety bond made payable to the City of St. Charles, Missouri, in the amount of three thousand dollars ($3,000.00) for each location to be operated by the applicant shall be submitted. Such deposit, letter or bond shall ensure compliance with the provisions of this Section, including, but not limited to, the removal of the stand, provisions for temporary electrical service and the cleaning and restoration of the site upon which it was located in accordance with the provisions of this Section. The licensee must remove the stand, items pertaining to the business and restore the site within ten (10) days after the completion of the sales period. In the event the licensee does not comply with the provisions of this Section or does not remove the stand or restore the site as required, the City may do so or cause the same to be done and the reasonable cost thereof shall be charged against the licensee and the deposit, letter of credit or surety bond.

4. A site plan showing the following:

a. Address or site location;

b. Property owner and operator names, addresses and phone numbers;

c. Size of the lot and tent;

d. Location of the tent(s) and all other structures or equipment, including trailers and storage units located on the lot;

e. Location of all existing driveway entrances and temporary parking lot areas;

f. Location of required restroom facilities [a minimum of one (1) portable facility on site is required];

g. Location of required dumpsters [a minimum of one (1) two-yard dumpster for a location having one thousand (1,000) square feet or less of sales area and a minimum of two (2) two-yard dumpsters or one (1) four-yard dumpster for a location having more than one thousand (1,000) square feet of sales area];

h. Location of required on-site, off-street customer parking spaces [a minimum of one (1) space per three hundred (300) square feet of sales area is required];

i. Location of nearest fire hydrant;

j. Proof of a valid Missouri State sales tax number;

k. Other information as may be required by the City to ensure public health and safety.

5. An electrical inspection must be obtained from the Department of Community Development. All electrical work including generators must be performed by an electrician licensed with the City. Note that locations that did not have valid firework stand permits prior to January 1, 2003, are required to have underground electric supply lines.

6. A certificate of flame resistance must be submitted for each tent and a fire inspection must be obtained from the St. Charles Fire Department.

7. Approval of the driveway entrance and approval of the construction of temporary surfacing for a parking lot permit from the Department of Public Works are required if a new driveway or temporary surfacing (defined as aggregate, asphalt millings, wood chips or other material used to cover the ground surface for the purpose of temporarily improving the ground surface to better enable it to serve vehicular or foot traffic) is to be installed. These approvals must address the following:

   a. If a vertical curb is present at the entrance location, a concrete approach may be constructed and left in place to the right-of-way line. If an approach is not constructed, the existing curb must be removed prior to use of the parking lot and replaced within sixty (60) days of the removal.

   b. Temporary parking permits are granted for no more than thirty (30) consecutive calendar days and the construction of the parking facility

must not begin more than fourteen (14) calendar days before the beginning of the intended use.

c. No portion of City-owned right-of-way shall be surfaced and a minimum of a ten (10) foot parking setback shall be provided.

d. Where used, temporary paving material shall be removed and vegetation reestablished on the site within ten (10) calendar days of the final date of fireworks sales.

e. Where temporary surfacing material is used, a cash deposit, irrevocable letter of credit or a surety bond made payable to the City of St. Charles, Missouri, will be required by the Director of Community Development or his/her designee. The security shall be subject to the condition that the reparative measures (actions taken to return disturbed land to the condition and appearance that existed before the temporary use) be performed within the first ten (10) days following the intended usage of the temporary facility as indicated on the temporary parking lot application. The security shall be valid for the entire ten-day period after which it will be forfeited to the City if reparative measures are not complete. If the reparative measures are not completed within the specified time, the City may use the funds from the security of any necessary portion thereof to complete the reparative measures. If the security is inadequate to pay for the costs of the reparative measures, the City shall recover the balance from the property owner.

f. Each application for construction of a temporary parking lot or new entrance shall include the following: a sketch showing the property dimensions, parking lot dimensions, entrance locations and dimensions and color photographs [a minimum of six (6)] of the site.

8. A certificate of occupancy for any tent or structure from the Department of Community Development.

D. The following standards shall be used for the review of any fireworks license and shall apply to the operation of the facility:

1. Structures from which fireworks are to be sold or stored shall not be located within on hundred (100) feet of any permanent structure or building, public park, swimming pool or public or private playground.

2. Structures from which fireworks are sold or stored shall not be located within one hundred (100) feet of any structure in which petroleum products are sold or dispensed in any manner other than in closed containers.

3. A maximum of two (2) semi-truck storage trailers or the equivalent area of trailer storage as determined by the Fire Marshal shall be allowed per location. Additional storage may be permitted upon review and approval of the Fire Marshal. Such trailers shall maintain a minimum of ten (10) foot separation, have DOT labels on them and must be marked "EMPTY" with four (4) inch letters when all contents are removed.

4. All weeds and combustible materials shall be cleared from any sales location, including a distance of at least twenty-five (25) feet surrounding the sales location.

5. A sign bearing the message "Discharge of Fireworks is Prohibited at All Times Within the City Limits of the City of St. Charles Except Between the Hours of 12:00 P.M. and 11:00 P.M. on July 3 and 4" in letters at least three (3) inches tall shall be conspicuously displayed at each sales location. Such sign shall not count towards the limits of allowable signage provided for by this Section. Additionally, the operator shall distribute to each purchaser a flyer of at least twenty-four (24) square inches containing the statement: "Discharge of Consumer Fireworks Within the City of St. Charles is Prohibited by Ordinance Except Between the Hours of 12:00 P.M. and 11:00 P.M. on July 3 and 4. Violators may be punished by a fine up to five hundred dollars ($500.00) or up to three (3) months imprisonment or both."

6. Fireworks stands shall comply with the provisions of the currently adopted Building Code relative to temporary structures. All stands shall be erected in a manner that will reasonably ensure the safety of all occupants, patrons and surrounding property.

7. A minimum three (3) foot wide, unobstructed aisle running the length of the stand, inside and behind the sales counter, shall be provided.

8. Each stand up to twenty-four (24) feet in length must have at least two (2) exits. Each stand in excess of twenty-four (24) feet must have at least three (3) exits. Exit locking devices, if any, shall be easily released from the inside without special knowledge, key or effort.

9. Each stand shall maintain a two and five-tenths (2.5) gallon, 2A rated water-pressure type fire extinguisher or an ABC minimum 2A:10BC rated fire extinguisher near each exit and such extinguishers shall be kept in good working order and shall be easily accessible.

10. Signage shall ~~not~~ be subject to the provisions of Chapter 400. ~~but shall meet the following requirements:~~

~~a. No pennants, streamers, balloons, searchlights, strobe lights, beacons, inflatable signs are permitted;~~

~~b. No portable signage or off-premises signage is permitted except as provided herein;~~

~~c. No signage may be attached to non-commercial vehicles;~~

~~d. Signage may not extend above or beyond the limits of the primary structure or the commercial vehicle(s) associated with the business;~~

~~e. All signage must be attached to the primary structure being used for the sale of fireworks or to a commercial vehicle being used as storage or an integral part of the operation;~~

~~f. No signage may be located in a public right-of-way or on public property;~~

~~g. Total square footage of all signage viewable from any one (1) angle for one (1) location shall not exceed three hundred (300) square feet;~~

~~h. When a location does not abut a public right-of-way and does not have direct access from such right-of-way, one (1) off-site, freestanding sign or banner not to exceed thirty-two (32) square feet shall be permitted, provided such sign does not interfere with public safety and is not within the public right-of-way. Such sign shall not contribute to the three hundred (300) square foot signage allowance.~~

11. Persons under sixteen (16) years of age shall not be employed upon the premises. If any person under eighteen (18) years of age is employed at a location selling fireworks, the location shall be supervised by at least one (1) person over the age of twenty-one (21).

12. Sales of fireworks shall be permitted only during the period June 25 through July 5 each year. No sales shall be permitted prior to 8:00 A.M. or after 10:00 P.M. on any day, except on July 1, 2 and 4, upon which days the closing time may be 11:00 P.M. and July 3, upon which day the closing time may be Midnight.

13. No sales of fireworks shall be made to any person under eighteen (18) years of age.

14. Licensees shall not permit smoking or any type of open flames upon the premises and shall prominently post at least two (2) signs prohibiting smoking.

15. Licensees shall not permit debris, wrappers or papers to accumulate on the premises and dumpsters shall be emptied as necessary to maintain the premises in a clean and orderly manner.

16. Licensees and employees shall not attract customers by means of flagging of vehicles or engage in any activity which obstructs or interferes with the free flow of traffic upon any street or highway.

17. Licensees shall be required to, at all times, possess and give to each paying customer, at no cost, a flyer clearly outlining both the days and times on which it is legal to set off, use, burn, explode or fire off fireworks as indicated in Section 215.1090.

E. All items permitted under Chapter 320, RSMo., except those classified as "1.4G Class C Common Fireworks" by the United States Department of Transportation, may be sold without acquiring a "fireworks stand" license.

F. Any license granted hereunder may be suspended and all sales prohibited by the Mayor and/or his/her designee upon violation of any of the provisions listed in this Section which pose a danger to the public or if any ordinance violation remains uncorrected for twenty-four (24) hours after the licensee has been given notice to correct a violation by the City. If a written request is delivered to the office of the Mayor within ten (10) days of the suspension, a hearing shall be held within ten (10) days of the receipt of such written request by the Mayor to determine the existence of the violation and the appropriateness of the suspension. Any licensee whose license has been suspended and does not request a hearing before the Mayor, or whose suspension is upheld by the Mayor, shall not be licensed in the next succeeding year for fireworks sales.

SECTION 2. Section 400.140 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.140 "A" Agricultural District

A. Purpose. The purpose of the "A" Agricultural District is to provide for agricultural activities, to provide for spacious residential development for those who choose this environment and to prevent untimely scattering of more dense urban uses, which should be confined to areas planned for efficient extension of public services.

B. Permitted Uses. A building or land in the "A" Agricultural District shall be used only for the following purposes:

1. Agricultural activities on a farm of three (3) acres or more, including general farming, truck gardening, cultivation of field crops, orchards, groves or nurseries for growing or propagation of plants, turf, trees and shrubs, dairy farming, keeping or raising for sale of large or small animals, reptiles, fish, birds or poultry and including structures for storage and processing; provided, that commercial slaughtering and processing of large animals such as horses, cows, pigs, sheep or goats shall not be conducted on the premises.

2. Educational facilities such as:

   a. Public zoological gardens;

   b. Public botanical gardens;

   c. Bird sanctuaries; and

   d. Arboretums.

3. Greenhouse, commercial.

4. Public and private parks and open spaces.

5. Reservoirs.

6. Single-family dwellings.

7. Wildlife reservations and other similar conservation projects.

8. Placement of a telecommunication antenna on an existing telecommunication tower (co-location) where no expansion or enlargement of the existing tower enclosure is required.

C. Permitted Accessory Uses. The following accessory uses are permitted in the "A" District:

1. Buildings used as contractors' or construction operations during development of the tract or subdivision on which they are located. They shall be removed upon completion or abandonment of the project or the end of a two-year period, whichever is sooner.

2. Dwelling unit used for guests.

3. Fertilizer storage, for farm use only, in bags or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building, but not manufacture, processing, retail or wholesale.

4. Garage, private.

5. Garden house, tool house, playhouse or greenhouse incidental to residential use.

6. Grain storage, blending and packaging for farm use only, but not milling.

7. Home occupations.

8. Marinas and boat docks.

9. Storage of a boat trailer, self-propelled camper, camp trailer or a boat, but not in a front yard.

D. Conditional Uses.

1. The following uses may be permitted in the "A" District as conditional uses if approved by the City Council following recommendation by the Planning and Zoning Commission:

   a. Airports and landing fields and accessory uses for general aviation.

   b. Archery range, provided, that such range is approved by the Chief of Police.

   c. Cemetery on a site of not less than twenty (20) acres.

   d. Circus or carnival grounds, amusement park, zoo or midway, permanent or temporary, for specified time period.

   e. Day camps and campgrounds.

   f. Day care facilities subject to the following as may be modified through the conditional use process:

      (1) Not more than ten (10) children not related to the operator shall be kept. Up to three (3) additional children over the age of two (2) may be kept for up to two (2) hours per day. Up to three (3) additional school-age children may be kept on unscheduled days of school closings; provided, that, at no time shall more than thirteen (13) children not related to the operator be kept.

(2) Such uses shall be permitted only if the rear yard in which the home would operate meets the minimum requirements of this Section and is enclosed with a suitable fence.

(3) Such uses are located in the dwelling used by the operator as his/her private residence.

(4) The operator shall not employ more than one (1) full-time [forty (40) hours per week] assistant who does not reside on the premises or more than two (2) half-time [twenty (20) hours per week] assistants who do not reside on the premises.

~~(5) No advertising or identification sign shall be placed on the premises.~~

(5~~6~~) All City health and fire regulations are met.

(6~~7~~) All applicable State regulations are met.

g. Dog kennels, commercial or non-commercial; provided any commercial open pens, runs, cages or kennels shall be located at least two hundred (200) feet from any side or rear lot lines.

h. Dwellings and mobile homes occupied by persons employed on the premises or immediate members of the family or families owning or operating a farm.

i. Educational institutions, including museums, art galleries and libraries.

j. Excavation or filling, borrow pits, extraction, processing and removal of sand, gravel or stone and other major excavations other than for construction of swimming pools and foundations for buildings.

k. Exposition center or fairgrounds.

l. Golf courses, putting greens, driving ranges and similar activities operated as a business, including a building for a golf shop, locker room and snack bar as an accessory use to a golf course; provided no such building is located closer than one hundred (100) feet from adjoining property lines.

m. Hospital or clinic for large or small animals; provided, that all buildings, structures, pens or open kennels shall be located at least two hundred (200) feet from any lot lines.

n. Hospitals, congregate care facilities and group living arrangements.

o. Livestock auction market.

p. Racetrack, any type, subject to the following requirements for protective screening: where a racetrack directly adjoins a residential zoning district or a "PD" zoning district, a landscaped greenbelt at least fifty (50) feet in width shall be provided and maintained along the appropriate property line by the owners and/or managers of the racetrack. The undeveloped area shall be planted with trees or shrubs or shall be maintained in a well kept lawn. The greenbelt shall not be used for off-street parking facilities, for driveways or for open storage. Along the inner side of the greenbelt, there shall be provided a masonry wall at least six (6) feet in height above grade to separate the greenbelt from the racetrack facilities.

q. Radio television transmission receiving station or tower; subject to building codes and further regulations of Section 400.470.

r. Recreational uses or facilities, commercially operated or for a private membership, such as game courts, swimming pools, tennis clubs, fishing or boating lakes, camping areas, picnic grounds, dude ranches or similar activities; and accessory facilities, including the sale of food, beverages, bait, incidentals, supplies and equipment; provided, that no such use, structure or accessory use is located closer than fifty (50) feet to any adjoining property lines.

s. Riding academies and commercial stables; provided, that any buildings for the keeping of animals shall be located at least two hundred (200) feet from any side or rear lot lines and the site size of the lot shall be no less than forty (40) acres.

t. Sports arenas or stadiums, commercial athletic fields or baseball parks.

u. Temporary and conditional permits may be provided for a period of two (2) years or less for the following uses:

(1) Asphalt batching plants or concrete batching plants.

(2) Non-accessory tents for special purposes.

(3) Outdoor displays for promotional activities.

v. Telecommunication towers, antennas attached to structures, or placement of a telecommunication antenna on an existing tower (co-

location) where an expansion or enlargement of the existing tower enclosure is required. Telecommunication towers shall be located only on property that is a non-residential use.

w. Warming and cooling centers when accessory to a church or other place of worship. Occupancy limits for a warming and cooling center shall be determined by the Building Code Official and Fire Marshal.

2. The provisions of this Section shall apply to all new uses and to existing uses where a substantial change or expansion to the layout, operation or configuration is proposed.

E. Design Standards. (See also Article II, Division 2, Design Standards, for additional regulations.) In the "A" District, the design standards shall be as follows:

1. Minimum lot area: three (3) acres.

2. Minimum lot width at the building line: one hundred fifty (150) feet.

3. Minimum street frontage: twenty-five (25) feet.

4. Minimum lot depth: two hundred (200) feet.

5. Maximum height of building: two and one half (2 1/2) stories or thirty-five (35) feet.

6. Minimum setback requirements measured from building line to property line:

a. Front yard setback: fifty (50) feet.

b. Side yard setback: twenty (20) feet.

c. Rear yard setback: five (50) feet.

7. Off-street parking and loading requirements shall be as contained in Article V, Division 1, Parking.

8. Minimum Floor Elevation. Floor elevations shall be at least one (1) foot above the Corps of Engineers' 100-year flood elevation.

9. Protective Screening. All exterior solid waste containers and container racks or stands for any non-conforming use which is a permitted or conditional use in any multi-family, commercial or industrial district shall be screened

from public view by an enclosure which complies with the requirements contained in Section 400.965(B)(4).

SECTION 3. Section 400.150 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.150. "R-1C," "R-1D," "R-1E" Single-Family Residential Districts

A. Purpose. The purpose of the "R-1C," "R-1D," "R-1E" Single-Family Residential Districts is to provide for low-density, single-family, residential development on lots where water and sewer facilities generally are provided, together with such churches, recreational facilities and accessory uses as may be necessary or are normally compatible with residential surroundings. In general, the districts are located where urbanization and full utilities and public services exist or are planned for the reasonably near future.

B. Permitted Uses. Buildings or land in the "R-1C," "R-1D," "R-1E" Districts shall be used only for the following uses:

1. Group living arrangements.

2. Public parks and open spaces.

3. Parking lots for governmental purposes.

4. Public schools, government-owned buildings and places of worship.

5. Single-family dwellings, but not manufactured homes.

6. Shouse, provided:

a. The subject property has an area of one (1) acre or greater; and

b. The subject property is not located within a platted subdivision; and

c. The following architectural features are provided:

(1) Residential-style windows and doors shall be provided upon the primary elevation. If an overhead door is proposed on the primary elevation it shall not be required to provide windows.

(2) A pitched roof shall be provided on the entire structure.

7. Telecommunication, specifically placement of a telecommunication antenna on an existing telecommunication tower (co-location) where no expansion or enlargement of the existing tower enclosure is required.

C. Permitted Accessory Uses. The following accessory uses are permitted in the "R-1C," "R-1D," "R-1E" Districts:

1. Buildings used as contractors' or construction operations during development of the tract or subdivision on which they are located. They shall be removed upon completion or abandonment of the project or at the end of a two (2) year period, whichever is sooner.

2. Garage.

3. Garden house, tool house, playhouse or greenhouse incidental to residential use.

4. Home occupations.

5. Swimming pools and game courts, lighted or unlighted, for use by occupants or their guests in accord with the conditions stated in Section 400.620.

D. Conditional Uses.

1. The following uses may be permitted in the "R-1C," "R-1D," and "R-1E" Districts as conditional uses if approved by the City Council following recommendation by the Planning and Zoning Commission:

a. Adult day care facilities.

b. Amateur radio operator's equipment, as licensed by the FCC, but not more than twenty (20) feet above the highest point of the primary structure on the property.

c. Bed-and-breakfast.

d. Cemetery on a site of one (1) acre or more.

e. Day care facilities subject to the following as may be modified through the conditional use process.

(1) Day care facilities located in an existing public or private school and accommodating students of that school only are not required to follow the procedures outlined in Section 400.1090.

(2) Not more than ten (10) children not related to the operator shall be kept. Up to three (3) additional children over the age of two (2) may be kept for up to two (2) hours per day. Up to three (3) additional school-age children may be kept on unscheduled days of school closings, provided that at no time shall more than thirteen (13) children not related to the operator be kept.

(3) Such uses shall be permitted only if the rear yard in which the home would operate meets the minimum requirements of this Section and is enclosed with a suitable fence.

(4) Such uses are located in the dwelling used by the operator as his/her private residence.

(5) The operator shall not employ more than one (1) full-time [forty (40) hours per week] assistant who does not reside on the premises or more than two (2) half-time [twenty (20) hours per week] assistants who do not reside on the premises.

~~(6) No advertising or identification sign shall be placed on the premises.~~

(6~~7~~) All City health and fire regulations are met.

(7~~8~~) All applicable State regulations are met.

f. Educational facilities such as public zoological gardens and public botanical gardens.

g. Farm, truck garden, orchard or nursery.

h. Golf courses, not lighted for night play, but including a building for a golf shop, locker room and snack bar as an accessory use to a golf course; provided no such building is located closer than one hundred (100) feet to adjoining property lines; and not including miniature golf courses, putting greens, driving ranges and similar activities operated as a business.

i. Meeting facilities for fraternal, masonic and philanthropic clubs and organizations.

j. Private club associated with a subdivision development or neighborhood clubs or neighborhood associations.

k. Private dining service only within the Extended Historic Preservation District.

l. Recreation facilities, such as fishing or boating lakes, boat docks, picnic grounds, swimming or tennis clubs or similar activities, and accessory facilities, including sale of food, beverages or bait.

m. Shipping container homes, provided:

(1) The structure complies with all applicable provisions of the International Building Code;

(2) The structure is completely enclosed with vinyl, wood, cement board or brick siding; and

(3) The structure has a pitched roof constructed of wood or metal.

In approving the conditional use, the Planning and Zoning Commission may recommend and the City Council may impose additional conditions that are deemed necessary to maintain the desired consistency of land uses, land use intensities and land use impacts as related to the environs of the subject property.

n. Short-term rental, provided the property satisfies the requirements provided in Section 400.421.

o. Shouse, provided:

(1) The subject property has an area of less than one (1) acre; or

(2) The subject property is located within a platted subdivision; and

(3) The following architectural features are provided:

(a) Residential-style windows and doors shall be provided upon the primary elevation. If an overhead door is proposed on the primary elevation it shall not be required to provide windows.

(b) A pitched roof shall be provided on the entire structure.

p. Telecommunication towers, antennas attached to structures, or placement of a telecommunication antenna on an existing tower (co-location) where an expansion or enlargement of the existing tower enclosure is required. Telecommunication towers shall be located only on property that is a non-residential use.

q. Warming and cooling centers when accessory to a church or other place of worship. Occupancy limits for a warming and cooling center shall be determined by the Building Code Official and Fire Marshal.

r. Wildlife reservations and similar conservation projects.

2. The provisions of this Section shall apply to all new uses and to existing uses where a substantial change or expansion to the layout, operation or configuration is proposed.

E. Design Standards. (See also Article III, Division 2, Design Standards, for additional regulations.) The following design standards are required in the "R-1C," "R-1D," "R-1E" Districts:

1. Minimum lot area:

a. "R-1C" District: twelve thousand five hundred (12,500) square feet.

b. "R-1D" District: nine thousand (9,000) square feet.

c. "R-1E" District: seven thousand (7,000) square feet.

2. Minimum lot width at the building line:

a. "R-1C" District: one hundred (100) feet.

b. "R-1D" District: seventy-five (75) feet.

c. "R-1E" District: sixty (60) feet.

d. Two hundred (200) feet for a church.

3. Minimum street frontage shall be twenty-five (25) feet.

4. Minimum lot depth:

a. "R-1C" District: one hundred twenty five (125) feet.

b. "R-1D" District: one hundred (100) feet.

c. "R-1E" District: one hundred (100) feet.

5. Minimum setback requirements measured from the building line to the property line:

a. Front yard setback:

(1) "R-1C" District: thirty (30) feet.

(2) "R-1D," "R-1E" Districts: twenty-five (25) feet.

b. Side yard setback:

(1) "R-1C" District: ten (10) feet.

(2) "R-1D" and "R-1E" Districts: seven (7) feet.

c. Rear yard setback: twenty-five (25) feet.

6. Maximum Lot Coverage. Not more than forty percent (40%) of the lot area shall be covered by the principal building and accessory structures.

7. Maximum height of building: two and one half (2 1/2) stories or thirty-five (35) feet.

8. Minimum floor area in square feet: one thousand (1,000) square feet for a single-family dwelling unit.

9. Public Utilities. Requirements are contained in Section 400.610.

10. Off-Street Parking And Loading Requirements.

a. Requirements for off-street parking and loading are contained in Article V, Division 1, Parking.

b. One (1) commercial vehicle licensed for not more than twelve thousand (12,000) pounds gross vehicular weight and used by the occupant of the dwelling may be parked on the premises.

c. Protective Screening. All exterior solid waste containers and container racks or stands for any non-conforming use, which is a permitted or conditional use in any multi-family, commercial or industrial district, shall be screened from public view by an enclosure which complies with the requirements contained in Section 400.965(B)(4).

SECTION 4. Section 400.190 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.190 "O-I" Office Institution District

A. Purpose. The purpose of the "O-I" Office Institution District is to provide for the development of certain low-intensity business and professional offices. The district will ensure compatible uses of commercial and adjacent residential districts by serving as a transitional area, generating a light vehicular and pedestrian traffic flow.

B. Permitted Uses. All uses in the "O-I" District are restricted to low-intensity, light traffic-generating businesses and offices and for the following purposes:

1. Uses permitted in any "R-1" or "R-2" District except single-family or two-family residences.

2. Banks and savings and loan associations without drive-up service.

3. Congregate care facilities.

4. Day care facilities or adult day care facilities.

5. Hospitals and orphanages, subject to the requirements of Section 400.440.

6. Institutions, art galleries and museums.

7. Institutions of higher education, including classroom buildings, dormitories, gymnasiums and other uses incidental to the operation of an institution of higher education.

8. Office.

9. Public parks and open spaces.

10. Senior housing facilities, provided that such facilities are offered on the same lot as a congregate care facility as defined within this Chapter.

11. Short-term rental, subject to Section 400.421 and is located within the following Superimposed Districts:

a. "SMPD."

b. "EHP."

c. "HDD."

d. "FPD."

e. "CPD."

f. "LMPD."

C. Conditional Uses.

1. The following uses may be permitted in the "O-I" District as conditional uses if approved by the City Council following recommendation by the Planning and Zoning Commission:

a. Boardinghouse.

b. Fraternity or sorority houses.

c. Halfway house subject to the following as may be modified through the conditional use process:

(1) One (1) parking space for every four (4) residents, including staff residents.

(2) No exterior evidence of such use ~~and no sign advertising the use~~.

(3) At the time of original approval, no facility shall be located within five hundred (500) feet of another such facility, group living arrangement, congregate care facility, day care home or facility, residential district or use, hotel or motel, boardinghouse or guest house. The City Council shall have the authority to waive this requirement if the facilities are separated by a major thoroughfare, major waterway or other comparable barrier.

(4) The applicant shall demonstrate that there is no negative impact property within five hundred (500) feet of the proposed facility.

(5) The original permit shall be limited to a one (1) year period, but may be renewed thereafter for two (2) year periods by the City Council. Renewals may be granted only after a public hearing.

d. Halfway house for juvenile offenders subject to the following as may be modified through the conditional use process:

(1) No exterior evidence of such use ~~and no sign advertising the use~~.

(2) At the time of original approval, no facility shall be located within five hundred (500) feet of another such facility, group living arrangement, congregate care facility, day care home or facility, residential district or use, hotel or motel, boardinghouse or guest house. The City Council shall have the authority to waive this requirement if the facilities are separated by a major thoroughfare, major waterway or other comparable barrier.

(3) The applicant shall demonstrate that there is no negative impact property within five hundred (500) feet of the proposed facility.

(4) The original permit shall be limited to a one (1) year period, but may be renewed thereafter for two (2) year periods by the City Council. Renewals may be granted only after a public hearing.

e. Telecommunication towers, antennas attached to structures, or placement of a telecommunication antenna on an existing tower (co-location) where an expansion or enlargement of the existing tower enclosure is required.

f. Warming and cooling centers when accessory to a church or other place of worship. Occupancy limits for a warming and cooling center shall be determined by the Building Code Official and Fire Marshal.

D. (Reserved)

E. Design Standards. (See Article III, Division 2, Design Standards, for additional regulations.) The following design standards are required in the "O-I" District:

1. Minimum lot area: seven thousand five hundred (7,500) square feet.

2. Minimum lot width at the building line: zero (0).

3. Minimum lot depth: zero (0).

4. Maximum lot coverage: forty percent (40%).

5. Maximum height of building: two and one-half (2 1/2) stories or thirty-five (35) feet.

   Maximum height of building may be increased to ten (10) stories or one hundred forty (140) feet on a campus of an institution of higher learning by the provision of an additional five (5) feet of setback from all exterior

property lines for each additional story and upon review and approval by the Planning and Zoning Commission.

"GPRS" bonus:

All tiers: three (3) stories or forty-five (45) feet, except when adjoining a residential zoning district.

6. Minimum setback requirements measured from building line to property line:

   a. Front yard setback: twenty-five (25) feet.
   "GPRS" bonus:
   Tiers 1 and 2: twenty (20) feet.
   Tier 3: fifteen (15) feet.

   b. Side yard setback: zero (0), except fifteen (15) feet when adjoining residential zoning district.

   c. Rear yard setback: twenty-five (25) feet.
   "GPRS" bonus:
   Tiers 1 and 2: twenty (20) feet.
   Tier 3: fifteen (15) feet, except when adjoining a residential zoning district.

7. Minimum floor area in square feet: none.

8. Public Utilities. Requirements are contained in Section 400.610.

9. Off-Street Parking And Loading:

   a. No parking shall be permitted in a required front yard.

   b. Additional requirements are contained in Article V, Division 1, Parking.

10. Protective Screening.

   a. All exterior solid waste containers and container racks or stands shall be screened from public view by an enclosure which complies with the requirements of Section 400.965(B)(4).

   b. Where an "O-I" Zoning District adjoins a residential zoning district or is located across a public street or alley from a residential zoning district, a landscaped greenbelt at least fifteen (15) feet in width shall be provided and maintained along the appropriate property line by the users

of the "O-I" property. The open area shall be planted with trees and shrubs. A minimum of one (1) tree shall be planted per thirty (30) lineal feet or fraction thereof for any frontage along a residential zoning district. Required trees shall be at least two and one-half (2 1/2) inch caliper. Trees existing within any required greenbelt at the time of installation and which are larger than two and one-half (2 1/2) inch caliper shall be preserved and will count toward the minimum landscaping requirements. Newly planted species shall be hardy for the specified area. All landscaping shall be maintained in a healthy growing condition and be neat and orderly in appearance. The fifteen-foot greenbelt shall not be used for off-street parking facilities or for loading spaces. Along the inner side (commercial side) of the greenbelt, except when the greenbelt adjoins a public street, there shall be provided either:

(1) A continuous visual screen with a minimum height of six (6) feet, such screen consisting of a compact evergreen hedge or foliage screening; or

(2) An ornamental masonry wall or wood fence at least six (6) feet in height above grade, in which case one (1) shrub shall be planted in the greenbelt per ten (10) lineal feet or fraction thereof. Required shrubs shall be a minimum of eighteen (18) inches in height at time of initial planting. Shrubs may be clustered rather than evenly spaced.

c. Outdoor Storage. All permitted and conditional uses shall be conducted within a completely enclosed building with no open storage.

11. Landscaping. The required front yard shall be planted with trees, shrubs or well-kept lawn.

SECTION 5. Section 400.330 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.330. "SMPD" South Main Preservation District.

A. Purpose. The purpose of the South Main Preservation District is to preserve historic areas, buildings, monuments or other historic features which contribute or will contribute to the heritage of the City or the State. The district also provides for the protection of historic areas, buildings, monuments or features, and their surroundings within a reasonable distance, from obviously incongruous development or uses of land. Banquet centers and meeting facilities as a primary use shall not be permitted in the South Main Preservation District as a permitted or a conditional use.

B. Permitted Uses. A building or land shall be used only for the following purposes:

1. Any use or accessory use permitted in the zoning district in which the premises are situated and upon which the South Main Preservation District is superimposed, including single-family dwellings, except as provided in Section 400.330(B)(2). Banquet centers and meeting facilities as a primary use shall not be permitted in the South Main Preservation District as a permitted use.

2. Restaurants, cafes or cafeterias.

C. Conditional Uses. The purpose of the conditional use process is to allow the establishment of a use which has some special impact or uniqueness such that its effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. The conditional use process provides the City with the means to review the location, design, configuration of uses and potential impacts and compatibility with the surrounding area. In approving the conditional use, the Planning and Zoning Commission may recommend and the City Council may impose conditions or safeguards as are deemed necessary to protect the surrounding properties and public generally. The following uses may be permitted in the "SMPD" as a conditional use, if approved by the City Council following recommendation by the Planning and Zoning Commission:

1. Any conditional use in the zoning district in which the premises are situated and upon which the South Main Preservation District is superimposed, except as provided in Section 400.220(B)(2). Banquet centers and meeting facilities shall only be permitted as a conditional use secondary to the principal/primary use.

2. Any permitted/conditional use that requires a liquor license, provided that any land use where alcoholic beverages are sold and consumed incidental to the sale of food, provided that no alcoholic beverages may be sold to patrons standing or sitting at a bar, whether or not such sale is incidental to the sale of food, and the only exception to this latter proviso is that alcoholic beverages may be sold at an exposed bar in a microbrewery. Any microbrewery allowed within this district shall have a restaurant.

   a. Conditional Use Regulations. Due to the potential negative secondary effects of the location and operations of establishments that predominantly sell intoxicating beverages, the City Council may place additional regulations on these uses to reduce or eliminate these effects, including, but not limited to, hours of operation, separation and location restrictions, other nuisances, and the manner of operation.

b. Limits On Conditional Liquor Uses. No more than four (4) conditional uses may be approved within the SMPD for non-restaurant liquor uses.

3. The performance of live music in restaurants, cafes or cafeterias. For purposes of this Section, the performance of live music shall be limited to the playing of musical instruments or vocals, both of which shall not be amplified by any means, electronic or otherwise. Sunday through Thursday the performance of live music shall stop at or before 8:00 P.M. when performed on the exterior of the premises, and shall stop at or before 9:00 P.M. when performed inside a restaurant, cafe or cafeteria. Friday and Saturday the performance of live music shall stop at or before 10:00 P.M., whether performed on the exterior of the premises or inside a restaurant, cafe or cafeteria. The times of performance of live music may be limited as a condition to a conditional use permit.

D. Special Building And Occupancy Permit.

1. No person shall be permitted to build, erect, construct, alter, destroy or remove buildings or structures, or in any way change the outward appearance of any building or structure in the South Main Preservation District without having obtained a certificate of appropriateness from the Historic Landmarks Preservation and Architectural Review Board.

2. Evidence of such required approval shall be a certificate of appropriateness issued by the Historic Landmarks Preservation and Architectural Review Board. Such certificate shall be a statement signed by the Chairperson of the Board, stating that the exterior architectural features of the proposed construction, reconstruction, alteration, removal or restoration for which application for approval by the Board has been made as approved by the Board.

3. No building permit or certificate of occupancy shall be issued for any building or structure within the South Main Preservation District, unless such applicant shall furnish with his application for such permit a copy of certificate of appropriateness.

E. Signs. Signs and billboards shall be permitted as required in Article XVI of the Zoning Code ~~Section 400.1830~~. All signs shall be reviewed and approved by the Historic Landmarks Preservation and Architectural Review Board in accordance with the standards and purposes of the South Main Preservation District.

F. Lighting. All outdoor, temporary, decorative lighting must obtain a certificate of appropriateness from the Historic Landmarks Preservation and Architectural

Review Board prior to installation, except from November 15 through January 15, at which time only white non-twinkling, non-chasing miniature lights will be allowed. This Subsection (F) shall not apply to the display of any such lighting installed by the City of St. Charles, or its designee, for the use and enjoyment of the public.

SECTION 6. Section 400.420 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.420 Bed-And-Breakfast Establishments

A. Bed-and-breakfast establishments are a conditional use in all residential zoning districts and permitted in agricultural zoning districts subject to the home occupation provisions of this Section as well as Section 400.430. Bed-and-breakfast establishments are permitted by right within the "HCD" Historic Commercial District and "FD" Frenchtown 1 District. A bed-and-breakfast establishment shall be carried on entirely within the dwelling unit by a member of the family residing in the dwelling unit, shall clearly be incidental and secondary to the use of the dwelling unit for residential purposes and shall conform to the following standards and provisions:

1. Any necessary business license shall be obtained pursuant to the requirements of the City of St. Charles Finance Department.

2. Other types of occupation or professions may be permitted within the building where the bed-and-breakfast establishment is located, subject to the City's home occupation regulations.

3. Maximum Floor Area Allowed.

   a. Buildings of less than two thousand five hundred (2,500) square feet of interior living space shall be allowed to use no more than three (3) bedrooms, nor more than fifty percent (50%) of the livable floor area of the building for the bed-and-breakfast establishment.

   b. Buildings of greater than two thousand five hundred (2,500) square feet of interior living space may be allowed up to six (6) bedrooms but no more than fifty percent (50%) of the livable floor area for use of the bed-and-breakfast establishment.

   c. The applicant shall provide a floor plan showing the specific location of the areas to be used for the bed-and-breakfast establishment.

4. No non-family person shall be employed.

5. No offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced.

6. There shall be no exterior display~~, no exterior sign,~~ except as permitted herein, no exterior storage of materials and no other exterior indication of the bed-and-breakfast establishment or variation from the residential character of the building.

~~7. One (1) sign shall be permitted which shall be unanimated, non-illuminated, flat or window sign having an area of not more than one hundred forty-four (144) square inches. The sign shall be attached flat to the building.~~

7.~~8.~~ No machinery or equipment shall be installed which interferes with radio or television reception and which is not customarily incidental to the bed-and-breakfast establishment.

8.~~9.~~ One (1) unobstructed off-street parking space shall be provided for each available bedroom in the bed-and-breakfast establishment. The Director of Community Development may grant a variance if it can be shown that adequate parking already exists.

9.~~10.~~ No additions shall be added to the residence to establish this use.

10.~~11.~~ No lodger shall be rented a room for longer than seven (7) consecutive days.

11.~~12.~~ No meals may be served, except for breakfast and/or brunch.

12.~~13.~~ Meals may be served only to overnight guests.

13.~~14.~~ The owner/occupant is required to maintain a guest register which shall be available for inspection by the City.

SECTION 7. Section 400.430 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.430 Home Occupations

A. A home occupation is an occupation or profession which is customarily carried on entirely within the dwelling unit by a member of the family residing in the dwelling unit, which is clearly incidental and secondary to the use of the dwelling unit for residential purposes and which conforms to the standards and provisions provided herein. Home occupations may be for profit or not-for-profit.

1. Standards. Home occupations shall conform to the following standards:

   a. Up to four (4) types of occupation or profession shall be permitted within the occupied building.

   b. The total area utilized by home occupations may not exceed twenty-five percent (25%) of the total floor area and in no event more than five hundred (500) square feet of floor area of the occupied building.

   c. All employees and business partners must reside in the dwelling unit or be related to the applicant by blood, marriage, or adoption; however, with the review and approval of a conditional use for one (1) outside employee/business partner to work from the home occupation location.

   d. No offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced.

   e. There shall be no exterior display~~, no exterior sign,~~ except as permitted herein, no exterior storage of materials, no direct access from outside the principal building to the home occupation except that which serves the residential portion, and no other exterior indication of the home occupation or variation from the residential character of the principal building.

   ~~f. One (1) sign shall be permitted which shall be an unanimated, non-illuminated, flat or window sign having an area of not more than one hundred forty-four (144) square inches attached flat to the building.~~

   f.~~g.~~ There shall be no customer business hours between 8:00 P.M. and 8:00 A.M.

   g.~~h.~~ No machinery or equipment shall be installed which interferes with radio or television reception and which is not customarily incidental to the practice of such occupation or profession.

   h.~~i.~~ No machinery or equipment shall be permitted which is not customarily found within or incidental to residential use of property.

2. Specific Examples Permitted. Permitted home occupations include, but are not limited to, the following list of occupations:

   a. A profession such as an engineer, architect, doctor, dentist, consultant or lawyer.

   b. Dressmakers, seamstresses or tailors.

c. Music, dancing and other teachers or tutors; provided the instruction is limited to one (1) pupil at a time, except for occasional groups.

d. Beauty and barber services having not more than one (1) operator.

e. Real estate or insurance services.

f. Photography studio primarily devoted to photography of individuals or small groups.

g. Minor repair service.

h. Artists, artisans, and crafts people, with items produced on premises.

i. Nursery schools, kindergartens, and child-sitting services caring for six (6) or fewer children, including a maximum of three (3) children under the age of two (2), at the same physical address, not including members of the immediate family of the operator. Children who live in the operator's home and who are eligible for enrollment in a public kindergarten, elementary, or high school shall not be considered in the total number of children being cared for.

j. Internet-based businesses without on-site warehousing or stock-in-trade.

k. Except as noted above, permitted home occupations shall be allowed no more than one (1) customer at a time.

3. Specific Examples Prohibited. The following uses are specifically prohibited as home occupations:

a. Vehicular repair, detailing or sales.

b. Rental business.

c. Stables or kennels.

d. Eating or drinking places.

e. Nursery schools and kindergartens and child-sitting services having more than four (4) children at any one time, not including members of the immediate family of the operator.

f. Retail or wholesale sales with stock-in-trade and customers coming to the home, including, but not limited to, dealers in groceries, appliances, automobiles, computers, and pharmaceuticals.

g. Veterinarian services or animal hospitals.

h. Mortuaries and embalming establishments.

i. Private clubs, including fraternity and sorority houses.

j. Sales, distribution or auction services relating to firearms or alcohol.

4. Permit, Application And Issuance.

a. Every person engaged in a home occupation shall obtain a home occupation permit from the Department of Community Development, and shall obtain a business license if one is required for that occupation.

b. When an application for a home occupation permit is filed, the Department of Community Development shall schedule a permit application conference, and shall send a notice of the conference to the applicant, to the residence on the adjacent properties on all four (4) sides, and to the Councilmember of that ward. The purpose of the conference is the discussion of the requirements of the City ordinances and the proposed home occupation. The applicant, the persons from the adjacent residences, and the Councilmember may attend and participate in the conference. Notification of the decision to issue the permit or to deny it shall be mailed to the applicant, to the adjacent residences, and to the Councilmember.

5. Permit Revocation. Whenever the Director of Community Development determines that a permit holder has violated any of the standards contained within this Section, the Director may initiate the following revocation proceedings.

a. The Director shall notify the permit holder of the intent to revoke the permit, and state that the revocation will become effective ten (10) days after the date the notice is mailed by registered or certified mail or is delivered to the permit holder at the home where the home occupation is located.

b. The permit holder may appeal the decision to revoke within the ten (10) day period by delivering a written appeal to the Department of Community Development.

c. If the permit holder appeals the Director's revocation decision, the Mayor shall set a date for a hearing, giving at least ten (10) days' written notice of the hearing to the permit holder, the adjacent residence, and the Councilmember. The Mayor shall hear and determine the case, and shall cause a record of the case to be kept, and copies shall be made available to any interested person upon the payment of a reasonable fee.

SECTION 8. Section 400.480 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.480 Temporary Retail Sales And Outdoor Display of Merchandise.

A. Intent And Purpose. It is the intent and purpose of this Section to permit defined temporary retail sales uses, outdoor display of merchandise and special events within the City on a controlled, time-limited basis while controlling any adverse impacts on the City's permanent uses. This Section is not intended to be a way to circumvent the strict application of the use districts. Therefore, time limits are to be strictly enforced. This Section does not apply to garage sales, vehicle sales, garden centers accessory to retail establishments, farm produce stands, fireworks stands licensed under Section 215.1100, non-profit organization fund-raising events or to authorized vendors permitted under the auspices of City-recognized civic events.

B. Definitions. For the purposes of this Section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

OUTDOOR DISPLAY OF MERCHANDISE

The outdoor displaying of goods or products normally offered for sale inside a business on the subject property. Such display may include items offered only on a seasonal basis such as salt or mulch in bags.

SPECIAL EVENT

A temporary use of land for the temporary gathering of people for a limited duration of time held outside and conducted on non-residentially zoned private property which is open to the general public. The use may or may not involve retail sales as an accessory component of the special event. A special event does not include City-sponsored events and festivals which may involve the use of private property but are primarily conducted on public property.

TEMPORARY RETAIL SALES USE

Selling products, merchandise or service to the public, conducted on a temporary basis and not occupying a permanent structure on the property on which it is located. The use may or may not occupy a tent or other

removable structure and may or may not be conducted by the owner or lessee of the property. The use may, but need not, be associated with a permanent use on the property.

C. Temporary Retail Sales Permitted In Non-Residential Zoning Districts. If not already provided for as a permitted or conditional use by this Chapter, a temporary retail sales use shall be a conditional use in the non-residential zoning districts of the City, provided the use meets the criteria set forth in this Section. This Section shall not supersede or substitute for any other Section of this Chapter that requires another type of permit, certification or approval.

D. Criteria For Temporary Retail Sales Uses. A temporary retail sales use may be conducted by the owner, tenant or lessee of any property located within a non-residential zoning district, provided the use meets the following criteria:

1. The temporary retail sales use shall obtain a conditional use permit as recommended by the Planning and Zoning Commission and as approved by the City Council. In reviewing the conditional use permit application, the following criteria and standards shall apply:

   a. Sales of products, services or merchandise not allowed by the specific zoning district in question shall not be permitted.

   b. The temporary retail sales use shall not generate noise, vibration, glare, fumes, odors or electrical interference beyond what normally occurs in the applicable zoning district.

   c. No more than one (1) temporary retail sales use may operate at any given time on the same property, unless approved by the same or a separate conditional use permit.

   d. The same location on private property may not have a temporary use more than six (6) times within a calendar year, unless approved by the conditional use permit.

   e. Adequate parking for the customers of the temporary retail sales use shall be provided in accordance with Sections 400.660 through 400.700, and required spaces for the principal use of the property shall not be reduced, unless approved by the conditional use permit.

   f. The temporary retail sales use shall be limited in duration by the purpose for which the permit is sought and as specified through the conditional use permit.

g. A bond or other security agreement, in such amount to be determined by the City, as necessary, requiring and ensuring that the property be kept clean of all trash and debris during and immediately after the temporary retail sales use must be posted with the City prior to the establishment of the use.

h. Information on parking, traffic circulation, fire prevention, insurance vendors and health certificates where applicable shall be evaluated. If off-site parking is to be used, then written permission from the owner of the property on which parking is proposed must be provided.

i. In issuing a conditional use permit, the Planning and Zoning Commission may recommend and the City Council may approve appropriate conditions and safeguards as are necessary to protect the public interest and ensure harmony with the intent and purpose of this Section. If an applicant fails to meet such conditions, if the use becomes a nuisance or if any provision of the Code of Ordinances is violated by the use, the conditional use permit may be revoked by the Department of Community Development upon providing the applicant with written notice of the revocation. If the use endangers the public health or safety, then the Director of Community Development may revoke the permit immediately. The applicant may appeal the revocation of the conditional use permit to the Planning and Zoning Commission.

j. No conditional use permit authorizing a temporary retail sales use shall be transferable, assignable or otherwise alienable, nor shall any such permit be granted authorizing a temporary retail sales use in a residential zoning district. Temporary retail sales uses shall be expressly prohibited in residential zoning districts.

2. Natural Disaster Or Other Health And Safety Emergencies. Temporary uses and structures that may be necessary as a result of a natural disaster or other health and safety emergencies, as determined by the Mayor, shall be permitted for the duration of the emergency or a maximum of sixty (60) days.

E. Criteria For Outdoor Display Of Merchandise. Except for outdoor displays of merchandise in the South Main Preservation District which shall be governed by Subsection 400.480(G) and outdoor displays of merchandise approved by the City as part of a development plan, merchandise (items that are typically offered for sale within the corresponding business) may only be displayed outside an allowed, licensed business within a "C-1," "C-2," "C-3," "I-1" or "I-2" Zoning District, provided that the following conditions are met:

1. Display Area.

a. The display area shall not extend beyond an area ten (10) feet beyond the storefront; and

b. There shall be a continuous, unobstructed four-foot-wide path from the back of the curb or street and/or drive aisle if no curb exists. No portion of the display shall be on publicly owned property unless the applicant shall first have obtained approval for such uses from the City; and

c. The display of merchandise shall not extend beyond the width of the storefront; and

d. No required off-street parking space or loading area will be utilized for such display; and

e. For any business that is located on a corner, merchandise may only be displayed in the area along the main entrance; and

f. Merchandise shall not be attached to or hanging from any structure; and

g. Merchandise may only be displayed during the business hours of operation.

2. This Subsection (E) shall in no way be deemed to authorize the outdoor display of salvage material or any other items not ordinarily allowed for sale in the corresponding zoning district in which the use is situated.

3. The provisions of this Subsection (E) shall not apply in the "HCD" Historic Commercial District, the "SMPD" South Main Preservation District or "LMPD" Landmark Preservation District.

4. The requirements of Subsection (E)(1)(a) through (g) may be modified if the Planning and Zoning Commission recommends and the City Council approves a conditional use permit granting the modification in accordance with the following criteria:

a. How the proposed conditional use (the use in general) is in harmony with the purposes, goals, objectives, policies and standards of the St. Charles Comprehensive Plan and any other plan, program or ordinance adopted or under consideration pursuant to official notice by the City;

b. How the proposed conditional use (in its proposed location) is in harmony with the purposes, goals, objectives, policies and standards of the St. Charles Comprehensive Plan and any other plan, program or

ordinance adopted or under consideration pursuant to official notice by the City;

c. Whether the proposed conditional use, in its proposed location and as depicted on the required site plan, results in a substantial or undue adverse impact on the adjacent property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way or other matters affecting the public health, safety or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the Zoning Ordinance, Comprehensive Plan or any other plan, program or ordinance adopted or under consideration pursuant to official notice by the City;

d. Whether the proposed conditional use maintains the desired consistency of land uses, land use intensities and land use impacts as related to the environs of the subject property as directed by the Comprehensive Plan;

e. Whether the proposed conditional use is located in an area that will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property;

f. Whether the potential public benefits of the proposed conditional use outweigh the potential adverse impacts of the proposed conditional use as identified above, after taking into consideration any proposal by the petitioner and any requirements recommended by the petitioner and/or City staff to ameliorate such impacts.

F. Criteria For Special Events. Special events may be conducted on private property within the "C-1," "C-2," "C-3," "O-I," "I-1," "I-2," "CBD," "FHCD" or "HCD" zoning districts and within the commercial portion of any planned development district, provided the following conditions are met:

1. Permit Required.

a. A special event permit shall be required for a special event.

b. A special event permit application shall be submitted to the Department of Community Development at least fourteen (14) days prior to the start date of the special event to allow sufficient time for review of the application. Additional requirements associated with a special event such as a liquor license may require additional review time.

c. The fee for a special event permit is twenty-five dollars ($25.00) and shall be paid at the time the special event permit application is submitted.

d. A special event permit application shall be reviewed by the Director of Community Development in conjunction with the Departments of Fire, Police and Public Works.

e. Each special event permit application shall include a site sketch; the dates and hours of the special event; anticipated attendance each day; an agenda, itinerary or schedule of events for each day; a detailed plan for parking both on site and off site, a traffic management plan, a sign plan, identification of all temporary structures; food, vending, and alcoholic beverages service or sales, on-site restroom facilities plan, litter receptacle plan and security plan; the dates, times and location of any live music performance or music broadcast that is amplified by speakers or any other means; a site remediation plan; and any other information deemed necessary by the City.

f. Each special event permit application shall include documentation that the owner of the property where the special event will be held has authorized the property to be used for the special event. This requirement includes property used for parking.

2. Standards For Special Event Permits.

a. There shall not be more than four (4) special events located upon the same property within the same calendar year, and each special event shall not exceed a period of three (3) consecutive days. These requirements may be modified by a conditional use permit issued by the City Council upon recommendation by the Planning and Zoning Commission.

b. The special event shall only be conducted in accordance with the special event permit issued, including any conditions or restrictions.

c. It is the sole responsibility of the special event applicant to demonstrate and ensure that public safety, adequate on-site restroom facilities and litter control are provided.

d. The special event applicant shall demonstrate that the special event will not cause traffic congestion given the anticipated attendance in relation to the design of adjacent streets and intersections. A traffic management plan shall be submitted as part of the request for a special event permit.

e. The special event applicant shall demonstrate that adequate off-street parking is available for the anticipated attendance of the special event and that the event shall not cause a shortage of parking for any other use. Off-street parking used for a special event must be a solid surface such as asphalt or concrete.

f. The sign plan submitted with the special event permit application shall be reviewed in accordance with Chapter 400, Article XVI, Sign Regulations. ~~Notwithstanding, the Director of Community Development may approve temporary signage totaling twenty-four (24) square feet in the form of a banner or portable sign. Properties with multiple street frontages may have such signs totaling twenty-four (24) square feet on each frontage.~~

g. Upon conclusion of the special event, the site must be restored to its previous condition within twenty-four (24) hours.

h. The City may inspect, as may be necessary, to ensure compliance with this Section and all other ordinances relating thereto.

3. Other Requirements.

a. No special event permit shall be issued unless all other City, County and State licenses and permits required for the special event have been issued. These licenses and permits include but are not limited to business license, Missouri liquor license, County liquor license, City liquor license, County Health Department, City electrical code and fire code. It is the responsibility of the special event permit applicant to ensure all licenses and permits are timely obtained.

b. The special event shall comply with noise control provisions found in Chapter 230 of the Code of Ordinances.

c. The special event shall comply with all applicable City, County, State and Federal health, safety, environmental and other applicable requirements.

4. Denial Of Special Event Permit. The Director of Community Development shall have the authority to deny a special event permit application based on incomplete information or if, in the opinion of the Director of Community Development, the proposed special event will have a negative impact on the health, safety and general welfare of the community. In addition, the Director of Community Development may deny a special event permit application if the applicant has failed to comply with the requirements of any previously issued special event permit.

5. Appeals Of Permit Denial. An applicant may appeal a denial of a special event permit within ten (10) days of the decision by the Director of Community Development to the City Council. The City Council shall, at its next regularly scheduled Council meeting at least ten (10) days after the applicant's appeal to the City Council, consider the facts relevant to the denial of the permit and either shall uphold the denial or reverse the decision of the Director of Community Development.

G. Criteria For Outdoor Display Of Merchandise In The South Main Preservation District. The outdoor display of merchandise is allowed within the South Main Preservation District (SMPD) subject to the following conditions:

1. Merchandise may be displayed outdoors only when the business is open to the public. In no case shall merchandise be displayed overnight.

2. Merchandise displayed outdoors must be available for purchase or rent inside the business.

3. A clear and unobstructed path at least forty-four (44) inches wide must be maintained on the sidewalk adjoining the business at all times.

4. Merchandise may not encroach upon parking spaces or driveways. Merchandise may be displayed in a front, side or rear yard, provided that:

   a. All merchandise displayed in a yard is kept a minimum of three (3) feet from all property lines;

   b. Not more than fifty percent (50%) of the total yard area is occupied by merchandise; and

   c. All other conditions of this Section are observed.

5. Merchandise may not obstruct sight distance for vehicular or pedestrian traffic, and it may not be located within five feet of a bus stop, fire hydrant, pedestrian crosswalk or handicapped corner curb cut. Merchandise may not obstruct pedestrian or vehicular access to the curb.

6. Merchandise, whether individual items or stacked items, may not exceed four (4) feet in height above grade.

7. Merchandise affixed to the building may be located only on the front (street facing) facade and may not occupy more than ten percent (10%) of the total square feet of the building's front facade. Clothing or wearable goods may only be displayed on freestanding body forms [as delineated in Subsection

(G)(9) of this Section] and not hung or attached to any portion of the front facade, including, but not limited to, shutters, doors and windows.

8. No sales may take place outside the place of business, and all transactions must take place indoors except during the Festival of the Little Hills. During the Festival of the Little Hills, sales may take place outside the business on private property during the posted event hours. [See Condition No. 12 in Subsection (G)(12).]

9. Not more than two (2) body forms made of wood, wire or metal may be displayed outside a business, provided that the merchandise displayed on the body form is representative of at least fifty percent (50%) of the stock offered for sale and provided that all other conditions of this Section are observed. Body forms may exceed the maximum height of four (4) feet, but in no case shall they exceed six (6) feet in height. Under no circumstances may clothing racks, hat racks or tables be displayed outside.

10. Merchandise may not be displayed on a public right-of-way without a right-of-way encroachment license from the City.

11. Tents made of any material may not be used except during the Festival of the Little Hills. [See Condition No. 12 in Subsection (G)(12).]

12. During the Festival of the Little Hills, merchants that normally operate in the SMPD may display merchandise outside on the sidewalk adjacent to their premises or private property without approval of the Festival Committee set forth in Code Section 125.810, provided that the merchandise displayed is normally offered for sale and provided that all conditions of this Section are observed. Merchants that do not normally operate in the SMPD may display merchandise outside, provided that they obtain the approval of the Festival Committee and display merchandise only in the location authorized by the Festival Committee. Tents no larger than ten (10) feet by ten (10) feet [one hundred (100) square feet] may be used for the outdoor display of merchandise only during the Festival of the Little Hills.

13. Deviations from these conditions may be allowed only with a conditional use permit reviewed by the Planning and Zoning Commission and approved by the City Council per the procedure in Section 400.961(A). The application fee for a conditional use permit in this case shall be thirty-five dollars ($35.00).

SECTION 9. Section 400.490 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.490 Sidewalk Cafes – Definitions, Standards And Criteria

A. Intent And Purpose. It is the intent and purpose of this Section and Section 400.500 to allow sidewalk cafes upon City right-of-way through the issuance of a sidewalk cafe permit and right-of-way encroachment license to control and limit any adverse impact on pedestrian traffic and other uses of the right-of-way. Notwithstanding the forgoing, sidewalk cafes permits shall not be available to businesses located on that portion of South Main bordered on the north by First Capitol Drive and bordered on the south by Reservoir Drive. This Section and Section 400.500 shall be exempt from the requirements of Sections 400.340(C), 400.350(C), 400.360(C) through (D), 400.370(C) through (D), 400.380(C) and 400.1180 through 400.1320, inclusive.

B. Definitions. When used in this Section and Section 400.500, the following words shall have the following meanings unless the context clearly indicates or requires a different meaning.

PERMIT
A sidewalk cafe permit issued pursuant to this Section and Section 400.500.

PERMITTEE
The recipient of a sidewalk cafe permit.

RESTAURANT
A food service establishment that is maintained and operated as a place where food and beverages are prepared, served and sold for consumption on the premises.

RIGHT-OF-WAY
Land in which the City has an easement, has been dedicated by use or is required for use as a sidewalk, street or alleyway.

RIGHT-OF-WAY ENCROACHMENT LICENSE
A revocable license to operate a sidewalk cafe on the City right-of-way.

SIDEWALK
That portion of the right-of-way which is located between the curb line or the lateral line of a street and the adjacent property line and which is intended for use by pedestrians.

SIDEWALK CAFE

A use located on a public sidewalk that is associated with a restaurant where food and beverages are prepared, served, sold and are delivered for consumption on the sidewalk. A sidewalk cafe is characterized by tables and chairs and may be shaded by awnings, canopies or umbrellas. Special events permitted by the City shall not be deemed sidewalk cafes.

STREET

That portion of a right-of-way improved, designed or ordinarily used for

C. Standards, Criteria And Conditions. The following standards, criteria and conditions shall apply to the establishment and operation of sidewalk cafes:

1. Sidewalk cafes are restricted to the sidewalk frontage of the building where the restaurant is located. The design of sidewalk cafes shall be so that there is a free flow of pedestrian access on the sidewalk.

2. No sidewalk cafe permit shall be issued where the tables and chairs would be placed within five (5) feet of bus stops, fire hydrants, non-pedestrian alleyways, a pedestrian crosswalk or a handicapped corner curb cut.

3. Sidewalk cafes shall be located in such a manner that a distance of not less than forty-four (44) inches is maintained at all times as a clear and unobstructed pedestrian path between the curb line or the lateral line of a street and the adjacent property line or shall comply with the American with Disabilities Act requirements, whichever is greater.

4. No object shall be permitted around the perimeter of an area occupied by tables and chairs which would have the effect of forming a physical or visual barrier discouraging the free use of the tables and chairs by the general public or which would have the effect of obstructing the pedestrian path. Exceptions to this requirement may be granted by the City Council through the approval of a right-of-way encroachment license when sidewalk cafes are located on street right-of-way used solely for pedestrian traffic, provided, that adequate walkway space, as determined by the City Engineer, is provided for pedestrian traffic.

5. Tables, chairs, umbrellas and other permissible objects provided within the sidewalk cafe shall be of quality, design, materials, size, elevation and workmanship both to ensure the safety and convenience of users.

6. Umbrellas and other decorative material shall be fire-retardant, pressure-treated or manufactured of fire-resistant material.

7. Tables, chairs, umbrellas and other permissible objects provided with a sidewalk cafe shall be maintained with a clean appearance and shall be in good repair at all times.

~~8. Except for in any of the recognized historic districts, the following condition shall apply: a maximum of one (1) menu board and one (1) specials board shall be permitted per sidewalk cafe. The board shall be in compliance with the sign ordinance. Signs are permitted on umbrellas and shall be in compliance with the sign ordinance.~~

8.~~9.~~ The permit may be transferred to a new owner only for the location and area listed on the permit. The transferee of the permit shall be required to comply with this Section, Section 400.500, applicable insurance requirements and execute a right-of-way encroachment license.

9.~~10.~~ The Mayor may require the temporary removal of sidewalk cafes for special events, or when street, sidewalk or utility repairs necessitate such action.

10.~~11.~~ The Mayor may order the immediate removal or relocation of all or parts of a sidewalk cafe in emergency situations or for safety considerations, without notice. The City and its officers and employees shall not be responsible for sidewalk cafe fixtures relocated during emergencies.

11.~~12.~~ The permittee shall use positive action to ensure that its use of the sidewalk in no way interferes with sidewalk users or limits their free, unobstructed passage.

12.~~13.~~ The area covered by the permit, including the sidewalk, curb and gutter immediately adjacent to it and all sidewalk frontage of the restaurant for which the permit is issued, shall be maintained in a neat and orderly appearance at all times by the permittee. The area shall be kept clear of all debris. The permittee shall also be responsible for cleaning the ground or floor surface on which the sidewalk cafe is located and the gutter area immediately adjacent to the sidewalk cafe. Such cleaning shall include pressure cleaning. If the area covered by the permit is not maintained in a neat and orderly appearance after five (5) days' written notice, the City may then take steps necessary to place the property in a neat and clean order and charge the permittee with the reasonable cost of repairs. Such action by the City does not create a continuing obligation on the part of the City to make further repairs or to maintain the property and does not create any liability against the City for any damages to the property if such repairs were completed in good faith.

~~14. No advertising signs or business identification signs shall be permitted in the public right-of-way except as permitted in Subsection (C)(8) of this Section.~~

13.~~15.~~ No tables, chairs or any other parts of sidewalk cafes shall be attached, chained or in any manner affixed to any tree, post, sign or other fixture, curb or sidewalk in or near the permitted area.

14.~~16.~~ Sidewalk cafe seating shall be included when determining the requirements for parking and bathroom facilities of the restaurant.

15.~~17.~~ No cooking or fire apparatus shall be allowed on the public sidewalk whether or not such area is covered by this permit.

16.~~18.~~ Only the sidewalk cafe equipment specifically shown on the approved site plan drawing referenced in Section 400.500(B)(5) shall be allowed in the permit area. The estimated chair count per table may vary within the prescribed area, provided that the chairs remain within the approved sidewalk cafe area. No permanent storage of chairs, tables, dishes, silverware or other sidewalk cafe equipment shall be allowed in the permit area, in any portion of the public right-of-way or outside the structural confines of the building in which the restaurant is located; however, the permittee may maintain such non-permanent structures as rolling service stations in the permit area during hours of operation.

17.~~19.~~ There shall be no live entertainment or speakers placed in the permit area unless approved and properly permitted by the City.

18.~~20.~~ The City shall, as deemed necessary, inspect all sidewalk cafes for which permits have been issued to determine whether such sidewalk cafes conform to the criteria set forth in this Subsection.

19.~~21.~~ The hours of operation for a sidewalk cafe shall be from the start of business until 11:00 P.M. or thirty (30) minutes after last food service, whichever is earlier, unless the sidewalk cafe is completely enclosed by fencing or barricades in which case the hours of operation for the sidewalk cafe shall cease at 1:00 A.M.

20.~~22.~~ Section 600.100 of this Code, which prohibits drinking in public places, shall not be enforceable against patrons of a duly permitted sidewalk cafe so long as open containers of alcohol remain within the sidewalk cafe's premises and are only available for consumption during the sidewalk cafe's hours of operation.

SECTION 10. Article XVI of Chapter 400 of the Code of Ordinances of the City of St. Charles, Missouri is hereby repealed in its entirety and replaced with the enactment of a new Article XVI of Chapter 400, which follows:

Article XVI Sign Regulations

Division 1 General Provisions

Section 400.1370 Purpose

This Article establishes a comprehensive and balanced system to regulate the location, type, size, height, number, duration of display, design, construction, installation, maintenance, and removal of signs to:

A. Encourage the effective and efficient use of signs as a communication tool;

B. Create an appealing cityscape that is free of overly distracting visual clutter and nuisance signs;

C. Enhance traffic safety and protect the public health, safety, and welfare; and

D. Protect state and federal constitutional rights to free speech.

Section 400.1380 Applicability

A. This Article applies to all new and existing signs located in the City unless they are exempted by this Article or by federal or state law.

B. Permit Required. Except as otherwise provided in this Article, no sign shall be erected, enlarged, altered (except for normal maintenance), replaced, or relocated without obtaining a sign permit.

C. Prohibited Signs. No sign shall be constructed, installed, operated, displayed, or otherwise used in a time, place, or manner that this Article prohibits.

D. General Districts. Section 400.1450 provides general on-premises sign standards for all General Districts in the City, listed in Division 1 of Article II of the Zoning Ordinance.

E. Superimposed Districts.

1. Division 3 of this Article provides specific design standards and allowances for the City's Superimposed Districts listed in Division II of Article II of the Zoning Ordinance to preserve the unique and historical character of these areas.

2. The standards of Division 3 of this Article control over any standards in Section 400.1450 for the same sign type. If Division 3 of this Article does not provide an applicable standard, then the general standard for the sign type for the General District controls.

F. Planned Developments. The City Council may vary the standards of this Article in the ordinance adopting a Planned Development District or in the approved regulating plan or SmartCode for the development. The sign standards of the ordinance, plan, or SmartCode take precedence over the standards of this Article.

Section 400.1390 Definitions

When used in this Article, the following terms have the following meanings unless the context clearly indicates or requires a different meaning.

BALLOON

A nonporous object of light material that is filled with air or a gas lighter than air so that the object floats in the atmosphere at the end of a cable, wire, or rope. A balloon does not include an inflatable sign.

BILLBOARD

A permanent, off-premises sign or sign structure on which a person places copy on a poster or panel mounted on a pole or metal structure. Typically, a billboard has one of the following configurations: (1) wood posts or pole supports with dimensional lumber as the secondary support (A-frame) with a wood or metal catwalk with display panels, (2) steel A-frame constructed with angle iron or steel supports with metal framing, catwalk, with display panels, (3) multi-mast structure constructed with steel poles, I-beam, or equivalent member as the primary support, with a catwalk, and display panels, or (4) monopole structure constructed with tubular steel support, tubular steel framing, metal catwalk and display panels with a concrete foundation.

BILLBOARD, ELECTRONIC

A billboard upon which alphanumeric characters, graphics, or symbols defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area, including computer programmable, microprocessor controlled electronic displays and projected images or messages with these characteristics.

DIRECTOR

Director of Community Development or their designee.

FLAG

A piece of durable fabric or other flexible material with distinctive colors and patterns mounted by attaching one side to a freestanding or attached pole so that the wind causes the full display of the flag.

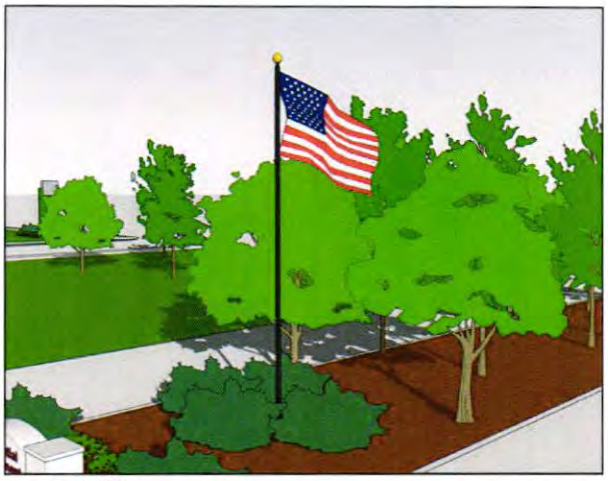

Figure 1: Flag

HLPARB

The Historic Landmarks Preservation and Architectural Review Board of the City of Saint Charles, Missouri.

ILLUMINATION, INDIRECT

The partial or complete illumination of a sign at any time by a light source shielded from a viewer on the ground.

ILLUMINATION, INTERNAL

The illumination of a sign with a light source located inside or behind the sign face that transmits light through a translucent sign face or surface surrounding the sign face.

MULTI-TENANT DEVELOPMENT

A non-residential or mixed-use development that includes two (2) or more businesses, places, organizations, or persons on one common development site. Examples include a commercial center, an office park, or a multi-story multi-tenant building.

MURAL

A decorative hand-produced sign where paint or tile is applied to the exterior wall of a building or structure.

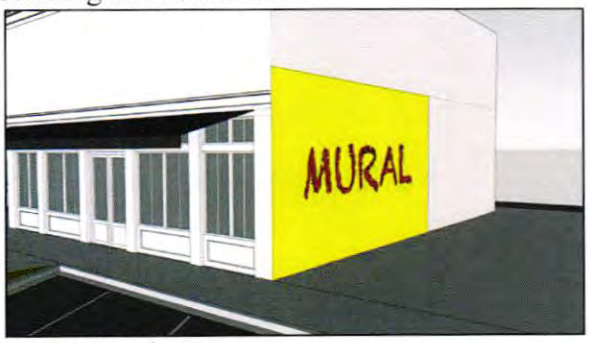

Figure 2: Mural

PERSON

Any person or persons or entity, including, but not limited to, a corporation, limited liability corporation, partnership, unincorporated association, or joint venture.

SEARCHLIGHT

A powerful light or lights equipped with a reflector to produce a bright beam or beams that are directed into the sky and that may rotate.

SIGN

A visual display of an object, device, or structure that includes elements such as colors, lights, motion, symbols, images, icons, letters, numerals, figures, characters, or combines any of those elements, that a person intends to communicate, advertise, identify, announce, direct, inform, or attract attention. The term "sign" includes a structure used to support or display a sign.

SIGN, A-FRAME

A temporary, portable, freestanding sign in the shape of the letter "A" when viewed from the side with back-to-back sign faces, an easel, or a similar configuration. Commonly referred to as a sandwich board sign.

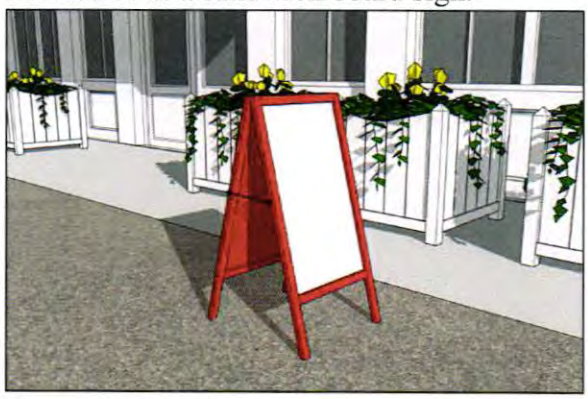

Figure 3. A-Frame Sign

SIGN, AWNING

A permanent, on-premises sign that is printed, painted, or affixed to an awning.

Figure 4 Awning Sign

SIGN, BANNER

A sign painted, printed, or permanently affixed on cloth or other lightweight, flexible material.

Figure 5: Banner Sign

SIGN, BUILDING-MOUNTED

A permanent, on-premises sign that is directly attached to the facade or face of a building. Types of building-mounted signs include wall signs, projecting signs, awning signs, window signs, and freestanding canopy signs.

SIGN, CHANGEABLE COPY

A freestanding or attached sign that includes a manually changeable readerboard to display changeable letters, text, or copy.

SIGN, DOUBLE-FACED

A sign with two (2) surfaces placed back-to-back or V-shaped with a common angle not greater than ninety degrees (90°).

SIGN, ELECTRONIC MESSAGE

A sign or billboard that incorporates a digital screen to display characters, letters, or illustrations that can be electronically changed or rearranged without altering the face or the surface of the sign.

SIGN, FEATHER

A banner in the shape of a feather, quill, sail, blade, or teardrop that is mounted on one side to a curved solid or flexible pole that displays the sign regardless of wind conditions. These are also known as "quill signs" or "sail banners."

SIGN, FREESTANDING

An on-premises sign erected or mounted on its own self-supporting, permanent structure or base detached from any supporting elements of a building.

SIGN, FREESTANDING CANOPY

A permanent, on-premises sign that is affixed to the exterior facing surface of a freestanding canopy.

Figure 6: Freestanding Canopy Sign

SIGN, ILLUMINATED

Any sign whose design or installation incorporates artificial light, including indirect illumination and internal illumination.

SIGN, INCIDENTAL

A small permanent on-premises sign that is freestanding or attached to a building that is in addition to the primary sign types for the property, such as wall signs and freestanding signs, and that has a height and scale that is subordinate to the primary sign types allowed for the property. Examples of typical incidental signs include house numbers, occupant directories, directional signs, flags, and parking signs. The list of examples is provided to clarify the regulations and does not limit the content of incidental signs.

SIGN, INFLATABLE

An object where flexible fabric is inflated with air. These objects are designed in various shapes and may include a portable blower motor that provides a constant flow of air into the device.

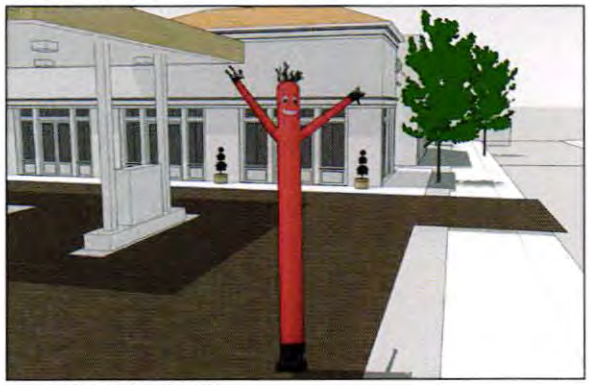
Figure 7: Inflatable Sign

SIGN, INTERIOR INCIDENTAL

A sign allowed within a lot and not allowed within the applicable sign setback. This Code provides for two types of interior signs: small and large interior signs.

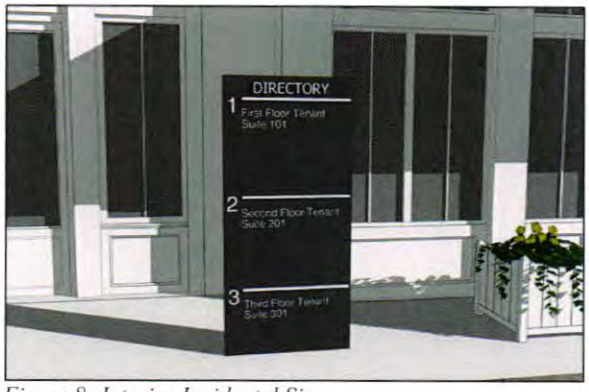

Figure 8: Interior Incidental Sign

SIGN, MONUMENT

A permanent freestanding sign with a low profile and a base and support structure with a solid appearance that is at least as wide as the width of the widest part of the sign's face.

Figure 9: Monument Sign

SIGN, OFF-PREMISES/OFF-SITE

A sign that directs attention to a business, organization, product, commodity, service, entertainment, or attraction sold, offered, or existing elsewhere than upon the same lot where such sign is displayed. "Off-premises/off-site sign" includes a billboard on which space is leased, rented, or donated by the owner to others to convey a commercial or non-commercial message.

SIGN, ON-PREMISES/ON-SITE

A sign that directs attention to a business, organization, product, commodity, service, entertainment, or attraction sold, offered, or existing upon the same lot where such sign is displayed.

SIGN, PERIMETER INCIDENTAL

A sign allowed between the property line and the applicable sign setback. Examples of typical perimeter incidental signs include directional and entry/exit signs. The list of examples is provided to clarify the regulations and does not limit the content of incidental signs. The City will not review the content of incidental signs.

Figure 10: Perimeter Incidental Sign

SIGN, PERMANENT RESIDENTIAL DEVELOPMENT

A permanent freestanding sign located in a landscaped area adjacent to the entrance drive or road to a residential development, including recorded subdivisions, multi-family dwellings, and mobile home and trailer parks. An example of a residential development sign is one that identifies the name or phase of development, sometimes incorporating architectural or landscape features. The example is provided to clarify the regulations and does not limit the content of residential development signs.

Figure 11: Residential Development Sign

SIGN, POLE

A permanent freestanding sign supported by one or more poles or vertical members that are less wide than the width of the widest part of the sign's face.

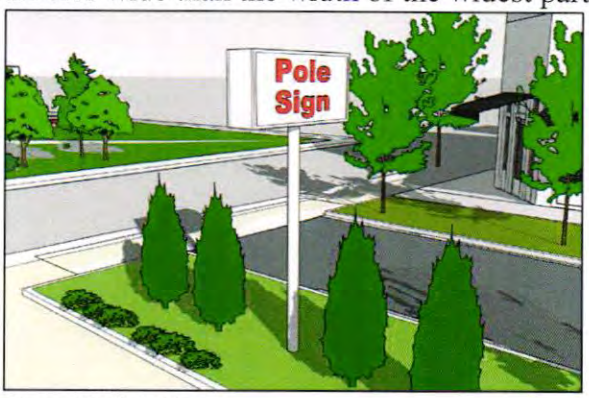

Figure 12: Pole Sign

SIGN, PORTABLE

Any sign not permanently affixed to any structure on a site, permanently ground-mounted, or firmly implanted in the ground. Examples of portable signs include A-frame signs and roadside signs.

SIGN, PROJECTING

A permanent, on-premises sign attached to or erected against the wall of a building that projects at least 12 inches from the wall and has faces perpendicular to the plane of the wall.

Figure 13: Projecting Sign

SIGN, ROADSIDE

A portable sign where the sign support structure consists of legs, wheels, or a trailer. This sign type includes a metal cabinet with a readerboard and is generally internally illuminated. These signs sometimes include an illuminated, flashing arrow above the sign face. Also commonly referred to as a flashing arrow sign.

SIGN, ROOF-MOUNTED

A sign that projects above the highest point of the roof line or parapet of a building.

SIGN, TEMPORARY

A sign constructed of cloth, canvas, light fabric, cardboard, wood, wallboard, metal, or other light materials, with or without frames, and displayed for a limited time only. Temporary signs include banners, feather signs, inflatable devices, stake signs, and post signs. Examples of common temporary signs include political signs, public demonstration signs, yard sale signs, grand opening signs, contractor signs, real estate signs, and signs that announce a special event. The list of examples does not limit the content of temporary signs.

SIGN, UNAUTHORIZED

A sign located in the City right-of-way or on City property without City permission.

SIGN, VEHICLE

A sign attached to, suspended from, or painted on any vehicle, such as motor vehicles, boats, and trailers that are regularly parked on private property or any street and where the

primary purpose in parking the vehicle in the location is to display, demonstrate, and advertise or attract the attention of the public.

SIGN, WALL

A permanent, on-premises sign attached to or erected against the wall of a building with the exposed face of the sign in a parallel plane to the plane of the wall.

Figure 14: Wall Sign

SIGN, WINDOW

A permanent, on-premises sign placed, posted, painted, or affixed in a window or glass door. Window signs include any printed wraps or opaque or semi-opaque treatments applied directly to the windows. A window sign includes any sign that is located inside a building, that is one (1) foot or less from a window or glass door, and that is clearly visible from outside the building.

Figure 15: Window Sign

Section 400.1400 Exempt Signs

The following types of signs are exempt from the permitting and allowance limitations of this Article but are subject to the maintenance, abandonment, and enforcement regulations:

A. Government Signs. Signs erected by or on the order of the Federal, State, County, or City Government;

B. Traffic Control Devices. Official traffic control devices on public or private property required or allowed by the Manual of Uniform Traffic Control Devices or other officially recognized manual on traffic signs adopted in this State or by the City of St. Charles;

C. Required Signs. Any sign or device that the Federal, State, County, or City Government requires to be erected, maintained, or displayed;

D. Signs up to One Square Foot. Signs with an area of up to one (1) square foot. A person shall not place these signs in the right-of-way of any public street. Multiple small signs that effectively function together as a larger sign must comply with the standards of this Article.

E. Indoor Signs. Signs located within a building or structure and at least one (1) foot inside a window for the building or structure.

Section 400.1410 Prohibited Signs

Signs that this Article does not specifically authorize are prohibited. The following signs are expressly prohibited:

A. Non-governmental signs in the public right-of-way or on public property, except as otherwise provided and except for approved banner signs installed pursuant to the City's banner program guidelines;

B. Roof-mounted signs;

C. Signs with intermittent or flashing illumination, animated or moving parts, or signs that emit sound, except for electronic message signs permitted under this Article;

D. Devices that project text, images, or patterns onto a surface, such as projectors and other light sources;

E. Freestanding changeable copy signs, except as otherwise provided;

F. Banners, pennants, streamers, balloons, flags, searchlights, strobe lights, beacons, feather signs, inflatable signs, and perimeter window lighting, except as otherwise provided;

G. Banners and other signs mounted on service bay doors or garage doors;

H. Any sign that obscures an official traffic control sign or device;

I. Signs mounted on or attached to trees, utility poles, rocks, or City-owned property, except as otherwise provided;

J. Signs placed on private property without the property owner's written approval;

K. Off-premises/off-site signs, except as allowed in this Article;

L. Portable signs, except as allowed in this Article;

M. Painted plywood signs; and

N. Vehicle signs, where signs are placed on or affixed to vehicles or trailers parked on private property and that are visible from a public right-of-way, where the primary purpose of the vehicle is to display the sign.

1. The prohibition of vehicle signs does not limit or prohibit signs placed on or affixed to the exterior or the windows of vehicles and trailers, where the sign is incidental to the primary use of the vehicle or trailer for transportation by the vehicle owner or business.

2. While other factors may also establish a violation, a vehicle presumptively violates this provision if the first three criteria below are met and there is no compelling reason to justify the presence of the vehicle at the location as provided in the fourth criterion below. For the purposes of this prohibition, a vehicle is considered to function primarily as a sign when:

a. The vehicle is parked at a prominent location on the lot;

b. The sign is easily read by a person in the right-of-way;

c. The vehicle is parked at the same or similar locations for several hours during the same day or for several days during the same week; and

d. There are no stated or apparent reasons, other than its function as a sign, that justify the presence of the vehicle at that location.

Section 400.1420 Content Neutrality and Substitution

A. Content Neutrality.

1. Despite any other provision of this Article, the content of a sign's message does not limit its permissibility under this Article.

2. However, location-based standards, such as on- and off-premises sign regulations, do apply. Off-premises signs are not allowed unless specifically authorized in this Code.

B. Substitution Allowed. Any sign allowed to display a commercial message may contain any non-commercial message. Any sign allowed to display a non-commercial message may contain any other non-commercial message.

Section 400.1430 Sign Districts and Interpretation of Tables

A. Sign Districts. This Article generally regulates sign characteristics by district. Since many of the City's zoning districts have common characteristics for the purposes of sign regulations, this Section combines the City's zoning districts into common sign districts to simplify the regulations. Table Section 400.1430.1: *Sign Districts* designates the zoning districts included in each sign district.

Table Section 400.1430.1: Sign Districts	
Sign District	**Zoning Districts**
Residential	"A" Agricultural District "R-1C", "R-1D" and "R-1E" Single-Family Residential Districts "R-2" Two-Family Residential District
Multi-Tenant Residential	"R-3A" Multiple-Family Residential District "R-M" Manufactured/Modular Residential District
Mixed Use-Commercial	"O-I" Office Institutional District "C-1" Neighborhood Business District "CBD" Central Business District "CRD" Central Residential District "FD" Frenchtown District
General Commercial	"C-2" General Business District "C-3" Highway Business District
Industrial	"I-1" Light Industrial District "I-2" Heavy Industrial District

B. Superimposed Districts. Division 3 provides specific design standards and allowances for the City's Superimposed Districts to preserve the unique and/or historical character of these areas.

1. The standards of Division 3 supersede any standards in Section 400.1450.

2. The Superimposed Districts regulated by Division 3 are:

   a. South Main Preservation District "SMPD;"

   b. Extended Historic Preservation District "EHP;"

   c. Historic Downtown District "HDD;"

   d. Frenchtown Preservation District "FPD;" and

   e. Landmark Preservation District "LMPD."

C. Planned Development Districts. This Subsection applies to determine what standards apply to a Planned Development District if the City Council does not adopt specific standards in the authorizing ordinance.

1. A Planned Development District in which the majority of the parcel by area is allocated to residential use must comply with the standards of the Mixed-Use Residential (MU-R) sign district.

2. A Planned Development District in which the majority of the parcel by area is allocated to non-residential use must comply with the standards of the Mixed-Use Commercial (MU-C) sign district.

D. Interpretation of Tables. This Article presents the allowed specifications for signs in a series of tables. The tables include the allowance standards described in Table Section 400.1430.2: *Interpretation of Tables*.

Table Section 400.1430.2: Interpretation of Tables	
Standard in Tables	**Description of Standard**
Allowed	States whether the sign type is allowed in the sign district.
Permit Required	States whether this Section requires a permit for the sign type and sign district.
Number	The maximum number signs allowed sign on a parcel for the sign district.
Sign Area Allowance	The maximum area allowed for a sign in the sign district, in square feet.
Height	The maximum height allowed for sign for the sign district, in linear feet.
Illumination	States whether and what type of illumination is allowed for the sign type and district.
Changeable	States whether a manually changeable readerboard is allowed for the sign type and district and the percentage of sign area allowed for this feature.
EMS	States whether electronic message signs are allowed for the sign type and district, and the percentage of sign area allowed for this feature.

Section 400.1440 Sign Features

A. Changeable Copy Signs.

1. A sign can include changeable copy features if the allowance table for the district allows the feature.

2. Changeable copy is limited in size as a percentage of the area of the sign face.

B. Sign Illumination.

1. Illuminated signs are allowed if the district allowance table allows the feature.

2. If applicable, sign illumination must comply with the following standards:

a. Externally illuminated, building-mounted signs may use either ground-mounted lights or building-mounted light bars. The light source requires full shielding so that the light is only directed at the sign's face;

b. Externally illuminated, freestanding signs may use ground-mounted lights. The light source requires full shielding so that the light is only directed at the sign's face;

c. The light source for internally illuminated freestanding and building-mounted signs shall not be directly visible through the sign's face; and

d. Flashing and intermittent illumination are prohibited.

C. Electronic Message Signs.

1. Duration of Message. The electronic message display shall have a static image displayed for a minimum duration of at least 10 seconds. The display shall not flash, scroll, twirl, change color, imitate movement, or include video.

2. Transition of Message. When the electronic message sign's image or text changes, the change sequence requires instantaneous re-pixelization and shall not include fade, scroll, or other animation.

3. Video Display Prohibited. Electronic message signs shall not change their messages or backgrounds by simulating motion or the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes.

4. Brightness and Illumination.

   a. Brightness.

      (1) Electronic message signs and billboards shall not operate at brightness levels that project more than 0.3 foot-candles above ambient light conditions at the property line, as measured using a foot-candle meter.

      (2) Illumination levels are measured in foot candles with a foot-candle meter in a horizontal position at the property line at an approximate height of three feet above grade.

   b. Dimmer Control. Electronic message signs require an automatic dimmer control to regulate the proper illumination level from sundown to sunrise.

5. Audio. Electronic message signs shall not include audio speakers.

6. Malfunction. Electronic message signs must freeze the display in one message or image or cease operation if a malfunction occurs.

Section 400.1450 Measurements

A. Road Frontage. Where this article calculates a sign allowance based on frontage or road frontage, the measurement is the total length of the property line where the lot is adjacent to the right-of-way of a public street or private street, expressed in linear feet.

B. Building Façade. For the purposes of this Article, a building facade is a building elevation that contains the front of the building as viewed from the right-of-way or an elevation that is oriented to the parking lot and contains the main entrance.

C. Façade Width. Where this Article calculates a sign area allowance based on the width of a building's façade, the width of the façade is:

1. The horizontal distance of the façade at grade on the side of the building facing a public street or with a public entrance for single-user lots; or

2. The horizontal distance of the portion of the façade between party walls or tenant separation partitions for the particular occupant at grade on the side of the building facing a public street or with a public entrance for multi-tenant developments with separate public entrances for each tenant.

Figure 16: Building Facade Width Measurement

D. Façade Area. Where this Article calculates a sign area allowance based on the façade area of the building's principal elevation, the façade area is the façade width multiplied by the average height above grade for the first story of the façade as measured from an elevation perspective.

E. Freestanding Sign Height. Freestanding sign height is the distance from the top of the sign structure to the top of the curb or crown of the roadway where no curb exists. The height of

any monument base or other structure erected to support or ornament the sign is measured as part of the sign height.

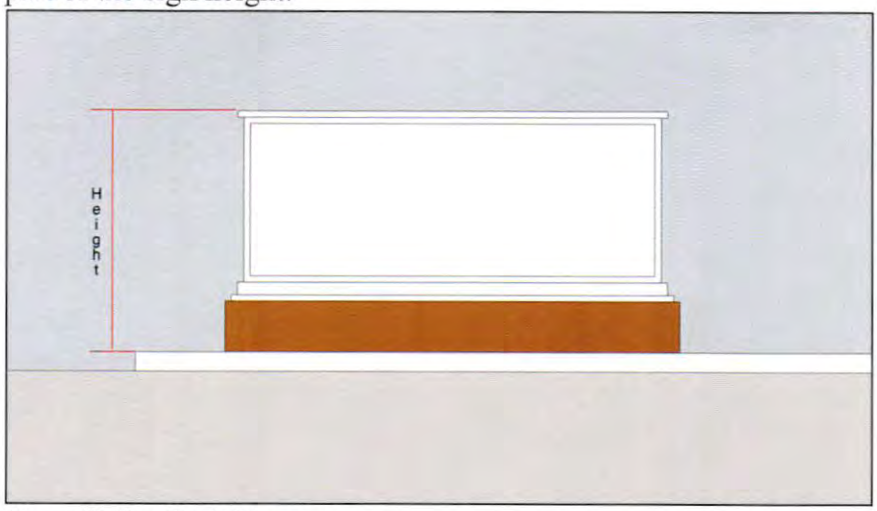

Figure 17: Sign Height Measurement

F. Sign Area Measurement.

1. The sign area for copy mounted or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy is measured as the area contained within the outside dimensions of the background panel or surface.

Figure 18: Sign Area Measurement

2. Where there are two or more faces, the sign area is measured as follows.

   a. Two Faces.

      (1) If the interior angle between the two (2) faces is 45° or less, the sign area is calculated as the area of one (1) face only;

(2) If the angle between the two (2) sign faces is greater than 45°, the sign area is calculated as the sum of the areas of the two (2) faces.

b. Three Or More Faces. The sign area of signs with three (3) or more faces is the sum of the areas of each of the faces.

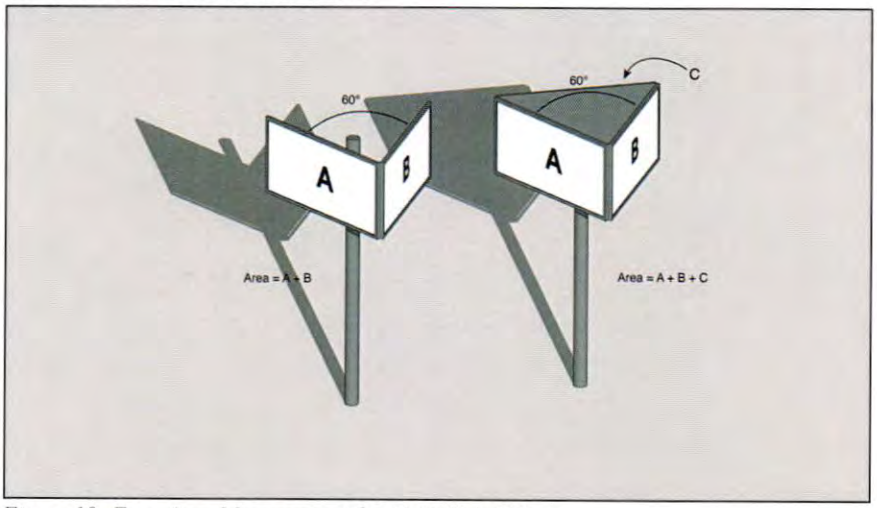

Figure 19: Face Area Measurement for Multi-Sided Signs

3. Spherical, Free-Form, Sculptural, and Other Non-Planar Signs. Sign area is calculated as the sum of the areas using only the four (4) vertical sides of the smallest rectangular prism that will encompass the sign, as illustrated in Figure 20.

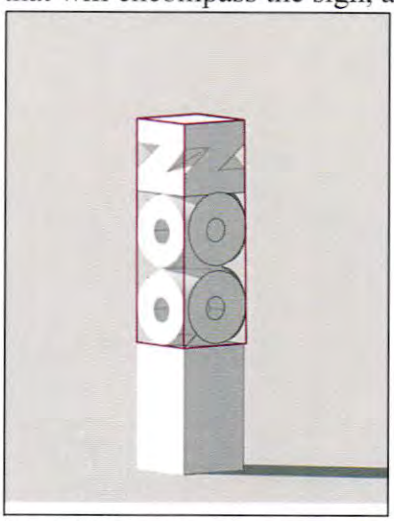

Figure 20: Face Area Measurement for Non-Planar Signs

4. Building-Mounted Sign Area.

a. Sign area for Building-Mounted Signs is the width multiplied by the height of a single rectangle, parallel with the ground, that contains all sign copy, illuminated cabinets, background panels, or contrasting colors, but does not include architectural elements.

b. The sign area includes all related sign elements on the same exterior wall or structure. Related sign elements have similar construction and are no more than five feet apart, measured horizontally or vertically.

Division 2 On-Premise Sign Standards

Section 400.1460 Design Standards

A. Sign Locations. Signs may not obscure architectural details or features.

B. Sight Distance. Signs may not be located within the 30-foot sight distance triangle as defined by Section 400.540: Corner Visibility.

Section 400.1470 Freestanding Signs

A. Freestanding Signs.

1. Sign Allowances. All uses must comply with the freestanding sign allowances listed in Table Section 400.1470.1.

Table Section 400.1470.1: Freestanding Sign Allowances

Standard	Residential	Multi-Tenant Residential	Mixed-Use Commercial	General Commercial	Industrial
Allowed	NR[1]	Yes	Yes	Yes	Yes
Permit Required	Yes	Yes	Yes	Yes	Yes
Type	Monument	Monument	Monument	Monument[2]	Monument[2]
Number (Max.)	1 per street frontage				
Height (Max.)	6 ft.	6 ft.	8 ft.	8 ft.[3]	8 ft.[3]
Area (Max.)	24s.f.	50 s.f.	50 s.f.	1 s.f. per 1 ft. of road frontage up to 150 s.f.	1 s.f. per 1 ft. of road frontage up to 150 s.f.
Sign Features					
Illumination	Indirect	Indirect	All types	All types	All types
Changeable	No	100%	100%	100%	100%
EMS	No	No	50%	50%	50%

Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only

Notes:
[1] Limited to nonresidential uses in residential districts. For additional standard for Residential Development Signs, refer to Paragraph B: *Permanent Residential Development Sign.*
[2] Pole signs are also allowed on lots adjacent to certain highways. Refer to Paragraph A.5.
[3] Sign height of up to 30 feet is allowed on lots adjacent to certain highways. Refer to Paragraph A.5.

2. Number of Freestanding Signs for Multi-Tenant Developments.

a. Multi-tenant developments may display the number and size of freestanding signs allowed in Table Section 400.1470.1 for the entire development.

b. Each tenant or occupant of a multi-tenant development may not display a separate freestanding sign.

3. Area. Double- and multi-fronted lots cannot combine allowances for the frontages into one (1) sign that exceeds the allowance for one (1) frontage.

4. Monument Signs Generally Required.

   a. When Table Section 400.1470.1 states the sign type is "monument," freestanding signs are limited to monument signs in the district.

   b. All monument signs require monument-type bases of masonry construction or materials that complement the primary structure on the lot or the prevailing character of the structures in the area.

5. Additional Allowances for Lots Adjacent to Specific Highways.

   a. The freestanding sign allowances are increased for lots in the General Commercial and Industrial sign districts that adjoin the right-of-way of the following highways:

      (1) Interstate 70;

      (2) Highway 370;

      (3) Highway 364; and

      (4) Highway 94 south of Interstate 70.

   b. Sign Types. Pole signs are allowed for qualifying lots.

   c. Sign Height. The sign height for qualifying lots is increased to a maximum of 30 feet.

6. Landscaping.

   a. Freestanding signs require a landscaped area equal to at least four (4) square feet for each square foot of sign area.

   b. The landscaped area shall consist of shrubs, ornamental grasses, groundcover, and mulch, pine straw, or other cover material surrounding the base of the sign and shall be separated from any parking areas by a six-inch high vertical concrete curb.

   c. Landscaped areas required by this Section shall comply with the standards of Section 400.700: *Parking Design Standards* and may also count towards the requirements for parking lot landscaping.

d. The Director may modify the requirement for a landscaped area if pre-existing circumstances would cause an undue burden on the ability to effectively use the property if the landscaped area were included.

B. Permanent Residential Development Sign.

1. Sign Allowances. All uses shall comply with the residential development sign allowances listed in Table Section 400.1470.2.

Table Section 400.1470.2: Allowances for Residential Development Signs	
Standard	**Residential Developments in All Districts**
Allowed?	Yes
Permit Required?	Yes
Type	Monument or attached to decorative feature
Number (Max.)	2 signs per entry drive
Height (Max.)	6 ft.
Sign Area (Max.)	50 sq. ft.
Sign Features	
Illumination	Indirect
Readerboard	No
EMS	No
Animated	No
Key: ft. = feet | s.f. = square feet	

2. Location.

a. Residential development signs are allowed on either side of a street providing direct access to the subdivision and serving as a major entry.

b. Where the development's road frontage incorporates decorative features, such as walls, gates, or fences, signs attached to a wall, or other appropriate features are allowed.

3. Landscaping. Residential development signs require a landscaped area equal to at least two (2) square feet for each square foot of sign area.

Section 400.1480 Building-Mounted Signs

A. Location Standards. A building-mounted sign shall not protrude beyond any property line for the lot on which the building is located.

B. Wall Signs.

1. Sign Allowances. All uses shall comply with the wall sign allowances listed in Table Section 400.1480.1.

Table Section 400.1480.1: Wall Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	NR[1]	Yes	Yes	Yes	Yes
Permit Required	Yes	Yes	Yes	Yes	Yes
Number (Max.)	1 per façade with a public entrance[2]				
Area (Max.)	10% of Façade Area up to 40 s.f.	10% of Façade Area up to 24 s.f.	10% of Façade Area up to 40 s.f.	10% of Façade	10% of Façade Area up to 500 s.f.
Sign Features					
Illumination	Indirect	Indirect	All types	All types	All types
Changeable	No	No	No	25%	No
EMS	No	No	No	25%	No
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					
Notes: [1] Limited to nonresidential uses in residential districts. [2] For additional standards for multi-tenant developments, see Section 400.1480.B.2.					

2. Number.

   a. Each wall of a building with a public entrance may display wall signs.

   b. Building-Mounted Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display a building-mounted sign on any façade where a public entrance is located.

      (2) A multi-tenant development with common entrances may display the number and size of building-mounted signs as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate building-mounted sign.

3. Sign Area.

   a. The sign area is allowed based on the façade area of the principal façade.

   b. The principal façade is a façade that faces a public street, private drive, or parking area and that includes a public entrance.

   c. Wall signs are allowed on any building elevation but may not exceed the total area allowance based on the principal façade.

C. Projecting Signs.

1. Sign Allowances. All uses shall comply with the projecting sign allowances listed in Table Section 400.1480.2.

Table Section 400.1480.2: Projecting Sign Allowances					
Standard	**Residential**	**Mixed-Use Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	No	Yes	Yes	Yes	Yes
Permit Required	N/A	Yes	Yes	Yes	Yes
Number (Max.)	N/A	1	1	1	1
Area (Max.)	N/A	1 s.f. per 1 ft. of façade width up to 24 s.f.	1 s.f. per 1 ft. of façade width up to 40 s.f.	1 s.f. per 1 ft. of façade width up to 40 s.f.	1 s.f. per 1 ft. of façade width up to 40 s.f.
Sign Features					
Illumination	N/A	Indirect	All types	N/A	N/A
Changeable	N/A	No	No	N/A	N/A
EMS	N/A	No	No	N/A	N/A
Key: ft. = feet | s.f. = square feet					

2. Number.

   a. A projecting sign is allowed as a substitute for a wall sign in districts where they are allowed. Projecting signs are not allowed in addition to wall signs.

   b. Each building may display one (1) projecting sign on the wall with the principal public entrance.

   c. Building-Mounted Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display a building-mounted sign on any façade where a public entrance is located.

      (2) A multi-tenant development with common entrances may display the number and size of building-mounted signs as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate building-mounted sign.

3. General Design Standards.

   a. Projecting signs shall not extend more than five (5) feet from the building.

   b. The lower edge of a projecting sign shall allow clearance of at least eight (8) feet from grade.

   c. The top edge of a projecting sign shall not exceed the roof line of the structure/building.

D. Awning Signs.

1. Sign Allowances. All uses shall comply with the awning sign allowances listed in Table Section 400.1480.3.

Table Section 400.1480.3: Awning Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	No	Yes	Yes	Yes	Yes
Permit Required	N/A	Yes	Yes	Yes	Yes
Number (Max.)	N/A	1	1	1	1
Area (Max.)	N/A	Lesser of 50% of Awning Face Area or 12 s.f. [1]	Lesser of 50% of Awning Face Area or 12 s.f. [1]	Lesser of 50% of Awning Face Area or 12 s.f. [1]	Lesser of 50% of Awning Face Area or 12 s.f. [1]
Sign Features					
Illumination	N/A	Indirect	Indirect	Indirect	N/A
Changeable	N/A	No	No	No	N/A
EMS	N/A	No	No	No	N/A
Key: ft. = feet | s.f. = square feet					
Notes: [1] The area of an awning sign is deducted from the overall wall sign allowance. See Section 400.1480.D.2.b.					

2. Number.

   a. Each building may display one (1) awning sign on the wall with the principal public entrance.

   b. An awning sign is allowed in addition to a wall sign in districts where they are allowed. However, the sign area for an awning sign is deducted from the sign area allowance for a wall sign on the same wall.

   c. Awning Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display an awning sign on any façade where a public entrance is located.

      (2) A multi-tenant development with common entrances may display one (1) awning sign as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate awning sign.

3. General Design Standards.

   a. Awning signs are only allowed on the ground-floor awnings.

   b. The lower edge of an awning shall allow clearance of at least eight (8) feet from grade.

E. Window Signs.

1. Sign Allowances. All uses shall comply with the window sign allowances listed in Table Section 400.1480.4.

Table Section 400.1480.4: Window Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	No	Yes	Yes	Yes	Yes
Permit Required	N/A	No	No	No	No
Number (Max.)	N/A	N/A	N/A	N/A	N/A
Area (Max.)	N/A	33%	50%	25%	25%
Sign Features					
Illumination	N/A	Indirect	Indirect	Indirect	Indirect
Changeable	N/A	No	No	Indirect	Indirect
EMS	N/A	No	No	No	Indirect
Key: ft. = feet | s.f. = square feet					

2. Number and Area. The number of window signs is not limited, but the cumulative area of all signs in each window shall not exceed the dimension standards for the sign area.

3. Design Standards. Window signs are only allowed on ground-floor windows.

F. Freestanding Canopy Signs.

1. Sign Allowances. All uses shall comply with the freestanding canopy sign allowances listed in Table Section 400.1480.5.

Table Section 400.1480.5: Freestanding Canopy Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	No	No	Yes	Yes	Yes
Permit Required	N/A	N/A	Yes	Yes	Yes
Number per Canopy Face (Max.)	N/A	N/A	1	1	1
Area (Max.)	N/A	N/A	25%	50%	50%
Sign Features					
Illumination	N/A	N/A	Indirect	Any	Any
Changeable	N/A	N/A	Yes	Yes	Yes
EMS	N/A	N/A	No	50%	50%
Key: ft. = feet | s.f. = square feet					

2. Area. Table Section 400.1480.5 expresses the area allowance for canopy signs as the maximum percentage that the sign may cover the face of the canopy where the sign is located.

Section 400.1490 Incidental Signs

A. Sign Allowances. All uses shall comply with the incidental sign allowances listed in Table Section 400.1490.1.

Table Section 400.1490.1: Incidental Sign Allowances					
Standard	**Residential**	**Multi-Tenant Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Perimeter Signs					
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No, unless lighted[1]	No, unless lighted[1]	No, unless lighted[1]	No, unless lighted[1]	No, unless lighted[1]
Setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Number (Max. per entrance/exit)	2	2	2	2	2
Height	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.
Area	2 s.f.	2 s.f.	2 s.f.	2 s.f.	2 s.f.
Illumination	Indirect[1]	Indirect[1]	Indirect[1]	Any[1]	Any[1]
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Small Interior Signs					
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	Yes	Yes	Yes
Setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Number	5 per lot	10 per acre	10 per acre	20 per acre	20 per acre
Height	N/A	N/A	6 ft.	6 ft.	6 ft.
Area	1 s.f.	1 s.f.	2 s.f.	2 s.f.	2 s.f.
Illumination	Indirect	Indirect	Indirect	Any	Any
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Large Interior Signs					
Allowed	No	No	No	Yes	Yes
Permit Required	N/A	N/A	N/A	Yes	Yes
Setback	N/A	N/A	N/A	30 ft.	30 ft.
Number	N/A	N/A	N/A	1 per lot	1 per lot
Height	N/A	N/A	N/A	6 ft.	6 ft.
Area	N/A	N/A	N/A	30 s.f.	30 s.f.
Illumination	N/A	N/A	N/A	Any	Any
Changeable	N/A	N/A	N/A	Yes	Yes
EMS	N/A	N/A	N/A	Yes	Yes
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					
Notes: [1] Illuminated incidental signs require a permit. See Section 400.1490					

B. Sign Setback

1. Generally. This Section regulates the location and size of incidental signs based on a sign setback that varies by district and incidental sign type. Figure 21: Incidental Sign Setbacks depicts the setbacks and locations for incidental signs.

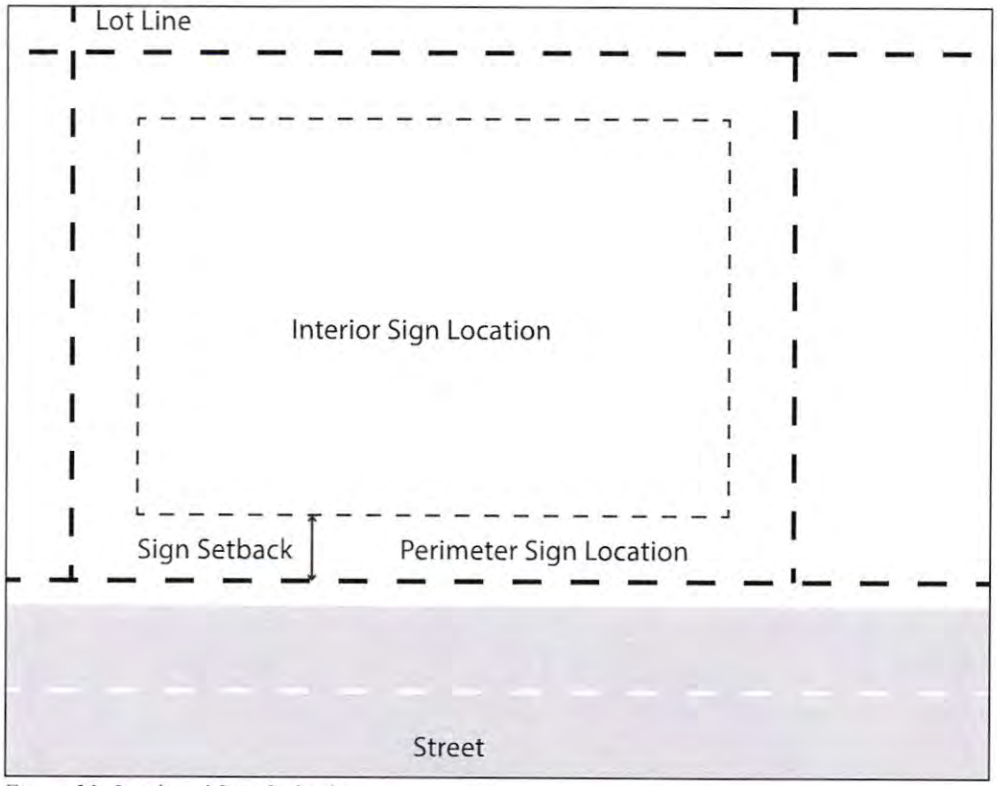

Figure 21: Incidental Sign Setbacks

2. Measurement. The sign setback is the setback from any property line and regulates the location and size of incidental signs. Table Section 400.1490.1 defines the applicable setback for each sign type and district.

3. Table Section 400.1490.1 defines the maximum number of perimeter incidental signs per entrance to a public street.

4. Perimeter signs are only allowed within 15 feet of a driveway entrance to a public street.

5. Illuminated perimeter signs require a sign permit.

C. Interior Incidental Signs.

1. Table Section 400.1490.1 defines the maximum allowances for small interior incidental signs based on the number of signs per lot or per acre. Examples of typical small incidental signs include house numbers, directional signs, and parking signs. The list of examples is provided to clarify the regulations and does not limit the content of incidental signs. The City will not review the content of incidental signs.

2. Table Section 400.1490.1 defines the allowances for large interior incidental signs based on the number of signs per lot. Examples of typical large incidental signs include occupant directories, drive-thru menus, and information kiosks. The list of examples is provided to

clarify the regulations and does not limit the content of incidental signs. The City will not review the content of incidental signs.

D. Design Standards.

1. Orientation of Large Incidental Signs. Large interior incidental signs that are illuminated or include electronic message signs shall be located in a manner that provides the least impact on adjacent or nearby land uses. Examples of techniques to limit the impact on adjacent property include locating the sign behind the principal building and screening the site with opaque shrubbery or fencing.

2. Materials and Design. Freestanding large incidental signs require:

   a. A monument base of masonry construction; and

   b. A landscaped area at the base of the sign equal to at least two (2) square feet for each square foot of sign area. The Director may reduce the required landscape area if, due to pre-existing circumstances, the required landscape area will cause an undue burden on the ability to effectively use the property.

E. Flags.

1. Sign Allowances. Flags shall comply with the standards in Table Section 400.1490.2: Flag Allowances.

Table Section 400.1490.2: Flag Allowances

Standard	Residential	Mixed-Use Residential	Mixed-Use Commercial	General Commercial	Industrial
Perimeter Signs					
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	No	No	No
Setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Number	3 per lot	3 per lot	3 per lot	5 per lot	5 per lot
Flagpole Height	N/A	N/A	N/A	N/A	N/A
Area	15 s.f.	15 s.f.	15 s.f.	15 s.f.	15 s.f.
Illumination	Indirect	Indirect	Indirect	Indirect	Indirect
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet					

2. Placement and Location.

   a. Display of flags is allowed on freestanding poles or poles attached to a building.

3. Maintenance. Flags require removal or replacement when they become torn, tattered, or faded.

Section 400.1500 Temporary Signs

A. Limitations on Temporary Signs. This Article prohibits or limits the use of several common temporary sign types, including pennants, streamers, balloons, strobe lights, beacons, feather signs, and inflatable signs.

B. Generally.

1. Sign Allowances. All uses shall comply with the temporary sign allowances listed in Table Section 400.1500.1.

Table Section 400.1500.1: Temporary Sign Allowances					
Standard	**Residential**	**Mixed-Use Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	No	No	No
Number	8	8	8	6	6
Height	3 ft.	3 ft.	8 ft.	8 ft.	8 ft.
Area	3 ft.	3 ft.	7 at 4 s.f. 1 at 32 s.f.	7 at 4 s.f. 1 at 32 s.f.	7 at 4 s.f. 1 at 32 s.f.
Duration for Display	90 days	90 days	90 days	90 days	90 days
Sign Features					
Illumination	No	No	No	No	No
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet					

2. Number. Table Section 400.1500.1: Temporary Sign Allowances defines the maximum limit for temporary signs:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display. The duration of display for all temporary signs shall not exceed 90 days or more per calendar year, measured cumulatively per sign, unless otherwise regulated by this Article.

C. Banners.

1. Sign Allowances. All uses shall comply with the banner sign allowances listed in Table Section 400.1500.2.

Table Section 400.1500.2:Banner Sign Allowances					
Standard	**Residential**	**Mixed-Use Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	NR	Yes	Yes	Yes	Yes
Permit Required	No	No	No	No	No
Number	1	1	1	1	1
Height	8 ft.	8 ft.	8 ft.	8 ft.	8 ft.
Area	32 s.f.	32 s.f.	32 s.f.	32 s.f.	32 s.f.
Duration for Display	30 days	30 days	30 days	30 days	30 days
Times Per Year	4	4	4	4	4
Sign Features					
Illumination	No	Indirect	Indirect	Indirect	Indirect
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					

2. Number. Table Section 400.1500.2: Banner Sign Allowances defines the maximum number of banner signs allowed at one (1) time:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display.

   a. The maximum duration for display of a banner is thirty (30) days.

   b. Banners are allowed up to four (4) times per calendar year.

4. Design Standards.

   a. Banner signs shall be attached securely to a building.

D. Inflatable Signs.

1. Sign Allowances. All uses shall comply with the allowances listed in Table Section 400.1500.3.

Table Section 400.1500.3: Inflatable Sign Allowances					
Standard	**Residential**	**Mixed-Use Residential**	**Mixed-Use Commercial**	**General Commercial**	**Industrial**
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	Yes	Yes	Yes
Number	4	1	1	1	1
Height	32 ft.	32 ft.	32 ft.	32 ft.	32 ft.
Duration for Display	60 days	60 days	14 days	14 days	14 days
Times Per Year	4	4	4	4	4
Sign Features					
Illumination	Indirect or Internal	Indirect	Indirect	Indirect	Indirect
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet					

2. Number. Table Section 400.1500.3: Inflatable Sign Allowances defines the maximum number of inflatable signs allowed at one (1) time:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display.

   a. Table Section 400.1500.3: Inflatable Sign Allowances defines the maximum duration for the display of an inflatable sign for each district.

   b. Inflatable signs are allowed up to four (4) times per calendar year.

4. Design Standards.

   a. Inflatable signs require secure attachment to the ground by a cord, rope, cable, stakes, or a similar method.

   b. Inflatable signs are not allowed on the roof of a building or other structure.

Division 3 Superimposed District Sign Standards

Section 400.1510 General Standards for the Superimposed Districts

A. Approval Required.

1. Generally. Signs in the SMPD, HDD, FHD, and LMPD Superimposed Districts require a Certificate of Appropriateness from the HLPARB before their installation unless exempted from the permitting requirement by this Division.

2. EHP District. Signs in the EHP District require a Certificate of Appropriateness from the HLPARB if they are displayed on a building constructed before 1960, unless exempted from the permitting requirement by this Division.

B. Off-Premises Signs Prohibited. Off-premises signs are not allowed within the Superimposed Districts.

C. Design Standards for the Superimposed Districts. All lots in the Superimposed Districts must comply with the following design standards.

1. Sign Locations. Signs shall not obscure architectural details or features.

2. Sight Distance. Signs shall not be located within the 30-foot sight distance triangle as defined by Section 400.540: Corner Visibility.

3. Fluorescent Lights. Fluorescent lights are prohibited.

4. Neon Lights. Neon lights in any form, including neon signs, are prohibited.

D. Additional Design Standards for HDD and FHD Districts. All lots in the HDD and FHD Districts shall comply with the following additional design standards.

1. Sign Design. Signs shall utilize colors from the approved paint color chart adopted by the HLPARB or shall use colors with proven historical relevance that are approved by the HLPARB.

2. Sign Materials. Painted wood and metal are appropriate sign materials. Plastic should only be used in limited amounts or when disguised to look otherwise.

3. Letter sizes and styles should be compatible with the building.

Section 400.1520 Freestanding Signs in the Superimposed District

A. Sign Allowances. All uses in the Superimposed Districts shall comply with the freestanding sign allowances listed in Table Section 400.1520.1.

Table Section 400.1520.1: Freestanding Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes[2]	Yes[3]	Yes	Yes[2]	Yes
Permit Required	Yes	Yes	Yes	Yes	The general sign standards for the base district in Section 400.1450 apply.
Type	Pole	Any	Monument	Pole	
Number	1 per street frontage[4]	1 per street frontage	1 per street frontage[3]	1 per street frontage	
Height	6 ft.	6 ft.	6 ft.	6 ft.	
Area	.25 s.f. per 1 ft. of façade width up to 16 s.f.	.75 s.f. per 1 ft. of façade width for first 50 feet and .5 s.f. per 1 ft. of additional façade width	.75 s.f. per 1 ft. of façade width for first 50 feet and .5 s.f. per 1 ft. of additional façade width	.25 s.f. per 1 ft. of façade width up to 16 s.f.	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.f. = square feet					
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street must comply with the general sign standards in Section 400.1450. [2] Freestanding signs are only allowed on lots with a front setback of at least 15 feet. See Paragraph Section 400.1520.B.1. [3] Locations in the FHD may have a monument sign or a projecting sign but shall not have both. [4] Freestanding signs are only allowed on properties which front on Second Street or Third Street.					

B. Number of Freestanding Signs.

1. SMPD and LMPD Districts.

   a. Lots with a building having a front yard setback of at least 15 feet from the right-of-way may erect one (1) pole sign in a front yard.

   b. Lots with a front yard setback of less than 15 feet shall not have a freestanding sign.

   c. Buildings with public entrances not facing Main Street are allowed to erect a pole sign along South Main Street. However, if a pole sign currently exists on the lot, the occupant or tenant is only permitted to install a new sign face on the existing pole.

2. Sign Area.

   a. HDD and FHD Districts. Where there are two (2) or more frontages, the average façade width of the frontages shall determine the signage allotment under this formula.

3. Number of Freestanding Signs for Multi-Tenant Developments.

a. Multi-tenant developments may display the number and size of freestanding signs allowed in Table Section 400.1520.1 for the entire development.

b. Each tenant or occupant of a multi-tenant development shall not display a separate freestanding sign.

4. Sign Types.

a. Monument Signs.

(1) When Table Section 400.1520.1 states the sign type is "monument," freestanding signs are limited to monument signs in the district.

(2) All monument signs require monument-type bases of masonry construction or materials that complement the primary structure on the lot or the prevailing character of the structures in the area.

b. Pole Signs. When Table Section 400.1520.1 states the sign type is "pole," freestanding signs are limited to pole signs in the district.

c. Other Sign Types. When Table Section 400.1520.1 states the sign type is "any," pole signs and monument signs are allowed as freestanding signs.

Section 400.1530 Building-Mounted Signs in the Superimposed Districts

A. Wall Signs.

1. Sign Allowances. All uses shall comply with the wall sign allowances listed in Table Section 400.1530.1.

Table Section 400.1530.1: Wall Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	Yes	Yes	Yes	Yes	
Number (Max.)	1 per lot or tenant[2] 1 additional sign for buildings with a rear entry	1 per lot or tenant[2] 1 additional sign for buildings with a rear entry	1 per lot or tenant[2] 1 additional sign for buildings with a rear entry	1 per lot or tenant[2] 1 additional sign for buildings with a rear entry	
Area (Max.)	.75 s.f. per 1 ft. of façade width up to 16 s.f.	1 s.f. per 1 ft. of façade width	1 s.f. per 1 ft. of façade width	.75 s.f. per 1 ft. of façade width up to 16 s.f.	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.f. = square feet					

Table Section 400.1530.1: Wall Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450. [2] For additional standards for multi-tenant developments, see Paragraph Section 400.1530.A.2.c.					

2. Number.

   a. Generally. Single-use lots are allowed one (1) wall sign on the wall with the primary public entrance.

   b. Additional Allowance for Rear Entry Signs. One additional sign is permitted on the rear elevation of each building with a public entry at the rear of the building.

   c. Wall Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display a wall sign on any façade where a public entrance is located.

      (2) A multi-tenant development with common entrances may display the number and size of wall signs as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate wall sign.

3. Sign Area.

   a. Generally. The wall sign area allowance is based on the width in linear feet of the wall on which the sign is located, as measured at the foundation of the building.

   b. Additional Allowance for Rear Entry Signs. The maximum area of the rear elevation sign is 50% of the area allowed on the front. The area of the rear elevation sign counts toward the total sign area for the building.

4. Cumulative Area Allowances in the HDD and FHD Districts.

   a. Each building in the HDD and FHD Districts is permitted a cumulative maximum of all wall, projecting, awning and canopy, and window signs of one (1) square foot of sign per linear foot of façade frontage for the building.

   b. Multiple Frontages. Where a lot has two (2) or more street frontages, the average of the façade width of the facades facing the streets determines the sign allowance under this formula.

5. Design Standards. Wall signs are not allowed above second-story windows.

B. Projecting Signs.

1. Sign Allowances. All uses in the Superimposed Districts shall comply with the projecting sign allowances listed in Table Section 400.1530.2.

Table Section 400.1530.2: Projecting Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	Yes	Yes	Yes	Yes	
Number[2]	1	1	1[3]	1	
Area	0.3 s.f. per 1 ft. of façade width up to 5.5 s.f.	Included in Wall Sign Area	Included in Wall Sign Area	0.3 s.f. per 1 ft. of façade width up to 5.5 s.f.	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.f. = square feet					
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.150. [2] For additional standards for multi-tenant developments, see Section 400.1530.B.2. [3] Locations in the FHD may have a monument sign or a projecting sign but may not have both.					

2. Number.

   a. A projecting sign is allowed as a substitute for a wall sign. Projecting signs are not allowed in addition to wall signs.

   b. Projecting Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display a projecting sign on any façade where a public entrance is located.

      (2) A multi-tenant development with common entrances may display the number and size of projecting signs as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate projecting sign.

3. Sign Area for HDD and FHD Districts. In the HDD and FHD Districts, the projecting sign area is included in the calculation of the total area allowance for the building provided in Paragraph Section 400.1530.A.4.

4. General Design Standards.

   a. Projecting signs shall not extend more than five (5) feet from the building.

b. The lower edge of a projecting sign shall allow clearance of at least eight (8) feet from grade.

c. Projecting signs shall be attached by use of period-appropriate devices. Modern-looking chains, hooks, and other visible devices should be avoided.

d. A sign shall be installed in a workmanlike manner and hide from view such fixtures as guy wires, braces, angle irons, cables, nuts and bolts, brackets, mounting plates, conductors, transformers, conduits, raceways, and similar fixtures.

C. Awning and Canopy Signs.

1. Sign Allowances. All uses shall comply with the awning sign allowances listed in Table Section 400.1530.3.

Table Section 400.1530.3: Awning and Canopy Sign Allowances

Standard	SMPD	HDD	FHD	LMPD[1]	EHP
Allowed	No	Yes	Yes	No	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	N/A	Yes	Yes	N/A	
Number (Max.)	N/A	1	1	N/A	
Area (Max.)	N/A	Included in Wall Sign Allowance[1]	Included in Wall Sign Allowance[1]	N/A	
Sign Features					
Illumination	N/A	Indirect	Indirect	N/A	
Changeable	N/A	No	No	N/A	
EMS	N/A	No	No	N/A	

Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only

Notes:
[1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450. The area of an awning sign is deducted from the overall wall sign allowance. See Section 400.1480.D.2.b.

2. Number.

a. An awning sign is allowed in addition to a wall sign in districts where they are allowed.

b. Awning Signs for Multi-Tenant Developments.

(1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display an awning sign on any façade where a public entrance is located.

(2) A multi-tenant development with common entrances may display one (1) awning sign as provided in this Section for the entire development. Individual tenants in multi-tenant buildings with common entrances shall not display a separate awning sign.

3. Sign Area for HDD and FHD Districts. In the HDD and FHD Districts, the awning sign area is included in the calculation of the total area allowance for the building provided in Paragraph Section 400.1530.A.4.

4. General Design Standards.

   a. Awning signs are only allowed on ground-floor awnings.

   b. The lower edge of an awning shall allow clearance of at least eight (8) feet from grade.

D. Window Signs.

1. Sign Allowances. All uses shall comply with the window sign allowances listed in Table Section 400.1530.4.

Table Section 400.1530.4: Window Sign Allowances

Standard	SMPD	HDD	FHD	LMPD[1]	EHP
Allowed	No	Yes	Yes	No	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	N/A	No	No	N/A	
Number (Max.)	N/A	N/A	N/A	N/A	
Area (Max.)	N/A	Included in Wall Sign Area, but not to exceed 33% per window	Included in Wall Sign Area, but not to exceed 50% per window	N/A	
Sign Features					
Illumination	N/A	Indirect	Indirect	N/A	
Changeable	N/A	No	No	N/A	
EMS	N/A	No	No	N/A	

Key: ft. = feet | s.f. = square feet

Notes:
[1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450.

2. Number. The number of window signs is not limited, but the cumulative area of all signs in each window shall not exceed the area allowance for the panes of glass allocated to each tenant.

3. Sign Area for HDD and FHD Districts. In the HDD and FHD Districts, the permanent window sign area is included in the calculation of the total area allowance for the building provided in Paragraph Section 400.1530.A.4.

4. Design Standards. Window signs are only allowed on ground-floor windows.

Section 400.1540 Murals in the Superimposed Districts

A. Sign Allowances. Murals shall comply with the standards in Table Section 400.1540.1: Mural Allowances for Frenchtown Historic Commercial District (FHD).

Table Section 400.1540.1: Mural Allowances for FHD District	
Standard	**Allowance**
Allowed?	Yes
Permit Required?	Yes
Number (Max.)	1 per Building
Sign Area (Max.)	100% of One Secondary Wall
Height (Max.)	No Taller than Existing Wall
Features	
Illumination	Indirect
Changeable	No
EMS	No
Text (Max.)	10% of sign area

B. Materials and Design. A mural shall not include:

1. Mechanically produced or computer-generated prints or images, including digitally printed vinyl sheets and wraps;

2. Works containing electrical or mechanical components; or

3. Works that involve changing or moving images or components.

C. Placement and Location.

1. A mural shall only be located on a secondary exterior wall that does not have direct street frontage, unless the building is located on a corner lot.

2. Buildings on corner lots may display murals on a façade with street frontage that does not include the principal public entrance.

3. Murals are not allowed on brick or any other material that is considered contributing to a Historic Building that has not already been painted legally (either historically painted or based on approval by the Landmarks Board).

Section 400.1550 Incidental Signs in the Superimposed Districts

A. Sign Allowances. All uses shall comply with the incidental sign allowances listed in Table Section 400.1550.1.

Table Section 400.1550.1: Incidental Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	Yes	Yes	Yes	Yes	
Setback	N/A	N/A	N/A	N/A	
Number	1	1	2	1	
Height	N/A	N/A	N/A	N/A	
Area	Lesser of 100 s.i. per tenant or 400 s.i.	400 s.i.	400 s.i.	Lesser of 100 s.i. per tenant or 400 s.i.	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.i. = square inches					
[1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450.					

B. Perimeter Incidental Signs. Perimeter signs are allowed as provided based on the base districts in Section 400.1490.

C. Interior Incidental Signs.

1. Small Interior Incidental Signs. Small interior incidental signs are allowed as provided for the base districts in Section 400.1490.

2. Large Interior Incidental Signs. Large interior incidental signs are allowed as provided for the base districts in Section 400.1490.

D. Flags. Flags are allowed as provided for the base districts in Section 400.1490.

E. Prohibited Signs in the SMPD and LMPD Districts. Signs on umbrellas are prohibited in the SMPD and LMPD Districts.

Section 400.1560 Temporary Signs in the Superimposed Districts

A. Limitations on Temporary Signs. This Article prohibits or limits the use of several common temporary sign types, including pennants, streamers, balloons, strobe lights, beacons, feather signs, and inflatable signs.

B. Generally.

1. Sign Allowances. All uses shall comply with the temporary sign allowances listed in Table Section 400.1560.1.

Table Section 400.1560.1: Temporary Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	No	No	No	No	
Number	8	8	8	6	
Height	N/A	3 ft.	8 ft.	8 ft.	
Area	7 at 4 s.f. 1 at 16 s.f.	7 at 4 s.f. 1 at 16 s.f.	7 at 4 s.f. 1 at 16 s.f.	7 at 4 s.f. 1 at 16 s.f.	
Duration for Display	90 days	90 days	90 days	90 days	
Sign Features					
Illumination	No	No	No	No	
Changeable	No	No	No	No	
EMS	No	No	No	No	
Key: ft. = feet | s.f. = square feet					
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450.					

2. Number. Table Section 400.1560.1: Temporary Sign Allowances defines the maximum limit for temporary signs:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display. The duration of display for all temporary signs shall not exceed 90 days or more per calendar year, measured cumulatively per sign, unless otherwise regulated by this Article.

C. A-Frame Signs.

1. Sign Allowances. All uses shall comply with the A-frame sign allowances listed in Table Section 400.1560.1.

Table Section 400.1560.2: A-Frame Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD**	**EHP**
Allowed	No	Yes	Yes	No	No
Permit Required	N/A	No	No	N/A	N/A
Number	N/A	1	1	N/A	N/A
Height	N/A	4 ft.	4 ft.	N/A	N/A
Area	N/A	30 in. wide 48 in. tall	30 in. wide 48 in. tall	N/A	N/A
Duration for Display	N/A	Hours of Operation	Hours of Operation	N/A	N/A
Sign Features					
Illumination	N/A	No	No	N/A	N/A
Changeable	N/A	No	No	N/A	N/A
EMS	N/A	No	No	N/A	N/A

Table Section 400.1560.2: A-Frame Sign Allowances					
Standard	SMPD	HDD	FHD	LMPD	EHP
Key: ft. = feet | s.f. = square feet					

2. Number.

   a. Single-use lots may display one (1) A-frame sign for the principal public entrance.

   b. A-Frame Signs for Multi-Tenant Developments.

      (1) A tenant in a multi-tenant building that has a separate public entrance for that tenant may display an A-Frame sign for the principal public entrance.

      (2) Multi-tenant developments with common entrances shall not display A-frame signs.

3. Use Standards.

   a. A-frame signs are not allowed closer than 25 feet from each other.

   b. The sign shall be located within 10 feet of the façade with the principal public entrance.

   c. The sign shall not interfere with pedestrian access.

   d. A-frame signs are only allowed during the hours of operation of the premises.

4. Design Standards.

   a. All A-Frame signs shall be constructed from wood, non-reflective metal or a non-reflective high-grade composite which mimics natural materials.

   b. Prohibited materials include, but are not limited to; plastics, PVC, vinyl, corrugated plastics, foam board or other non-natural materials unless the material mimics a natural material.

   c. A-Frame signs shall be matte or low-gloss finishes and shall not include reflective surfaces.

D. Banners.

1. Sign Allowances. All uses shall comply with the banner sign allowances listed in Table Section 400.1560.3.

Table Section 400.1560.3:Banner Sign Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD[1]**	**EHP**
Allowed	Yes	Yes	Yes	Yes	The general sign standards for the base district in Section 400.1450 apply.
Permit Required	Yes	No	No	Yes	
Number	1	1	1	1	
Height	N/A	8 ft.	8 ft.	N/A	
Area	32 s.f.	32 s.f.	32 s.f. for lots with up to 20,000 s.f. of floor area 96 s.f. for lots with less than 20,000 s.f. of floor area	32 s.f.	
Duration for Display	30 days	30 days	30 days	30 days	
Times Per Year	1	4	4	1	
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	Indirect
Changeable	No	No	No	No	No
EMS	No	No	No	No	No
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					
Notes: [1] The LMPD standards apply to building frontages along Boone's Lick Road and building frontages north of the 1100 Block of South Main Street. Building frontages not located along Boone's Lick Road and building frontages south of the 1000 Block of South Main Street shall comply with the general sign standards in Section 400.1450.					

2. Number. Table Section 400.1560.3: Banner Sign Allowances defines the maximum number of banner signs allowed at one (1) time:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display.

   a. The maximum duration for display of a banner is thirty (30) days.

   b. Banners are allowed up to four (4) times per calendar year.

4. Design Standards.

   a. Banner signs shall be attached securely to a building.

E. Balloons.

1. Sign Allowances. All uses shall comply with the balloon allowances listed in Table Section 400.1560.4.

Table Section 400.1560.4: Balloon Allowances					
Standard	**SMPD**	**HDD**	**FHD**	**LMPD**	**EHP**
Allowed	No	Yes	No	No	No
Permit Required	N/A	Yes	N/A	N/A	N/A
Number	N/A	No limit	N/A	N/A	N/A
Height	N/A	35 ft.	N/A	N/A	N/A
Duration for Display	N/A	7 days	N/A	N/A	N/A
Times Per Year	N/A	3	N/A	N/A	N/A
Sign Features					
Illumination	N/A	No	N/A	N/A	N/A
Changeable	N/A	No	N/A	N/A	N/A
EMS	N/A	No	N/A	N/A	N/A
Key: ft. = feet | s.f. = square feet | NR = Non-Residential uses only					

2. Number. Table Section 400.1560.4: *Balloon Allowances* does not limit the number of balloons allowed at one (1) time. Balloon permits are available:

   a. Per lot for single-use lots; and

   b. Per tenant for multi-tenant developments.

3. Duration for Display.

   a. Table Section 400.1560: Balloon Allowances provides seven (7) days as the maximum duration for the display of balloons.

   b. Balloons are allowed up to three (3) times per calendar year.

4. Design Standards.

   a. Balloons require secure attachment to a building by a cord, rope, cable, stakes, or a similar method.

   b. The display height of balloons may not exceed 35 feet.

Division 4 Billboards

Section 400.1570 General Standards

A. Districts Allowed. Billboards and electronic billboards are allowed as conditional uses in the zoning districts listed in Table Section 400.1570.1.

B. Approval Required. Billboards and electronic billboards require conditional use approval by the City Council following a recommendation by the Planning and Zoning Commission.

C. Dimension Standards. All billboards must comply with the billboard allowances listed in Table Section 400.1570.1.

Table Section 400.1570.1:Billboard Allowances	
Standard	**Allowance**
Districts Allowed	I-1, I-2, PD-C, PD-MU, C-3, C-3
Permit Required?	Yes
Number	1
Sign Area	672 s.f.
Sign Face Height	20 ft.
Sign Face Width	50 ft.
Total Height	45 ft.
Features	
Illumination	Indirect
Message Board	No
EMS	Yes
Key: ft. = feet | s.f. = square feet	

1. Measurement Standards.

   a. All dimension standards are measured inclusive of border, cutouts, extensions, projections, and trim but excluding the base, apron, supports, and other structural members.

   b. The area shall be measured by the smallest square, rectangle, triangle, circle, or combination of those shapes that will encompass the entire billboard.

2. Cutouts, extensions, and projections shall not exceed 25% of the area of the sign.

3. The maximum area limitation shall apply to each side of a billboard structure. Allowable billboard configurations are placed back-to-back, double-faced, or in V-type construction with no more than two (2) displays to each facing. A billboard structure with multiple facings or panels is considered as one (1) billboard.

4. The total height of the billboard is measured from the natural grade where the billboard is installed or the grade level of the centerline of the highway to which the sign is oriented, whichever is higher.

5. Billboards with EMS features must comply with the brightness and operation standards in Section 400.1440.C.4: *Sign Features*

Section 400.1580 Location and Spacing for Billboards

A. Location. Billboards and electronic billboards are only allowed within 660 feet of the edge of the pavement of the following highways:

1. Interstate Highway 70;

2. Missouri State Highways 94, 370, and 364.

B. Spacing and Separation Requirements.

1. Separation from Other Billboards.

a. The separation distance for a billboard is 10,000 feet from an existing billboard on either side of the highway.

b. However, the separation distance for a billboard on lots in the southeast quadrant of the intersection of two (2) Missouri State highways located in the C-2 zoning district is 4,000 feet on the same side of the State highway.

c. The separation distance for a billboard with electronic message features is 2,640 feet from an existing billboard with electronic message features on either side of the highway.

d. The separation distance is measured along the nearest edge of the pavement at points directly opposite the billboard along each side of the highway and applies to billboards located on either side of the highway in computing the distance between billboards.

2. Separation from Intersections.

a. The general separation distance for a billboard is 500 feet from an interchange or intersection between the highway and another highway or street.

b. However, the separation distance for lots in the southeast quadrant of the intersection of two (2) Missouri State highways located in the C-2 zoning district is 125 feet from an intersection or interchange.

c. A billboard is allowed within 500 feet of an interchange or intersection if it is affixed to or located adjacent to a building so that the billboard does not cause any greater obstruction of vision than caused by the building itself.

3. Separation from Residential Uses. The separation distance for a billboard is:

a. 250 feet from any structure within a residential zoning district; or

b. 100 feet from any structure used primarily as a dwelling unit in any other zoning district.

4. Separation from Historic Resources. The separation distance for a billboard is 300 feet from any property or district listed on the National Register of Historic Places, any National Historic Landmark, or any location officially designated by the City as a historic landmark or historic district.

5. Separation from Buildings.

   a. The separation distance for a billboard is 50 feet from any point of a building.

   b. However, the separation distance for lots in the southeast quadrant of the intersection of two (2) Missouri State highways located in the C-2 zoning district is 25 feet from any point of a building.

6. Separation from On-Premises Signs. The separation distance for electronic billboards is 250 feet from an existing freestanding on-premises electronic message sign.

C. Other Location Standards.

1. Billboards are not allowed on rocks, trees, or poles maintained by a public utility.

2. Billboards are exempt from front, side, and rear yard building setbacks for the district. However, Billboards require a 30-foot minimum setback from a road right-of-way.

3. Billboards are not allowed in the right-of-way of any road or on any slope or drainage easement for a road.

Section 400.1590 Replacement and Relocation of Billboards in the I-70 Corridor

A. Conversion of Billboard to Electronic Billboard. The owner of a billboard along the I-70 Corridor may apply for approval of a conditional use permit to relocate the billboard structure for conversion to an electronic billboard. The following conditions apply:

1. The property where the billboard is located is directly adjacent to the Interstate 70 right-of-way;

2. All existing billboards and freestanding on-premises electronic message signs and their supporting structures are permanently removed from the property where the electronic billboard is proposed before the issuance of a building permit for the electronic billboard;

3. No freestanding on-premises electronic message signs or billboards are allowed on the property upon which an electronic billboard is located;

4. The electronic billboard is proposed on the same lot as the existing billboard and is no further than 250 feet from the existing billboard being replaced;

5. The lot where the electronic billboard is proposed is at least five acres;

6. The electronic billboard complies with all provisions of this Article, except for the separation distance from other billboards in Section 400.1580.B.1.; and

7. The maximum number of sign faces or surfaces permitted on the electronic billboard is two (2).

B. Transfer of Electronic Billboard Conversion. The owner of a billboard who has received conditional use approval to replace a billboard with an electronic billboard and has not installed the electronic billboard may apply for approval of a conditional use permit to transfer the right to install the electronic billboard at a different location on a new billboard support structure. The following conditions apply:

1. The property where the originally approved billboard is located and the property where the relocated billboard is proposed are both adjacent to Interstate 70 right-of-way between the eastern limit of the City of St. Charles and the Interstate 70/ Highway 94 interchange;

2. All existing billboards and freestanding on-premises electronic message signs and their supporting structures are permanently removed from the lot where the electronic billboard is proposed before the issuance of a building permit for the electronic billboard;

3. Additional billboards and additional freestanding on-premises electronic message signs are not allowed on the lot after the electronic billboard is constructed;

4. The lot where the electronic billboard is proposed is at least three (3) acres;

5. The maximum sign area of the relocated billboard does exceed the lesser of the maximum sign area of the originally approved billboard or 672 square feet;

6. Upon approval of a conditional use permit for an I-70 corridor electronic billboard relocation, the original conditional use approval for an electronic billboard becomes null and void;

7. The new billboard structure and electronic billboard must comply with all provisions of this Article, except for:

   a. The separation distance requirements of Section 400.1580.B.1.;

   b. The Separation distance requirements of Section 400.1580.B.2.; and

   c. The height limitations of Section 400.1570.C.;

8. The maximum number of sign faces or surfaces permitted on a new billboard structure is two (2). If a conditional use approval to install only one (1) electronic billboard face is being transferred, a new billboard structure may only support one (1) electronic billboard face and one (1) additional face that is not considered to be electronic; and

9. The maximum total height of the new billboard structure does not exceed 65 feet above the natural grade where the billboard is installed or the grade level of the centerline of the highway to which the sign is oriented, whichever is higher.

Division 5 Administration and Enforcement

Section 400.1600 Sign Permits

A. Permits Required.

1. A sign permit is required to erect, install, relocate, modify, or change any sign within the City unless otherwise provided in this Article.

2. The term "modify" includes any change in or to an existing sign, its face, copy, colors, or supporting structures.

B. Conformity Required. Failure to conform to the conditions of a sign permit, including any conditions or stipulations attached to it by the Department of Community Development, HLPARB, or any applicable board, renders the permit void.

C. Filing Fee. Fees for sign permits are required in the amounts stated in Section 150.030: *Schedule of Fees, Fines, Costs, and Deposits*.

D. Scope of Permit. Sign permits include approval of electrical work. All electrical work shall comply with the Electrical Code.

E. Permit Procedures.

1. Applicants for sign permits shall apply on a form supplied by the City and shall submit the application to the Community Development Department.

2. The application requires one (1) set of drawings in digital or paper format as provided on the City's application, prepared to scale, of the proposed sign, including all of the following information:

a. The address of the site for the proposed signage, the applicant's name, the name of the business, the business address, business telephone number, and contractor information;

b. The configuration of the proposed signage listing the height, width, total square footage, method of attachment, and method of illumination, including details of the fixture and screening, and colors and materials;

c. A site plan showing the proposed locations of signs;

d. Building elevations showing proposed locations of signs; and

e. A detailed plan showing the size, quantity, and type of landscaping for freestanding signs.

F. Review of Sign Permit Applications.

1. The Director of Community Development or their designee shall review and approve or deny all sign permit applications required by this Article based on the standards of this Article.

2. In locations where HLPARB approval is required, the Director or their designee shall set the matter for consideration by the HLPARB at its next regular meeting and issue a decision on the application in conformance with the HLPARB's determination.

3. Sign permit applications shall not be reviewed until land use approval has been issued for the subject property. Applicants are advised that obtaining land use approval may require additional time if approvals from the Planning and Zoning Commission or City Council are necessary to establish compliance with applicable land use regulations.

G. Expiration of Sign Permit.

1. Construction of a sign requiring approval of a sign permit shall begin within 180 days of its approval by City staff, the HLPARB, or City Council and be complete and functioning within 240 days of the approval.

2. The permit for any sign that is not constructed within the required period is automatically revoked.

Section 400.1610 Master Sign Plans

A. Purpose. This Section describes the process for review of master sign plans for Planned Development Districts, which may require special signage consideration. In order to encourage superior design, quality and character, master sign plans allow for specialized review of signs and flexibility from standard signage requirements. If a master sign plan exists for a multi-lot development or subdivision, then individual lots within that subdivision or development shall not submit their own, separate master sign plan.

B. Applicability.

1. Planned Development Districts.

a. Master sign plans are not required for Planned Developments.

b. However, a master sign plan is required if the applicant proposes to vary the sign standards of this Article in the ordinance adopting the Planned Development District.

c. If the applicant elects to submit a master sign plan for a Planned Development District, the applicant shall submit it with the Preliminary Development Plan.

C. Contents. A master sign plan must include the following information:

1. An overall sign program with standards that address design, lighting, color, materials, and type and method of construction to ensure that all signs within the development are designed in a consistent and compatible manner;

2. A written statement with supporting, scaled graphics that include, for all freestanding and attached signs:

   a. Size, location, and number of all signs, including area, letter height, and height;

   b. Materials, styles (letter colors, background colors, text, fonts, etc.), and colors for all signs subject to the master sign plan, including the context of where signs are placed along any site frontage or on any façade;

   c. Type of illumination; and

   d. A design theme with illustrative examples of each sign type and the proposed general locations of each sign type.

3. A site plan and elevations identifying the location, number, setback, dimensional standards, and other design standards for all freestanding signs;

4. Standards for wall signs and other types of attached signs; and

5. Standards for any other proposed signage.

D. Review Process.

1. Planned Development Districts.

   a. The Planning and Zoning Commission shall review master sign plans and include recommendations to the City Council based on the following criteria:

      (1) Consistency or departure from this Article;

      (2) The compatibility of the proposed sign plan with other proposed district standards; and

      (3) The compatibility of the proposed sign plan with the community character.

b. In reviewing the recommendation of the Planning and Zoning Commission, City Council has legislative discretion to approve, modify, or deny the proposed master sign plan.

E. Amendment Procedure. A master sign plan may be amended. Amendments shall follow the process for a new submittal under this Section, unless it is determined to be minor by the Director of Community Development.

Section 400.1620 Maintenance

A. Maintenance Required. Failure to comply with the maintenance requirements of this Section constitutes a violation of this Article.

B. Sign Maintenance.

1. The owner or person in possession of a lot shall maintain all signs located on the lot.

2. The owner or person in possession of the lot shall maintain all signs so that they:

a. Continue to conform to the conditions imposed by the sign permit;

b. Substantially conform to its original condition without cracking, peeling, or fading of paint and other components; and

c. Are kept free of rust and rust stains.

C. Notice and Repair. The owner or person in possession of the property shall repair any damage to a sign or sign base within 60 days of notice.

D. Damage to Illuminated Signs. Any internally illuminated sign cabinets or sign panels that have been damaged shall remain unilluminated until repaired.

E. Removal of Hazardous Signs. Any sign that has been damaged to such an extent that it poses a hazard to passersby requires immediate repair or removal.

F. Maintenance of Required Landscaped Areas.

1. Maintenance Required. The owner or person in possession of a lot shall maintain any landscaped area required by this Article as a condition of the sign permit.

2. Maintenance Standards.

a. Maintenance includes, as appropriate, the provision of surface mulch, staking and guying, tree straightening, irrigation, fertilization, insect and disease control, pruning, mulching, and weeding.

b. The owner or person in possession of a lot shall keep all required landscaping free of litter and debris.

3. Replacement of Plants.

a. Any plants that die or are removed as a result of death, disease, or damage require replacement in a reasonable time with an equal number and similar species and size at the next appropriate growing season.

b. Failure to replace dead, damaged, or diseased plant material constitutes a violation of this Article.

Section 400.1630 Enforcement

A. Unauthorized Signs. City staff may remove unauthorized signs in the right-of-way or on public property without notice. City Staff may dispose of these signs within seven (7) days if they are not claimed.

B. Signs Erected In Violation Of This Article.

1. City staff shall give written notice for any sign otherwise erected or maintained in violation of this Article.

2. Upon failure to correct the violation, City staff shall enforce this Article in accordance with Zoning Code Article XVIII: *Violations and Penalties*.

C. Administration.

1. Enforcement.

a. The Department of Community Development is authorized and directed to enforce all of the provisions of this Article and perform the functions outlined for City staff within this Article.

b. Upon presentation of proper credentials, City staff may enter at reasonable times any building, structure, or premises in the City to perform any duty imposed upon them by this Article.

2. Violations.

a. Any person violating any of the provisions of this Article is guilty of an ordinance violation.

b. The owner of any sign, building, or premises where any sign or other object that violates this Article is placed or exists, and any person who has knowingly assisted in the commission of any violation is guilty of a separate offense.

Section 400.1640 Non-Conforming Signs

A. Non-Conforming Signs.

1. Any sign that lawfully exists at the time of enactment of this Article may remain until the sign is substantially altered or changed or until another sign is proposed as a replacement for the existing sign. The replacement sign requires conformance with all provisions of this Article.

2. A non-conforming sign that is damaged to the extent of more than 50% of its replacement cost value requires removal or alterations to ensure conformity with the provisions of this Article.

B. Non-Conforming Billboards.

1. A billboard that lawfully existed at the time of enactment of this article may remain if the owner maintains it in good repair as required by Section 400.1620.

2. A non-conforming billboard that is not maintained in good repair is subject to removal or alterations to conform with this Article if it is damaged to the extent of more than 50% of its replacement cost value.

Section 400.1650 Abandoned Signs

A. Abandoned Signs.

1. Any sign or sign support structure for a business, organization, tenant, or other occupant of a lot that ceases operations on the premises for a period of at least 30 days is considered abandoned.

2. The owner or person in possession of the lot shall remove abandoned signs and support structures from the premises.

B. Abandoned Billboards

1. A billboard is deemed abandoned when it:

a. Is not maintained in good repair as required by Section 400.1620; and

b. Does not include advertising information other than for the use of the billboard for a period of 120 continuous calendar days.

2. The owner of an abandoned billboard shall remove the abandoned billboard and the support structure.

SECTION 11. Section 400.1870 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 400.1870 Clothing Drop Boxes

A. Clothing drop boxes shall only be permitted in accordance with the requirements and conditions of this Section.

1. Only exempt organizations pursuant to 26 U.S.C. § 501 may place upon its property or sponsor a clothing drop box.

2. A clothing drop box shall not exceed six (6) feet in height, four (4) feet in width and four (4) feet in depth.

3. Clothing drop boxes shall be constructed of metal or wood and shall be secured at all times except when being emptied by its owner or sponsor.

4. Clothing drop boxes shall be located a minimum of twenty (20) feet from any driveway curb cut and outside any sight distance triangle as described in Section400.540. A clothing drop box shall not be located within any required street frontage buffer or landscape buffer, front, side or rear yard setback or in front of the front building line. A clothing drop box shall not encroach on any minimum required parking spaces.

5. No more than one (1) clothing drop boxes shall be permitted on site at any time.

6. Clothing drop boxes shall be emptied at least two (2) times per week or as often as necessary to prevent the contents from overflowing the box.

7. ~~Any sign or label affixed to a clothing drop box shall pertain only to the box or the sponsoring organization.~~ The name, address and telephone number of the owner shall be affixed to the box to enable the ownership of the box to be readily ascertained.

8. No clothing drop box shall be permitted in the South Main Preservation District, the Landmarks Preservation District, the Historic Downtown District, the Frenchtown Neighborhood District and the Commons Neighborhood District.

9. Site Plan Review. Any organization desiring to place or sponsor a clothing drop box shall submit to the Community Development Department:

   a. A site plan which adequately and accurately describes the location of the box which may consist of a "red-lined" portion of a previously approved site plan or plat, and

   b. A letter from the person who owns or has the right to possession of the property authorizing the use of the site as the location of a box.

10. Clothing drop boxes owned or operated by a for profit entity shall obtain and pay a business license fee pursuant to Chapter 605.

SECTION 12. Section 640.050 of the Code of Ordinances of the City of St. Charles, Missouri is hereby repealed as follows:

Section 640.050 ~~Advertising~~ (Reserved)

~~A. Signs Permitted. Only the following specified signs may be displayed in relation to a garage sale:~~

~~1. Two (2) Signs Permitted. Two (2) signs of not more than four (4) square feet shall be permitted to be displayed on the property of the residence where the garage sale is being conducted.~~

~~2. Directional Signs. Two (2) signs of not more than two (2) square feet each are permitted, provided permission to erect such signs is received from the property owners upon whose property such signs are to be placed.~~

~~B. Time Limitation. No sign shall be exhibited for more than two (2) days prior to the day such sale is to commence.~~

~~C. Removal Of Signs. Signs must be removed each day at the close of the garage sale activities or by the end of daylight, whichever first occurs.~~

SECTION 13 Section 665.070 of the Code of Ordinances of the City of St. Charles, Missouri is hereby repealed as follows:

Section 665.070. ~~Sign Restrictions~~ (Reserved)

~~A. Notwithstanding any other ordinance, code or regulation to the contrary, it shall be unlawful for the operator of any sexually oriented business or any other person to erect, construct or maintain any sign for the sexually oriented business~~

~~other than the one (1) primary sign and one (1) secondary sign as provided herein.~~

~~B. Primary signs shall have no more than two (2) display surfaces. Each such display surface shall:~~

~~1. Not contain any flashing lights;~~

~~2. Be a flat plane, rectangular in shape;~~

~~3. Not exceed seventy-five (75) square feet in area; and~~

~~4. Not exceed ten (10) feet in height or ten (10) feet in length.~~

~~C. Primary signs shall contain no photographs, silhouettes, drawings or pictorial representations in any manner and may contain only the name of the establishment.~~

~~D. Each letter forming a word on a primary sign shall be of solid color and each such letter shall be the same print type, size and color. The background behind such lettering on the display surface of a primary sign shall be of a uniform and solid color.~~

~~E. Secondary signs shall have only one (1) display surface. Such display surface shall:~~

~~1. Be a flat plane, rectangular in shape;~~

~~2. Not exceed twenty (20) square feet in area;~~

~~3. Not exceed five (5) feet in height and four (4) feet in width; and~~

~~4. Be affixed or attached to any wall or door of the enterprise.~~

~~F. The provisions of Subsection (B)(1) and Subsections (C) and (D) shall also apply to secondary signs.~~

~~G. Any sign erected prior to the enactment of this Chapter shall be considered a lawful non-conforming sign.~~

SECTION 14. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of St. Charles, Missouri, and the sections of this ordinance may be renumbered to accomplish such intention.

SECTION 15. This Ordinance shall be in full force and effect from and after the date of passage and approval.

Date Passed

Michael Galba, Presiding Officer

Date Approved by Mayor

Daniel J. Borgmeyer, Mayor

Approved as to Legal Form:

Attest:

Holly Magdziarz 6/10/2025

Holly Magdziarz, City Attorney Date

Kimberly Hudson, City Clerk

RCA FORM (OFFICE USE ONLY)
MEETING/DATE: 6/17/2025
Regular ☑ Special ☐ Work Session ☐
ATTACHMENT: YES ☑ NO ☐
Report ☐ Resolution ☐ Ordinance ☑

Bill # 13991

Request for Council Action

Ward(s): All **Sponsor(s):** Michael Galba

Description:
AN ORDINANCE AMENDING SECTIONS 600.020, 600.060, 600.070 AND 600.080 OF THE CODE OF ORDINANCES PERTAINING TO THE REGULATION OF ALCOHOLIC BEVERAGES WITH RESPECT TO MINORS AND IN THE FRENCHTOWN DISTRICT DURING CERTAIN HOURS.

Contract Extension/Renewal: Yes ☐ No ☑
Information Paper Attached: Yes ☐ No ☑

Staff Recommendation: Approve ☑ Disapprove ☐
Board/Committee/Commission Recommendation: Approve ☐ Disapprove ☐

Summary:
This ordinance addresses and/or clarifies the Code sections that deal with minors and the consumption or possession of alcoholic beverages.

This ordinance also adds a reference to the Frenchtown District into Section 600.020. Several historic districts, including Frenchtown, permit restrictions on liquor license operations. For example, Section 400.290.C.2 states that "Any land use under the "FD" Frenchtown District which requires a liquor license shall cease operations by 11:00 P.M." This ordinance adds "Frenchtown District" to the list of districts in Section 600.020 that contemplate such restrictions. This is not a substantive change to our requirements regarding liquor or Frenchtown.

Budget Impact: (revenue generated, estimated cost, CIP item, etc.)
Fiscal Impact: _____ **N/A** _____
Account #: _____
_____
_____
Project #: _____

RCA prepared by: Legal Dept. Dir. HAM Finance Dir. JAO Dir. of Admin. _____

Bill No. 13991 Ordinance No. _____

Sponsor: Michael Galba

AN ORDINANCE AMENDING SECTIONS 600.020, 600.060, 600.070 AND 600.080 OF THE CODE OF ORDINANCES PERTAINING TO THE REGULATION OF ALCOHOLIC BEVERAGES WITH RESPECT TO MINORS AND IN THE FRENCHTOWN DISTRICT DURING CERTAIN HOURS.

Be It Ordained by the City Council of the City of St. Charles, as Follows:

SECTION 1. Section 600.020 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 600.020. Disposal During Certain Hours Prohibited.

A. No person shall purchase, sell, give away or otherwise dispose of any alcoholic beverage or allow the same to be done upon the premises in any quantity at any time when such disposal is prohibited by the law of the State, or when prohibited by ordinance in the Frenchtown District, the Historic Downtown District, and the South Main Preservation District during Riverfest, Festival of the Little Hills, Oktoberfest and special events, unless otherwise approved by the City, or upon any other date or location for purposes of the public health, safety or welfare.

B. A manufacturer licensed under this Chapter may offer samples of its wine, may sell its wine in its original package directly to consumers at the winery and may open wine so purchased by consumers so it may be consumed on the winery premises on days allowed by the laws of the State of Missouri. Manufacturers licensed under this Chapter may also sell to duly licensed wholesalers and retail dealers in lots of five (5) gallons or more on any day allowed by the laws of the State of Missouri.

SECTION 2. Section 600.060 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 600.060. Sale To And Presence Of Minors On Premises.

A. Section 600.060 adopts by reference Section 311.310(12) and (23), RSMo., as amended, ~~if fully set forth herein and as may be revised and amended from time to time, excepting any criminal violations and resultant penalties referenced in Section 311.310(2) and (3), RSMo.,~~ and violations of this Section may be governed and prosecuted either by State law or under the City Code of Ordinances.

B. It shall be unlawful for any licensee or employee of a licensee which has not been issued a restaurant bar license pursuant to Section 600.190 or an arcade Sunday liquor license pursuant to Section 600.200(A) to permit a person under twenty-one (21) years of age to enter or remain on the premises unless accompanied by a parent or legal guardian.

SECTION 3. Section 600.070 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 600.070. Possession Or Purchases By Person Under Twenty-One (21).

Section 600.070 adopts by reference Section 311.325(1) and (2), RSMo., as amended, ~~and Section 311.326, RSMo., as if fully set forth herein and as may be revised and amended from time to time, excepting any criminal violations and resultant penalties referenced in Section 311.325(1) and (2), RSMo.,~~ and violations of this Section may be governed and prosecuted either by State law or under the City Code of Ordinances. Section 600.070 further adopts by reference the expungement provisions of Section 311.326, RSMo., as amended, for violations of this Section.

SECTION 4. Section 600.080 of the Code of Ordinances of the City of St. Charles, Missouri is hereby amended to read as follows:

Section 600.080. Minors.

A. *Persons Eighteen Years Of Age Or Older May Sell Or Handle Alcoholic Beverages, When.* Section 600.080(A) adopts by reference Section 311.300, RSMo., as amended, ~~as if fully set forth herein and as may be revised and amended from time to time, excepting any criminal violations and resultant penalties referenced in Section 311.300, RSMo.,~~ and violations of this Section may be governed and prosecuted either by State law or under the City Code of Ordinances.

B. *Sales To Minor — Exceptions.* Section 600.080(B) adopts by reference Section 311.310, RSMo., as amended, ~~as if fully set forth herein and as may be revised and amended from time to time, excepting any criminal violations and resultant penalties referenced in Section 311.310, RSMo.,~~ and violations of this Section may be governed and prosecuted either by State law or under the City Code of Ordinances.

C. *Misrepresentation Of Age By Minor To Obtain Liquor — Use Of Altered Driver's License, Passport Or I.D. Cards, Penalties.*

1. No person under the age of twenty-one (21) years shall represent, for the purpose of purchasing, attempting to purchase, asking for or in any way, receiving, attempting to receive, possessing, or attempting to possess any alcoholic beverage, that he/she has attained the age of twenty-one (21) years by use or display of any identification issued by, or represented to be issued by, any local, State or Federal government, including a modified or altered motor vehicle operator's license, an identification card issued by a uniformed service of the United States, a passport or a State-issued identification card, except as otherwise authorized by law. ~~Any violation and resultant penalty shall be governed by State law or City Code of Ordinances.~~

2. It shall be unlawful for a person less than twenty-one (21) years of age to produce, display, exhibit, offer or tender a reproduced, modified or altered motor vehicle operator's license, identification card issued by a uniformed service of the United States, passport or State issued identification card for the purpose of entering or attempting to enter the premises of a licensee.

3. Any violation of this Section 600.080(C) and resultant penalties shall be governed by State law or under the City Code of Ordinances.

D. *Minors In Possession Of Alcoholic Beverages.* Section 600.080(D) adopts by reference Section 311.325, RSMo., as amended, ~~as if fully set forth herein and as may be revised and amended from time to time~~, except for the penalties referenced in Section 311.325(1), RSMo. A violation of this Section 600.080(D) and resultant penalties shall be governed by the City Code of Ordinances.

SECTION 5. It is the intention of the City Council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of St. Charles, Missouri, and the sections of this ordinance may be renumbered to accomplish such intention.

SECTION 6. This ordinance shall be in full force and effect from and after the date of its passage and approval.

Date Passed	Michael Galba, Presiding Officer
Date Approved by Mayor	Daniel J. Borgmeyer, Mayor
Approved as to Legal Form:	Attest:
Holly Magdziarz 6/9/2025	
Holly Magdziarz, City Attorney Date	Kimberly Hudson, City Clerk

RCA FORM (OFFICE USE ONLY)
MEETING/DATE: 06/17/2025
Regular (X) Special () Work Session ()
ATTACHMENT: YES(X) NO ()
Liaison and Committee Lists (X)

Bill #N/A

Request for Council Action

Description: Recommendation for Appointments to Council Committees and Assignment of Council Liaisons to Mayor's Boards, Commissions and Committees

Summary:

Attached is a list of recommendations for Council Liaisons to Boards, Commissions, and Committees; and Membership of the Council Committee for Council approval.

FORM OF MOTION: I move to approve the appointments to the Council Committee and assignments of Council Liaisons to the Mayor's Boards, Commissions and Committees as presented by Council President Michael Galba.

By: President of the Council Michael Galba Date: 06/11/2025

2025 / 2026 City Council Liaisons

Audit Committee .....Bart Haberstroh

Convention & Visitors Commission (Tourism) .....Mark Hollander
.....Justin Foust, Alternate

Council Liaison for Education.....Justin Foust

Council Liaison for Sister Cities .....Justin Foust

Landmarks Board .....Steve Hollander

Local Housing Authority .....Bill Otto

Parks & Recreation Board .....Denise Mitchell

Planning & Zoning Commission .....Michael Galba
.....Mark Hollander, Alternate

Senior Citizens Advisory Commission .....Mary West

Special Business District (Main St.) Advisory Board .....Mark Hollander
.....Brian Gould, Alternate

Veterans Commission.....Brian Gould

Frenchtown Special Business District Advisory Board.....Bill Otto
. .....Bart Haberstroh, Alternate

June 17, 2025

2025 / 2026 City Council Committees

Street Committee

Brian Gould

Bart Haberstroh

Bill Otto

Vince Ratchford

Mark Hollander

Alternate: Denise Mitchell