

1003.030 Establishment of Districts - Zoning Map.

1. For the purpose of this Ordinance, that part of St. Louis County outside of incorporated cities, towns, and villages is divided into the following districts:

District Classification	Code Designation
FP Flood Plain	FP
PS Park and Scenic	PS
NU Non-Urban	NU
R-1 Residence (one acre)	R-1
R-1A Residence (22,000 sq. ft.)	R-1A
R-2 Residence (15,000 sq. ft.)	R-2
R-3 Residence (10,000 sq. ft.)	R-3
R-4 Residence (7,500 sq. ft.)	R-4
R-5 Residence (6,000 sq. ft.)	R-5
R-6A Residence (4,000 sq. ft.)	R-6A
R-6AA Residence (3,000 sq. ft.)	R-6AA
R-6 Residence (2,000 sq. ft.)	R-6
R-7 Residence (1,750 sq. ft.)	R-7
R-8 Residence (500 sq. ft.)	R-8
C-1 Neighborhood Shopping	C-1
C-2 Shopping	C-2
C-3 Shopping	C-3
C-4 Highway Service Commercial	C-4
C-6 Office and Research Service	C-6
C-7 General Extensive Commercial	C-7
C-8 Planned Commercial	C-8
M-1 Industrial	M-1
M-2 Industrial	M-2
M-3 Planned Industrial	M-3
MXD Mixed Use Development District	MXD

2. The boundaries of these districts are hereby established as shown in the "St. Louis County Zoning Map" consisting of a series of maps at a scale of one (1) inch equals two hundred (200) feet, as adopted by Ordinance 3552 (1965), together with all subsequent amendments thereto. All district classifications, however, need not appear on the zoning map at one time. Official copies of said map shall be maintained in the Department of Public Works and the Department of Planning and shall be public records. All subsequent amendments to the zoning maps shall be designated on said official copies. The Planning Commission may, at its discretion, cause the "St. Louis County Zoning Map" and its official copies thereof to be photographed, microphotographed, photostated or reproduced on file, which maps when so reproduced shall be deemed to be an original record for all purposes.
3. Flood Plain and Floodway Map - For the purpose of this Chapter and the St. Louis County Zoning Map, the areas designated special flood hazard and floodway upon the Flood Insurance Rate Maps and Flood Boundary and Floodway Maps adopted by Chapter 1008 SLCRO, Flood Damage Prevention, as the same may be amended from time to time by ordinance, shall constitute the "FP" Flood Plain District and floodway of St. Louis County. (O.No. 12322 - Adopted 10/31/85).

1003.040 Interpretation and Extension of District Boundaries.

1. The Board of Zoning Adjustment shall interpret the provisions of this Ordinance in accordance with the St. Louis County Revised Ordinances, Section 1004.070. Any area within the geographical boundaries of St. Louis County, Missouri, which is added to or becomes a part of the County outside incorporated cities, towns, and villages, shall be in the "NU" Non-Urban District classification until changed by ordinance designating another district classification to such area.
2. In the event that a zoning district boundary line is shown on a zoning district map as following a property line or a political boundary line, the actual location of such zoning district boundary line shall govern, as determined by survey, rather than the representation of the location of said boundary line on the district map, if there is a discrepancy between the two locations.

1003.050 District Regulations.

The use and development of land and structures within any zoning district are limited to those uses and developments set forth in those sections of this Chapter applicable to such district.