

1003.103 "PS" Park and Scenic District Regulations.

1. Scope of Provisions.

This section contains the district regulations of the "PS" Park and Scenic District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Chapter which are incorporated as part of this section by reference. The "PS" Park and Scenic District encompasses land, owned by public agencies or in which public agencies have some lesser legal interest, which has recreational, scenic, and health value. This District may also include land having recreational, scenic, and health value, when owned by not-for-profit organizations or in which such organizations have some lesser legal interest, upon the application and approval of a petition for change of zoning by such a not-for-profit organization. This District is established to preserve the community's cultural values by preserving this land in an essentially natural or native condition.

2. Permitted Land Uses and Developments.

The following land uses and developments are permitted in this District:

- (1) Camping, lodging, swimming, picnicking, boating, fishing, hiking, and wildlife observation facilities and customary service facilities necessary to provide direct support for such activities. (O.No. 22762 - Adopted 05/03/06).
- (2) Community centers. (O.No. 22762 - Adopted 05/03/06).
- (3) Commuter park and ride parking lots. (O.No. 22762 - Adopted 05/03/06).
- (4) Fire stations.
- (5) Historic sites and buildings.
- (6) Golf courses and driving ranges, not including miniature golf courses. (O.No. 22762 - Adopted 05/03/06).
- (7) Local public utility facilities of one hundred thousand (100,000) cubic feet in volume or less, provided that any installation shall be:
 - (a) adequately screened with landscaping, fencing, or walls, or any combination thereof, or
 - (b) placed underground, or
 - (c) enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning. (O.No. 15738 - Adopted 11/21/91).
- (8) Marinas, boat docks and ramps. (O.No. 22762 - Adopted 05/03/06).
- (9) Museums. (O.No. 22762 - Adopted 05/03/06).
- (10) Natural or primitive areas and forests encompassed by the provisions of the Missouri State Forestry Law.
- (11) Public parks and parkways for recreational, educational and cultural uses. (O.No. 22762 - Adopted 05/03/06).
- (12) Restaurants and other dining facilities, including banquet facilities. (O.No. 22762 - Adopted 05/03/06).
- (13) Skating arenas, including but not limited to roller skating, ice skating and roller boarding. (O.No. 22762 - Adopted 05/03/06).
- (14) Telecommunication towers of forty (40) feet or less in height and co-used telecommunication towers or disguised support structures of sixty (60) feet or less in height. (O. No. 18420 - Adopted 3/20/97.)
- (15) Wildlife habitats and fish hatcheries.

3. Conditional Land Use and Development Permits issued by the Commission.

The following land uses and developments may be permitted under conditions and requirements specified in Section 1003.181 Conditional Use Permits:

- (1) Facilities for the composting of yard wastes. (O.No. 15753 - Adopted 12/5/91).
- (2) Go-cart racing tracks. (O.No. 22762 - Adopted 05/03/06).
- (3) Miniature golf courses. (O.No. 22762 - Adopted 05/03/06).
- (4) Local public utility facilities over one hundred thousand (100,000) cubic feet in volume. (O.No. 15738 - Adopted 11/21/91).
- (5) Model airplane flying fields. (O.No. 22762 - Adopted 05/03/06).
- (6) Parking lots for non-park uses. (O.No. 22762 - Adopted 05/03/06).
- (7) Public utility transmission and distribution lines and pipelines, underground and above ground, including booster stations.
- (8) Retreats owned and operated by religious, educational or other not-for-profit establishments.
- (9) Sewage treatment facilities, other than facilities permitted as an accessory use.
- (10) Telecommunication towers up to two hundred (200) feet in height. (O. No. 18420 - Adopted 3/20/97.)

4. Accessory Land Uses and Developments.

Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or development or (unless restricted by applicable condition) a conditional land use or development when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, is clearly subordinate to the primary use, and serves only to further the successful utilization of the primary use. Accessory uses include the following:

- (1) Devices for the generation of energy, such as solar panels, wind generators, and similar devices.
- (2) Dwellings, dormitories, and accessory buildings and structures for the exclusive use of park-operation personnel.
- (3) Individual sewage treatment facilities serving an individual dwelling or non-residential use, as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed 5,000 gallons per day flow. However, where a treatment facility is wholly within and provides service exclusively for uses within a St. Louis County Park, an individual sewage treatment facility exceeding 5,000 gallons per day flow may be approved by the regulatory agency after receipt of a report from the County Departments of Parks and Recreation and Public Works relating to the operational characteristics of the treatment facility.
- (4) Signs (directional and information).
- (5) Cemeteries and mausoleums. (O.No. 22762 - Adopted 05/03/06).

5. Performance Standards.

All uses in the "PS" Park and Scenic District shall operate in conformity with the appropriate performance standards contained in Section 1003.163 Zoning Performance Standard Regulations.

6. Height Limitations for Structures.

The total height of any structure shall not exceed that permitted in Section 1003.161 Air Navigation Space Regulations.

7. Front Yard Requirements: General.

No structure shall be allowed within twenty - five (25) feet of any roadway right-of-way line.

8. Specific Yard Requirements and Exceptions.

- (1) Notwithstanding any other provision of this Chapter, on corner lots, no structure or plant material exceeding a height of three (3) feet above the elevation of the street pavement shall be allowed within the sight distance triangle.
- (2) Boundary walls or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.
- (3) Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback.
- (4) Permitted directional signs, three (3) feet or less in height, are allowed within the minimum front yard setback.
- (5) Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning.
- (6) Notwithstanding any other provisions of this Chapter, telecommunication towers shall not be closer to a property line of "PS" Park and Scenic District, "NU" Non-Urban District or "R" Residence District property than a distance equivalent to the height of the proposed telecommunication tower. A greater setback may be required by the conditions of a Conditional Use Permit. (O. No. 18420 - Adopted 3/20/97.)

9. Off-Street Parking and Loading Requirements.

Off-street parking and loading requirements and setbacks for parking areas, loading spaces, and internal drives are set forth in Section 1003.165 Off-Street Parking and Loading Requirements.

10. Sign Regulations.

Sign regulations are set forth in Section 1003.168 Sign Regulations.