

1003.143 "C-7" General Extensive Commercial District.

1. Scope of Provisions.

This section contains the district regulations of the "C-7" General Extensive Commercial 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 "C-7" General Extensive Commercial District encompasses areas wherein may be located business concerns which provide goods and services to other businesses and industries throughout St. Louis County or businesses serving segments of the County's population on an infrequent basis.

2. Permitted Land Uses and Developments.

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

- (1) Animal hospitals, veterinary clinics, and kennels.
- (2) Laundries and dry cleaning plants, but not including personal and individual drop-off and pick-up service.
- (3) Mail order sale warehouses.
- (4) Offices and office buildings. (O.No. 12801 - Adopted 9/25/86).
- (5) Parking areas, including garages, but not including any sales of automobiles, or the outdoor storage of wrecked or otherwise damaged and immobilized vehicles for a period in excess of seventy-two (72) hours.
- (6) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
- (7) Police, fire, and postal stations.
- (8) Public utility facilities.
- (9) Railroad switching yards.
- (10) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture, including leasing of automobiles and sales of automobiles affiliated with automobile leasing businesses on the same premises. General retail automobile sales are not permitted.
- (11) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
- (12) Signs (advertising).
- (13) Storage yards for lumber, coal, and construction materials.
- (14) Telecommunication towers up to one hundred (100) feet in height and telecommunication towers co-used or disguised support structures of one hundred twenty (120) feet in height.
- (15) Terminals for trucks, buses, railroads, and watercraft.
- (16) Warehousing and wholesaling of goods or materials other than live animals, explosives, flammable gases, or liquids.
- (17) Welding, sheet metal, and blacksmith shops.

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) Airports, heliports, and landing strips.
- (2) Arenas and stadiums.
- (3) Amusement parks, drive-in theaters, fairgrounds, race tracks, and zoological gardens.
- (4) Car washes for automobiles.
- (5) Correctional institutions.

- (6) Facilities for the composting of yard wastes. (O.No. 15753 - Adopted 12/5/91).
- (7) Filling stations, including emergency towing and repair services.
- (8) Harbors, marinas, and docks for water-borne vehicles, including storage and charter of boats, on land or in the water, repair facilities for boats, and sale of fuel and other supplies for marine use.
- (9) Junk yards and salvage yards. A ten (10) foot high sight-proof fence shall be provided along all limits of the property.
- (10) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums.
- (11) Restaurants, including banquet facilities. (O.No. 19718 - Adopted 11/10/99)
- (12) Riding stables.
- (13) Schools for business, professional, or technical training requiring outdoor areas for driving or heavy equipment training.
- (14) Sewage treatment facilities, not including individual sewage treatment facilities permitted as an accessory use.
- (15) Telecommunication towers up to two hundred (200) feet in height. (O. No. 18420 - Adopted 3/20/97).
- (16) Towed vehicle storage yards, where no individual vehicle may be stored for a period exceeding ninety (90) days, and involving no auto repair and no salvage or sale of automobile parts. A ten (10) foot high sight-proof fence shall be provided along all limits of the property.
- (17) Vehicle repair facilities for automobiles.
- (18) Vehicle service centers for automobiles.
- (19) Wholesaling and storage of flammable gases and liquids.

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) Dwelling or lodging units, only for watchmen, caretakers, or other personnel whose residence on the premises is essential to the operation of a permitted or conditional use or uses.
- (3) Individual sewage treatment facilities serving an individual building or use, as approved by the appropriate regulatory agency. The sewage treatment facility shall not exceed 5,000 gallons per day flow.
- (4) Signs (business, directional, and information).

5. Performance Standards.

All uses in the "C-7" General Extensive Commercial District shall operate in conformity with the appropriate performance standards contained in Section 1003.163 Zoning Performance Standard Regulations.

6. Height Limitations for Structures.

- (1) A public utility tower may be erected to any height not in conflict with the application of regulations in Section 1003.161 Air Navigation Space Regulations. Unless otherwise restricted by application of regulations in Section 1003.161 Air Navigation Space Regulations, the total height of any structure, not including roof top mechanical equipment attached to such structure, shall not exceed forty-five (45) feet in height above the average finished ground elevation at the perimeter of such structure unless authorized by Conditional Use Permit. Total height of any structure authorized by Conditional Use Permit shall be as authorized by specific conditions of said permit; except that the height of structures may be further restricted as provided in Section 1003.161 Air Navigation Space Regulations.
- (2) Telecommunication towers as permitted in this section may be further restricted by the provisions of Section 1003.161 Air Navigation Space Regulations. (O. No. 18420 - Adopted 3/20/97).

7. Lot Area and Yard Requirements.

The lot area and yard requirements for land uses and developments in this District shall be as follows:

- (1) Minimum Lot Area.
 - (a) Correctional institutions shall be situated on tracts of land at least five (5) acres in area.
 - (b) Junk yards and salvage yards shall be situated on tracts of land at least ten (10) acres in area.
 - (c) Riding stables shall be situated on tracts of land at least five (5) acres in area.
 - (d) Sewage treatment facilities, not including individual sewage treatment facilities permitted as an accessory use, shall be situated on tracts of land at least 10,000 square feet in area.
 - (e) Towed vehicle storage yards shall be situated on tracts of land at least one (1) acre in area.
 - (f) No minimum lot area is established for any other use in this District, but lot dimensions shall be sufficient to meet other requirements set forth in this section.

- (2) Front Yard: General.

No structure is allowed within fifty (50) feet of any roadway right-of-way line.

- (3) Front Yard: Specific Regulations and Exceptions.

- (a) Notwithstanding any other provision of this Chapter, on corner lots, no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.
- (b) Boundary walls or fences, six (6) feet in height or less, are allowed within the minimum front yard setback.
- (c) Permitted information signs, six (6) feet in height or less, are allowed within the minimum front yard setback.
- (d) Permitted directional signs, three (3) feet in height or less, are allowed within the minimum front yard setback.
- (e) Light standards for parking lot lighting, filling station pumps, and free standing business signs are allowed no closer than twenty-five (25) feet from any roadway right-of-way line.
- (f) Filling station canopies are allowed no closer than fifteen (15) feet from any roadway right-of-way line.
- (g) Light standards for street lighting or at points of ingress and egress are allowed within the minimum front yard setback when approved by the Department of Planning.
- (h) Required fencing for junk yards, salvage yards, and towed vehicle storage yards is allowed no closer than twenty-five (25) feet from any roadway right-of-way line. The setback shall be

adequately landscaped as approved on a plan by the Department of Planning.

- (i) Any area used for outdoor storage or display of merchandise, equipment, or vehicles which is located opposite and visible from property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District shall be effectively screened by a five (5) foot high sight-proof fence if determined necessary and required by the Department of Planning on review of a site plan for such use. The Department of Planning may approve the use of topographic features, landscaping, or walls in lieu of fencing where such alternates are determined to be appropriate.

(4) Side and Rear Yards: General.

No structure or any storage or display of materials, equipment, or vehicles is allowed within twenty (20) feet of a property line adjoining property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District.

(5) Side and Rear Yards: Specific Regulations and Exceptions.

- (a) Any structure exceeding thirty (30) feet in height which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District, other than a permitted public utility tower or broadcasting, transmitting, or relay towers for radio, television, and other communications authorized by a Conditional Use Permit, must be set back from such property line an additional one (1) foot for every two (2) feet in height above thirty (30) feet.
 - (b) Any area used for the outdoor storage or display of materials, equipment, or vehicles which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District shall be effectively screened by a five (5) foot high sight-proof fence located no closer than ten (10) feet from said property line. The setback shall be adequately landscaped as approved on a plan by the Department of Planning. When requested by the property owner, the Department of Planning may approve the use of topographic features, landscaping, or walls in lieu of fencing, where such alternates will achieve a comparable effect.
 - (c) Required fencing for junk yards, salvage yards, and towed vehicle storage yards shall be located no closer than twenty (20) feet from any adjoining property line. These setbacks shall be adequately landscaped as approved on a plan by the Department of Planning.
 - (d) All other boundary walls or fences, six (6) feet in height or less, are permitted within the minimum side and rear yard setbacks required for property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District.
 - (e) Light standards for parking lot lighting are allowed no closer than ten (10) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District.
- (6) Notwithstanding any other provisions of this Chapter, telecommunication towers shall not be closer to a "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).

8. 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.

9. Sign Regulations.

Sign regulations are set forth in Section 1003.168 Sign Regulations.