These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements. If an illustration is in conflict with ordinance language, the ordinance language will prevail. Do not hesitate to consult with Planning and Zoning Division staff if you do not understand one of the graphics or ordinance provisions.
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Agricultural and Residential Zoned Corner Lot
   Front and Side Yards_______________________________________________ 2
Agricultural and Residential Zoned Corner Lot Exception
   Front Yard to Side of Principal Residence______________________________ 4
Agricultural and Residential Zoned Interior Lot
   Rear Yards and Accessory Structures____________________________________ 5
Agricultural and Residential Zoned Corner Lot
   Rear Yards and Accessory Structures____________________________________ 6
Residential Pool and Fences on through Lots________________________________ 7
Agricultural and Residential Zoned Interior Lot
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Agricultural & Residential Districts RVs, Boats and Trailers____________________ 10
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General Note:
In areas with lots platted prior to the inception of County Zoning (November 2, 1959), a new building shall be subject to the minimum setback distances of the closest legal pre-existing buildings.
AGRICULTURAL & RESIDENTIAL ZONED INTERIOR LOT
FRONT AND SIDE YARDS BY ZONING DISTRICT

Required Front Yards by Zoning District
- A = 50 feet
- A lots < 1 acre = 25 feet
- RR = 50 feet
- R1A = 20 feet
- R1B & R1C = 10 feet
- R1D & R1E = 7 feet

Open Porches may extend 5 feet into required front yard.

Required Side Yards by Zoning District
- A = 40 feet
- A lots < 1 acre = 7 feet
- RR = 40 feet
- R1A = 20 feet
- R1B & R1C = 10 feet
- R1D & R1E = 7 feet

Fences must be behind the required front yard.

Fence may be up to Side Property line

NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.
Fencing is not permitted within the required side front yard on a Corner Lot when other principle structures face such street within the same block.

**EXCEPTION:** Existing fences constructed prior to January 1, 2010 within the corner side yard are permitted. No new or additional fences are permitted in this yard.
Required Side Yards by Zoning District
A = 40 feet
A lots < 1 acre = 7 feet
RR = 40 feet
R1A = 20 feet
R1B & R1C = 10 feet
R1D & R1E = 7 feet

A fence may be permitted in the corner front yard one (1) foot from the property line if there are no principal structures facing such street within the same block. Consult with Planning & Zoning Division staff.

Open Porches may extend 5 feet into required front yard.

Required Front Yards by Zoning District
A = 50 feet
A lots < 1 acre = 25 feet
RR = 50 feet
R1A = 35 feet
R1B & R1C = 25 feet
R1D & R1E = 20 feet
Or as indicated on Subdivision Plat, whichever is greater.

NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.
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AGRICULTURAL & RESIDENTIAL ZONED CORNER LOT EXCEPTION
FRONT YARD TO THE SIDE OF THE PRINCIPAL RESIDENCE

A fence may be permitted in the corner front yard one (1) foot from the property line if there are no principal structures facing such street within the same block. Consult with the Planning & Zoning Division staff.

NLT = Not less than
NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.
NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.

**Accessory Structure Setbacks**
- Minimum front yard = 50 feet
- Minimum side yard = 7 feet
- Minimum rear yard = 7 feet

**Accessory Structure Design Requirements**
Accessory structures in R1A – R1E districts must use materials and be designed to be architecturally compatible to the primary structure. The use of metal siding is prohibited.

**Accessory Structure Maximum Size**
- For parcels < 1 acre = 1,200 Sq. Ft.
- For parcels 1 to 3 acres = 2,400 Sq. Ft.
- For parcels 3 to 5 acres = 3,600 Sq. Ft.
- For Parcels 5 to 10 acres = 4,800 Sq. Ft.
- For parcels > 10 acres = no limit

NLT = Not less than

**Stables: Setbacks**
- 50’ from all property lines
- Max stable size in residential districts = 3,000 sq. ft.

A fence may be permitted in the corner front yard 1 foot from the property line if there are no principal structures facing such street within the same block. Consult with Planning & Zoning Division staff.
RESIDENTIAL POOLS AND FENCES ON THROUGH LOTS

Through lots have two front yards. If there are no principle structures facing a block between two intersecting streets and no vehicle access to such street, a fence may be erected 1-foot from the property line. Swimming pools in such front yards are also permitted.

NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.
Fences on interior lots, up to six feet in height, may be placed up to the front yard setback and Side and Rear Property Lines.

No setback restrictions in unplatted A zones.

All vertical and/or horizontal supports and cross members must face the interior of the lot.

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AGRICULTURAL & RESIDENTIAL ZONED INTERIOR LOT
FENCING REGULATIONS

Fences on interior lots, up to six feet in height, may be placed up to the front yard setback and Side and Rear Property Lines.

No setback restriction in unplatted Agricultural zones.

All vertical and/or horizontal supports and cross members must face the interior of the lot.

Max Height = 6 feet

vertical and/or horizontal supports and cross members

NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.
RESIDENTIAL DISTRICTS

RVs, BOATS & TRAILERS

Permitted in Side and Rear Yards

Setback from Side Property Line = 7 feet
Setback from Rear Property Line = 7 feet

One boat, boat trailer, travel trailer, motor home or recreational vehicle.

Maximum Size = 8 ½ feet wide x 24 feet long

Must be parked on a paved or 6-inch thick graveled all-weather surface.

NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.
RECREATIONAL VEHICLES AND TRAILERS
ON AN “A” AGRICULTURAL ZONED LOT WITH A RESIDENCE

RV’s, Trailers, and passenger vehicles shall be parked on a paved or graveled all-weather surface a minimum of 7-feet from all property boundaries.

One RV and no more than two additional trailers.
RECREATIONAL VEHICLES AND TRAILERS

ON AN “A” AGRICULTURAL ZONED LOT OR PARCEL THAT IS PLATTED

Not more than one (1) RV may be placed on the parcel for not more than 180 days per calendar year (a permit is required). Two (2) additional licensed trailers, or boats on licensed trailers are permitted. One parking space for a passenger vehicle.

A Conditional Use Permit in a “A” district is required for an RV Campground containing more than one RV site on a parcel or lot.

NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.

RV’s, Trailers, and passenger vehicles shall be parked on a paved or graved all-weather surface a minimum of 7-feet from all property boundaries.

Parcel # shall be posted on each lot in an RV Park.
NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.

CORNER SIGHT DISTANCE TRIANGLE: The triangular area formed by intersecting property lines (or their extension, in the case of rounded corners) and a line connecting those intersecting lines at points thirty (30) feet from their intersection.

DRIVEWAY AND ALLEY SIGHT DISTANCE TRIANGLE: The triangular area formed by intersection edges of street pavement and of driveway or alley pavement and a line connecting those intersecting edges at points ten (10) feet from their intersection.

STRUCTURE, PLANTINGS AND OBJECT PROHIBITIONS: No structure, planting or other object that is an obstruction to vision shall be placed or be permitted in Sight Distance triangular areas. Plantings with a height greater than 3 feet above street are not allowed, however, vegetation may overhang such an area, provided that it does not extend lower than seven (7) feet from the ground.
Required Yards in CO, C1, & C2 Zoning Districts

- Front Yard = 25 feet
- Side Yard = 0 feet*
- Rear Yard = 15 feet**

* Except 10’ if adjoining “A” or “R” districts
** Except 0’ for “CO” & “C1” adjoining commercial

Building Heights by Zoning District

- CO = 35 feet
- C1 = 45 feet
- C2 = 60 feet

NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.
COMMERICAL AND INDUSTRIAL DISTRICTS
FRONT YARD LANDSCAPING REQUIREMENTS

<table>
<thead>
<tr>
<th>Tree Classification</th>
<th>Base Value</th>
<th>Shrub Classification</th>
<th>Base Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intermediate Tree</td>
<td>25 Points</td>
<td>Deciduous Shrubs</td>
<td>4 Points</td>
</tr>
<tr>
<td>Evergreen Trees</td>
<td>15 Points</td>
<td>Evergreen Shrubs</td>
<td>3 Points</td>
</tr>
</tbody>
</table>

**Depicted Example**

200 feet frontage / 2 = 100 Points
100 Points / 2 = 50 Tree Points Required
2 Intermediate Tree = 50 Points
7 Deciduous Shrubs = 28 Points
8 Evergreen Shrubs = 24 Points
Total = 102 Points

One-half of lot frontage in feet equals landscaping points required.
One-half of required points must be provided from the tree classification and the other one-half from the shrub classification.
A minimum of four varieties of plant materials shall be used.
Deciduous trees, at planting, must have a caliper of 2 ½ inches and be 6 feet in height when planted.
Evergreen trees shall have a minimum height of 6 feet when planted.

NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.
On Premises Signs-Agricultural & Residential Districts
Agricultural produce advertising sign.

One non-illuminated, freestanding temporary ground sign advertising the sale of agricultural produce on the property where it is grown.

NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.
On Premises Signs-Agricultural & Residential Districts

Church, public, charitable, institutional, or semi-public uses and temporary signs advertising the sale or lease of property

Church, public, charitable, institutional, or semi-public uses may have one illuminated signs either freestanding, wall sign, or projecting sign or roof sign.

One non-illuminated temporary sign advertising the sale or lease of the property is permitted, either freestanding, wall sign, or projecting sign or roof sign.

NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.
On Premises Signs-Agricultural & Residential Districts

Golf courses and clubhouses, ferry landings, marinas, sod farms, greenhouses, nurseries, truck gardens, public and semi-public uses, and signs for conditionally permitted uses e.g. hospitals, day care, lawn care, and schools may have one illuminated sign either freestanding, wall, or projecting sign.

NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.
One freestanding ground sign NMT 150 Sq. Ft. for 1 business or 300 Sq. Ft. for more than one business on a site

One wall or projecting sign per business per street facing not exceeding 5% of each business façade area.

NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.
At grade additions to single family residences shall be attached to the existing residence with a dimension no less than 50% of the length of the longest linear wall of the addition and shall have an interior access to the existing structure.
Section 405.100 and Section 405.105 Height, Area and Lot requirements for development sites in R3A Medium Density and R3B Multi-Family Residential

Maximum Height = 45 feet  Minimum lot area = 4,000 square feet  
Front Yard = 20 feet from the external limits of the development site  
Side Yard = 10 feet from the external limits of the development site  
Rear Yard = 25 feet from the external limits of the development site

R3A and R3B zoned sites containing one or more lots are considered a development site with front, side and rear yards determined for the development site instead of for each lot within the development site.

NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.
The buffer requirements for various developments are based upon the proposed land use and the land use of adjacent properties. The required number and type of plantings as depicted are for each 100 feet of property adjacent another land use.

### TABLE 1

<table>
<thead>
<tr>
<th>Adjacent existing development</th>
<th>Proposed Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural use</td>
<td>Single-family or two-family use</td>
</tr>
<tr>
<td></td>
<td>not required</td>
</tr>
<tr>
<td>Single-family or two-family use</td>
<td>not required</td>
</tr>
<tr>
<td>Multi-family use</td>
<td>not required</td>
</tr>
<tr>
<td>Commercial use</td>
<td>not required</td>
</tr>
<tr>
<td>Industrial use</td>
<td>not required</td>
</tr>
</tbody>
</table>

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NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.

**LANDSCAPING/BUFFERING REGULATIONS** Section 405.435

**BUFFERING TYPE 2**

Deciduous Trees must have a minimum caliper of 2 ½ inches and a minimum height of 6 feet at the time of installation.

Minimum size at time of planting

Coniferous (Evergreen) Trees shall be a minimum height of 6 feet at the time of installation.

- **TABLE 1**

<table>
<thead>
<tr>
<th>Adjacent existing development</th>
<th>Single-family or two-family use</th>
<th>Multi-family or institutional use</th>
<th>Commercial use</th>
<th>Industrial use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural use</td>
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<tr>
<td>Single-family or two-family use</td>
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<td>1 or 2</td>
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<td>3</td>
</tr>
<tr>
<td>Multi-family use</td>
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<td>1 or 2</td>
<td>3</td>
</tr>
<tr>
<td>Commercial use</td>
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<td>not required</td>
<td>3</td>
</tr>
<tr>
<td>Industrial use</td>
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<td>not required</td>
<td>not required</td>
<td>not required</td>
</tr>
</tbody>
</table>

The buffer requirements for various developments are based upon the proposed land use and the land use of adjacent properties. The required number and type of plantings as depicted are for each 100 feet of property adjacent another land use.
NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.

LANDSCAPING/BUFFERING REGULATIONS Section 405.435

BUFFERING TYPE 3

Simulation of Buffer Type 3 at 10 – 15 years of growth

Deciduous Trees must have a minimum caliper of 2 ½ inches and a minimum height of 6 feet at the time of installation.

Coniferous (Evergreen) Trees shall be a minimum height of 6 feet at the time of installation.

The buffer requirements for various developments are based upon the proposed land use and the land use of adjacent properties. The required number and type of plantings as depicted are for each 100 feet of property adjacent another land use.

<table>
<thead>
<tr>
<th>TABLE 1</th>
<th>PROPOSED DEVELOPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adjacent existing development</td>
<td>Single-family or two-family use</td>
</tr>
<tr>
<td>Agricultural use</td>
<td>not required</td>
</tr>
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<tr>
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<tr>
<td>Commercial use</td>
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</tr>
<tr>
<td>Industrial use</td>
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</tr>
</tbody>
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### DESIGN STANDARDS FOR OFF-STREET PARKING

**Parking Stall and Access Aisle Requirements**

#### 90° DEGREE PARKING

**PAVING:** Parking spaces and aisles, shall be paved and striped. Such paving shall consist of Portland concrete, an asphaltic overlay or permeable pavement alternative.

#### SCREENING:

Off-street parking areas with 5 or more parking spaces which are located closer than 50’ to a lot or parcel in a residential district or any lot used residentially shall be screened with a 6’ screen consisting of compact evergreen hedge, foliage screening, berm, or a solid or louvered or sight-proof fence or wall.

#### PARKING STALL AND ACCESS AISLE REQUIREMENTS

<table>
<thead>
<tr>
<th>Par Angle</th>
<th>Stall Width</th>
<th>Stall Depth</th>
<th>Aisle Width</th>
<th>Traffic Patterns</th>
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<tbody>
<tr>
<td>45°</td>
<td>9'</td>
<td>20' 8&quot;</td>
<td>15'</td>
<td>One-way</td>
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<tr>
<td>60°</td>
<td>9'</td>
<td>21'</td>
<td>18'</td>
<td>One-way</td>
</tr>
<tr>
<td>75°</td>
<td>9'</td>
<td>19' 6&quot;</td>
<td>23'</td>
<td>One-way</td>
</tr>
<tr>
<td>90°</td>
<td>9'</td>
<td>19'</td>
<td>24'</td>
<td>Two-way</td>
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DESIGN STANDARDS FOR OFF-STREET PARKING

LANDSCAPING IN PARKING LOTS

90° DEGREE PARKING

All required islands must contain at least one large deciduous tree.

PAVING: Parking spaces and aisles, shall be paved and striped. Such paving shall consist of Portland concrete, an asphaltic overlay or permeable pavement alternative.

SCREENING: Off-street parking areas with 5 or more parking spaces which are located closer than 50’ to a lot or parcel in a residential district or any lot used residentially shall be screened with a 6’ screen consisting of compact evergreen hedge, foliage screening, berm, or a solid or louvered or sight-proof fence or wall.

LANDSCAPING IN PARKING LOTS

Parking lots with at least 50 parking spaces must have at least one 200 SF landscaped island for every 50 parking spaces.

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**DESIGN STANDARDS FOR OFF-STREET PARKING**

**PARKING FOR THE DISABLED**

Above-grade sign designating the parking space for the physically disabled.

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### VAN-ACCESSIBLE PARKING SPACES:

For every 6 accessible parking spaces, at least one shall be a van-accessible parking space. Van-accessible parking spaces shall have a minimum width of the following:

- One (1) space = 11 feet width; or
- Two (2) spaces = 8 feet width, with an 8 foot access aisle

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**NOTE:** These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.
STANDARDS FOR VEGETATED BUFFERS ALONG NATURAL WATERCOURSES

**Drain fields** from on-site sewage disposal and treatment systems i.e. septic systems shall be **setback 100 feet** from the natural watercourse (bank edge).

**Raised septic systems** shall be **setback 250 feet** from the natural watercourse (bank edge).

**Minimum Width of Vegetated Buffer Measured from Bank Edge**

- **50 feet** along the main branch of the Dardenne Creek, Peruque Creek, Femme Osage Creek, Big Creek, and McCoy Creek.
- **25 feet** along all other natural watercourses left in their natural state.

**No clearing, grading, construction or disturbance of the vegetated buffer area except as permitted by Section 405.5026**

**NOTE:** These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.
NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.

Driveways in Residential and Agricultural Districts

Driveways within the required front yard shall be perpendicular to the street.
Filling Station Pumps and Pump Islands and Canopy Regulations

Pumps and pump islands shall be not less than 25 feet from all property lines.
The overhang of canopy shelters for pump islands must be a minimum of 15 feet from all property lines.

NOTE: These illustrations are intended to facilitate an understanding of zoning requirements but do not replace or supplement ordinance requirements.
Guidance for Preparing Plot Plans

Applicants can avoid unnecessary delays in issuing permits by insuring that plot plans submitted with permit applications include all necessary basic information and are legible, accurate, and drawn to scale.

What is a plot plan? Plot plans are drawings which show the location of existing and proposed improvements (such as buildings, driveways, sheds, and fences) in relation to property boundaries and roadways.

When should plot plans be submitted? You should submit plot plans with applications for residential building permits, demolition permits, land use permits, and fence permits, as well as with land disturbance permits for grading areas of less than 5,000 square feet.

Who may prepare plot plan drawings? As long as plot plans are legible, accurate, and drawn to scale, plot plans may be prepared by anyone. When you purchased the property you may have received a survey, which you may be able to use as a base for drawing a plot plan.

Plot plans should include:

- **Title block** (labeled “Plot Plan”), and listing the property address, property owners and applicant.
- **North arrow and drawing scale** (engineer’s or architect’s scale).
- **Zoning District** in which the property is located.
- **Property boundary lines** with the location of found or established property pins indicated.
- **Building dimensions** (both existing and proposed).
- **Distances** from property boundaries of existing and proposed structures, including sheds, swimming pools, fences, etc.
- **Existing and proposed road/street right-of-way lines**.
- **Driveways and parking**. Existing and proposed entrances to or from the site including the curb/pavement radius, driveways, and parking lots.
- **Signs**. Locations of ground signs must be depicted on plot plans. Ground signs must be a minimum of 10 feet from all property lines and a minimum of 50 feet from the pavement of any intersection.
- **Septic systems**. Indicate where any septic tanks and drain fields are located. Individual private sewage disposal systems will need to supply a plan, with the layout of the lateral system for the property, and a permeability test report as required by the County Division of Building Code Enforcement.
- **Natural watercourses**. Show the boundaries of any setback from natural watercourses crossing the property and provide a note to reference the setback area stating: "There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by Section 405.5026 of the Unified Development Ordinance of St. Charles County."
- **Utilities and Pipelines**. Plot plans shall clearly show the locations of all utilities (including pipelines) easements of record, and with respect to high pressure pipelines shall designate all setbacks and restrictions imposed by Section 405.503, Regulations Concerning High Pressure Pipelines.

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