## Land Use Table & Map

<table>
<thead>
<tr>
<th>Category</th>
<th>Land Uses and Activities</th>
<th>Characteristics and Location</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AGRICULTURE</strong></td>
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<tr>
<td>Agriculture</td>
<td><strong>Primary Uses</strong>: Farming, and agriculturally related uses.</td>
<td>Located in various locations outside of the Urban Service Area (USA) in St. Charles County.</td>
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<td></td>
<td><strong>Secondary Uses</strong>: Agriculture-related businesses and farming support services. Residential on large lots (e.g., 5 acres or greater).</td>
<td>Areas for continued farming—requiring large parcels of land.</td>
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<td>Scattered areas of residences on large lots rely on individual well and septic.</td>
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<td>No urban services available.</td>
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<td>Minor County roads provide access.</td>
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<td><strong>RURAL RESIDENTIAL</strong></td>
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<tr>
<td>Rural Residential</td>
<td><strong>Primary Uses</strong>: Single family residences on large lots (generally 3 acres+), clustering encouraged. The raising of horses is permitted.</td>
<td>Located in various locations outside the USA.</td>
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<td>Development densities are lower than typically found in the urban residential areas (i.e., within the USA); an area for rural lifestyles, such as keeping horses, with accessory structures, such as barns and stables.</td>
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<td>Roads are paved but may be private.</td>
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<td>Large lot single-family rural residential or clustered development on smaller lots (encouraged) to conserve open space, views, and other natural features.</td>
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<td><strong>URBAN RESIDENTIAL</strong></td>
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<td>Low Density Residential</td>
<td><strong>Primary Uses</strong>: This land use category allows for single-family residences at a density of 1 to 4 dwelling units per acre. The single family residences are normally detached units and have urban services (central water distribution and sanitary sewers). Lot sizes in these areas can vary from approximately 43,000 square feet to 9,000 square feet. Clustering development is encouraged.</td>
<td>Within the USA.</td>
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<td>Allows for a blend of &quot;suburban&quot; neighborhood housing with more &quot;rural&quot; characteristics, such as larger lots.</td>
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<td>Developments should be connected to central water and central sewer.</td>
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<td>Developers should provide transitions between less intense uses on neighboring properties (such as single family residences), and proposed higher intensity uses, such as townhomes.</td>
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<td>This Plan encourages the provision of urban improvements in these areas, such as sidewalks, trails, and developed parks.</td>
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<td>Development of large lot single-family rural residential provided community water and sewer systems are provided.</td>
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<td>Cluster development on smaller lots to conserve open space, views, and other natural features is encouraged.</td>
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<tr>
<td>Medium Density Residential</td>
<td>Primary Uses: The Medium Density Residential category allows for a broader variety of residential types, including single-family residences, duplexes, patio homes, and townhomes. This land use allows for moderate density residential development which permits both detached and attached housing units with urban services (central water distribution and sanitary sewers). Such residential housing units would include single-family residences, duplexes developed under traditional development patterns and can include in addition villas, zero lot line and patio homes under a clustering approach. Density levels are 4.1 to 10 units per acre. Secondary Uses: Supporting and complementary uses, including open space and recreation, schools, places of worship, and other public or civic uses are encouraged. Senior housing facilities are also appropriate. Neighborhood commercial may be appropriate in newly developing areas if it complies with the criteria for Neighborhood Business Centers on page 8.61. It is not the intent of this plan to change existing stable neighborhoods with single family residential development, except those where redevelopment is desirable.</td>
<td>• In the Urban Service Area (USA). • Served by municipal water and sewer and paved streets and sidewalks. • Includes a wide variety of residential types, styles, and patterns and amenities such as parks and open space. • Secondary uses are complementary to the neighborhood. • Streets and sidewalks provide connections, making it safe and convenient for people to walk and ride bicycles. • Transitions provided between different intensities or activities. • Developments should contain a mix of lot sizes and housing styles, types and sizes. • Subdivisions should be designed in harmony with the natural landscape and conserve natural features.</td>
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<tr>
<td>High Density Residential</td>
<td>Primary Uses: The land use classification allows for high density residential development. Developments would have urban services (central water distribution and sanitary sewers). This classification allows for 10.1 or more dwelling units per acre. Secondary Uses: Secondary uses for this land use include places of worship, schools, parks, and recreational facilities, public buildings and facilities. Accessory uses would include swimming pools, club houses, and community garages.</td>
<td>• The density patterns for this land use classification are generally found in close proximity to arterial streets and major thoroughfares. • Housing units within this classification are usually multi-storied multiple-family buildings, (apartments, condominiums, senior housing, etc.), and also possibly townhomes and villas. • Developments are within urban settings with sidewalks, trails, parks and neighborhood services. • Development should be designed for pedestrians with benches, shade trees, and human-scale features. • Transitional areas should be maintained between different residential intensities. • Development should be designed in harmony with the natural landscape.</td>
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</tbody>
</table>
### Land Use Table & Map

#### MIXED-USE AND MIXED USE ACTIVITY CENTERS

| Mixed-Use: Commercial Emphasis | Primary Uses: Primarily retail, office, and light industrial. Parks, plazas and open space are part of the core of mixed-use commercial areas.  
Secondary Uses: Apartments and townhomes and other residential should be included. Places of worship and other public or civic uses. | • Located in the USA, near collector or arterial streets or transit facilities and in or near larger activity centers.  
• Create an environment with employment and shopping, a range of housing types and parks, open space, and civic uses.  
• Uses mixed vertically and/or horizontally.  
• Developed in an integrated, pedestrian-friendly manner and are not overly dominated by any one land use or housing type.  
• Building heights evaluated during the development review process. Height transitions and step-downs provided. |
| Mixed-Use: Employment Campus | Primary Uses: Office and light industrial designed in a business campus setting with open space, parks and plazas, and pedestrian walkways. Retail and services are important components.  
Secondary Uses: Places of worship and other public or civic uses are also appropriate. | • Located within the Urban Service Area (USA).  
• Located in areas shown on the plan.  
• Create an environment with employment opportunities integrating buildings and outdoor spaces, transportation and parks, open space, civic uses, and other uses as appropriate.  
• Uses may be mixed either vertically or horizontally.  
• Should be developed in an integrated, pedestrian friendly manner and should not be overly dominated by any one land use.  
• Higher intensity employment is encouraged in the core of Mixed-Use Business Campus areas, or adjacent to collector or arterial roadways. Building heights should be evaluated during the development review process. Where appropriate, building height transitions and step-downs should be provided to be compatible with adjacent development. |
| Neighborhood Business Center | Primary Uses: Uses to serve the convenience shopping needs of a neighborhood. | • Not specifically designated on the Future Land Use Plan.  
• Occur in an area designated for Urban Residential development.  
• Have frontage on an arterial and a collector or two collector roads.  
• Range in size up to five acres.  
• Serve a trade area up to 1 mile.  
• Be accessible by walking from neighborhoods.  
• Contain amenities such as a pedestrian plaza, sidewalks, and landscaping and signs and access control to create a cohesive development.  
• Ensure that commercial development is integrated with and enhances the surrounding neighborhoods. |
| Mixed-Use Commercial Activity Center | Primary Uses: Uses to serve the day-to-day commercial needs of surrounding neighborhoods. | • Located within the Urban Service Area (USA)  
• Be located on one quadrant of the intersection of two arterials in places designated for "Mixed-Use" on the Future Land Use Plan.  
• Vary in size depending on the mix of uses.  
• Serve a trade area up to 2 miles.  
• Have a gross floor area up to 200,000 square feet of non-residential uses.  
• Typical format consists of one anchor store, such as a supermarket or drug store, and smaller retail and services. The project should also contain some residential development (either vertically or horizontally mixed).  
• The main part of the development should contain amenities such as a pedestrian plaza and landscaping as well as sign and access control to create a cohesive development.  
• Additional Mixed-Use Activity Centers can be located in the community provided that traffic impacts are mitigated and transitions are provided for residential areas. |
| Community/Regional Commercial Activity Center | Primary Uses: Uses to serve the day-to-day commercial needs of the community. | • Located within the Urban Service Area (USA)  
• Be located on one to two quadrants of an Interstate interchange or on one quadrant of the intersection of two arterials.  
• Range in size up to 100 acres  
• Serve a trade area up to 5 miles.  
• Have a gross floor area of over 200,000 square feet for non-residential uses.  
• Typical format consists of one to two anchor stores, such as a supermarket or drug store, or can consist of regional shopping, "lifestyle" center, outlet mall, and "big box" configurations.  
• Contain amenities such as a pedestrian plaza and landscaping as well as sign and access control to create a cohesive development.  
• Additional Community/Regional Activity Centers can be located in the community provided that traffic impacts are mitigated and transitions are provided for residential areas. |
### COMMERCIAL

| **Commercial** | **Primary Uses:** General retail to serve neighborhoods and the community and offices. No intensive industrial activities.  
**Secondary Uses:** Supporting uses, open space, and recreation, multi-family housing (e.g., apartments and townhomes), and other public or civic uses. | • Located in the Urban Service Area (USA).  
• Generally located at the intersection of two arterial streets or at the intersection of a collector and an arterial street.  
• Retail centers that provide shopping service to adjacent and surrounding community and region.  
• Where possible, internal streets and sidewalks provide access and connections to nearby neighborhoods.  
• Businesses blend with nearby neighborhoods or development with scale, design, signage, and lighting. (See Centers Criteria) |

### Industrial

| **Industrial** | **Primary Uses:** Industrial, office, distribution, warehouses, and manufacturing.  
**Secondary Uses:** Supporting retail or office uses. | • Located in the USA with access to major transportation facilities.  
• Includes the heavier and light industrial areas and generally provides locations for less restrictive regulations.  
• Outdoor storage and heavy industry may be allowed in certain areas and will be evaluated as part of the development review process, but higher quality design necessary in high visibility locations. |

### PARKS and OPEN SPACE

| **Open Space and Parks** | **Public and private open space, public and private parks, country clubs, and golf courses. Some public utilities or facilities may be appropriate. May also include trail corridors.** | • Existing open space and parks are shown on the Future Land Use Plan. It also illustrates the location of some potential future open space areas but not all future parks.  
• Open space includes sites and areas for active and passive recreation, conservation and mitigation of environmental hazards.  
• Neighborhood parks to be addressed through the policies and during neighborhood development.  
• Location, access, terrain, size and design will vary for future open space, depending on the specific use. |

### FLOODPLAIN OVERLAY

| **100-Year Floodplain** | **Primary Uses:** Agriculture and conservation.  
**Secondary Uses:** Uses associated with recreation. | • Principally along the Mississippi and Missouri rivers. Also along other designated areas as mapped on the land use plan. |