Substitute Bill No. 4562
Requested by: Dave Hammond, Mike Klinghammer, Joe Brazil
Sponsored by: Dave Hammond, Mike Klinghammer, Joe Brazil


WHEREAS, Article II, Section 2.529 of the St. Charles County Charter provides that the Council may exercise legislative power pertaining to public health and welfare, police and traffic, building construction, and planning and zoning, in the part of the County outside incorporated cities, towns, and villages, and on such other subjects as may be authorized by the Constitution or by applicable law; and

WHEREAS, St. Charles County has adopted the zoning regulations in Chapter 405 OSCCMo; and

WHEREAS, Section 405.535.B.2, OSCCMo, provides that by its own motion and by ordinance the County Council may amend the text of Chapter 405 OSCCMo; and

WHEREAS, the County Council finds that it is in the public interest to amend the regulations of Chapter 405, Sections 405.125.D, 405.130.D, 405.135.D, 405.170.D, and
405.175.D OSCCMO, as provided herein respectively, to allow for zero yard setbacks for lots in Commercial and Industrial Zoning Districts that adjoin property in the same respective zoning districts.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF ST. CHARLES COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Section 405.125.D OSCCMO, is hereby amended as follows (added text in **bold type**, deleted text in [bracketed and striken type]).

Section 405.125 **“CO” Office District.**

A. **Statement Of Intent.** The intent of this district is to provide attractive office facilities for low-intensity businesses and professional offices. The district also may serve as a transitional area between higher commercial uses and residential areas. Uses within this district shall generate a light vehicular and pedestrian traffic flow. No use shall be permitted which involves retailing, wholesaling, or manufacturing activities.

B. **Permissive Uses.**

1. Abstracting services.
2. Advertising services.
3. Architectural, engineering, urban planning, and related professional services.
4. Artists, painters, sculptors, composers, and authors.
5. Auditing, accounting, and bookkeeping services.
6. Broadcast facility sixty (60) feet or less in height, provided that the distance from the center of the tower base to the nearest property line shall not be less than the height of the tower.
7. Business and management consulting services.
9. Charitable and welfare services.
10. Chiropractors, optometrists, and other similar health services.
11. Commodity and security broker dealers.
12. Computer and data processing services.
13. Credit and collection services.
14. Dental and laboratory services.
15. Detective and protective services.
16. Holding and investment services.
17. Insurance agents' and brokers' services.
18. Legal services and offices for attorneys and paralegals.
19. Medical services; physicians' offices and clinics.
20. Office building or complex.
22. Psychiatric and/or psychological services.
23. Public building or facility erected by a governmental agency.
24. Real estate agents', brokers', and management services.
25. Residential uses when located within a commercial structure and located above or behind the commercial use.
26. Sewage treatment plants and related facilities, including lift stations, water supply plants, pumps, reservoirs, wells and elevated storage
tanks, for the purpose of providing services to the public.

27. Telecommunication facility as regulated in Part 3, Article VIII, Section 405.505.

28. Travel agencies.

C. Conditional Uses.

1. Broadcast facility in excess of sixty (60) feet in height, provided that the distance from the center of the tower base to the nearest property line shall not be less than the height of the tower.

2. Manufactured structures not utilized as a dwelling.

3. Restaurant, cafeteria, or deli within an office building or office complex.

4. Single-family/single household dwellings and manufactured/modular homes and modular structures utilized as a dwelling, with the conditions regulated in Part 4, Section 405.520, Development Standards for Certain Conditional Uses.

5. Telecommunication tower as regulated in Part 3, Article VIII, Section 405.505.

D. Height, Area And Lot Requirements.

1. Maximum height. Thirty-five (35) feet (except as regulated in Part 3, Article I, Section 405.405 et seq).


3. Minimum side yard. Zero (0) feet or ten (10) feet where a side yard adjoins a property within
an "A" Agricultural District or "R" Residential District property.

4. Minimum rear yard. **Zero (0) feet where a rear yard adjoins a property within a “C” Commercial zoning district; or [F]ifteen (15) feet.**

5. Minimum lot width. None.

6. Minimum lot area. None (except seven thousand (7,000) square feet for a dwelling).

7. Minimum dwelling size (living space).
   a. Eight hundred (800) square feet for single-family.
   b. Seven hundred (700) square feet (per family) for two-family.
   c. Five hundred (500) square feet (two (2) or more bedrooms) for multi-family.
   d. Four hundred (400) square feet (one (1) bedroom) for multi-family.
   e. Three hundred (300) square feet (efficiency unit combination bedroom/living room) for multi-family.

E. **Additional Requirements.** See Part 3, Article I, Section 405.405 et seq.

F. **Parking, Loading And Sign Regulations.** See Part 3, Article II, Section 405.440 et seq. for Parking and Loading Requirements. See Part 3, Article III, Section 405.470 et seq. for Sign Regulations.

G. **Solid Waste Disposal Screening Regulations.** Other than for residential use, all exterior solid waste containers and container racks and stands shall be screened on at least three (3) sides by a six (6) foot solid fence and on the fourth (4th) side
by a solid gate constructed of cedar, redwood, masonry or other compatible building material.

Section 2. Section 405.130.D OSCCMO, is hereby amended as follows (added text in **bold type**, deleted text in [bracketed and stricken type]).

Section 405.130 “C1” Neighborhood Commercial District.

A. **Statement Of Intent.** The intent of this district is to provide commercial areas for retail and service establishments which primarily serve local surrounding residential areas. The convenient shopping facilities typically occupy small sites and are located at the intersections of or along major transportation arteries.

B. **Permissive Uses.**

1. Any permissive use or a conditional use of the “CO” Office District, except single-family/single household dwellings, manufactured/modular structures, or broadcast facilities and telecommunication facilities.
2. Adult day care.
3. Bank or financial institution.
4. Broadcast facility one hundred (100) feet or less in height, provided that the distance from the center of the tower base to the nearest “A” (Agricultural) or “R” (Residential) District property line shall not be less than the height of the tower.
5. Cemetery on a site of not less than five (5) acres. Cemeteries with a crematory as an accessory use on a site of not less than twenty (20) acres.

6. Churches.

7. Dressmaking, tailoring and alterations, shoe repair of household appliances, jewelry, clocks, watches, bicycles, catering and bakery with sales of bakery products on premises, interior decoration, locksmith service, and other uses of similar character.

8. Duplicating, mailing, stenographic service, and private postal service.


10. Group home facility.

11. Historic sites.

12. Home occupations, as regulated in Part 3, Article IV, Section 405.495.

13. Horses and private stable as an accessory building on three (3) acres or more, provided that said stable is fifty (50) feet from all property lines.

14. Institution (hospital, nursing, rest, or convalescent home, and educational or religious) on a site of not less than five (5) acres, provided that not more than fifty percent (50%) of the site area may be occupied by buildings, and further provided that the buildings shall be set back from all required yard lines a minimum of fifty (50) feet. Hospitals may include a helicopter landing pad area as an accessory use.
15. Kennels, on a site of not less than three (3) acres, provided all pens are one hundred fifty (150) feet from all property lines.

16. Lawn care service, on a site of not less than one (1) acre, and all lawn care materials and any related equipment or vehicles, are required to be stored within an accessory structure.

17. Mortuary.

18. Park or playground.

19. Personal service use, including art studio, barbershop, beauty shop, laundry or dry cleaning, pet grooming, launderette or self-service laundry, and other uses of similar character.

20. Preschool, daycare, special, or other private school.

21. Private clubs on a site of not less than two (2) acres.

22. Private or commercial recreational facility, including a lake, swimming pool, tennis court, boarding stable, riding stable, or golf course on a site of not less than five (5) acres.

23. Private school, including art, dancing, martial arts, and music.

24. Public school (elementary, middle, or high), or a private school having a curriculum equivalent to public elementary, middle, or high school.

25. Railroad right-of-ways, not including railroad yards.

26. Retail store, including antiques, art and hobby supplies, books and magazines, candy, nut and confectionery, camera and photographic supplies, cigarettes and cigars, clothing, drug and pharmaceutical, dry goods,
gift, glass and china, hardware, jewelry, leather, luggage, metalware, music, notions, novelty, pastry, pet, pottery, radio, shoes, sporting goods, stationery, and toy shops, in connection with which there shall be no slaughtering of animals or poultry, nor commercial fish cleaning or processing on the premises.

27. Telecommunication facility as regulated in Part 3, Article VIII, Section 405.505.
28. Utility substation for electric, gas, or telephone utilities.
29. Accessory uses customarily incidental to any of the above.

C. Conditional Uses.

1. Automobile fuel sales, not including service and repair.
2. Bed and breakfast residence.
3. Broadcast facility in excess of one hundred (100) feet in height, provided that the distance from the center of the tower base to the nearest “A” (Agricultural) or “R” (Residential) District property line shall not be less than the height of the tower.
4. Convenience store, which may include the sale of gasoline and an automobile car wash (store limitation of five thousand (5,000) gross square feet).
5. Houseboats.
7. Manufactured structures not utilized as a dwelling.
9. Restaurant, fast-food restaurant, cafeteria, ice cream parlor, tea room, bar, and tavern.
10. Single-family/single household dwellings and manufactured homes and modular structures utilized as a dwelling, with the conditions regulate din Part 4, Section 405.520, Development Standards for Certain Conditional Uses.
11. Telecommunication tower as regulated in Part 3, Article VIII, Section 405.505.
12. Temporary fireworks stand.
13. Temporary recreation and entertainment.

D. **Height, Area And Lot Requirements.**

1. **Maximum height.** Forty-five (45) feet (except as regulated in Part 3, Article I, Section 405.405 et seq.).
2. **Minimum front yard.** Twenty-five (25) feet.
3. **Minimum side yard.** Zero (0) feet where a side yard adjoins a property within a “C” Commercial zoning district; or [+]ten (10) feet.
4. **Minimum rear yard.** Zero (0) feet where a rear yard adjoins a property within a “C” Commercial zoning district; or [+]fifteen (15) feet.
5. **Minimum lot width.** None
6. **Minimum lot area.** None (except seven thousand (7,000) square feet for residential).
7. **Minimum dwelling size (living space).**
   a. Eight hundred (800) square feet for single-family.
   b. Seven hundred (700) square feet (per family) for two-family.
c. Five hundred (500) square feet (two (2) or more bedrooms) for multi-family.

d. Four hundred (400) square feet (one (1) bedroom) for multi-family.

e. Three hundred (300) square feet (efficiency unit combination bedroom/living room) for multi-family.

E. Additional Requirements. See Part 3, Article I, Section 405.405 et seq.

F. Parking, Loading And Sign Regulations. See Part 3, Article II, Section 405.440 et seq. for Parking and Loading Requirements. See Part 3, Article III, Section 405.470 et seq. for Sign Regulations.

G. Solid Waste Disposal Screening Regulations. Other than for residential use, all exterior solid waste containers and container racks and stands shall be screened on at least three (3) sides by a six (6) foot solid fence and on the fourth (4th) side by a solid gate constructed of cedar, redwood, masonry or other compatible building material.

Section 3. Section 405.135.D OSCCMO, is hereby amended as follows (added text in bold type, deleted text in [bracketed and stricken type]).

Section 405.135 “C2” General Commercial District.

A. Statement Of Intent. The intent of this district is to provide locations for a wide range of commercial, retail, and service activities serving a large community trade area. The regulations embodied in this district facilitate the establishment of
conditions suitable for operations of businesses catering to the general public.

B. Permissive Uses.

1. Any permissive use or a conditional use of the Park Recreational “PR” and Neighborhood Commercial “C1” Districts, except single-family/single household dwellings, houseboats, temporary fireworks stands, bed and breakfast residences or broadcast facilities and telecommunication facilities.
2. Art gallery and museum.
3. Automobile car wash.
4. Automobile service station and automobile repair, including auto body shop, provided that wrecked or dismantled vehicles or parts are stored in a building or enclosed within an eight (8) foot sight-proof fence.
5. Bed and breakfast inn.
7. Broadcast facility of one hundred (100) feet or less in height, provided that the distance from the center of the tower base to the nearest “A” (Agricultural) or “R” (residential) District property line shall not be less than the height of the tower.
8. Business or commercial school or academy.
9. Carpentry and woodworking related to furniture and small wood products employing not more than four (4) individuals, and provided there is no open storage of materials or products.
10. Dyeing, cleaning, printing, tinsmithing, tire sales and service, upholstering, and other
general service and repair establishment of similar character. Not more than ten percent (10%) of the lot or tract occupied by such an establishment shall be used for the outside storage of materials or equipment within an eight (8) foot sight-proof fence.

11. Department and discount store.
12. Display and sales room.
13. (Reserved)
14. Farm or feed store, including accessory storage of liquid or solid fertilizer.
15. Frozen food lockers and cold-storage facility.
16. Furniture, home furnishing, and floor covering, retail.
17. General contracting services relating to building, electrical, heating and cooling, painting, and plumbing with no outside storage except for trucks and dump trucks which may be stored outside.
19. Health and exercise club, reducing salon, and athletic club.
20. Laboratory – research, experimental, or testing.
21. (Reserved)
22. Mail order facilities, including direct mail and similar facilities.
23. Microbrewery.
24. Motel or hotel.
27. Radio or television broadcasting station or studio and telegraph offices.
28. Recreation, commercial indoor.
29. Rental agency.
30. Supermarket.
31. Tattooing/body piercing establishment, established pursuant to Chapter 645, Ordinances of St. Charles County, Missouri, provided that the premises occupied be at least one thousand (1,000) feet from the site of any public or private school.
32. Taxidermy.
33. Telecommunication tower as regulated in Part 3, Article VIII, Section 405.505.
34. Theater, stage, or motion picture, indoor.
35. Veterinarian, animal hospital or kennel, if within an enclosed building.
36. Accessory use customarily incidental to any of the above including a crematory as an accessory use to a mortuary.

C. Conditional Uses.

1. Airport or landing field.
2. Amphitheater, aquarium, arena and fieldhouse, auditorium, convention center, planetarium, stadium, and zoo.
3. Amusement game machine complex.
4. Amusement park or any outdoor amusement area.
5. Automobile, boat, truck, mobile home, manufactured home, modular home, recreational vehicle sales, rental and leasing (new and used).
6. Automobile, boat, truck, mobile home, manufactured home, modular home and recreational vehicle storage.
8. Broadcast facility in excess of one hundred (100) feet in height, provided that the distance from the center of the tower base to the nearest “A” (Agricultural) or “R” (Residential) District property line shall not be less than the height of the tower.
9. Construction equipment and heavy machinery (new and used): sales, lease, rental, repair and storage.
10. Drive-in theater.
11. Farm machinery and equipment, sales, and repair.
12. Firewood – cutting, sales and storage.
13. Helicopter landing pad area.
15. Landscaping contracting services.
16. Lumberyard and building materials.
17. Regional shopping center.
18. Self-storage or mini warehouses.
20. Telecommunication tower as regulated in Part 3, Article VIII, Section 405.505.
21. Temporary fireworks stands.
22. Truck or bus terminal.
23. Truck stop, with or without restaurant and motel facilities.
25. Warehouse or wholesale establishment.

D. Height, Area And Lot Requirements.
1. **Maximum height.** Sixty (60) feet (except as regulated in Part 3, Article I, Section 405.405 et seq.).

2. **Minimum front yard.** Twenty-five (25) feet.

3. **Minimum side yard.** Zero (0) feet or ten (10) feet where a side yard adjoins a property within an “A” Agricultural District or “R” Residential District property; or zero (0) feet.

4. **Minimum rear yard.** Zero (0) feet where a rear yard adjoins a property within a “C” Commercial zoning district; or fifteen (15) feet.

5. **Minimum lot width.** None.

6. **Minimum lot area.** None (except seven thousand (7,000) square feet for residential).

7. **Minimum dwelling size (living space).**
   a. Eight hundred (800) square feet for single-family.
   b. Seven hundred (700) square feet (per family) for two-family.
   c. Five hundred (500) square feet (two (2) or more bedrooms) for multi-family.
   d. Four hundred (400) square feet (one (1) bedroom) for multi-family.
   e. Three hundred (300) square feet (efficiency unit combination bedroom/living room) for multi-family.

F. **Additional Requirements.** See Part 3, Article I, Section 405.405 et seq.

F. **Parking, Loading And Sign Regulations.** See Part 3, Article II, Section 405.440 et seq. for Parking
and Loading Requirements. See Part 3, Article III, Section 405.470 et seq. for Sign Regulations.

G. Solid Waste Disposal Screening Regulations. Other than for residential use, all exterior solid waste containers and container racks and stands shall be screened on at least three (3) sides by a six (6) foot solid fence and on the fourth (4th) side by a solid gate constructed of cedar, redwood, masonry or other compatible building material.

Section 4. Section 405.170.D OSCCMO, is hereby amended as follows (added text in bold type, deleted text in [bracketed and stricken type]).

Section 405.170 “II” Light Industrial District.

A. Statement Of Intent. The intent of this district is to provide for locations with a variety of less-intense industrial, warehouse, and wholesale operations. Such an establishment in this district is relatively free of objectionable influence in its operation and appearance. Industrial work, in which the finished product is generally produced from semi-finished material, applies to this district.

B. Permissive Uses.

1. Any permissive use or conditional use of the "C2" General Commercial District, except automobile, boat, truck, mobile home, manufactured home, modular home, recreational vehicle sales, rental and leasing (new and used); farm machinery and equipment, sales, and repair; landscaping
contracting services; construction equipment and heavy machinery (new and used): sales, lease, rental, repair and storage; dwellings, unless to be for and occupied by: a watchperson, attendant, guard or other personnel who customarily resides on the premises; temporary fireworks stands; or broadcast facilities and telecommunication facilities.

2. Broadcast facility of one hundred fifty (150) feet or less in height, provided that the distance from the center of the tower base to the nearest "A" (Agricultural) or "R" (Residential) District property line shall not be less than the height of the tower.

3. Baking plant, with baked goods not sold on premise.

4. Bottling works and food packaging.

5. Brewery.

6. Cabinet, carpentry, pattern shop, planing mill, and woodworking plant.

7. Chemical laboratory not producing noxious fumes or odor.

8. Commercial and industrial machinery, equipment, and supplies, sales, and service.

9. Distillery (facility that produces alcoholic drinks for human consumption).

10. Docks, piers, and wharves, and equipment and structure incidental to river barge traffic.

11. Grain elevator and flour mill.

12. Laundry or dry cleaning plant.

13. Machine shop, electroplating, photoengraving, plumbing and sheet metal shop, and other similar uses.
14. Manufacturing or processing of articles, materials, and products, except those uses permitted in Section 405.175.
15. Masonry and stonework operation.
16. Monument and marble work.
17. (Reserved)
18. Pet crematories.
19. Railroad switching yard, railroad terminal, freight yard, and facility.
20. (Reserved)
21. (Reserved)
22. (Reserved)
23. School for industrial training, trade or business.
24. Sewage treatment plants and water supply plants.
26. (Reserved)
27. Telecommunication tower as regulated in Part 3, Article VIII, Section 405.505.
28. (Reserved)
29. Accessory uses customarily incidental to any of the above.

C. Conditional Uses.

1. Automobile, boat, truck, mobile home, manufactured home, modular home, recreational vehicle sales, rental and leasing (new and used) or storage lots.
2. Broadcast facility in excess of one hundred fifty (150) feet in height, provided that the distance from the center of the tower base to the nearest "A" (Agricultural) or "R" (Residential) District
property line shall not be less than the height of the tower.


4. Construction equipment and heavy machinery (new and used): sales, lease, rental, repair and storage.

5. Farm machinery and equipment, sales, and repair.

6. Houseboats.

7. Landscaping contracting services.

8. Race track for vehicles or animals, including go-cart race track.


10. Redi-mix concrete operation and batch plant, if product is to be used off-site.


12. Sales area and bulk storage yard or warehouse for such material as: asphalt, brick, building material, cement, coal, cotton, feed, fertilizer, fuel, grain, gravel, grease, hay, ice, lead, lime, lumber, metal, oil, plaster, roofing, rope, sand, stone, tar, tarred or creosoted product, terracotta, timber, tobacco leaf and tobacco product, wood, and wool.

13. Single-family/single household dwellings and manufactured homes and modular structures utilized as a dwelling, with conditions
regulated in Part 4, Section 405.520, Development Standards for Certain Conditional Uses.

14. Storage area and storage yard for cable television operation, well-drilling contractors' supplies, asphalt and concrete paving firm, and contractors' heavy construction equipment, including excavating and grading equipment.

15. Telecommunication tower and telecommunication farm as regulated in Part 3, Article VIII, Section 405.505.


17. Trash transfer station, with conditions regulated in Part 4, Section 405.520, Development Standards for Certain Conditional Uses.

18. Vehicle impound facility, provided that vehicles are stored in a building or enclosed within an eight (8) foot sightproof fence.

D. Height, Area And Lot Requirements.

1. Maximum height. Sixty (60) feet.

2. Minimum front yard. Thirty-five (35) feet.

3. Minimum side yard. Zero (0) feet where a side yard adjoins a property within an “I” Industrial zoning district; or [–] ten (10) feet.

4. Minimum rear yard. Zero (0) feet where a rear yard adjoins a property within an “I” Industrial zoning district; or [–] fifteen (15) feet.

5. Minimum lot width. None.

6. Minimum lot area. None (except seven thousand (7,000) square feet for residential).
7. **Minimum dwelling size (living space).** One thousand (1,000) square feet.

E. **Additional Requirements.** See Part 3, Article I, Section 405.405 et seq.

F. **Parking, Loading And Sign Regulations.** See Part 3, Article II, Section 405.440 et seq. for Parking and Loading Requirements. See Part 3, Article III, Section 405.470 et seq. for Sign Regulations.

G. **Solid Waste Disposal Screening Regulations.** Other than for residential use, all exterior solid waste containers and container racks and stands shall be screened on at least three (3) sides by a six (6) foot solid fence and on the fourth (4th) side by a solid gate constructed of cedar, redwood, masonry or other compatible building material.

Section 5. Section 405.175.D OSCCMO, is hereby amended as follows (added text in **bold type**, deleted text in [bracketed and stricken type]).

Section 405.175. **“I2” Heavy Industrial District.**

A. **Statement Of Intent.** The intent of this district is to provide for locations with basic heavy manufacturing and primary industrial facilities and related industrial activities. Many of these industries characteristically store bulk quantities of raw or scrap materials for processing to semi-finished or finished products.

B. **Permissive Uses.**
1. Any permissive use or conditional use of the "II" Light Industrial District.
2. Acid manufacture.
3. Aircraft and space vehicle manufacturing.
4. Automobile, truck, motorcycle, and other motor vehicle and related equipment, manufacturing.
5. Biological product manufacturing.
8. Chemical manufacturing.
10. Coal mining.
11. Construction, mining, and material handling machinery and equipment, manufacturing.
13. Extraction, quarrying or mining of sand, gravel, top soil, or other material.
14. Farm machinery and equipment manufacturing.
15. Gun, howitzer, and related equipment, not including ammunition manufacturing.
16. Hot mix asphalt facility.
17. Industrial machinery and equipment manufacturing.
19. Manufactured home, modular home, and recreational vehicle manufacturing.
22. Paint, varnish, lacquer, enamel, and allied product manufacturing.
24. Steel wire drawing, steel nail and spike, manufacturing.
26. Tank (military) and tank component, manufacturing.

C. Conditional Uses.

1. Agricultural chemical and fertilizer manufacturing.
2. Ammunition manufacturing and complete assembly of guided missiles.
3. Automobile wrecking, car and part storage, and sales.
5. Asphalt felt and coating manufacturing.
7. Broadcast facility in excess of one hundred fifty (150) feet in height, provided that the distance from the center of the tower base to the nearest "A" (Agricultural) or "R" (Residential) District property line shall not be less than the height of the tower.
8. Cement, lime, gypsum, or plaster of Paris manufacturing.
10. Distillation, manufacture, or refining of bone, coal, or tar asphalt.
12. Electric generating plant.
13. Explosive devices or materials, manufacture or storage or year-round distribution or sale, at retail or wholesale.
14. Fat, grease, lard, or tallow rendering or refining.
15. Foundry, non-ferrous metal manufacturing.
16. Gas production plants and storage.
17. Gelatin and glue manufacturing.
18. Grease and lubricating oil manufacturing.
21. Petroleum refining and petroleum products terminal.
22. Prison and correctional institution, privately operated.
23. Reclamation of rubber.
26. Salvage yard.
27. Smelting plant.
28. Telecommunication tower and telecommunication farm as regulated in Part 3, Article VIII, Section 405.505.
29. Temporary fireworks stands.

D. Height, Area And Lot Requirements.

1. **Maximum height.** Sixty (60) feet.
2. **Minimum front yard.** Thirty-five (35) feet.
3. **Minimum side yard.** Zero (0) feet where a side yard adjoins a property within an “I” Industrial zoning district; or ten (10) feet.
4. **Minimum rear yard.** Zero (0) feet where a rear yard adjoins a property within an “I”
Industrial zoning district; or fifteen (15) feet.
5. Minimum lot width. None.
6. Minimum lot area. None.

E. Additional Requirements. See Part 3, Article I, Section 405.405 et seq.

F. Parking, Loading And Sign Regulations. See Part 3, Article II, Section 405.440 et seq. for Parking and Loading Requirements. See Part 3, Article III, Section 405.470 et seq. for Sign Regulations.

G. Solid Waste Disposal And Screening Regulations.
All exterior solid waste containers and container racks and stands shall be screened on at least three (3) sides by a six (6) foot solid fence and on the fourth (4th) side by a solid gate constructed of cedar, redwood, masonry or other compatible building material.

Section 6. Except as provided in Section 7, below, this ordinance shall be in full force and effect from and after the date of its passage and approval.

Section 7. This ordinance is subject to penalty provisions for its violation and therefore, for penal purposes, shall be effective thirty-one (31) days after its posting in six public places, its publication in full on the web site of St. Charles County, and the publication of its title and the location in St. Charles County where it may be viewed in its entirety in a legal publication or a newspaper of general circulation in St. Charles County.
January 29, 2018
DATE PASSED

February 1, 2018
DATE APPROVED BY COUNTY EXECUTIVE

[Signature]
CHAIR OF THE COUNCIL

[Signature]
COUNTY EXECUTIVE

ATTEST:

[Signature]
COUNTY REGISTRAR