



# WILDWOOD

## DEVELOPMENT AND ZONING REVIEW COMMITTEE

### AGENDA

**TUESDAY, January 21, 2020 – 6:00 p.m. to 6:50 p.m.**

**Wildwood City Hall – Community Room – 16860 Main Street**

- I. Call To Order And Opening Remarks By Planning And Zoning Commission Chair Lee
- II. Roll Call
- III. Discussion Of The Design Concept For A Multiple Family Residential Development And Associated Improvements On An Approximately Five (5) Site That Is Part Of The Overall Seven Villages Of Cherry Hills Subdivision (104 Village Hills Parkway– Locator Number 24V630220 - Town Center 'Workplace District' Designation – R-3 10,000 Square Foot Residence District, With A Planned Environment Unit (PEU) (1984)). This Site Is More Specifically Situated At The Southwest Corner Of Manchester Road And Village Hills Parkway/Taylor Road. This Site Is Located In Ward Eight.

Documents:

[CONCEPTUAL DEVELOPMENT PLAN AND ARCHITECTURAL RENDERING.PDF](#)  
[TOWN CENTER DISTRICT SPECIFIC CRITERIA.PDF](#)  
[TOWN CENTER REGULATING PLAN.PDF](#)  
[PERMITTED LAND USE ACTIVITIES .PDF](#)

- A. Overview Of Information By The Department Of Planning
  - B. Presentation And Associated Remarks From Applicant On The Proposal
  - C. Comments Or Questions From Committee Members
  - D. Other Items Of Interest For Discussion Or Further Study
- IV. Closing Remarks And Adjournment

**Please Note:**

The Development and Zoning Review Committee welcomes the public's attendance, but given the format of this meeting, no comments or questions will be entertained from members of the audience.

The Development and Zoning Review Committee will consider and act upon these matters listed above

and any such others as may be presented at the meeting and determined appropriate for discussion at that time.

**The City of Wildwood will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. Requests for reasonable accommodations should be made directly to Jessica Stirling, City Clerk, at 636-458-0440, or email at [jessica@cityofwildwood](mailto:jessica@cityofwildwood), at least 48 hours prior to the start of the meeting.**



FOUND IRON ROD  
(N17°52'06"W, 0.34')

FOUND IRON PIPE  
(PLS 1592)  
(N11°33'08"W, 5.38')

POINT OF BEGINNING

SET IPw/CAP  
(CDI2011020042)

#1800 MANCHESTER ROAD  
MANCHESTER INVESTMENT, LLC  
DB 80460, PG 3186  
LOCATOR #24V630022

SET IPw/CAP  
(CDI2011020042)

FOUND IRON PIPE  
(N02°58'58"E, 4.46')

COMMON AREA  
#1805 FERN RIDGE PARKWAY  
N/F  
THE VILLAGE OF  
CHERRY HILLS  
MASTER HOMEOWNERS  
DB 09748, PG. 2387  
LOCATOR #24V613160

EX STM INLET  
TOP-726.50  
FL(IN)(SW)-717.21  
FL(OUT)(NE)-717.37

EX STM INLET  
TOP-728.05  
FL(IN)(SW)-717.22  
FL(IN)(SE)-717.20  
FL(OUT)(NE)-717.20

EX STM INLET  
TOP-727.61  
FL(IN)(SW)-719.55  
FL(IN)(SE)-719.28  
FL(OUT)(NW)-718.88

EX STM INLET  
TOP-727.80

EX STM INLET  
TOP-722.04  
FL(IN)(NW)-713.86  
FL(IN)(SW)-711.69  
FL(OUT)(NE)-711.59

EX STM MANHOLE  
TOP-713.07  
FL(IN)(SW)-703.97  
FL(IN)(NW)-703.97  
FL(OUT)(SE)-703.97

EX STM MANHOLE  
TOP-713.20  
(WATER FILLED)

EX STM INLET  
TOP-712.17  
FL(OUT)(NE)-705.47

EX STM MANHOLE  
TOP-715.07  
FL(IN)(SE)-708.07  
FL(IN)(SW)-704.17  
FL(IN)(NW)-706.07  
FL(OUT)(NE)-704.17

EX STM INLET  
TOP-713.40  
FL(IN)(SW)-705.10  
FL(OUT)-CANNOT DETERMINE  
BOTTOM-899.66  
(WATER FILLED)

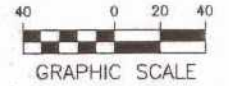
EX STM INLET  
TOP-713.54  
(WATER FILLED)

EX STM INLET  
TOP-719.36  
FL(OUT)(SE)-715.85

EX STM INLET  
TOP-719.55  
FL(IN)(NW)-714.55  
FL(OUT)(SE)-714.55

AG DESIGN  
132 UNITS  
(8) 1 BEDROOM  
(45) 2 BEDROOM

1st parking  
192 stalls  
1.45 stalls/unit



GRAPHIC SCALE





PRELIMINARY ELEVATION

PROPOSED MULTIFAMILY UNITS  
WILDWOOD, MISSOURI

A2

rosemann   
& ASSOCIATES P.C.

01/13/2020

## Downtown District

This design/land use district is the most urban permitted within the Town Center Area. It is intended to be a walkable, mixed-use downtown for Wildwood and surrounding communities, which can be active at least eighteen (18) hours a day and seven (7) days a week. The intent is to create intensive development within a traditional street and block system, and not to permit isolated individual structures surrounded by parking lots. Although intensive development is encouraged, the topography of watersheds and creeks should be respected in all development proposals.

### Permitted Land Uses

This design/land use district permits multiple-story buildings, hotels, offices, retail stores, restaurants, and entertainment uses constructed within a street and block system. Garage parking is encouraged. Condominium and rental apartment buildings are permitted, but ground floors are limited to commercial uses only. Row houses are permitted by conditional use permit (CUP), but not on principal streets.

See the Permitted Land Use Chart on Pages xx for details.

### Building Types

Mixed-use buildings, retail buildings, offices, hotels, restaurants, entertainment uses, apartment buildings, parking garages.

### Lot Size (unless otherwise site-specific)

**Lot Width:** Twenty (20) feet minimum/no maximum, but lot must be within a street and block system

**Lot Depth:** Eighty (80) feet minimum/no maximum, but lot must be within a street and block system

The maximum block perimeter at the building line is 2,000 feet. The long dimension of each block may not be less than twice the short dimension.

### Building Standards

**Minimum Frontage Requirement:** Seventy (70) percent of the frontage along Main Street and other designated Principal Streets should be occupied by buildings.

**Front Setback:** Facades shall be placed at the lot's frontage line, except that recesses can occur for outdoor dining areas and to create vertical bays. Frontage lines can be established on private streets that are internal to a property, as long as a continuous street and block system is maintained.

Corner buildings shall accommodate a clear view triangle defined by two (2) points thirty (30) feet from the intersection of the sidewalk curbs extended.

**Side setbacks:** Side setbacks for unattached buildings shall be a minimum of five (5) feet.

**Rear setback:** Minimum rear setback of principal building from rear lot line: thirty (30) feet; from alley or access lane: five (5) feet.

**Maximum Building Height:** 3.5 stories or forty (40) feet measured from the average grade level at the front facade to the eave or top of parapet. Exception: vertical elements (towers, belvederes, etc.) no greater than 240 square feet (footprint) may be up to sixty (60) feet high measured at the eave. However, the maximum building height for apartment buildings may be five (5) stories or sixty (60) feet measured from the average grade level at the front facade to the eave or top of parapet.

**Building Footprints:** Footprints exceeding 40,000 square feet require a Conditional Use Permit (CUP).

**Ground Floor:** Ground floor uses shall be commercial, and the ground floor facade along the primary street shall have continuous storefront windows, with the exception of necessary piers, columns, pilasters, etc., unless otherwise modified by a conditional use permit (CUP).

**Building Height Calculations:** Basements with ceilings three (3) feet or less above grade shall not count as a story. Habitable attics with floors three (3) feet or less below the eaves shall count as 1/2 story.

**Large Spaces:** Users requiring over 20,000 square feet must still maintain continuous storefront windows and primary entrances along street facades. Such windows and entrances can be for smaller users, as long as they are provided within the context of the larger use.

#### Facade Standards

**Elevation:** In general, all buildings should be at sidewalk grade. Commercial frontages should be at sidewalk grade. Apartment Building and Row House ground floors shall be at least 1.5' above grade at the front and at the street side of corner lots, although entrances must meet ADA access requirements.

**Interior Height:** The first story interior clear ceiling height shall be at least twelve (12) feet for all buildings, except hotels, apartment houses, and row houses. The lobby spaces for hotels and apartment buildings should have interior clear ceiling heights of at least twelve (12) feet.

**Vertical Bays:** Facades visible from a street shall be broken into vertical bays not exceeding thirty (30) feet in width through the use of one (1) or more of the following: façade recesses, facade projections, or pilasters. Supplemental elements might include canopies, roofline changes, and parapet changes.

**Arcades:** If provided, shall have a minimum depth of ten (10) feet.

**Ground Floor:** Ground floor facades shall have continuous storefront windows along the primary street frontage. This requirement does not preclude vertical elements typically used to separate window units. As required by Building Standards, large space users requiring more than 20,000 square feet must still meet this requirement, which can be satisfied, if other uses line the street frontage and the larger structure is located behind them.

**Entrance:** Each individual ground floor store, restaurant, office, or other use, shall have at least one (1) main entrance having direct access to the applicable primary street. Service access doors shall only face parking areas, secondary streets, and/or service lanes.



Site Standards

**Pedestrian Friendly Design:** Site plans in the Downtown District should provide for continuity from sidewalks in public streets to all pedestrian entrances on the site, and walkability should be given primary importance over road speed and other access criteria.

**Public Open Space:** Developments located within the City's Town Center Area shall meet the requirements of the City's Zoning Ordinance for public space dedications, as set forth in Chapter 415.169 Public Space Requirements. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District. Public Space has been deemed to be of critical importance to the character of the community.

**Environmental Preservation:** In general, all development within the City's Town Center Area should be designed and built in such a way as to minimize adverse impacts on the natural environment. The design, engineering, and construction of projects located within the Town Center Area shall be subject to the environmental protection standards and regulations, as set forth specifically in the following: Chapter 420.200 Natural Resource Protection Standards and Procedures of the Subdivision and Development Regulations; Chapter 415 Grading Code; and Chapter 410 Tree Preservation and Restoration Code. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District.

**Parking Requirements:** Parking shall be provided at a ratio of three (3) spaces per 1,000 square feet of gross floor area, although reductions will be considered for shared parking proposals between abutting and adjacent properties, as herein described. On-street parking within three hundred (300) feet of the main access door into the building or use shall also count towards the required amount of total spaces. Outdoor parking lots should meet Green Parking Lot standards (as developed and to be acted upon by the City Council at a future date).

**Parking Locations:** Off-street parking spaces are to be located behind a building or garden wall.

**Access:** Off-street parking shall only be accessed by a secondary street or service lane. Service docks shall only be accessed from a secondary street or service lane.

**Walls:** In the absence of buildings, garden style walls shall be placed on the frontage line (edge of sidewalk furthest from street) and shall be thirty-two (32) inches to forty-two (42) inches in height. Walls shall be brick, stone, or acceptable alternative and have a masonry cap, where consistent.

**Screening of Services:** All loading and service activities, including storage of garbage and rubbish containers, shall take place within the building or must be screened from view from adjacent properties and primary and secondary streets.

**Storm Water Management and Retention:** All developments located within the Town Center Area shall meet current standards and requirements for the

management and control of stormwater runoff, as set forth by the City of Wildwood and the Metropolitan St. Louis Sewer District.

## Workplace District

Workplace Districts shall be located along arterial streets. These design/land use districts are primarily for offices, including medical and dental offices and clinics, and individual retail or restaurant businesses. Live-work units are also permitted. The intent of the Workplace District is to encourage businesses that have an individual character and relate to the immediate street. Individual developments should have a landscaped perimeter, and parking areas should be primarily at the side and rear of the buildings. The topography of watersheds and creeks should be respected in all development proposals. This design/land use district is not intended to permit commercial strip development, where individual structures are surrounded by parking, or parking lots are built in front of buildings.

### Permitted Land Uses

This district permits a variety of commercial and institutional uses; residential uses are permitted on upper floors or as live-work units, either as condominiums or rentals

See the Permitted Land Use Chart on Pages xx for details.

### Building Types

**Permitted Buildings:** Commercial Facilities, including offices, medical and dental offices, and clinics; shops and restaurants; schools; Parking Garages.

### Lot Size (unless otherwise site-specific)

**Lot Width:** Thirty (30) foot minimum/250 foot maximum

**Lot Depth:** Eighty (80) foot minimum/250 foot maximum

### Building Standards

**Front Setback:** Facades shall be placed at the lot's frontage line, which is ten (10) feet from the edge of public right-of-way, except that recesses can occur for outdoor dining areas and to create vertical bays. Corner buildings shall accommodate a clear view triangle defined by two (2) points thirty (30) feet from the intersection of the sidewalk curbs extended.

**Side setbacks:** Fifteen (15) feet total, but no less than five (5) feet on one (1) side.

**Rear Setbacks:** Minimum Rear Setback of principal building from rear lot line: thirty (30) feet; from alley or lane: three (3) feet.

**Maximum Building Height:** 3.5 stories or forty (40) feet measured from the average grade level at the front facade to the eave or top of parapet. Exception: vertical elements (towers, belvederes, etc.) no greater than 240 square feet (footprint) may be up to sixty (60) feet high measured at the eave.



**Building Footprints:** Footprints exceeding 10,000 square feet in the Workplace District require a conditional use permit (CUP).

Facade Standards

**Elevation:** The first story shall be at sidewalk grade.

**Interior Height:** The first story interior clear ceiling height shall be at least twelve (12) feet, unless the building size dictates otherwise.

**Vertical Bays:** Facades visible from a street shall be broken into vertical bays not exceeding thirty (30) feet in width through the use of one (1) or more of the following: façade recesses, facade projections, or pilasters. Supplemental elements might include canopies, roofline changes, and parapet changes.

**Arcades:** If provided, shall have a minimum depth of ten (10) feet.

**Ground Floor:** Ground floor facades shall have at least fifty (50) percent window and door openings along the primary street frontage. This requirement does not preclude vertical elements typically used to separate window units.

**Entrance:** Each ground floor space shall have at least one (1) primary entrance having direct access to the applicable primary street. Service access doors shall only face parking areas, secondary streets, or service lanes - be operable.

Site Standards

**Pedestrian Friendly Design:** Site plans in the Workplace District should provide for continuity from sidewalks in public streets to all pedestrian entrances on the site, and walkability should be given primary importance over road speed and other access criteria.

**Public Open Space:** Developments located within the City's Town Center Area shall meet the requirements of the City's Zoning Ordinance for public space dedications, as set forth in Chapter 415.169 Public Space Requirements. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District. Public Space has been deemed to be of critical importance to the character of the community.

**Landscaped Perimeter:** The side and rear boundaries of individual properties in the Workplace District shall comply with the City of Wildwood Buffer Yards Standards type 3 or higher with a width of no less than twenty (20) feet, except that these requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District.

**Environmental Preservation:** In general, all development within the City's Town Center Area should be designed and built in such a way as to minimize adverse impacts on the natural environment. The design, engineering, and construction of projects located within the Town Center Area shall be subject to the environmental protection standards and regulations, as set forth specifically in the following: Chapter 420.200 Natural Resource Protection Standards and Procedures of the Subdivision and Development Regulations; Chapter 415 Grading Code; and Chapter 410 Tree Preservation and Restoration

Code. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District.

**Parking Requirements:** Parking must be provided at a ratio of three (3) spaces per 1,000 square feet of gross floor area, although reductions should be considered for shared parking proposals between abutting and adjacent properties, as herein described. On-street parking within three hundred (300) feet of the main access door into the building or use shall also count towards the required amount of total spaces.

**Parking Locations:** Off-street parking spaces shall be located behind buildings or beside them, if the lot is small and there is no alternative. Parking should not be provided between the building and the street. At-grade outdoor parking lots should meet Green Parking Lot standards (as developed and to be acted upon by the City Council at a future date).

**Access:** Off-street parking shall only be accessed by a secondary street or service lane.

**Walls:** In the absence of buildings, garden style walls shall be placed on the frontage line (edge of sidewalk furthest from street) and shall be thirty-two (32) to forty-two (42) inches in height. Walls shall be brick, stone, or acceptable alternative and have a masonry cap, where consistent.

**Screening of Services:** All loading and service activities, including storage of garbage and rubbish containers, shall take place within the building or must be screened from view from adjacent properties, and primary and secondary streets.

**Storm Water Management and Retention:** All developments located within the Town Center Area shall meet current standards and requirements for the management and control of stormwater runoff, as set forth by the City of Wildwood and the Metropolitan St. Louis Sewer District.

## **Neighborhood General District**

The intent of this design/land use district is to provide a variety of housing types, including apartments and row houses, in walkable neighborhoods close to the Downtown and Workplace Districts. Institutional uses and ground-floor commercial uses on principal streets are also permitted. The topography of watersheds and creeks should be respected in all development proposals.

### Permitted Land Uses

This district permits a wide variety of residential uses, including condominium and rental apartment buildings and row houses. Ground floor commercial spaces are permitted within apartment buildings. Other low-intensity commercial uses are allowed, such as Bed & Breakfasts, as well as compatible institutional uses.

See the Permitted Land Use Chart on Pages xx for more details.

### Building Types

**Permitted Buildings:** Rowhouses, Apartment Buildings, Live-Work Buildings, Houses, Parking Garages, and associated Outbuildings. Individual garages and

outbuildings associated with single-family houses may not have footprints that exceed 650 square feet Residential lots may include a secondary residential unit (not to exceed 650 square feet) over the garage or in a detached accessory structure.

#### Lot Size

##### **Apartment Buildings:**

**Lot Width:** Twenty (20) feet minimum/no maximum, but lot must be within a street and block system

**Lot Depth:** Eighty (80) feet minimum/no maximum, but lot must be within a street and block system

The maximum block perimeter at the building line is 2,000 feet.

##### **Row houses:**

**Lot Width:** Twenty (20) feet minimum/forty (40) feet maximum within a street and block system, rear access from lane required

**Lot Depth:** Eighty (80) feet minimum/125 feet maximum within a street and block system, rear access from lane required

The maximum block perimeter for a block containing only row houses is 1,800 feet. This requirement can be satisfied in a larger block by dividing the block with a landscaped mid-block pedestrian walkway no less than twenty (20) feet wide, including a sidewalk of suitable pervious material no less than (5) feet wide, which connects the sidewalks on two streets that form two parallel sides of the larger block.

##### **Houses:**

**Lot Width:** Twenty (20) feet minimum/fifty (50) feet maximum within a street and block system, rear access from lane preferred

**Lot Depth:** Eighty (80) feet minimum/125 foot maximum within a street and block system, rear access from lane preferred

The maximum block perimeter for a block containing only houses is 2,000 feet.

#### Building Standards

##### **Apartment Buildings and Row Houses:**

**Front Setback:** At least eighty (80) percent of the front facade of each apartment building or row house must be placed along a uniform build to/set-back line that applies to the full block frontage. This build-to/set-back line should be determined at the time that a street and block plan is approved, and should be from zero (0) feet to fifteen (15) feet from the frontage line. Buildings on corner lots should conform to the build-to/set back requirements for both streets.

**Front Setback Exceptions:** Stoops, balconies, unenclosed porches, and bay windows may encroach within front setbacks, but not over or into the public right-of-way.

**Side Setbacks:** Five (5) to fifteen (15) feet (no setback between attached Row House Units).

**Minimum Rear Setback of Principal Building from Rear Lot Line:** thirty (30) feet from alley or lane: **five** (5) feet.

**Maximum Building Height for Apartment Buildings:** **five** (5) stories or sixty (60) feet measured from the average grade level at the front facade to the eave or top of parapet.



**Maximum Building Height for Row Houses:** 3.5 stories or forty (40) feet measured from the average grade level at the front facade to the eave or top of parapet.

**Maximum Building Height for Outbuildings:** two (2) stories or twenty-two (22) feet measured at the eave.

**Minimum Rear Setback of Principal Building from Rear Lot Line:** thirty (30) feet, from alley or lane: three (3) feet.

**Building Height Calculations:** Basements with ceilings three (3) feet or less above grade shall not count against the number of stories. Habitable attics with eaves no higher than three (3) feet from the floor shall count as 1/2 story.

**Houses:**

**Front Setback:** At least eighty (80) percent of the front facade of each house must be placed along a uniform build to/set-back line that applies to the full block frontage. This build-to/set-back line should be determined at the time that a street and block plan is approved, and should be from zero (0) to fifteen (15) feet from the frontage line. Buildings on corner lots should conform to the build-to/set back requirements for both streets.

**Front Setback Exceptions:** Stoops, balconies, unenclosed porches, and bay windows may encroach within front setbacks, but not over or into the public right-of-way.

**Side Setbacks:** a total of fifteen (15) feet no less than five (5) feet on one (1) side.

**Minimum Rear Setback of Principal Building from Rear Lot Line:** twenty-five (25) feet; from alley or lane: **five (5) feet.**

**Maximum Building Height for Primary Buildings:** 3.5 stories or forty (40) feet measured from the average grade level at the front facade to the eave or top of parapet.

**Maximum Building Height for Outbuildings:** two (2) stories or twenty-two (22) feet measured at the eave.

**Building Height Calculations:** Basements with ceilings three (3) feet or less above grade shall not count against the number of stories. Habitable attics with eaves no higher than three (3) feet from the floor shall count as 1/2 story.

**Outbuilding Maximum Size:** 650 square feet building footprint.

**Side Setbacks:** Five (5) feet to fifteen (15) feet for Cottages / Ten (10) feet to thirty (30) feet for Houses.

Facade Standards

**Elevation:** Ground floors of apartment buildings at the front facade line shall be at least 1.5' above grade at frontage line, but ground-floor shops may be entered at grade and apartment entrances must meet ADA access requirements.

**Interior Heights:** Ground floor interior clear heights of apartment building lobbies and ground-floor shops shall be no less than twelve (12) feet. Minimum floor to floor heights for apartments: Nine (9) feet.

**Vertical Bays:** Facades visible from the street shall be broken into vertical bays not exceeding thirty (30) feet in width through the use of one (1) or more of the following: façade recesses, facade projections, or pilasters. Supplemental elements might include canopies, roofline changes, and parapet changes.

**Elevation:** Ground floors for row houses at the front façade line shall be at least 1.5' above grade at frontage line.

#### Site Standards

**Pedestrian Friendly Design:** Site plans in the Neighborhood General District should provide for continuity from sidewalks in public streets to all pedestrian entrances on the site, and walkability should be given primary importance over road speed and other access criteria.

**Public Open Space:** Developments located within the City's Town Center Area shall meet the requirements of the City's Zoning Ordinance for public space dedications, as set forth in Chapter 415.169 Public Space Requirements. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District. Public Space has been deemed to be of critical importance to the character of the community.

**Environmental Preservation:** In general, all development within the City's Town Center Area should be designed and built in such a way as to minimize adverse impacts on the natural environment. The design, engineering, and construction of projects located within the Town Center Area shall be subject to the environmental protection standards and regulations, as set forth specifically in the following: Chapter 420.200 Natural Resource Protection Standards and Procedures of the Subdivision and Development Regulations; Chapter 415 Grading Code; and Chapter 410 Tree Preservation and Restoration Code. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District.

**Parking Requirements for Apartment Buildings:** A ratio of 1.5 garage spaces per unit, plus 2.5 spaces per 1,000 square feet of non-residential gross habitable building space shall be required for apartment buildings. Off-street parking may be substituted for a garage by conditional use permit. Any at-grade outdoor parking should meet Green Parking Lot standards (as developed and to be acted upon by the City Council at a future date).

**Rowhouses, Houses, and Cottages:** Two (2) spaces per unit, plus one (1) space for an accessory unit.

On-street parking adjacent to the frontage line(s) shall also count towards these requirements for Rowhouses and Apartments.

**Parking Locations:** Off-street parking spaces and garage entrances are to be located behind the building or along the least visible side of the structure from the principal street.

**Access:** Off-street parking for apartments and rowhouses shall be accessed from either a secondary street or service lane. Off-street parking for houses shall be accessed from either a front driveway or a rear alley or lane.

**Walls and Fences:** Where voids exist, walls (brick, stone, or comparable material, with masonry cap) or picket fences shall be placed within twenty-four (24) inches of the frontage line and be thirty-two (32) to forty-two (42) inches in height.

**Storm Water Management and Retention:** All developments located within the Town Center Area shall meet current standards and requirements for the management and control of stormwater runoff, as set forth by the City of Wildwood and the Metropolitan St. Louis Sewer District.

## Neighborhood Edge District

The intent of this design/land use district is to provide for single-family houses within the Town Center Area that can be constructed on smaller lots than can be found elsewhere in Wildwood, and are located within walkable neighborhood street systems close to Workplace Districts and the Downtown District. The topography of watersheds and creeks should be respected in all development proposals.

### Permitted Land Uses

This design/land use district permits only single-family residential uses, in addition to a narrow range of potentially compatible non-residential uses, such as parks, churches, schools, child care facilities, and civic buildings. However, by conditional use permit, a neighborhood grocery and prepared food service store<sup>1</sup> may be permitted up to 3,000 square feet.

See the Permitted Land Use Chart on Pages xx for more details.

### Building Types

**Permitted Buildings:** Houses, Zero-lot-line Houses, Attached Houses, Garages, **Outbuildings, and Secondary Residential Units:** Garages and outbuildings may not exceed 650 square feet. Residential lots may include a secondary residential unit (not to exceed 650 square feet) over the garage or in a detached accessory structure.

### Lot Size (unless otherwise site-specific)

**Lot Width:** Twenty (20) feet minimum/100' maximum within a street and block system

**Lot Depth:** Eighty (80) feet minimum/150' maximum within a street and block system

**Maximum block perimeter:** 1,800 feet. This requirement can be satisfied in a larger block by dividing the block with a landscaped mid-block pedestrian walkway no less than twenty (20) feet wide, including a sidewalk of suitable pervious material no less than (5) feet wide that connects the sidewalks on two streets that form two parallel sides of the larger block.

### Building Standards

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<sup>1</sup> Convenience store with a floor area limited to a specific maximum and the owners offer prepared food.



**Front Setback:** At least sixty (60) percent of the front facade of each house must be placed along a uniform build to/set-back line that applies to the full block frontage. This build-to/set-back line should be determined at the time that a street and block plan is approved, and should be from ten (10) feet to twenty-five (25) feet from the frontage line. Houses on corner lots should conform to the build-to/set back requirements for both streets.

**Front Setback Exceptions:** Stoops, balconies, unenclosed porches, and bay windows may encroach within front setbacks.

**Side Setbacks:** Attached houses and zero-lot line houses with fifteen (15) foot setbacks on one (1) side only may be approved by a conditional use permit (CUP). For detached houses, total side setbacks should equal a minimum of fifteen (15) feet, but should be no less than five (5) feet on any side.

**Rear Setback:** Twenty-five (25) feet for primary buildings/three (3) feet for outbuildings.

**Maximum Building Height for Primary Buildings:** 3.5 stories or thirty-five (35) feet measured from the average grade level at the front facade to the eave or top of parapet.

**Maximum Building Height for Outbuildings:** Two (2) stories or twenty-two (22) feet measured at the eave.

**Building Height Calculations:** Basements with ceilings three (3) feet or less above grade shall not count as a story. Habitable attics with floors three (3) feet or less below the eaves shall count as 1/2 story.

**Outbuilding Maximum Size:** 650 square feet building footprint.

#### Facade Standards

**Elevation:** Ground floors of buildings at the front façade shall be at least 1.5' above grade, except that garages can be at grade. Front access garages must be recessed a minimum of fifteen (15) feet from the front facade or porch. The fifteen (15) feet minimum recess also applies to side facades on corner lots. Garage door openings fronting a street may not exceed twelve (12) feet, so that two (2) car garages shall have two (2) individual door openings. Foundations fronting on streets shall be continuous walls, not individual piers

#### Site Standards

**Pedestrian Friendly Design:** Site plans in the Neighborhood Edge District should provide for continuity from sidewalks in public streets to all pedestrian entrances on the site, and walkability should be given primary importance over road speed and other access criteria.

**Public Open Space:** Developments located within the City's Town Center Area shall meet the requirements of the City's Zoning Ordinance for public space dedications, as set forth in Chapter 415.169 Public Space Requirements. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District. Public Space has been deemed to be of critical importance to the character of the community.

**Environmental Preservation:** In general, all development within the City's Town Center Area should be designed and built in such a way as to minimize adverse impacts on the natural environment. The design, engineering, and construction of projects located within the Town Center Area shall be subject to the environmental protection standards and regulations, as set forth specifically in the following: Chapter 420.200 Natural Resource Protection Standards and Procedures of the Subdivision and Development Regulations; Chapter 415 Grading Code; and Chapter 410 Tree Preservation and Restoration Code. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District.

**Parking Requirements:** Two (2) garage spaces per dwelling unit, one (1) off-street car space for an accessory unit. Designated on-street parking within three hundred (300) feet of the main access door into the building or use can count towards parking requirements. Any outdoor at-grade parking should meet Green Parking Lot standards (as developed and to be acted upon by the City Council at a future date).

**Access:** Garage parking shall be accessed from either a front driveway or a rear alley or lane. Front facing driveways should be no wider than ten (10) feet between the build-to/setback line and the street. Front-facing garages should be located no less than twenty-five (25) feet behind the build-to/setback line. Each front-facing garage space should have an individual garage door.

**Storm Water Management and Retention:** All developments located within the Town Center Area shall meet current standards and requirements for the management and control of stormwater runoff, as set forth by the City of Wildwood and the Metropolitan St. Louis Sewer District.

## **Cultural/Institutional District**

The purpose of this design/land use district is to permit a variety of institutional uses that will reinforce the unique attractions of the Town Center Area as a place to work, shop, and live. The design and character of public open spaces is particularly important in this district. The topography of watersheds and creeks should be respected in all development proposals.

### Permitted Land Uses

This design/land use district permits a variety of institutional uses, such as churches, schools, governmental buildings, libraries, museums, congregate living, and parks. In the case of colleges and universities, the district also permits "conditional" uses that are supportive and ancillary to the functioning of an institution of higher learning.

See the Permitted Land Use Chart on Pages xx for more details.

### Design Standards

**Building Locations:** Within the context of the Town Center Area, locations at special sites, such as those mapped as Locations of civic importance, and other high-visibility sites, such as those terminating a street axis, should be sought for individual institutional buildings.

**Building Setbacks:** Institutional buildings may have different front and side setbacks than those of non-institutional buildings in order to emphasize their significance. There are no minimum or maximum front, side, or rear building setbacks within the Cultural/Institutional Overlay District, instead appropriate setbacks will be determined on a site specific basis by conditional use permit (CUP).

**Building Height:** No building within a Cultural/Institutional District shall exceed a height of sixty (60) feet, measured from final finish grade at the main entry area facing the primary street, although vertical architectural elements, such as steeples and cupolas may extend up to twenty-five (25) feet above the height limit.

**Architectural Character:** Main entrances should be clearly articulated through their prominent location, size, and design. Roof forms might also include cupolas, steeples, and similar vertical architectural elements intended to give the building prominence.

#### Site Standards

**Pedestrian Friendly Design:** Site plans in the Cultural/Institutional Overlay District should provide for continuity from sidewalks in public streets to all pedestrian entrances on the site, and walkability should be given primary importance over road speed and other access criteria.

**Public Open Space:** Developments located within the City's Town Center Area shall meet the requirements of the City's Zoning Ordinance for public space dedications, as set forth in Chapter 415.169 Public Space Requirements. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District. Public Space has been deemed to be of critical importance to the character of the community.

**Environmental Preservation:** In general, all development within the City's Town Center Area should be designed and built in such a way as to minimize adverse impacts on the natural environment. The design, engineering, and construction of projects located within the Town Center Area shall be subject to the environmental protection standards and regulations, as set forth specifically in the following: Chapter 420.200 Natural Resource Protection Standards and Procedures of the Subdivision and Development Regulations; Chapter 415 Grading Code; and Chapter 410 Tree Preservation and Restoration Code. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District.

**Parking Requirements:** Parking requirements shall be determined on a case-by-case basis, depending upon the specific use and projected peak-hour demands. Parking should be located and designed so that it can be screened from view from surrounding streets. Arrangements for shared parking are also encouraged. Any outdoor at-grade parking should meet Green Parking Lot standards (as developed and to be acted upon by the City Council at a future date).

**Storm Water Management and Retention:** All developments located within the Town Center Area shall meet current standards and requirements for the management and control of stormwater runoff, as set forth by the City of Wildwood and the Metropolitan St. Louis Sewer District.



## Pond Historic District

The purpose of this district is to preserve and enhance the historic character of the Pond Area of Wildwood, which has a concentration of assets that have been identified as significant because of their age, architecture, or role in the community. Pond has been a village with a rural character and a mix of low-intensity residential and commercial land uses since the 1850's, but more recently experienced inappropriate intrusions of industrial uses, as authorized by St. Louis County. All alterations and additions to buildings in this district are subject to review and approval under Section 440 of the Wildwood Municipal Code, while all proposed new buildings shall be conditioned on the requirements therein applied by a site-specific ordinance associated with a zoning change of the property.

**Permitted Land Uses:** Single family residential buildings, apartment buildings of six (6) units or fewer, retail businesses occupying less than 5,000 square feet on the ground floor, offices (general, professional, and medical/dental types), bed and breakfasts, restaurants, and institutional buildings

### Design Standards

**Building Height:** The height of any proposed alteration or addition should be compatible with the style and character of the historic property. No building within the Pond Historic District shall exceed a height of thirty-five (35) feet, measured from final finish grade at the main entry area facing the primary street, although vertical architectural elements, such as steeples and cupolas, may extend up to twenty-five (25) feet above the height limit.

**Building Setbacks:** The setback and relationship of a historic structure to the open space between it and adjoining street/roadway should be maintained. New structures should be compatible with prevailing existing setbacks.

**Scale:** The scale of any new, or existing, structure, after any alteration or construction, should be compatible with the original architectural style and character of any historic building that is located on the site and all development should be in blend with surrounding historic properties.

**Directional Expression:** Surrounding development should be compatible with the directional expression and orientation of neighboring historic properties.

**Signs:** The character of signs should be in keeping with the historic architectural style of the property. Character of a sign shall be interpreted to include the total number, size, area, scale, location, type, (e.g., on-site business signs), letter size and style, and intensity and type of illumination.

### Site Standards

**Pedestrian Friendly Design:** Site plans in the Pond Historic District should provide for continuity from sidewalks in public streets to all pedestrian entrances on the site, and walkability should be given primary importance over road speed and other access criteria.

**Public Open Space:** Developments located within the City's Town Center Area shall meet the requirements of the City's Zoning Ordinance for public space

dedications, as set forth in Chapter 415.169 Public Space Requirements. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District. Public space has been deemed to be of critical importance to the character of the community.

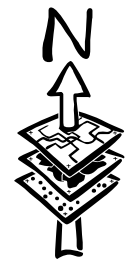
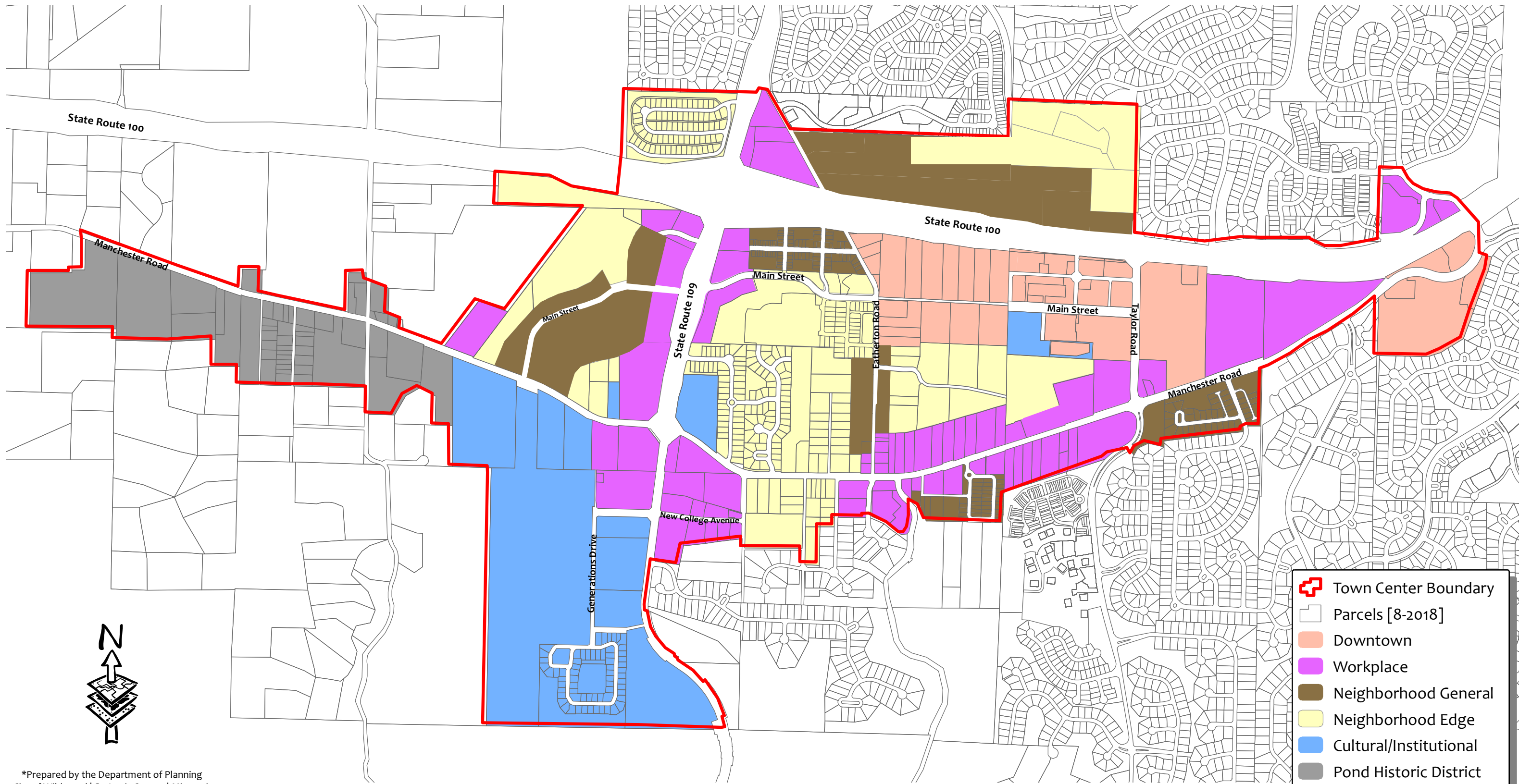
**Environmental Preservation:** In general, all development within the City's Town Center Area should be designed and built in such a way as to minimize adverse impacts on the natural environment. The design, engineering, and construction of projects located within the Town Center Area shall be subject to the environmental protection standards and regulations, as set forth specifically in the following: Chapter 420.200 Natural Resource Protection Standards and Procedures of the Subdivision and Development Regulations; Chapter 415 Grading Code; and Chapter 410 Tree Preservation and Restoration Code. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District.

**Parking Requirements:** Parking requirements shall be determined on a case-by-case basis for each use, depending upon the specific nature of the activity and the projected peak-hour demands associated with it, but may not exceed the number of required spaces set forth for the activity in the City of Wildwood's Zoning Ordinance. Parking should be located and designed so that it can be screened from view from abutting streets. Arrangements for shared parking are also encouraged within this district. Any outdoor at-grade parking should meet Green Parking Lot standards (as developed and to be acted upon by the City Council at a future date).

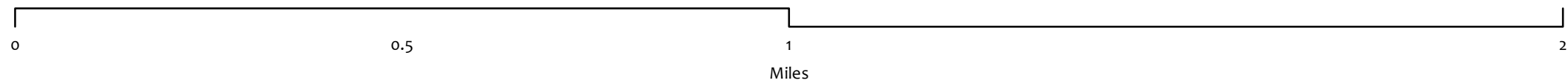
**Storm Water Management and Retention:** All developments located within the Town Center Area shall meet current standards and requirements for the management and control of stormwater runoff, as set forth by the City of Wildwood.

**Other:** Certain activities previously authorized by St. Louis County or determined to be legal, non-conforming uses by the Zoning Ordinance of the City of Wildwood, shall be considered grandfathered under their current zoning district designations and may be allowed to make alterations, changes, expansions, or other modifications consistent with the requirements of either Chapter 415.460 Non-Conforming Uses, Lands, and Structures, Chapter 415.560 Procedure for Amending the Zoning Ordinance of the City of Wildwood Zoning Ordinance, or under the authority set forth in the site-specific ordinance for that property.

# Town Center Regulating Plan Map



\*Prepared by the Department of Planning  
 City of Wildwood | St. Louis County | Missouri  
 10yr Update Final Approval: 12/2013 Rvs: 8/2018



| <i>Land Use Activities</i>  | <i>Land Use Classifications</i> |   |     |    |     |      |
|---|---------------------------------|---|-----|----|-----|------|
| <b>Commercial</b>   | D                               | W | NG* | NE | C/I | POND |
| Animal Hospitals & Veterinary Clinics                                     | P                               | P |     |    |     |      |
| Art or Photo Studios or Galleries   | P                               | P | P   |    | C   | P    |
| Bakeries  | P                               | P | P   |    | C   | P    |
| Barber & Beauty Shops   | P                               | P | P   |    | C   | P    |
| Cleaning, Pick-up Stations  | P                               | P | P   |    | C   | P    |
| Coffee Shops  | P                               | P | P   |    | C   | P    |
| Department or Discount Stores   | P                               |   |     |    |     |      |
| Filling Stations for Automobiles  | P                               | C |     |    | C   |      |
| Financial Institutions w/ Drive-Thru Facilities                           | P                               | P |     |    | C   |      |
| Financial Institutions w/o Drive-Thru Facilities                          |                                 | P | P   |    | C   |      |
| Flower or Plant Stores  | P                               | P | P   |    | C   |      |
| Hotels  | P                               |   |     |    | C   |      |
| Music or Dancing Academies  | P                               | P |     |    | C   |      |
| Office/Warehouse Facilities   | P                               | P | P   |    |     |      |
| Parking Areas   | P                               | P |     |    |     | P    |
| Parking Garages   | P                               | P | P   |    |     |      |
| Professional Offices including Medical and Dental                         | P                               | P |     |    | C   |      |
| Professional Offices, not medical or dental                               | P                               | P | P   |    | C   | P    |
| Recreational Facilities, including indoor theaters and outdoor activities | P                               |   |     |    | C   |      |
| Recreational Facilities (no indoor theater or outdoor activities)         |                                 | P |     |    | C   |      |
| Research Laboratories & Facilities  | P                               |   |     |    | C   |      |
| Restaurants, including fast food, w/ Drive-Thru facilities**              | P                               |   |     |    | C   |      |
| Restaurants, including fast food, but w/o drive thru facilities           | P                               | P |     |    | C   |      |
| Restaurants, no fast food   | P                               | P | P   |    | C   | P    |
| Sewage Treatment Facilities   | P                               | P | P   | P  |     | P    |
| Shops for Artists and Similar Specialties                                 |                                 | P | P   |    | C   | P    |
| Stores and Shops for Retail Purposes                                      | P                               | P |     |    | C   |      |
| Stores, Shops, and Open-Air Markets for Retail Purposes                   | P                               | P | P   |    |     |      |
| Taverns, Cocktail Lounges, Night Clubs, or Micro-Breweries                | P                               | P |     |    | C   |      |
| Vehicle Service Centers   | P                               | C |     |    |     |      |
| <b>Cultural/Institutional</b>   |                                 |   |     |    |     |      |
| Cemeteries, Mausoleums  |                                 |   |     | P  | C   | P    |
| Child Care Centers  | P                               | P | P   | P  | C   | P    |
| Churches  | P                               | P | P   | P  | P   | P    |
| Civic Buildings(government)   | P                               | P | P   | P  | P   | P    |
| Colleges, Universities  |                                 |   |     |    | P   |      |
| Libraries   |                                 |   | P   | P  | P   | P    |
| Museums   |                                 |   |     |    | P   |      |
| Nursing Homes   |                                 |   | P   |    | P   |      |
| Park & Open Spaces; Public and Private areas                              | P                               | P | P   | P  | P   | P    |
| Philanthropic Institutions  |                                 |   |     |    | C   |      |

| <i>Land Use Activities</i>                                     | <i>Land Use Classifications</i> |   |     |    |     |      |
|--|---------------------------------|---|-----|----|-----|------|
|  | D                               | W | NG* | NE | C/I | POND |
| Post Offices   | P                               | P |     |    | P   |      |
| Public and Other Utility Facilities                            | P                               | P |     |    | C   |      |
| Recreational Fields  |                                 |   |     |    | P   |      |
| Scenic Areas   | P                               | P | P   | P  | P   | P    |
| Schools  |                                 |   | P   | P  | P   |      |
| Wildlife Refuges   |                                 |   |     |    |     |      |
| <b>Housing</b>   |                                 |   |     |    |     |      |
| Multi-Family Residential(live/work, rowhouses, and apartments) |                                 |   | P   |    | P   | P    |
| Single-Family Attached   |                                 |   | P   |    | C   |      |
| Single-Family Detached   |                                 |   | P   | P  | C   | P    |
| <b>Other Housing</b>   |                                 |   |     |    |     |      |
| Accessory Dwelling Units                                       |                                 |   | P   | P  |     | P    |
| Bed and Breakfasts   |                                 |   | P   | P  |     | P    |
| Group Shelters   |                                 |   | P   | P  |     | P    |
| Home for the Aged  |                                 |   | P   | P  | C   |      |
| Home Occupations   |                                 |   | P   | P  |     | P    |

**P** Uses permitted by right

**C** Uses requiring conditional use permit

- \* See Neighborhood General District text for a detailed explanation of permitted uses within the context of building types
- \*\* Any building footprints within the Workplace districts exceeding 10,000 sq. ft. require conditional approval
- \*\* Any building footprints within the Commercial districts exceeding 40,000 sq. ft. require conditional approval

Permitted uses and specific site requirements shall be subject to further definition or qualification as provided by ordinance

### Zoning Abbreviations Key

**D**- Downtown  
**W**- Workplace  
**NG**- Neighborhood General  
**NE**- Neighborhood Edge  
**C/I**- Cultural/Institutional overlay  
**Pond** – Pond Historic District