

17.10 – Zoning districts and Map

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17.10.010 – Establishment of zoning districts

In order to carry out the purpose and intent of this Title, the City of St. Charles is hereby divided into the following zoning districts:

A. Residential Districts

- RE-1 Single-Family Estate District
- RE-2 Single-Family Estate District
- RS-1 Low Density Suburban Single-Family Residential District
- RS-2 Suburban Single-Family Residential District
- RS-3 Suburban Single-Family Residential District
- RS-4 Suburban Single-Family Residential District
- RT-1 Traditional Single-Family Residential District
- RT-2 Traditional Single-Family Residential District
- RT-3 Traditional Single-Family Residential District
- RT-4 Traditional Single-Family Residential District
- RM-1 Mixed Medium Density Residential District
- RM-2 Medium Density Multi-Family Residential District
- RM-3 General Residential District

B. Business and Mixed Use Districts

- BL Local Business District
- BC Community Business District
- BR Regional Business District
- CBD-1 Central Business District
- CBD-2 Mixed Use Business District

C. Office/Research, Manufacturing and Public Land District

- O-R Office/Research District
- M-1 Special Manufacturing District
- M-2 Limited Manufacturing District
- PL Public Land District

D. Overlay Districts

- BT Transitional Business Overlay (RT-1, RT-2, RT-3, RT-4 Districts)
- Downtown Overlay District (CBD-1, CBD-2 Districts)

(2008-Z-24 : § 2)

17.10.020 – Zoning map

The location and boundaries of the districts and overlay districts established by this Title are set forth on the Official Zoning Map, which is incorporated herein and made a part of this Title. The Official Zoning Map, and all amendments thereto, shall be deemed included within this Title as though fully set forth and described herein. The Official Zoning Map is sometimes referred to in this Title as the Zoning Map or the Zoning District Map.

(1988-Z-8 : § 1; 1960-16 : § IV (B))

17.10.030 – Boundaries

When uncertainty exists with respect to the boundaries of the various districts or overlay districts, as shown on the Official Zoning Map, the following rules shall apply:

- A. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- B. Boundaries indicated as approximately following streets, highways or alleys shall be construed to follow the centerlines of such streets, highways or alleys.
- C. Boundaries indicated as approximately following City limits shall be construed as following such City limits.
- D. Boundaries indicated as following railroad lines shall be construed to be along the centerline of the railroad right of way.
- E. Boundaries indicated as following the alignment of streams, rivers, or other bodies of water shall be construed to follow the centerlines of such streams, rivers, or other bodies of water.
- F. Boundaries indicated as parallel to, or extensions of, features indicated in Paragraphs A through E above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the Map.
- G. Where physical features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by Paragraphs A through F above, the Board of Zoning Appeals shall interpret the district boundaries.
- H. Where a district boundary line divides a lot of single ownership, the regulations for either portion of the lot may, in the owner's discretion, extend to the entire lot, but not more than twenty-five (25) feet beyond the mapped boundary of the district.

(1988-Z-8 : § 1)

17.10.040 – Annexed land

All real estate that is annexed to the City shall be automatically classified in the RE-1 Single-Family Estate District upon annexation, unless otherwise classified by amendment.

(1988-Z-8 : § 1)