

17.14 – Business and Mixed Use Districts

Sections

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17.14.010 – Purpose statements

A. BL Local Business District

The purpose of the BL Local Business District is to provide locations for small-scale service and retail uses that primarily serve the convenience needs of St. Charles neighborhoods. The BL District permits a mix of uses, but care must be taken to ensure that adequate access, parking and screening is provided so as not to negatively impact adjoining residential neighborhoods.

B. BC Community Business District

The purpose of the BC Community Business District is to accommodate mid-size retail and service development along Strategic Regional Arterial corridors such as Route 64 and Randall Road. Uses in the BC District have the potential to generate significant automobile traffic, and therefore care must be taken to properly design access and parking facilities. Since this district is located along the roads that serve as gateways into St. Charles, quality building architecture, landscaping and other site improvements are necessary to ensure this type of development enhances St. Charles' image.

C. BR Regional Business District

The purpose of the BR Regional Business District is to provide locations along Strategic Regional Arterial corridors for shopping centers and business uses that draw patrons from St. Charles, surrounding communities and the broader region. The BR District consists primarily of large-scale development that has the potential to generate significant automobile traffic. It should be designed in a coordinated manner with an interconnected street network that is consistent with the City's Comprehensive Plan. Uncoordinated, piecemeal development of small parcels that do not fit into a larger context are discouraged in the BR District. Compatible land uses, access, traffic circulation, stormwater management and natural features, all should be integrated into an overall development plan. Because this district is primarily at highvisibility locations, quality building architecture, landscaping and other site improvements are required to ensure superior aesthetic and functional quality.

D. CBD-1 Central Business District

The purpose of the CBD-1 Central Business District is to provide for the maintenance and orderly growth of a mixed use, pedestrian friendly, compact district of retail, service, office, and higher density residential uses in the central area of the City. Development within the CBD-1 District is intended to promote the upgrade and full utilization of existing older structures as well as appropriate redevelopment.

E. CBD-2 Mixed Use Business District

The purpose of the CBD-2 Mixed Use District is to provide for a properly scaled mixed-use transition between single-family residential neighborhoods and the retail core of the CBD-1 Central Business District. The CBD-2 District permits a mix of retail, service, office, and medium-density residential uses within buildings that are of a reduced height and scale than that permitted in the CBD-1 District. However, development in this district is also intended to retain a pedestrian-oriented character, similar to that of the CBD-1 District.

F. Downtown Overlay District

The purpose of the Downtown Overlay District is to preserve the economic vitality and pedestrian character of downtown's shopping core within the CBD-1 and CBD-2 Districts by encouraging the continuous flow of pedestrian movement. This is accomplished by limiting uses on the first floor that typically generate relatively little pedestrian activity or are otherwise incompatible with a pedestrian oriented shopping area. Only those uses listed in Table 17.14-1 shall be permitted on the street level or first floors of buildings/structures within the Downtown Overlay District.

17.14.020 – Permitted and special uses - Downtown overlay exemptions

A. Table 17.14-1 lists permitted and special uses for the business districts, and for the first floor level of the

Downtown Overlay District.

- B. Buildings within the Downtown Overlay District are restricted with respect to the uses permitted on the first floor level, as provided in Table 17.14-1.
1. Exemptions. Notwithstanding these restrictions, the first floor level of a building within the Downtown Overlay District may be occupied for any use permitted within the underlying zoning district (i.e., CBD-1 or CBD-2), upon certification by the Director of Community Development that its physical characteristics make it unsuitable for occupancy for any of the first floor uses permitted within the Downtown Overlay District, and that altering such physical characteristics would either 1) be incompatible with the purpose of Chapter 17.32 (Historic Preservation) of this Title or 2) impose an undue financial burden on the property owner. Such physical characteristics may include but shall not be limited to: inappropriate placement, size or orientation of doors or windows, a floor level which is not of a similar elevation to the adjoining sidewalk, lack of window area for display of goods, lack of street frontage, and interior space which is not adaptable to the permitted uses because of structural components or limitations on accessibility. For purposes of this section, an undue financial burden shall mean where the estimated cost of altering the building exceeds 25% of the current appraised value of the property.
 2. Certification for Office Use. The first floor level of a building within the Downtown Overlay District may be occupied by certain office uses (Bank, Financial Institution, Office-Business and Professional, and Medical/Dental Clinic) upon certification by the Director of Community Development that the proposed office use will meet the purpose of the Downtown Overlay District, as identified in Section 17.14.010.F, to generate pedestrian activity and be compatible with a pedestrian oriented shopping area. To be eligible for the certification, a property owner must demonstrate that the property has been vacant, not under lease, and publicly listed for lease for a minimum of 180 days by providing documentation demonstrating the space was listed on a public listing service. The proposed office user shall demonstrate that the following criteria will be met:
 - a. The business will be open to the general public during normal business hours and may require that customers make an appointment for service.
 - b. The primary function of the business establishment will be to provide direct services to customers that are physically present.
 - c. The interior space of the business will be configured such that a) the street-level storefront entrance will serve as the public entrance and b) a reception area or waiting area for visitors will be provided directly accessible from the public entrance.
 - d. Street-facing storefront windows and doors will not be obstructed at any time and shall be utilized to provide a view of the interior office visible to pedestrians on the street. Illuminated exterior signs and the interior of the storefront shall be illuminated during evening hours.A Certification for Office Use shall apply to the specific business only. A new Certification for Office Use shall be required for any new business to occupy a space. The Certification for Office Use may be revoked if the Director of Community Development finds the business is not operating in accordance with the certification.
 3. Appeal. If a property owner or business tenant has formally requested an Exemption or a Certification for an Office Use pursuant to subsections "a" or "b" above, and if the request has been formally denied by the Director of Community Development, the property owner or business tenant may request an appeal of the decision before the City Council. The City Council shall consider only the criteria listed above and may uphold or reverse the decision of the Director of Community Development.

TABLE 17.14-1

PERMITTED AND SPECIAL USES

P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT							SPECIFIC USE STANDARDS
	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR		CBD-2	
					CBD1	CBD2		
Residential Uses								
Artist Live/Work Space				P			P	Section 17.20.030
Assisted Living Facility		S		S			P	
Dwelling, Upper Level	P			P			P	
Dwelling Unit, Auxiliary							P	Section 17.20.030
Dwelling, Multi-Family				P			P	
Dwelling, Townhouse							P	
Dwelling, Two-Family							P	
Dwelling, Single-Family	P						P	
Group Home, Large							P	Section 17.20.030
Group Home, Small							P	Section 17.20.030
Independent Living Facility							P	
Cultural, Religious, Recreational and Entertainment Uses								
Art Gallery/Studio	P	P	P	P	P	P	P	

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	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR	CBD-2		
					CBD1	CBD2		
Carnival (as temporary use)		P	P	P				Section 17.20.040, 050
Cultural Facility		P	P	P	P	S	S	
Indoor Recreation and Amusement (including Health/Fitness Club)		P	P	P	P	S	S	
Health/Fitness Club	P							
Live Entertainment		P	P	P	P			
Lodge or Private Club	P	P	P	P				
Outdoor Amusement			S					
Outdoor Recreation		P	P					
Park, Neighborhood	P			P	P	P	P	
Place of Worship	P	P	P	P				P
Public Plaza	A	A	A	P	P	P	P	
Temporary Outdoor Entertainment	A	A	A	P	P			Section 17.20.030
Theater		P	P	P	P	P		
Government and Institutional Uses								
College/University		P	P	S				
Emergency Medical Center			P					

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	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR		CBD-2		
					CBD1	CBD2			
Fairground			S						
Golf Course			S						
Homeless Shelter				S			S		
Hospice							S		
Hospital			P						
Library				P			P		
Office, Government		P		P			P		
Post Office		P	P	P			P		
Public Service Facility		P	P	S					
School, Specialized Instructional	P	P	P	P			P		
School, Primary or Secondary							P		
Retail and Service Uses									
Alcohol or Tobacco Sales Establishment	P*	P	P	P	P	P*	P*		*Section 17.20.030
Bank	P	P	P	P	P*	P*	P		Section 17.20.030 *Section 17.14.020
Bed and Breakfast				P			P		Section 17.20.030

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	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR		CBD-2	
					CBD1	CBD2		
Car Wash		S	P					Section 17.24.100
Currency Exchange		P	P	S				
Day Care Center	P	P	P	S			P	
Drive-Through Facility	S	S	S	SA			SA	Section 17.24.100
Financial Institution	P	P	P	P	P*	P*	P	*Section 17.14.020
Gas Station		P	P					Section 17.20.030
Heavy Retail and Service		P	S					
Home Improvement Center		P	P					
Hotel/Motel		P	P	P	P			
Medical/Dental Clinic	P	P	P	P	P*	P*	P	*Section 17.14.020
Motor Vehicle Rental	P	P	P				P	
Motor Vehicle Service and Repair, Minor	P	P	P					Section 17.20.030
Motor Vehicle Sales and Leasing		P	P					Section 17.20.030
Office, Business and Professional	P	P	P	P	P*	P*	P	*Section 17.14.020

TABLE 17.14-1

PERMITTED AND SPECIAL USES

P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT							
	BL	BC	BR	CBD- 1	DOWNTOWN OVERLAY FIRST FLOOR	CBD- 2	SPECIFIC USE STANDARDS	
					CBD1	CBD2		
Outdoor Sales, Permanent	SA	SA	SA	S	S			Section 17.20.030
Outdoor Sales, Temporary	A	A	A	A	A		A	Section 17.20.040, 050
Pawn Shop			S					
Personal Services	P	P	P	P	P	P	P	
Pet Care Facility	S	S	S					
Coffee or Tea Room	A	P	P	P	P	A	A	
Recreational Cannabis Dispensing Organization		S	S					Section 17.20.030
Restaurant	S	P	P	P	P			
Retail Sales	P	P	P	P	P	P	P	
Tattoo Parlor			S					
Tavern/Bar	S	P	P	P	P			
Theater		P	P	P	P			
Veterinary Office/Animal Hospital		P	P					
Industrial/Storage Uses								

TABLE 17.14-1

PERMITTED AND SPECIAL USES

P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT							
	BL	BC	BR	CBD- 1	DOWNTOWN OVERLAY FIRST FLOOR		CBD- 2	SPECIFIC USE STANDARDS
					CBD1	CBD2		
Mini-Warehouse		P	P					
Temporary Motor Vehicle Storage		P	P					Section 17.20.030
Other Uses								
Accessory Uses	A	A	A	A	A	A	A	Chapter 17.20, 17.22
Parking Garage/Structure			A	S	S	S	SA	Chapter 17.24
Parking Lot, Private	A	A	A	A	A	A	A	Chapter 17.24
Parking Lot, Public				P	P	P	P	Chapter 17.24
Planned Unit Development	S	S	S	S	S	S	S	Chapter 17.04
Transportation Operations Facility		S	P	S				
Communication Tower*		S	S					Section 17.22.020
Communication Antenna	P	P	P	P			P	Section 17.22.020
Utility, Community/Regional		S	S				S	
Utility, Local	P	P	P	P	P	P	P	
Wind Turbine, Structure Mounted	A	A	A					Section 17.22.020.G

TABLE 17.14-1

PERMITTED AND SPECIAL USES

P=Permitted Use	ZONING DISTRICT					DOWNTOWN OVERLAY FIRST FLOOR	CBD-2	SPECIFIC USE STANDARDS
	BL	BC	BR	CBD-1				
S=Special Use								
A=Permitted Accessory Use								
SA=Special Use, Accessory Only						CBD1	CBD2	
Wind Turbine, Tower Mounted		S	S					Section 17.22.020.H

*Communication Towers that are Wireless Support Structures supporting Small Wireless Facilities, as defined in Chapter 13. 24 " Small Cell Wireless Facilities", are permitted uses in any Right- of-Way within the City, and, in conformance with State law, are permitted uses in the BL, BC and BR Zoning Districts when all other applicable zoning requirements and the requirements of Chapter 13. 24 are met.

(2019-Z-19 : § 2; 2018-Z-22 : § 2; 2018-Z-20 : § 2; 2014-Z-5 : § 2; 2013-Z-20 : § 2; 2011-Z-11 : § 2; 2008-Z-24 : § 4; 2008-Z-3 : § 2; 2003-Z-13 : § 4, 6, 7; 2001-Z-42 : § 1; 2001-Z-40 : § 1; 2001-Z-11 : § 2, 3; 1999-Z-20 : § 1; 1998-Z-19 : § 1; 1996-Z-12 : § 11-13; 1995-Z-5 : § 1; 1993-Z-19 : § 4; 1993-Z-4 : § 1 (B, D); 1990-Z-7 : § 1; 1989-Z-6 : § 1; 1986-Z-11 : § XI; 1986-Z-4 ; 1985-Z-2 : § 1; 1984-Z-6 : § 2; 1984-Z-4 : § 1; 1984-Z-3 : § 1; 1983-Z-9 : § 1; 1982-Z-3 : § 1; 1982-M-16 : § 1; 1981-Z-7 : § 2; 1981-Z-3 : § 1; 1980-Z-13 : § 1; 1980-Z-3 : § 1; 1978-Z-3 ; 1976-Z-15 : § 2; 1975-Z-8 : § 1; 1973-Z-1 : § 1; 1972-Z-56 : § 1, 2; 1972-Z-46 : (A, B, C (part)); 1968-31 : (part); 1967-14 : (part); 1966-33 : § 1, 2; 1961-29 ; 1960-16 : § VIII (E) (2); 1960-16 : § VIII (F) (2, 3); 1960-16 : § VIII (E) (3); 1960-16 : § VIII (D) (2, 3); 1960-16 : § VIII (C) (2, 3); 1960-16 : § VIII (B) (2); 2016-Z-5 : § 2)

17.14.030 – Bulk regulations

Table 17.14-2 establishes the bulk regulations for the business districts.

TABLE 17.14-2					
BUSINESS AND MIXED USE DISTRICTS					
BULK REGULATIONS					
ft = feet sf = square feet du = dwelling unit B = building and structures P = parking lots	ZONING DISTRICT				
	BL	BC	BR	CBD-1	CBD-2

17.14 â Business and Mixed Use Districts

Minimum Lot Area[1]	Dwelling, Upper Level: 3,000sf/du, Minor Motor Vehicle Service & Repair: 1 acre Other Uses: No minimum lot area	1 acre	1 acre	Dwelling, Upper Level & Multi-family: 1,000 sf/du Nonresidential Uses: No minimum lot area	Single- Family: 4,400 sf All Other Residential Uses: 2,200 sf/du Non- Residential Uses: 5,000 sf
Minimum Lot Width	None	None	None	None	50 ft
Maximum Building Coverage[2]	60%	40%	30%	None	Single- family: 25% All other uses: 40%
Maximum Gross Floor Area per Building	10,000 sq	75,000 sq	None	40,000 sq	10,000 sq
Maximum Building Height	30 ft	40 ft	40 ft	50 ft	40 ft
Front Yard[3]	B: Minimum 20 ft P: Minimum 10 ft	B, P: Minimum 20 ft	B, P: Minimum 20 ft	B: Maximum 5 ft/No Minimum P: Minimum 5 ft	B, P: Minimum 5 ft
Side Yards:					
Interior Side Yard	B: Minimum 5 ft P: None	B: Minimum 10 ft P: None	B: Minimum 15 ft P: None	B: If provided, minimum 5 ft P: None	B: Minimum 5 ft P: None
Exterior Side Yard	B: Minimum 20 ft P: Minimum 10 ft	B, P: Minimum 20 ft	B, P: Minimum 20 ft	B: Maximum 5 ft/No minimum P: Minimum 5 ft	B, P: Minimum 5 ft
Minimum Rear Yard	B: 20 ft, P: None	B: 30 ft, P: None	B: 30 ft, P: None	B,P: None	B: 20 ft, P: None

17.14 â Business and Mixed Use Districts

Landscape Buffer Yard (B, P)[4]	10 ft	25 ft	40 ft., except on lots with a building over 150,000 sf of gross floor area: 80 ft.	None	10 ft
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[1] The Lot Area for Two Family, Townhouse and Multi-Family developments with more than one lot may be calculated by adding the land area of all lots and common areas on which one category of dwellings is located, and dividing the total land area by the total number of dwelling units of that category. Common areas may be included in the calculation of land area, except for the area within a public or private street right of way; if no right of way is designated to private streets, the area between the backs of curbs of the private street shall be excluded.

[2] In the CBD-2 District, if a detached garage is provided in lieu of an attached garage, or if an attached garage is accessed via an alley, a) on lots 65 feet or less in width, 500 square feet of additional Building Coverage is allowed, and b) on lots more than 65 feet in width, 250 square feet of additional Building Coverage is allowed.

[3] If an existing parking facility is resurfaced or reconstructed, and the parking facility does not meet the current yard requirement, the required yard may be reduced by fifty percent (50%). If the existing parking facility is set back at a distance greater than fifty percent (50%) of the required yard of the Zoning District, the existing parking facility setback shall not be reduced (See Section 17.24.010A).

[4] Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards. (2019-Z-1 : § 3; 2016-Z-19 : §3; 2015-Z-27 : §3 & 4; 2013-Z-21 : § 2; 2012-Z-5 : § 3; 2011-Z-1 : § 12; 2008-Z-24 : § 6; 1986-Z-11 : § XIII & XIV; 1980-Z-20 : § 1; 1972-Z-46 : § (A, B, C) (part); 1968-31 : (part); 1960-16 : § VIII (F) (4,5); 1960-16 : § VIII (E) (4,5); 1960-16 : § VIII (D) (4, 6, 7); 1960-16 : § VIII (C) (4, 5); 1960-16 : § VIII (B) (4, 5))