

Zoning & Historic Districts in the Hill

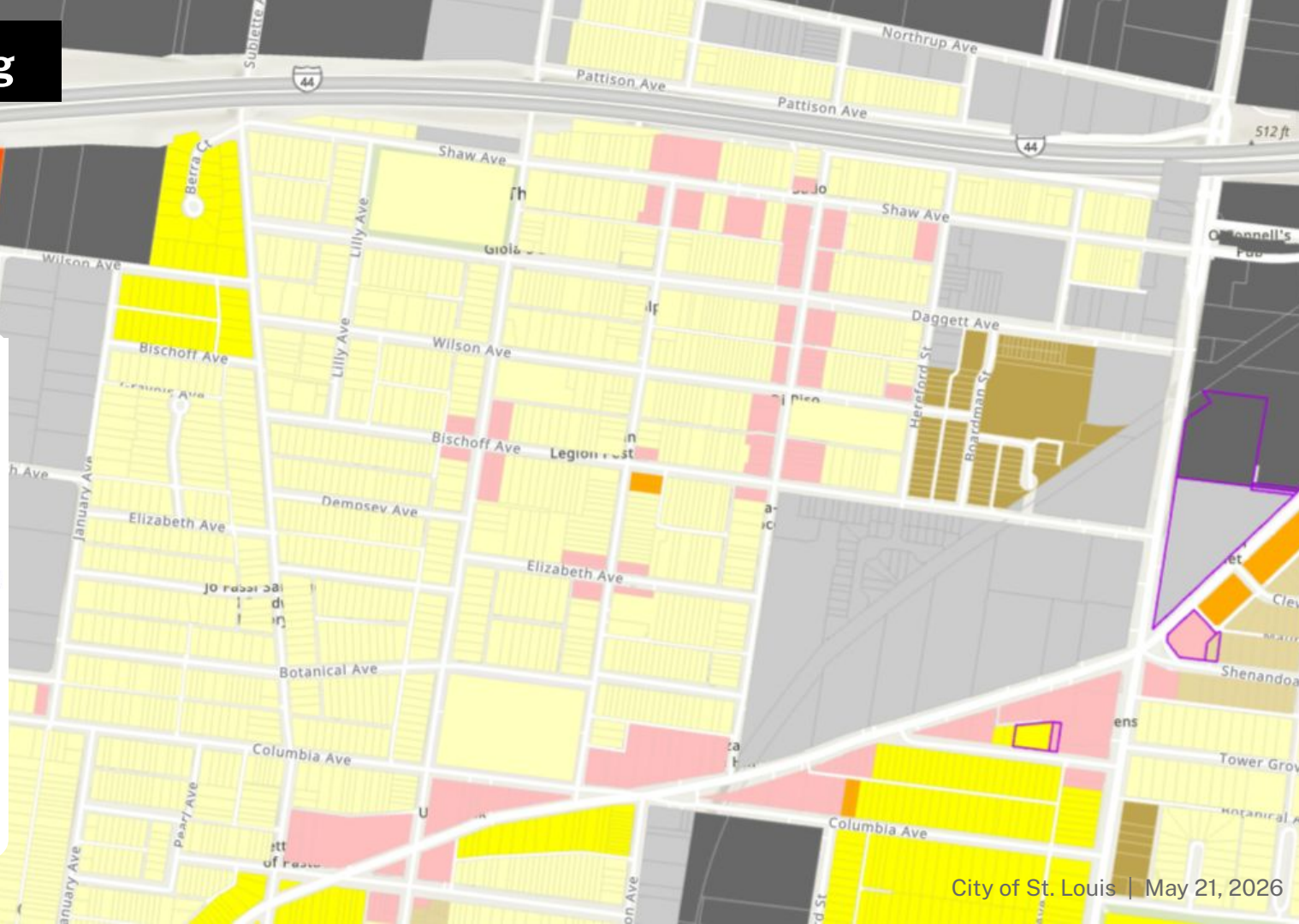
May 21, 2026

Bob Bettis
Mary Hart Burton
Miriam Keller

Director of the Cultural Resources Office
Zoning Administrator
City Planning Executive for General Planning & Design

Current Zoning

- A Single-Family Residential Dwelling District
- B Two-Family Dwelling District
- C Multiple-Family Dwelling District
- D Multiple-Family Dwelling District
- E Multiple-Family Dwelling District
- F Neighborhood Commercial District
- G Local Commercial and Office District
- H Area Commercial District
- I Central Business District
- J Industrial District
- K Unrestricted District
- L Jefferson Memorial District
- Multi-Zone



Why the Zoning Upgrade?

St. Louis's zoning code **dates back to the 1950s**. Today, it is being updated **for the first time in 70 years**.

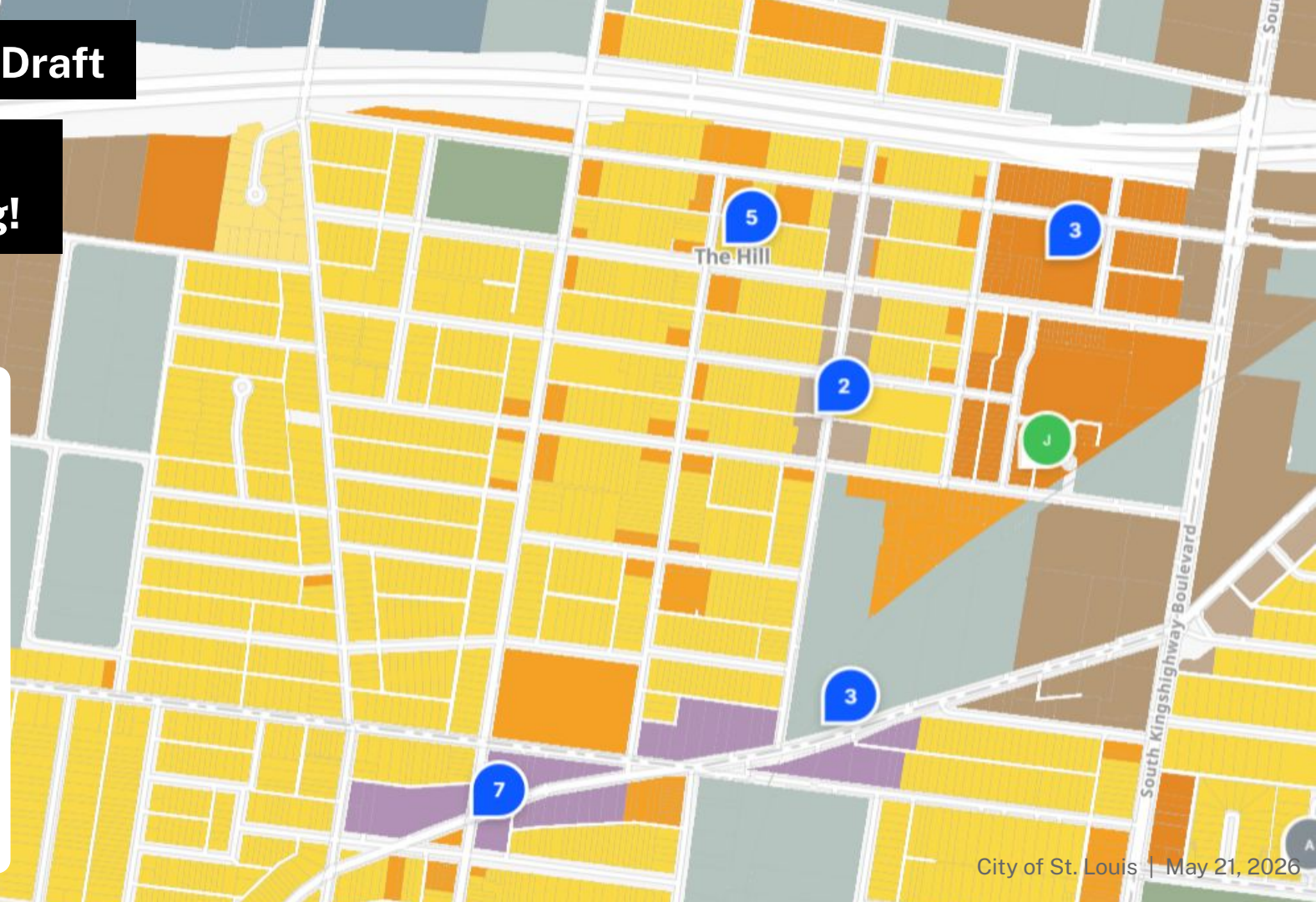
The Zoning Upgrade is a major opportunity to think deeply about how St. Louis will **regulate its land use and built form in the future**.

(Very) Early Draft

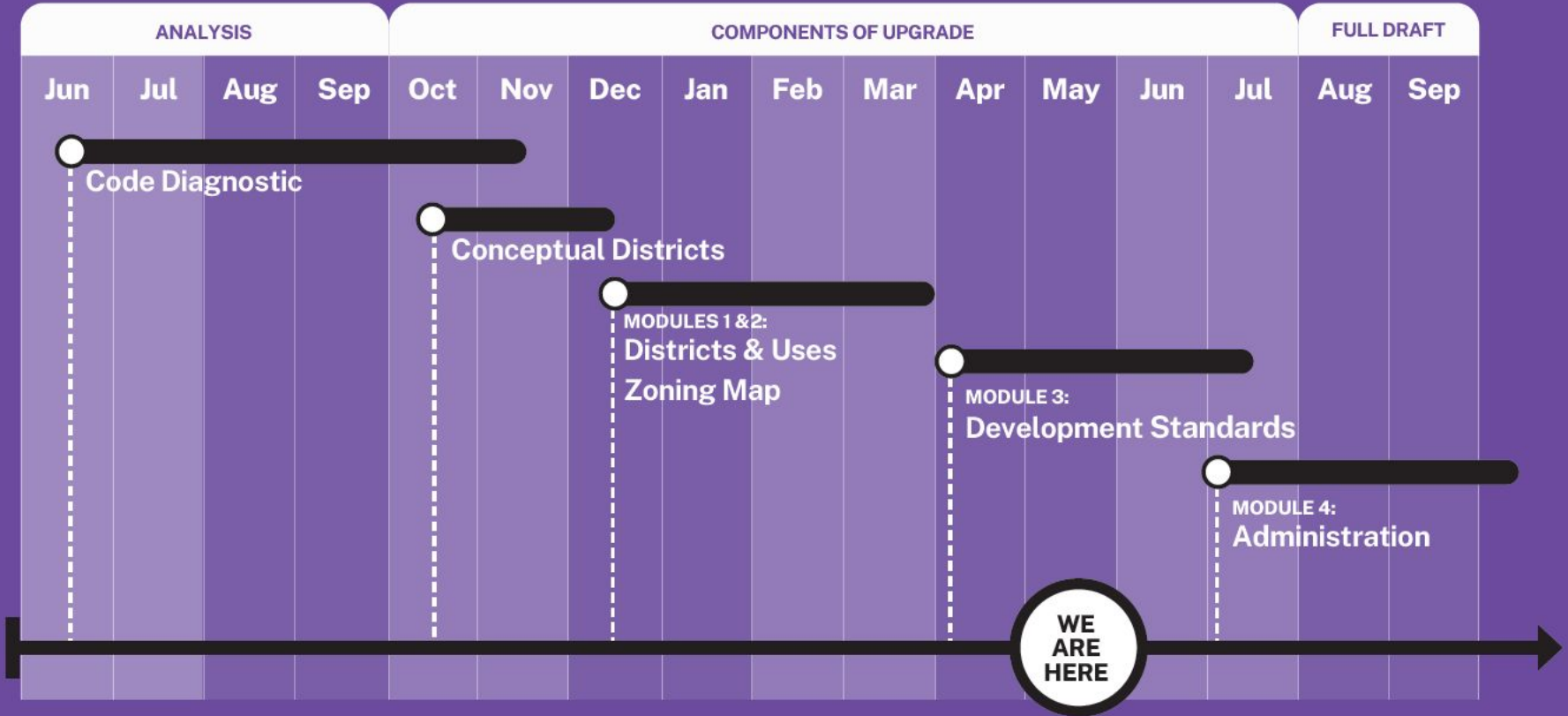
**Please keep
commenting!**

▼ DRAFT Districts March 2026

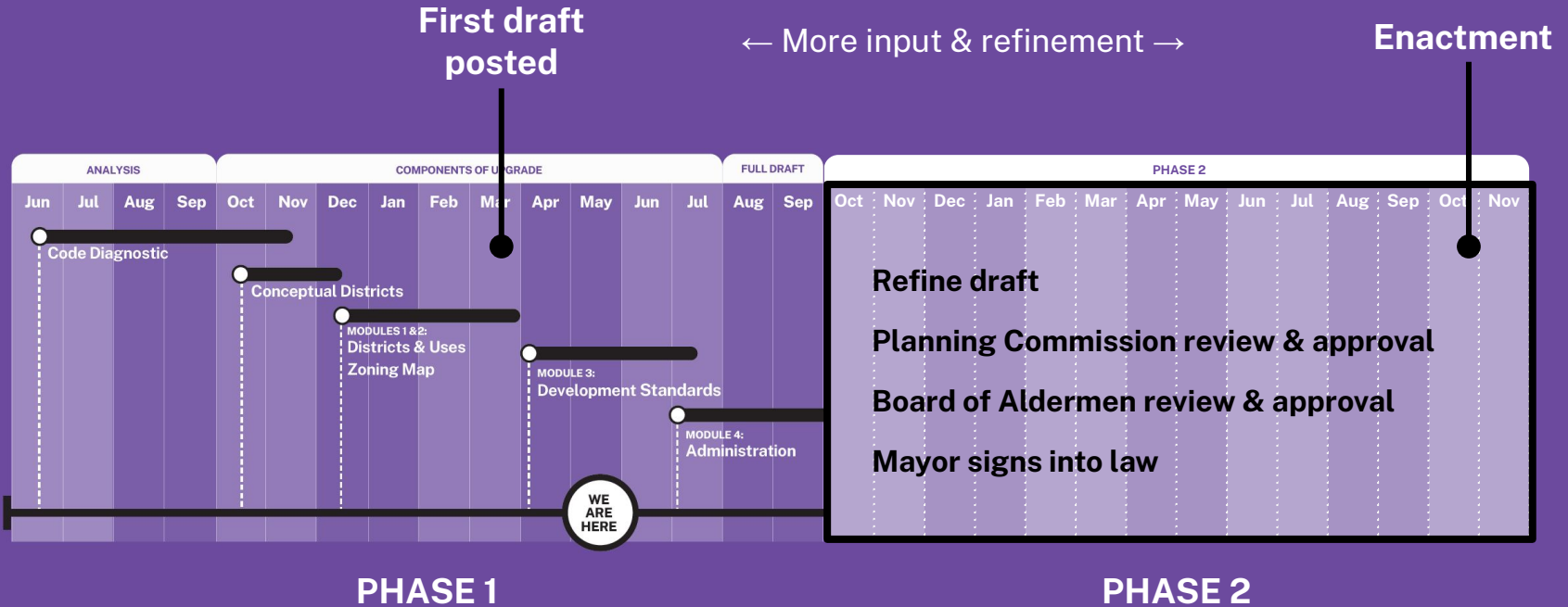
- N-CT Neighborhood Cottage
- N-A Neighborhood A
- N-B Neighborhood B
- N-C Neighborhood C
- NM-3 Neighborhood Mixed Use 3
- NM-5 Neighborhood Mixed Use 5
- NM-8 Neighborhood Mixed Use 8
- MX-3 Mixed Use 3
- MX-5 Mixed Use 5
- MX-8 Mixed Use 8
- MX-15 Mixed Use 15
- MX-U Mixed Use Unlimited
- CG Commercial General
- IX Industrial Mixed Use
- IL Industrial Light
- IH Industrial Heavy
- CA-5 Campus 5 Stories
- CA-25 Campus 25 Stories
- PK Parks & Community Space
- OS Other Open Space



Phase 1 ZOUP Schedule



Bigger-Picture ZOUP Schedule

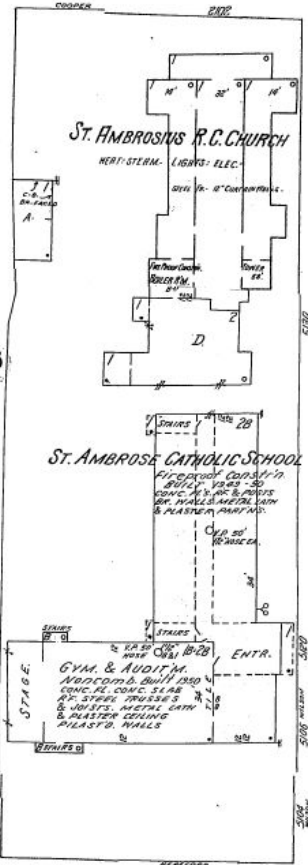
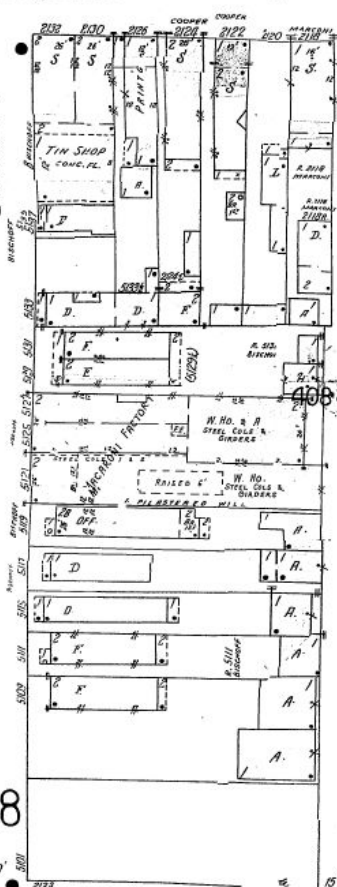


BISCHOFF

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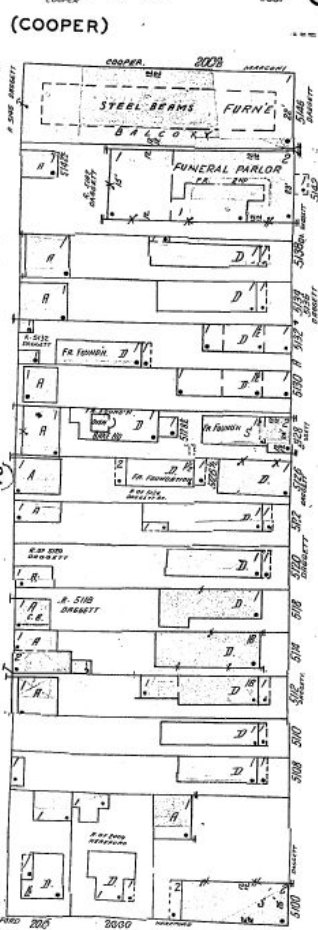
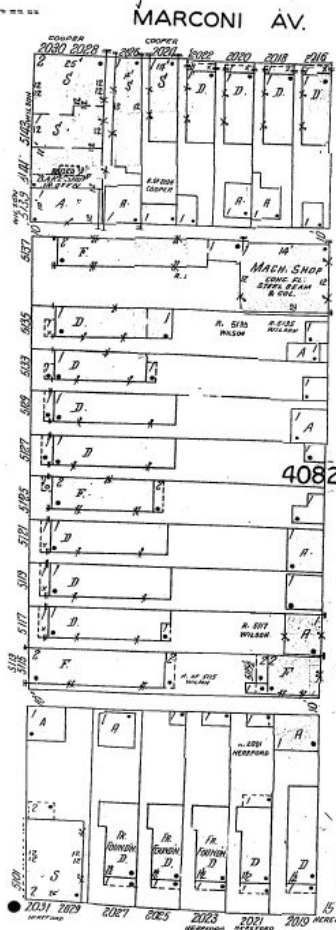
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WILSON

MARCONI AV. (COOPER)



DAGGETT

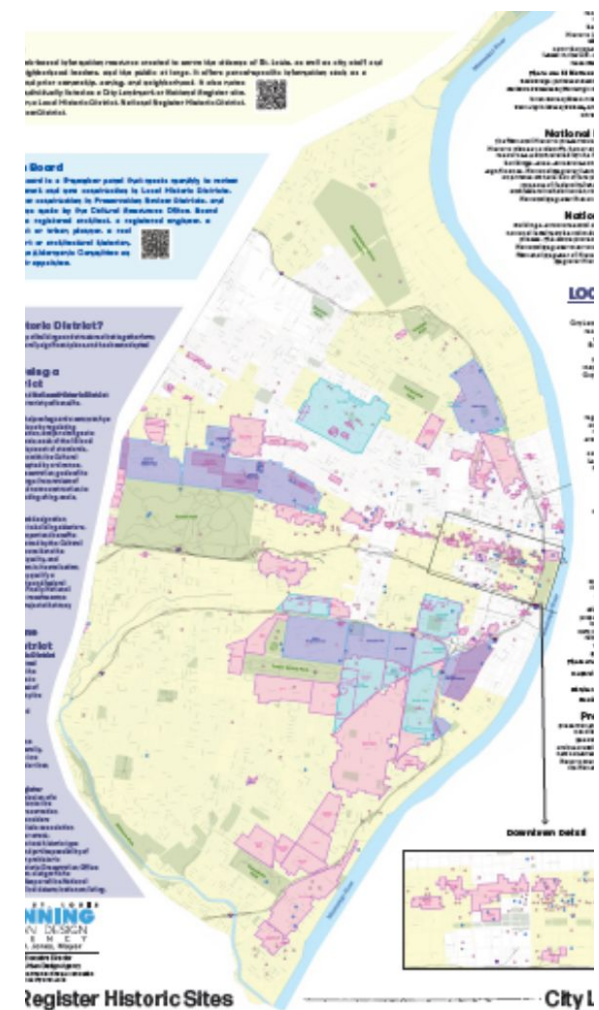
1955
SANBORN
FIRE
INSURANCE
MAP

HEREFORD

Scale of Feet.

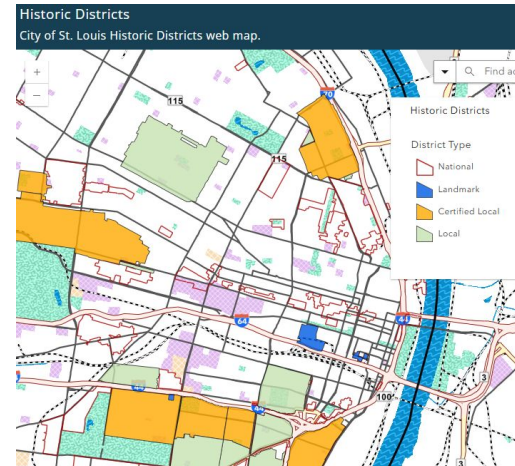
What is the Cultural Resources Office (CRO)?

- City department established in the late 1960s with the goal of protecting the city's historic resources.
- Housed in the Planning & Urban Design Agency
- Regulatory department review permits:
 - Exterior work and new construction in local historic districts
 - Demolition permits
 - City parks
 - City landmarks
 - Federal preservation law requirements



What is a LOCAL historic district?

- **A defined area recognized for its historic or architectural significance**
- **Within this defined area there a varying levels of potential regulation**
- **Exterior work only**
 - **Windows/Doors/Additions/Exterior Materials, etc.**
 - **Site work like physical alterations to front yards and fencing can be included**
- **New Construction and demolition**
- **Established by Ordinance!**
- **Currently 18 Local Historic Districts**



What is the process of establishing a local historic district?

- **The neighborhood must decide to pursue formation of a district.**
 - Meetings demonstrating public input has been considered.
 - Define the area that would become the local historic district.
 - Decide what the regulations would be:
 - Regulate the existing building stock and new construction?
 - New Construction only?
- Petition is filed with the Cultural Resources Office/Preservation Board.
- Item is considered by the Planning Commission and Board of Public Service who will make recommendations on the proposed district.
- Preservation Board holds final public hearing and has three options:
 - Approves petition, Approves with modifications or Disapprove.
- If Preservation Board approve the petition it is forwarded to Board of Alderman for an additional public hearing and final vote.

Questions & Discussion