



CITY OF GLENDALE COMPREHENSIVE PLAN & ZONING CODE UPDATE

**FINAL ENVIRONMENTAL SCAN – UPDATED
EXISTING CONDITIONS ANALYSIS**

May 13, 2024

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PROJECT OBJECTIVE

The objective of this planning process is to develop a complete **Comprehensive Plan** for the City of Glendale, along with a counterpart **Zoning Code Update**.

The Comprehensive Plan Update will cover the whole City of Glendale, which does not currently have a comprehensive plan.

The Zoning Code Update will comprehensively-update the City's existing Zoning ordinance (adopted 1969, with updates in 1974), including the creation of new zoning districts and regulations.





WHAT IS A COMPREHENSIVE PLAN?

“In the preparation of the city plan, the commission shall make careful and comprehensive surveys and studies of the **existing conditions and probable future growth** of the municipality.

The plan shall be made with the general purpose of guiding and accomplishing a coordinated development of the municipality which will, in accordance with existing and future needs, **best promote the general welfare**, as well as **efficiency and economy in the process of development.**”

Chapter 89, Section 89.350; RSMo

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is an **official document** adopted by a city as a **policy guide to decisions** about the physical development of the community.

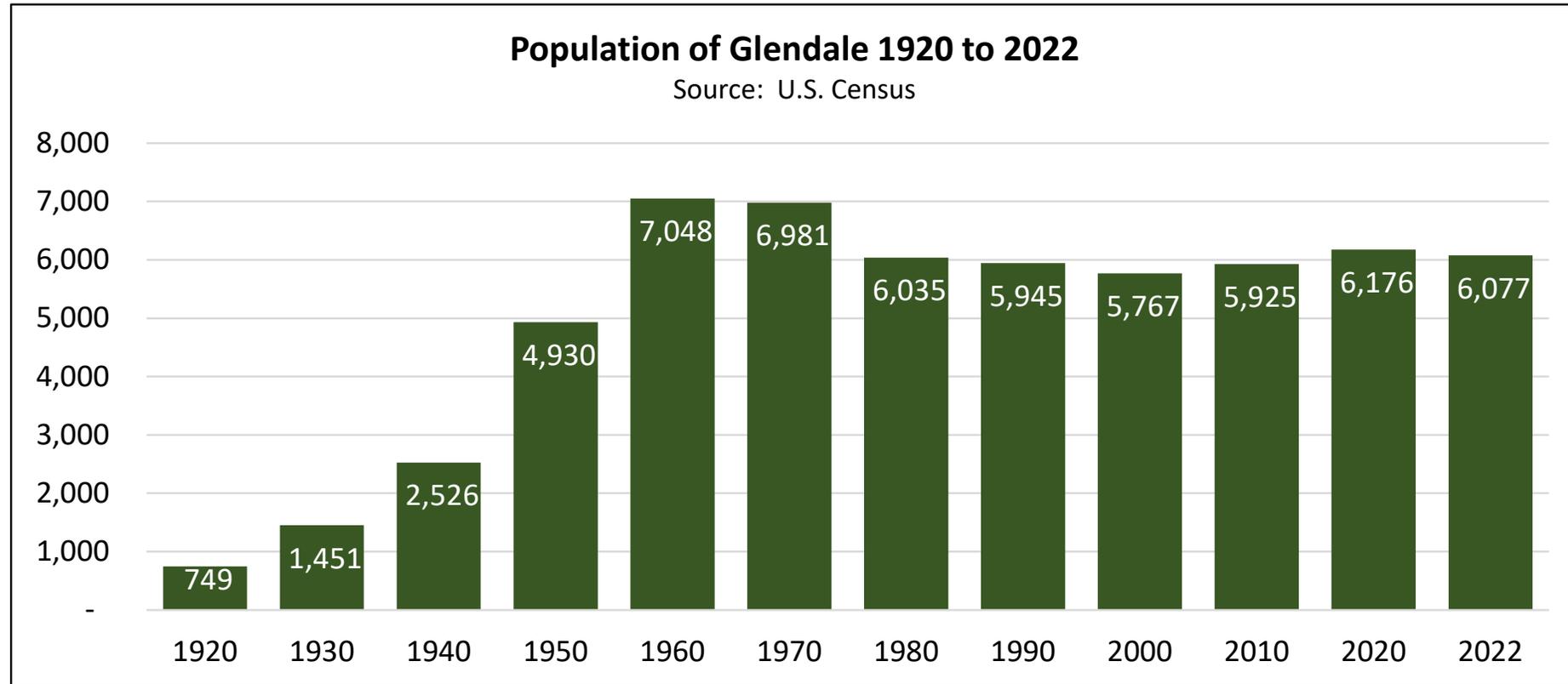
- **The plan is not a regulatory ordinance, but a guide to be used when regulatory ordinances are developed and administered.**
- **The plan is not a detailed capital improvement program showing precise locations of public improvements and community facilities; it is used as a guide in the detailed planning that must occur before those facilities are built.**

The plan is a comprehensive document in that it covers all portions of the city and all facilities that relate to development.



Glendale Population Trends 1920 to 2022

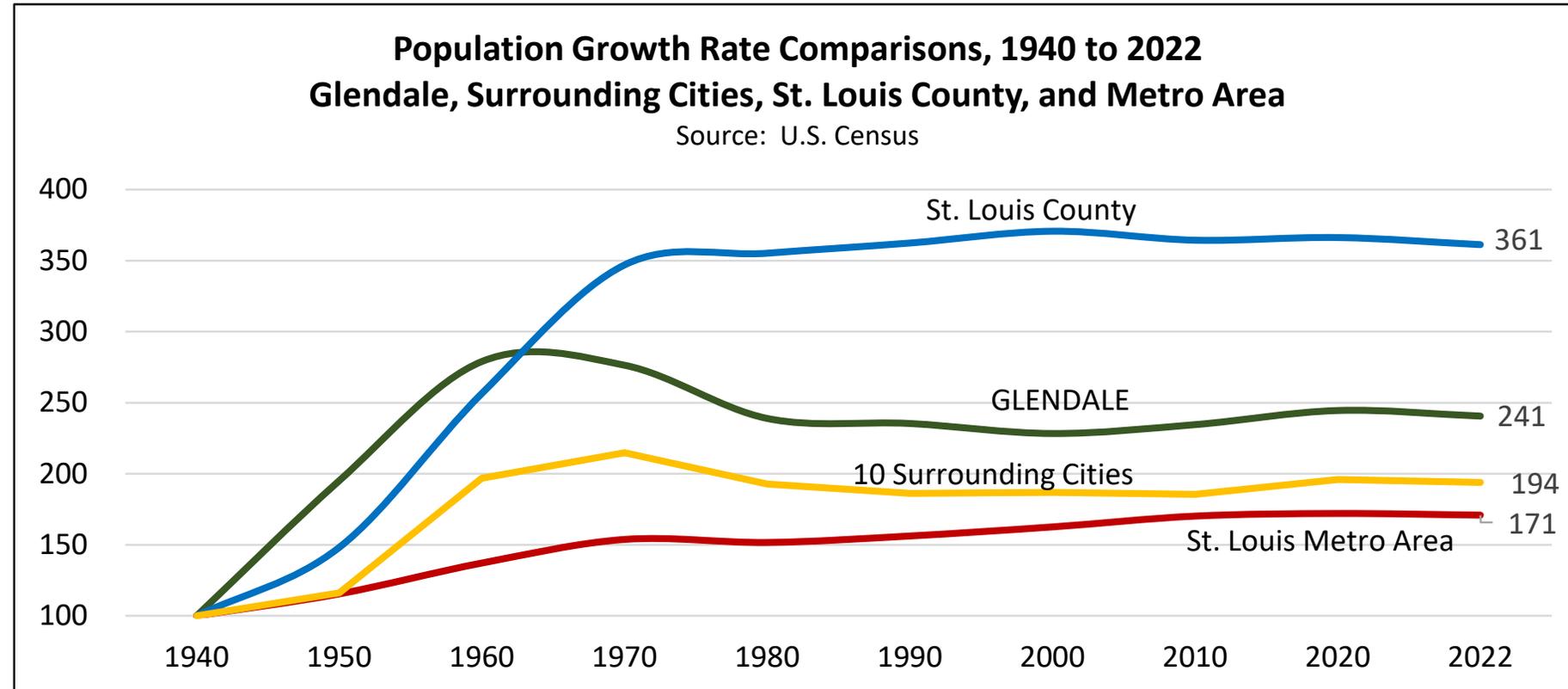
- First Glendale Census: 1920 (incorporated 1916)
- 749 residents, or 0.7% of St. Louis County's population of 100,737
- Peak population in 1960 at 7,048, 1.0% of the County
 - Surge of suburbanization
 - Increasingly larger families during the Baby Boom



- Subsequently shrinking household sizes: 6,176 residents in 2020, 0.6% of the County,
 - Highest population since 1970
 - Loss of 100 by 2022

Population Growth Comparisons 1940 to 2022

- Setting growth index at 100 in 1940
- Glendale grew 141% by 2022
- St. Louis County grew 261%
- St. Louis Metro Area grew 71%
- Ten surrounding cities* grew 94%



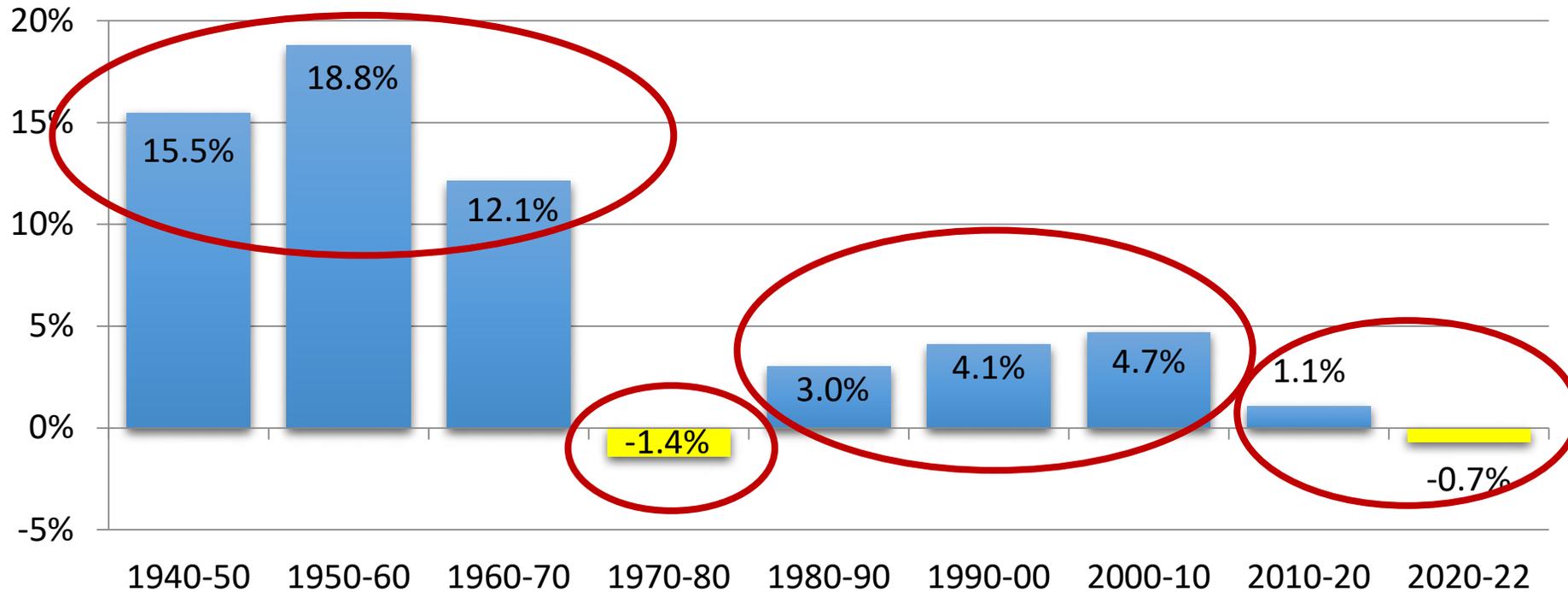
- After rapid suburbanization of St. Louis County into the 1970s:
 - Leveling off of County population, hovering around 1 million
 - Slight declines, then steady in Central County cities

*Kirkwood, Webster Groves, Oakland, Rock Hill, Huntleigh, Ladue, Frontenac, Crestwood, Des Peres, Warson Woods.

Challenges for Continued Population Growth

St. Louis Metropolitan Area Population Growth Rates by Decade

Source: U.S. Census Bureau (includes 15 counties in all decades shown)



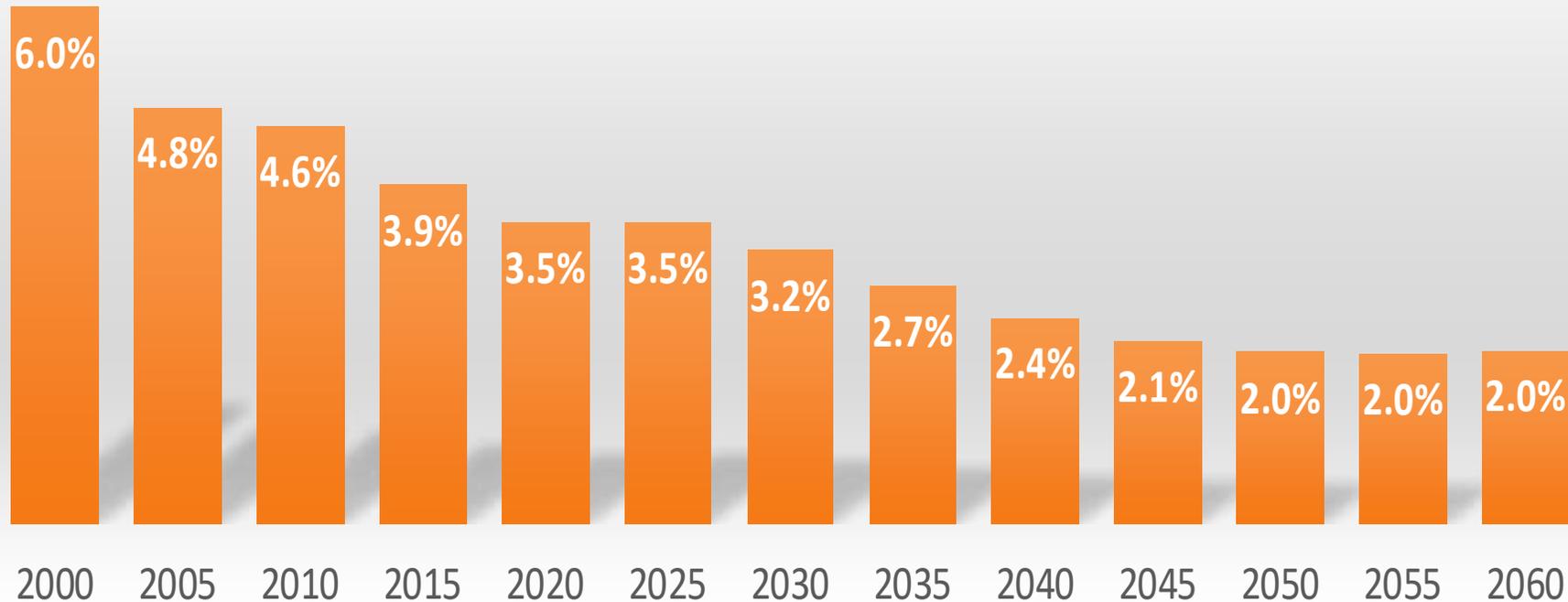
- Metro St. Louis Growth:
- 1940 to mid 1960s:
 - Same as USA
- 1970s: Net Loss
- 1980 to 2010:
 - $\frac{1}{4}$ to $\frac{1}{3}$ the USA growth rate
- 2010-2022:
 - Break Even
 - Recent Decline

Metro St. Louis has not demonstrated robust population growth for several decades.

Challenges for Continued Population Growth

U.S. Population Projected 5-Year Change Rates 2000 to 2060

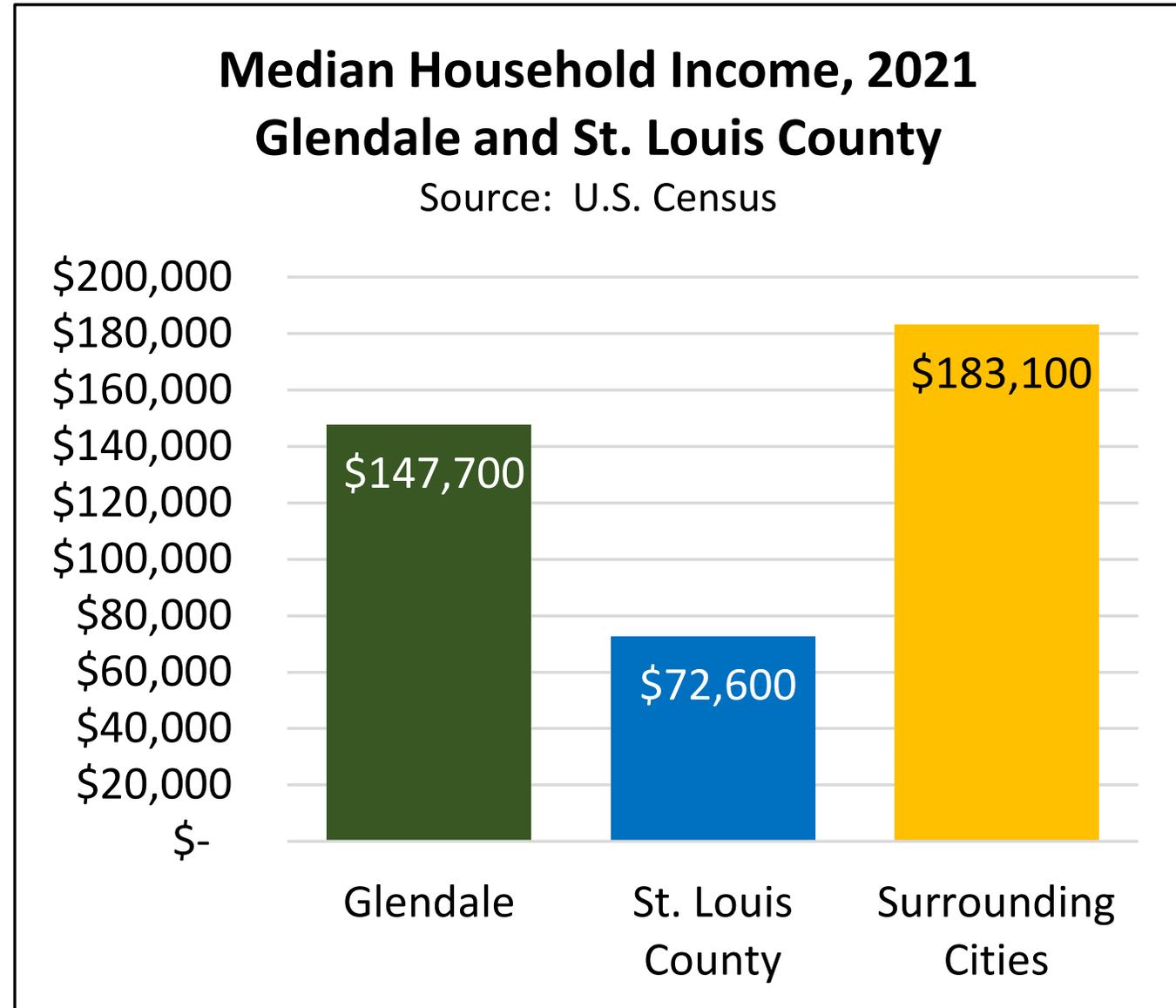
Source: U.S. Census Bureau



- USA Population Growth:
 - Declining rates of growth through 2060
 - Much smaller “new” growth to compete for in St. Louis

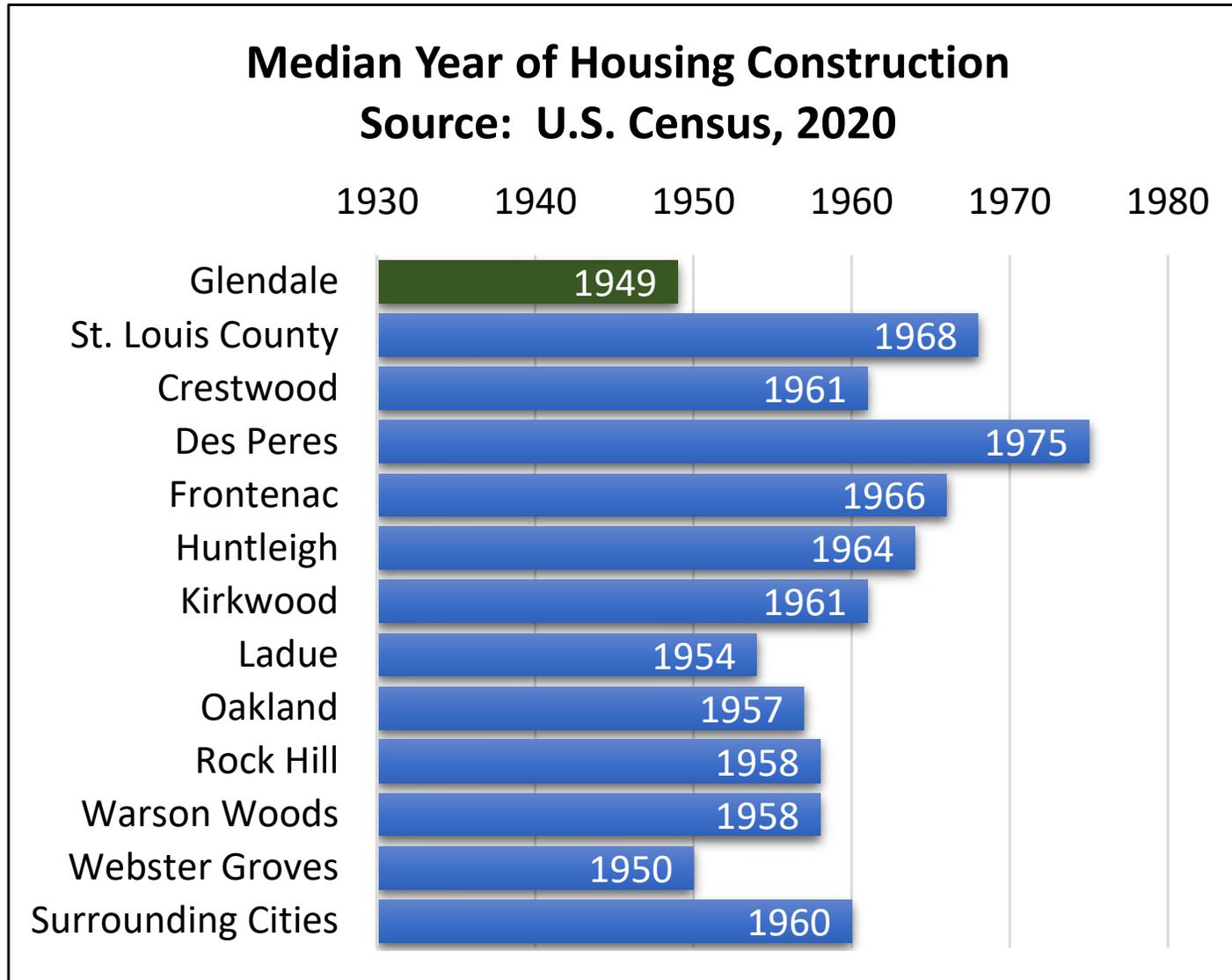
Median Household Income, 2021

- Glendale's median household income:
 - \$147,700
 - More than double St. Louis County
- Still, Glendale fell below the overall median of its ten surrounding cities
 - Higher medians in Des Peres, Huntleigh, Frontenac, Ladue, and Warson Woods.
 - Lower medians in Kirkwood, Webster Groves, Crestwood, Oakland, and Rock Hill.



Median Year Housing Constructed, 2020

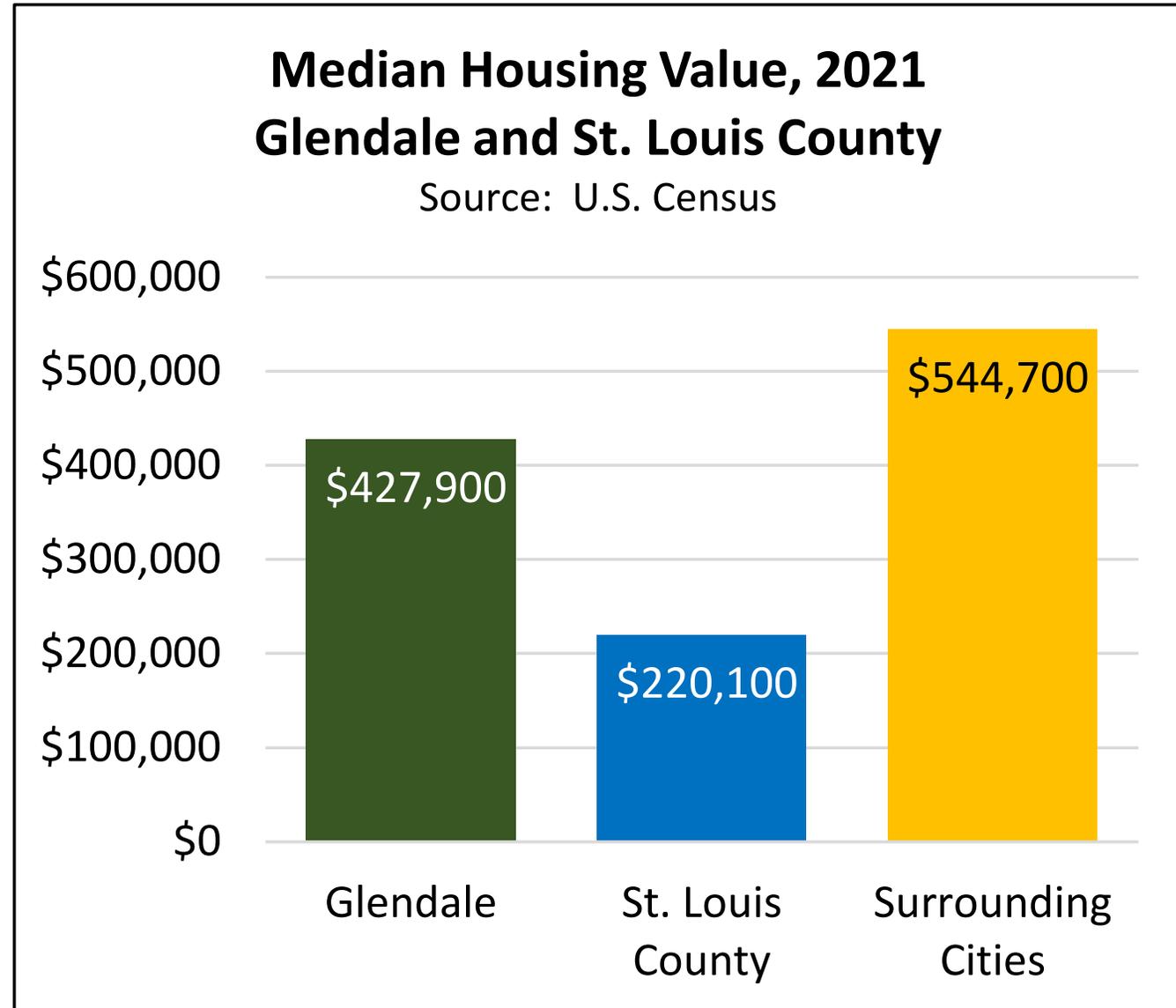
Glendale is Relatively Old



- The median house in Glendale was built in 1949
 - Half before then, half after
- Des Peres is relatively young (1975)
- St. Louis County: 1968
- Surrounding Cities: 1960 (ranging from 1950 to 1975)

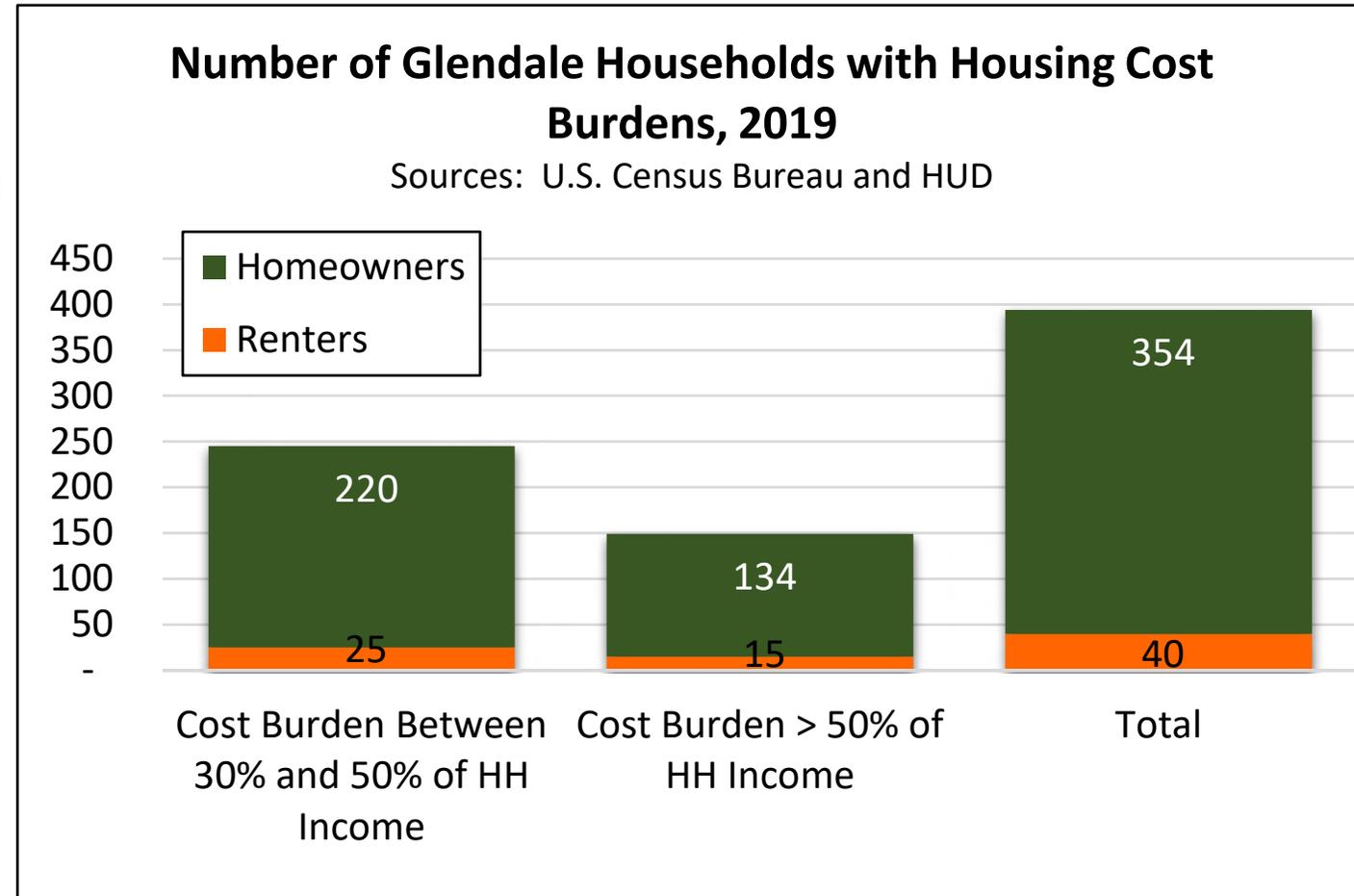
Median Housing Value, 2021

- Glendale's median housing value:
 - \$427,900
 - Almost double St. Louis County
- Still, Glendale fell below the overall median of its ten surrounding cities
 - Higher medians in Des Peres, Huntleigh, Frontenac, Ladue, and Warson Woods.
 - Lower medians in Kirkwood, Webster Groves, Crestwood, Oakland, and Rock Hill.



Cost-Burdened Glendale Households, 2019

- U.S. Department of Housing and Urban Development *Comprehensive Housing Affordability Strategy (CHAS)* statistics
- Affordability Challenges (cost-burdened)
 - 354 Homeowner Households
 - 16.5% of all homeowners
 - 40 Renter Households
 - 44.4% of all renters



Housing Costs:

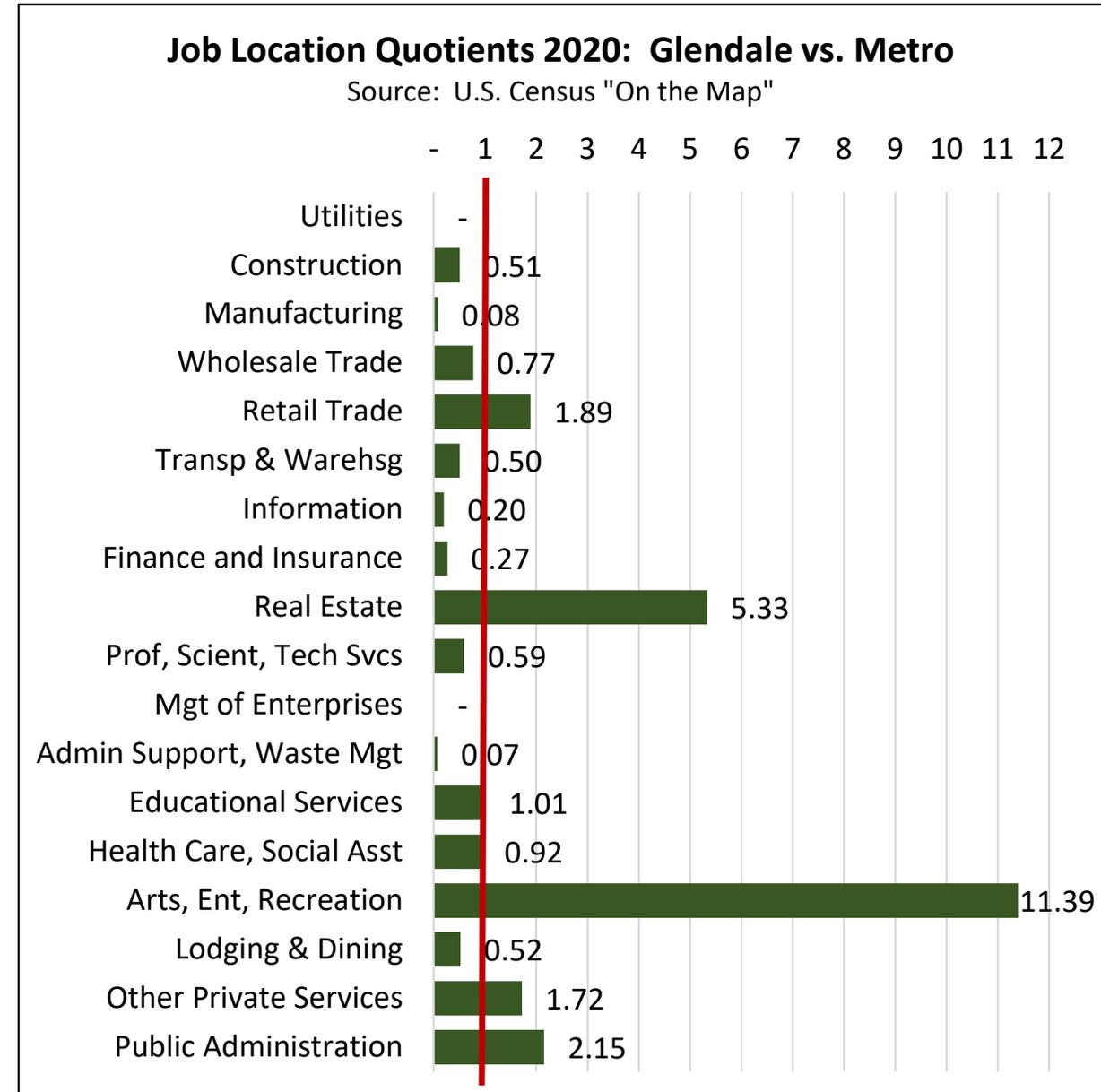
Homeowners: mortgage, HOA fees, utilities, insurance, taxes

Renters: contract rent *plus* utilities

Economic Development: Job Location Quotients, 2020

Job location quotients (LQs) compare the share of total jobs in Glendale to the share of jobs in the same sectors in the metro area. Ratios greater than 1.0 indicate a Glendale strength.

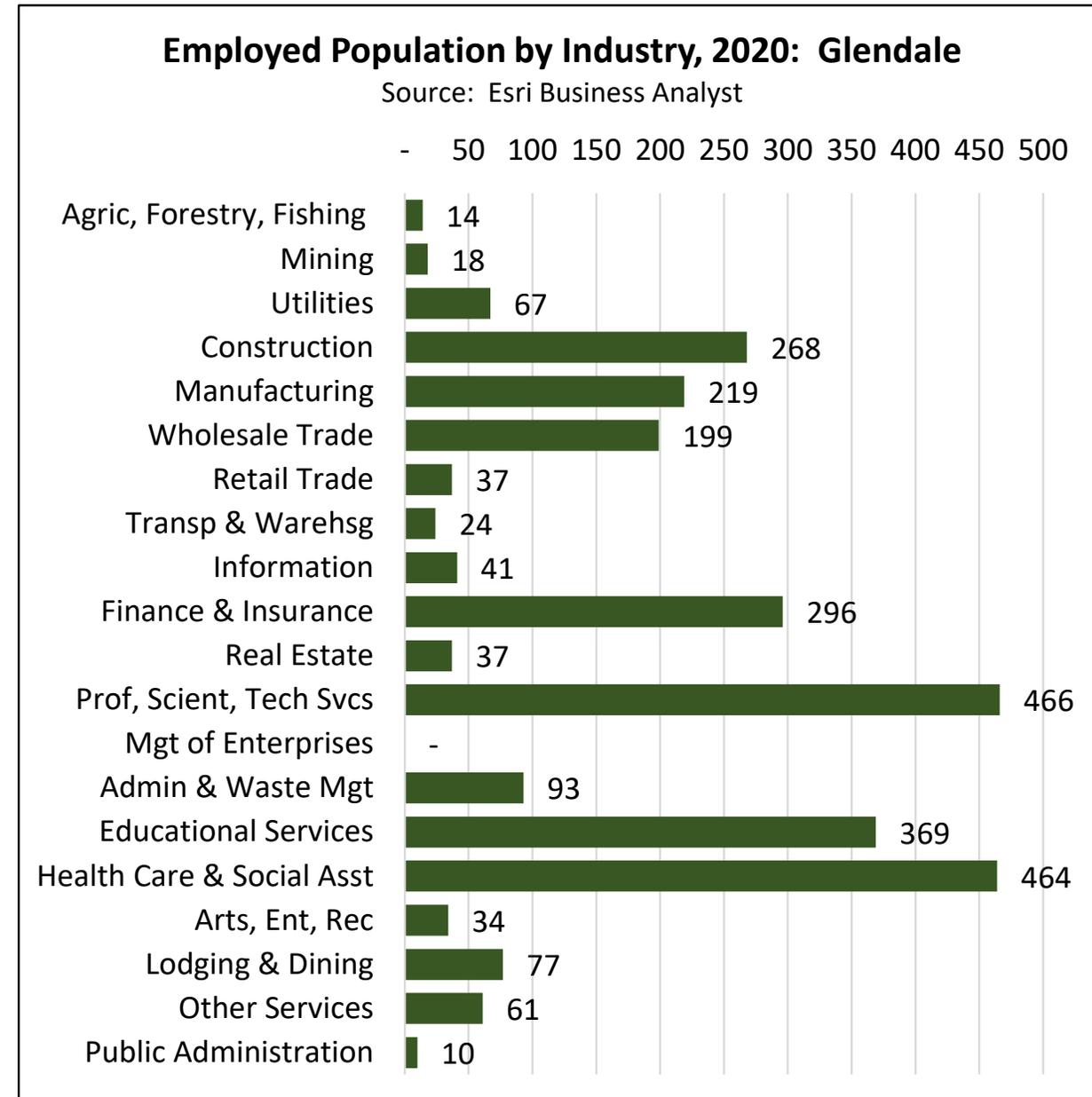
- Arts, Entertainment, and Recreation is a substantial job sector for Glendale:
 - At 11.39, the “concentration” of such jobs is far higher than throughout the metro area
- Other relative strengths:
 - Real estate jobs
 - Retail jobs
 - Other private services jobs
 - Public administration jobs



Employed Population by Sector of Employment, 2020

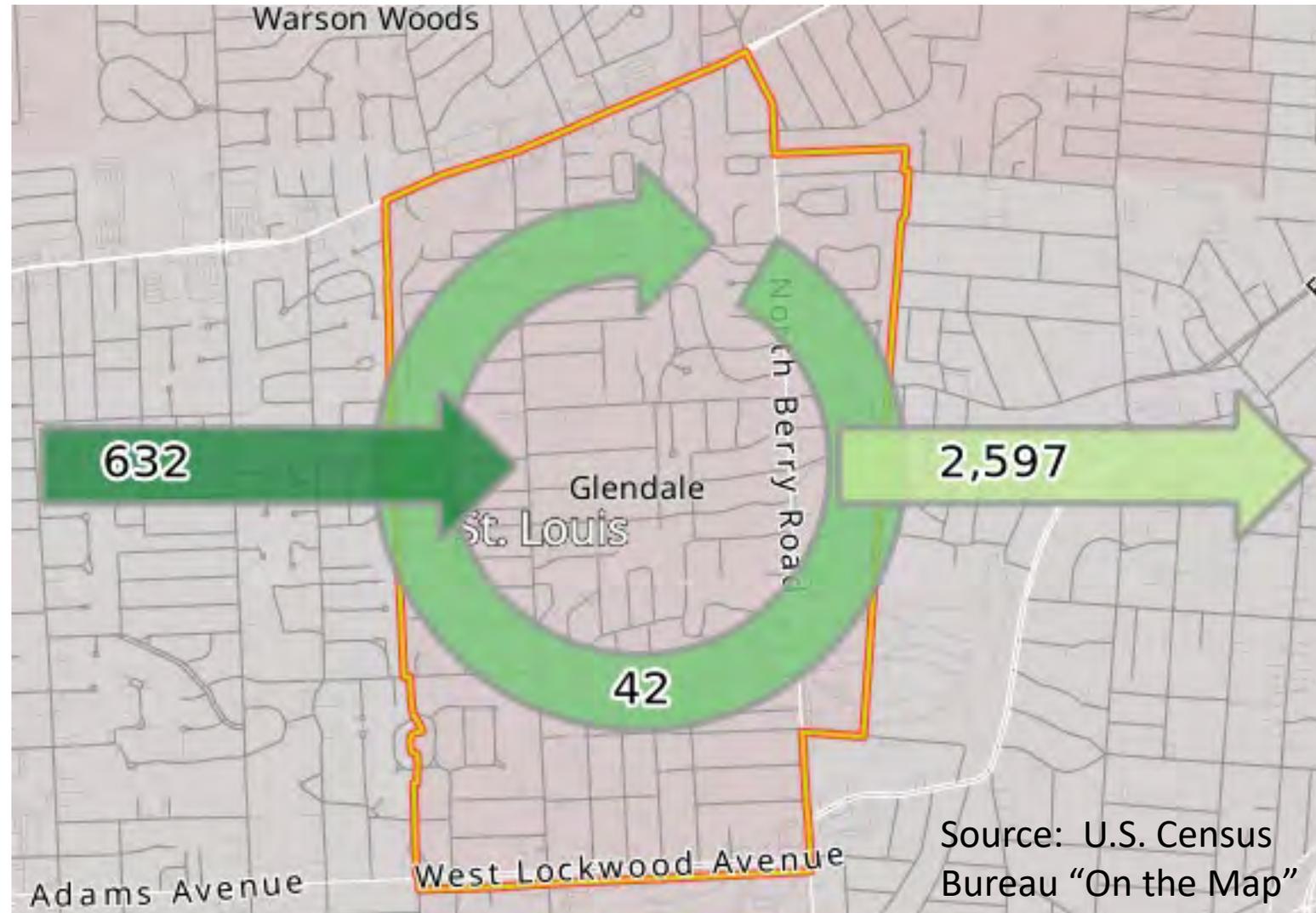
Almost 2,800 residents of Glendale held jobs during 2020 in a very wide variety of economic sectors. The skills and experience of Glendale residents are quite diverse.

- 466 residents (16.7% of those employed) were in professional, scientific, and technical services jobs—“brainpower jobs.”
- Another 464 (16.6%) were in health care or social assistance positions—most requiring advanced education and training.
- Other strong sectors among the resident population are educational services, finance and insurance, construction, and even manufacturing and wholesale trade.



Commuting Into and Out of Glendale, 2020

- Of the 674 jobs located in Glendale as of 2020, 632 (94%) were held by non-Glendale residents.
- Only 42 Glendale residents both lived and worked in the city.
- Of the 2,639 residents of Glendale holding jobs as of 2020, 2,597 (98%) commuted elsewhere for work.



Observations



Glendale is a high-value bedroom community, not an economic center

Mostly very prosperous, but some cost-burdened households

Not racially diverse, not housing diverse, old housing

Not likely to add or subtract significant population or jobs



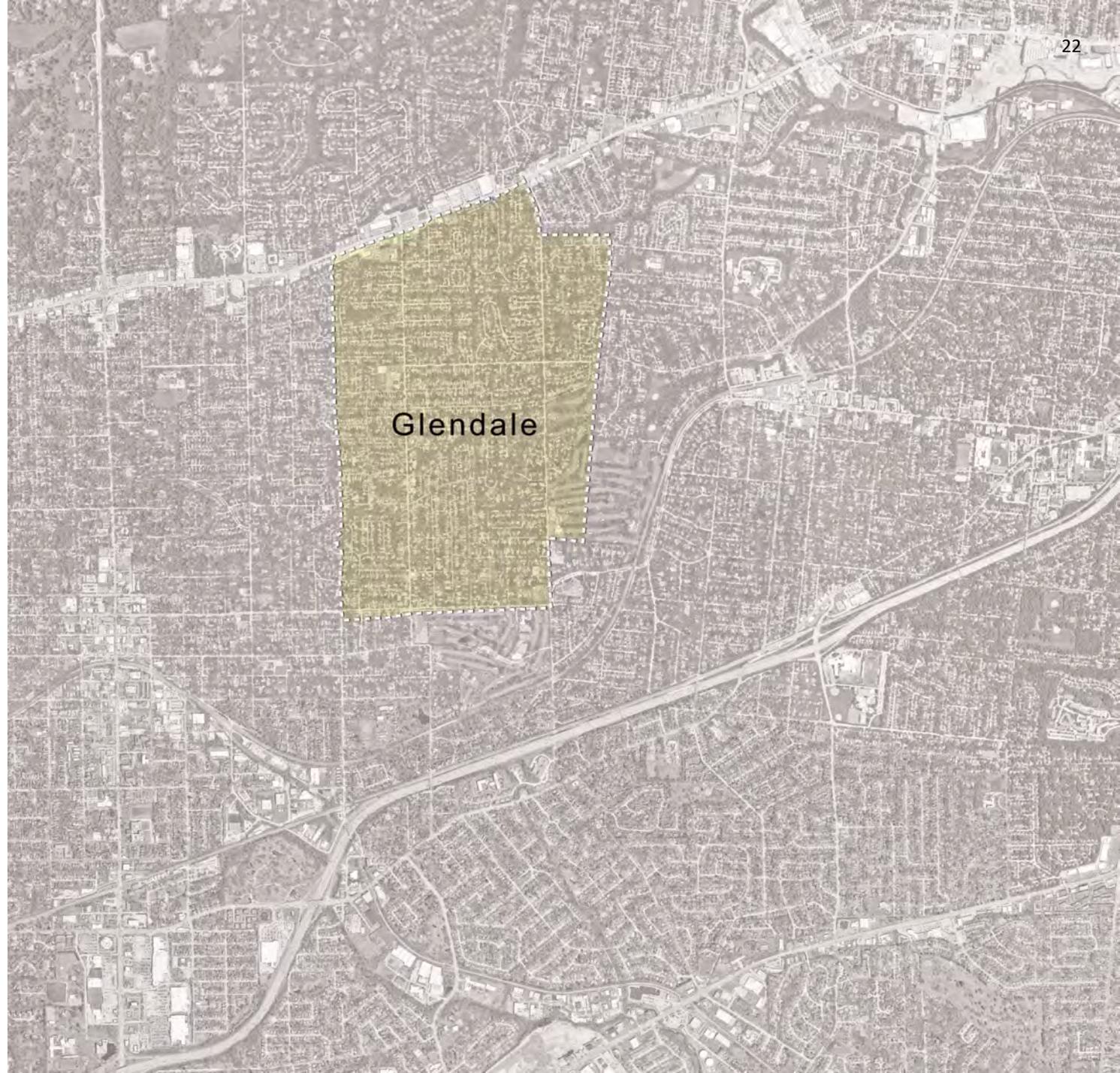
Existing Conditions Analysis
Context Analysis

- **Satellite**



Existing Conditions Analysis Context Analysis

- Satellite
- **City Limits**





H3

Existing Conditions Analysis Context Analysis

- Satellite
- City Limits
- **Surrounding municipalities**



Existing Conditions Analysis Context Analysis

- Satellite
- City Limits
- Surrounding municipalities
- **Local Accessibility**



Existing Conditions Analysis Context Analysis

- Satellite
- City Limits
- Surrounding municipalities
- Local Accessibility
- **Regional Accessibility**





H3

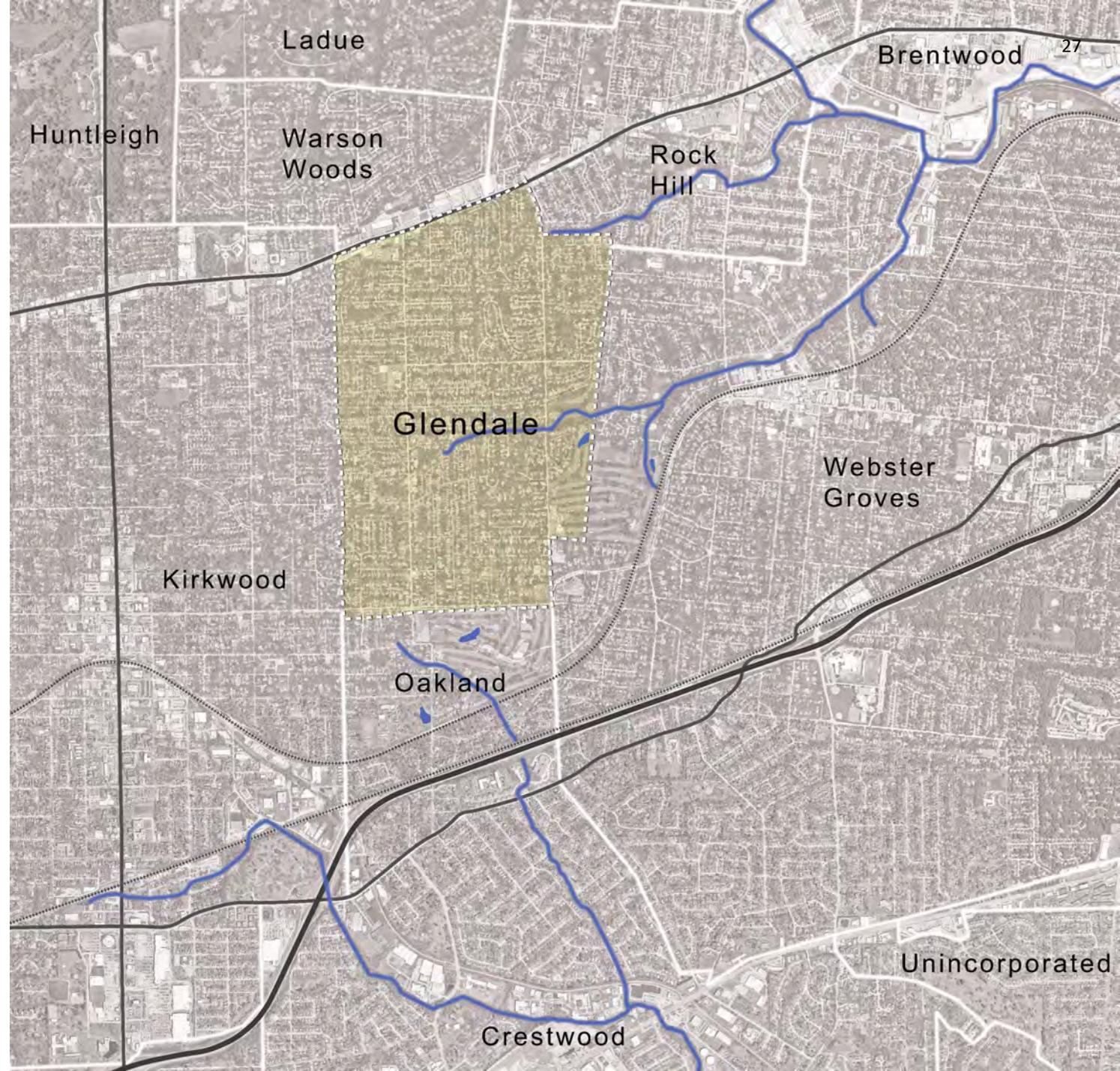
Existing Conditions Analysis Context Analysis

- Satellite
- City Limits
- Surrounding municipalities
- Local Accessibility
- Regional Accessibility
- **Utility Corridors**



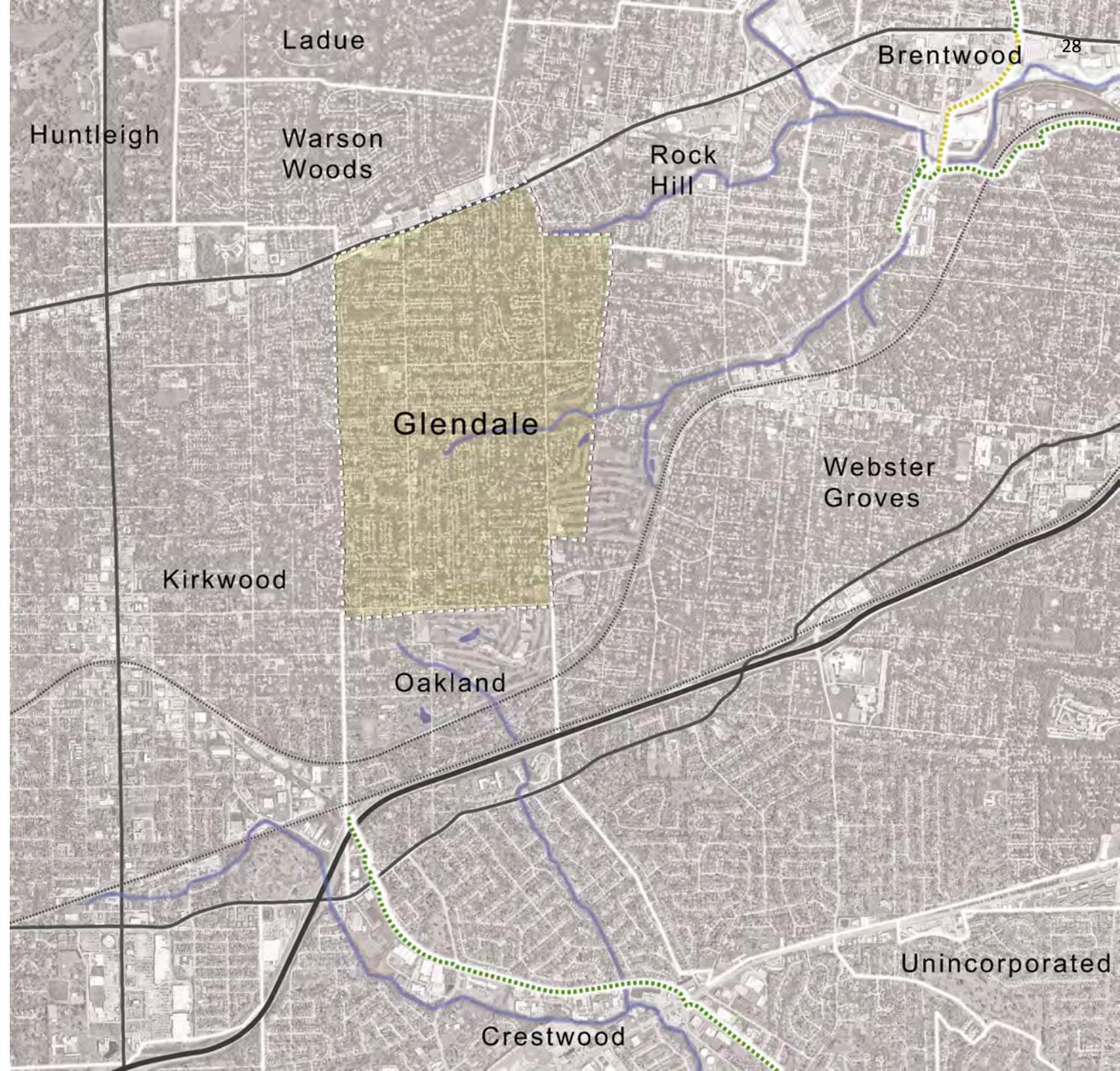
Existing Conditions Analysis Context Analysis

- Satellite
- City Limits
- Surrounding municipalities
- Local Accessibility
- Regional Accessibility
- Utility Corridors
- **Natural Systems**



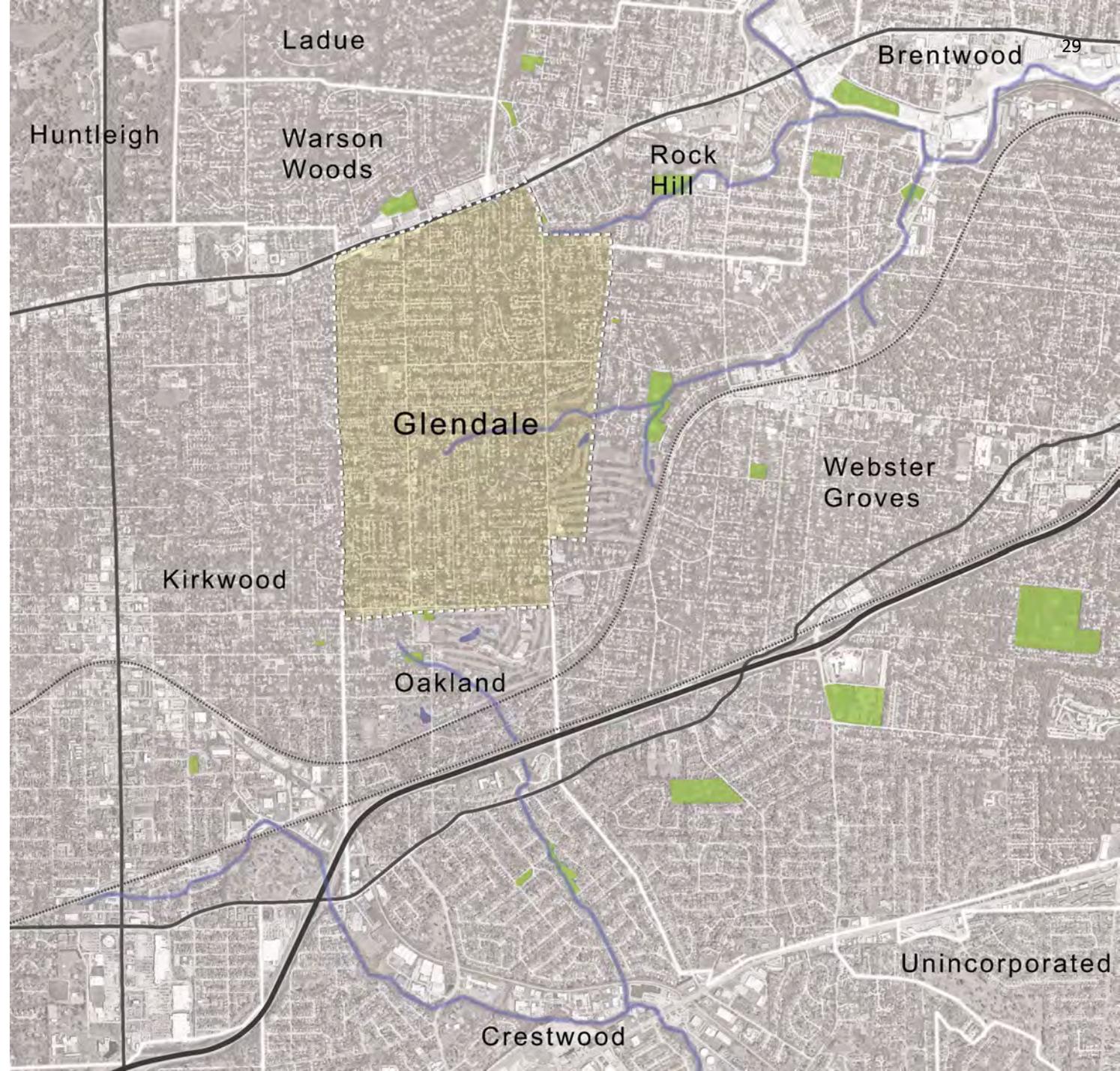
Existing Conditions Analysis Context Analysis

- Satellite
- City Limits
- Surrounding municipalities
- Local Accessibility
- Regional Accessibility
- Utility Corridors
- Natural Systems
- **Greenways**
 - **Grant's Trail**
 - **Deer Creek Greenway (Existing & In-Progress)**



Existing Conditions Analysis Context Analysis

- Satellite
- City Limits
- Surrounding municipalities
- Local Accessibility
- Regional Accessibility
- Utility Corridors
- Natural Systems
- Greenways
 - Grant's Trail
 - Deer Creek Greenway (Existing & In-Progress)
- **Parks**



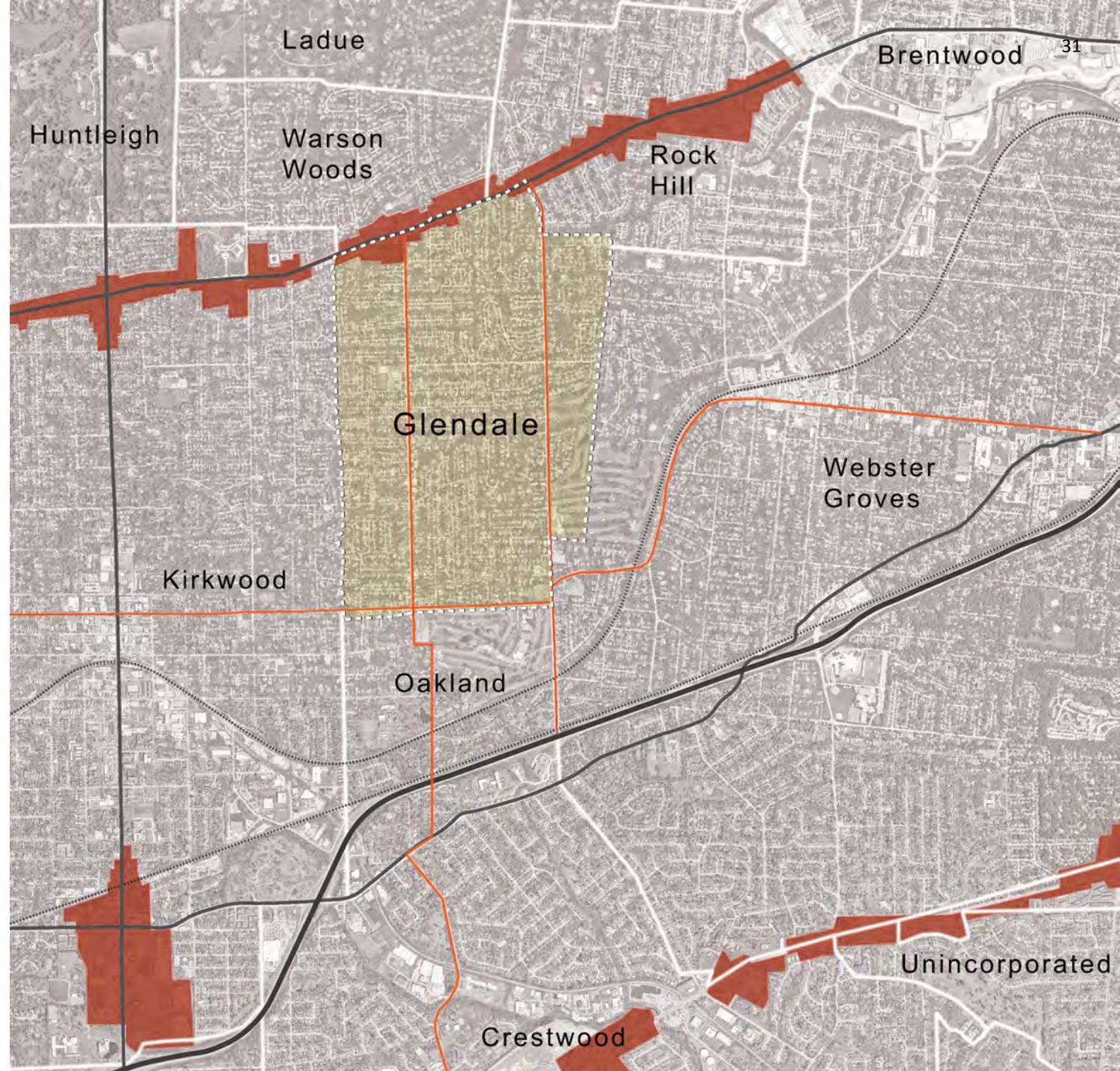
Existing Conditions Analysis Context Analysis

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- City Limits
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- Parks
- **Country Clubs**



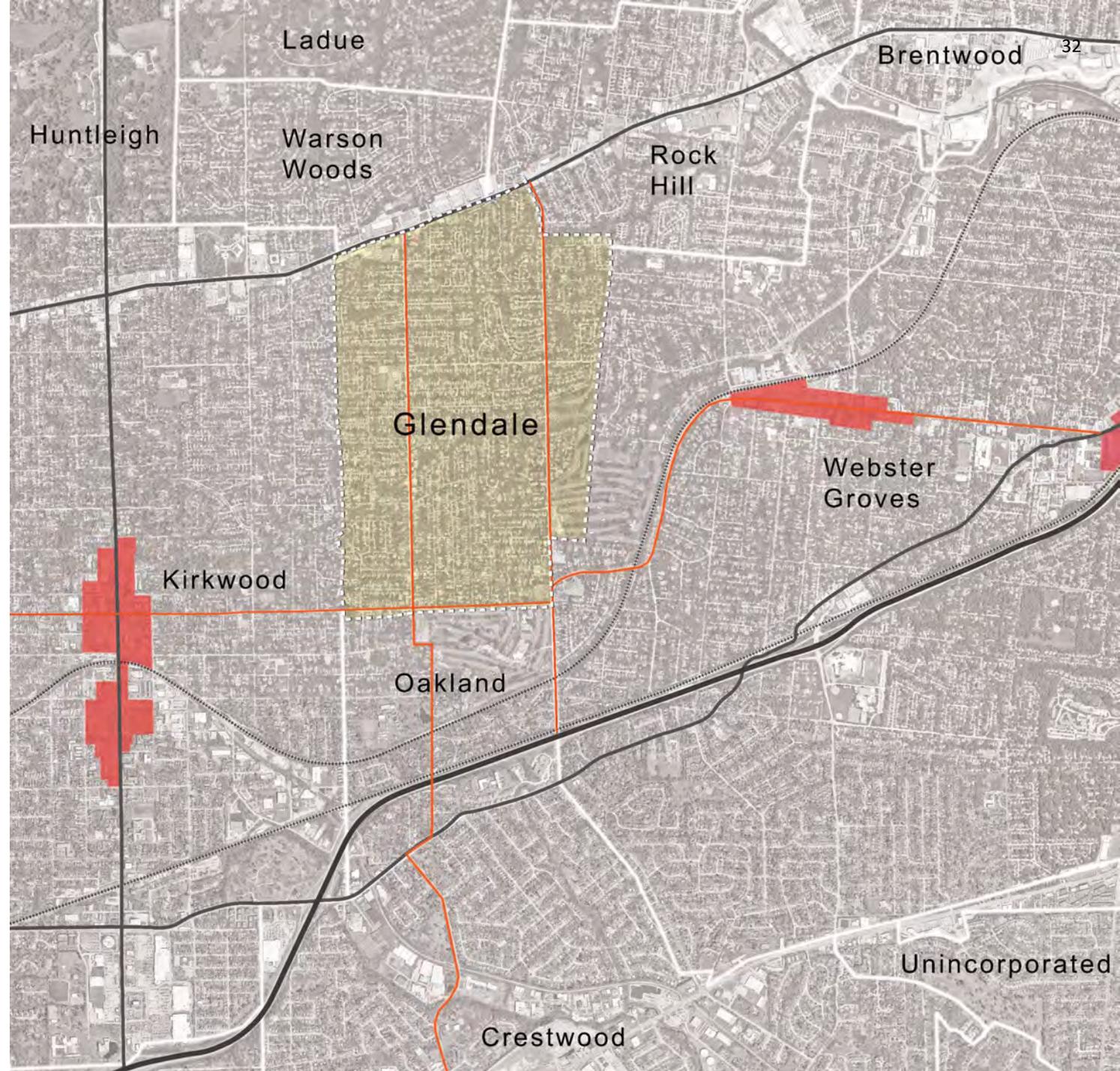
Existing Conditions Analysis Context Analysis

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- Parks
- Country Clubs
- **Strip Mall Commercial**



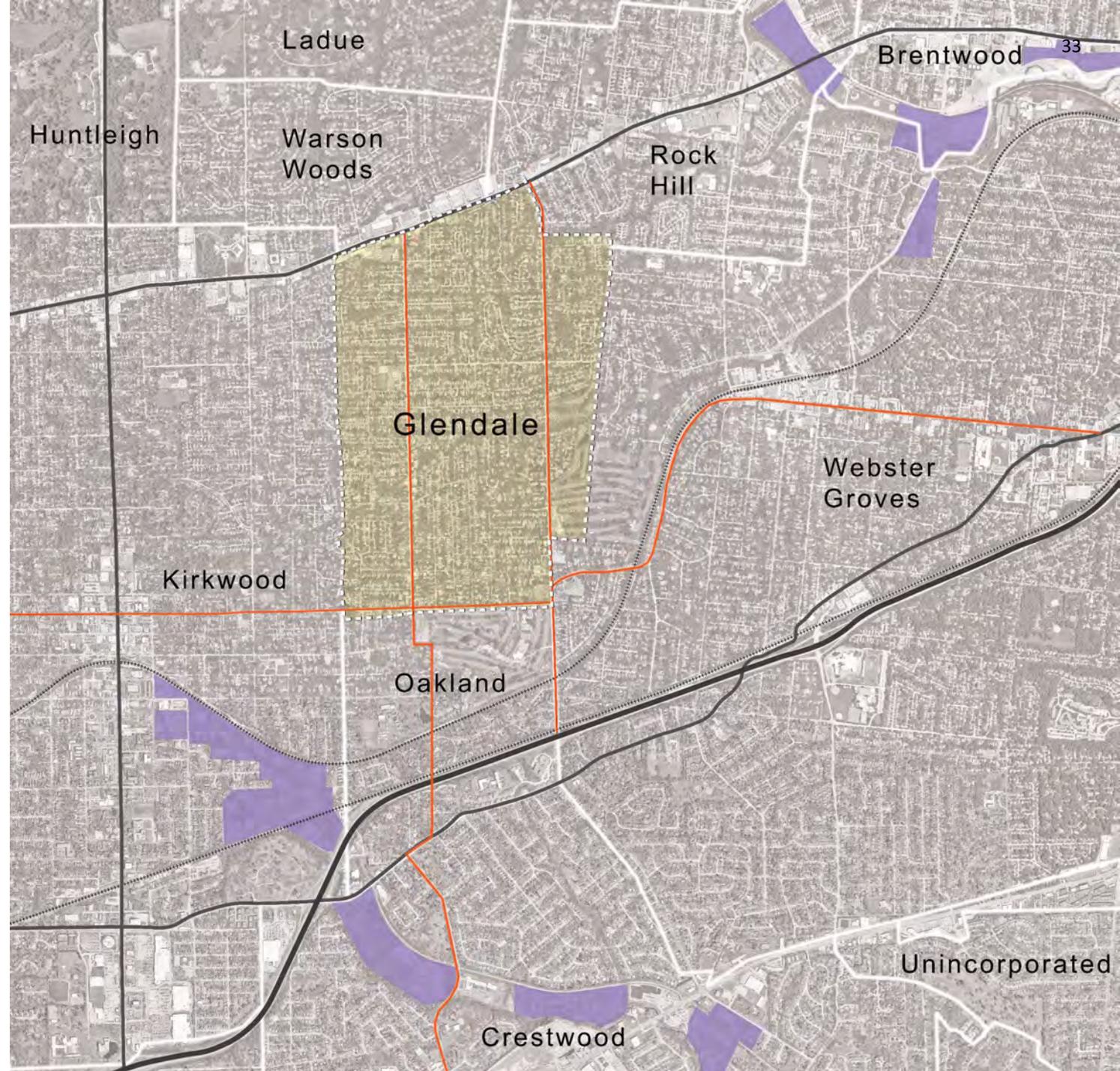
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- Parks
- Country Clubs
- Strip Mall Commercial
- **Downtown Commercial**



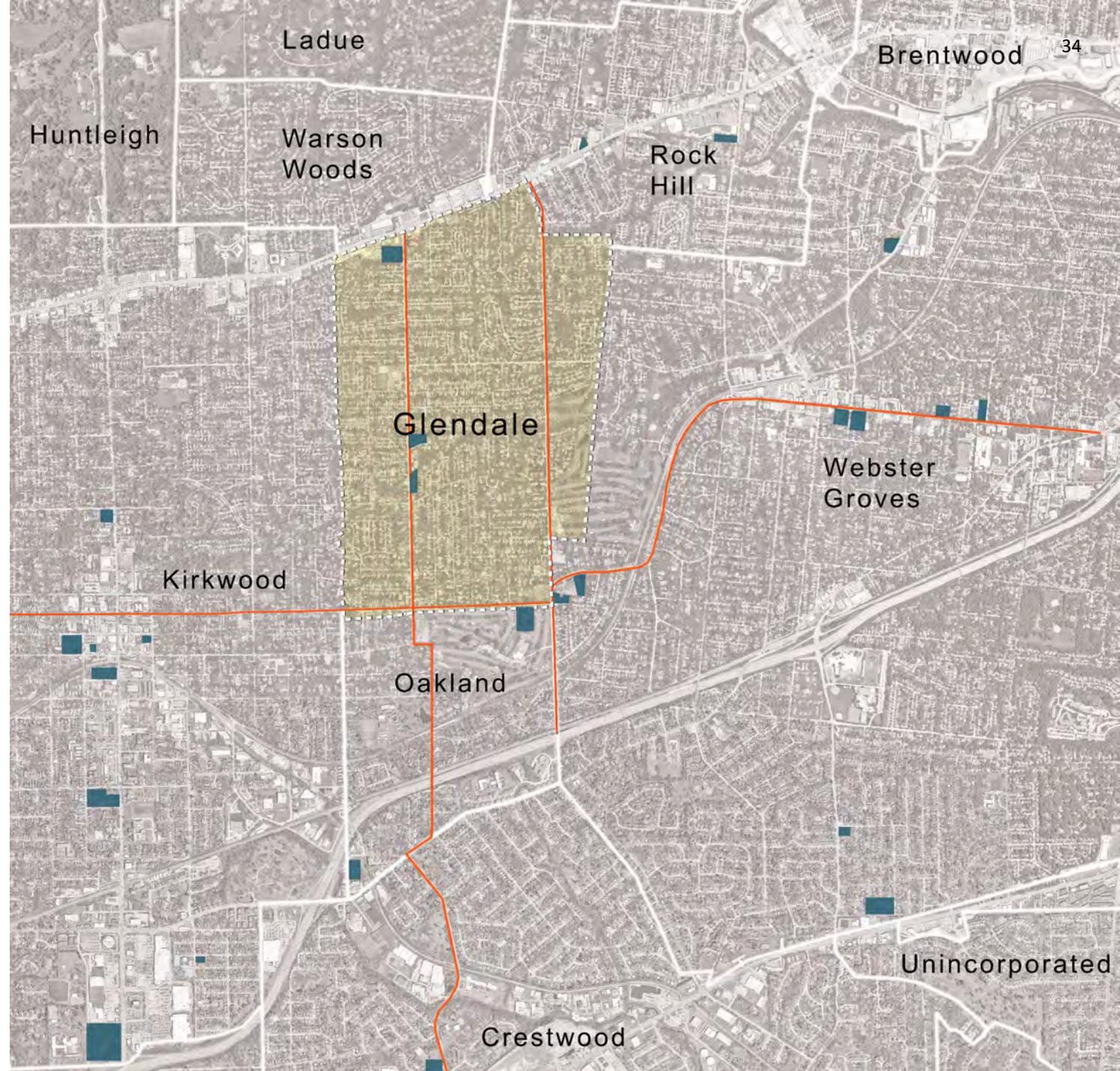
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- Strip Mall Commercial
- Downtown Commercial
- **Industrial**



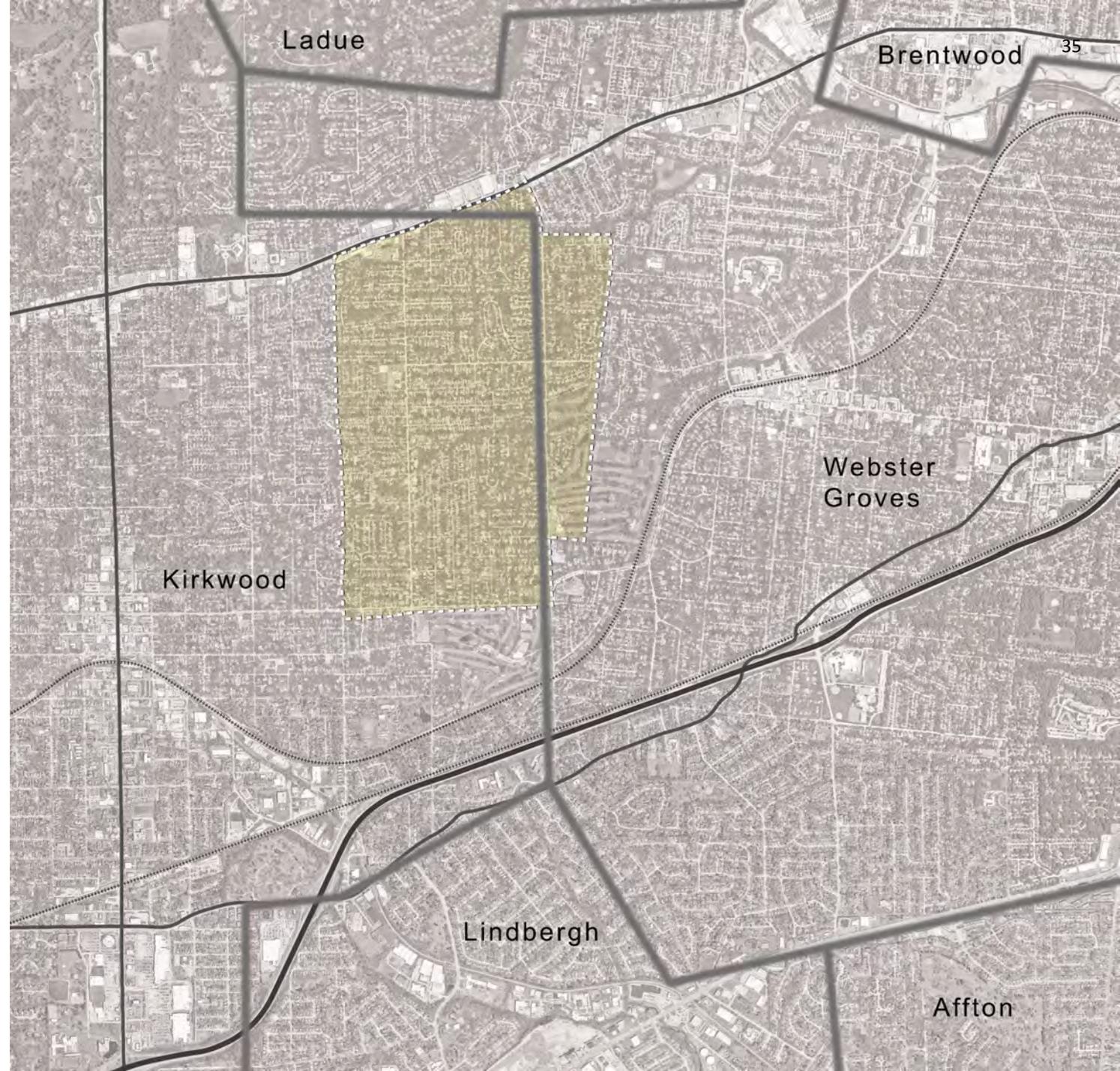
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- Downtown Commercial
- Industrial
- **Civic/Institutions – City Halls, Fire Departments, Police Stations, Libraries, & Churches**



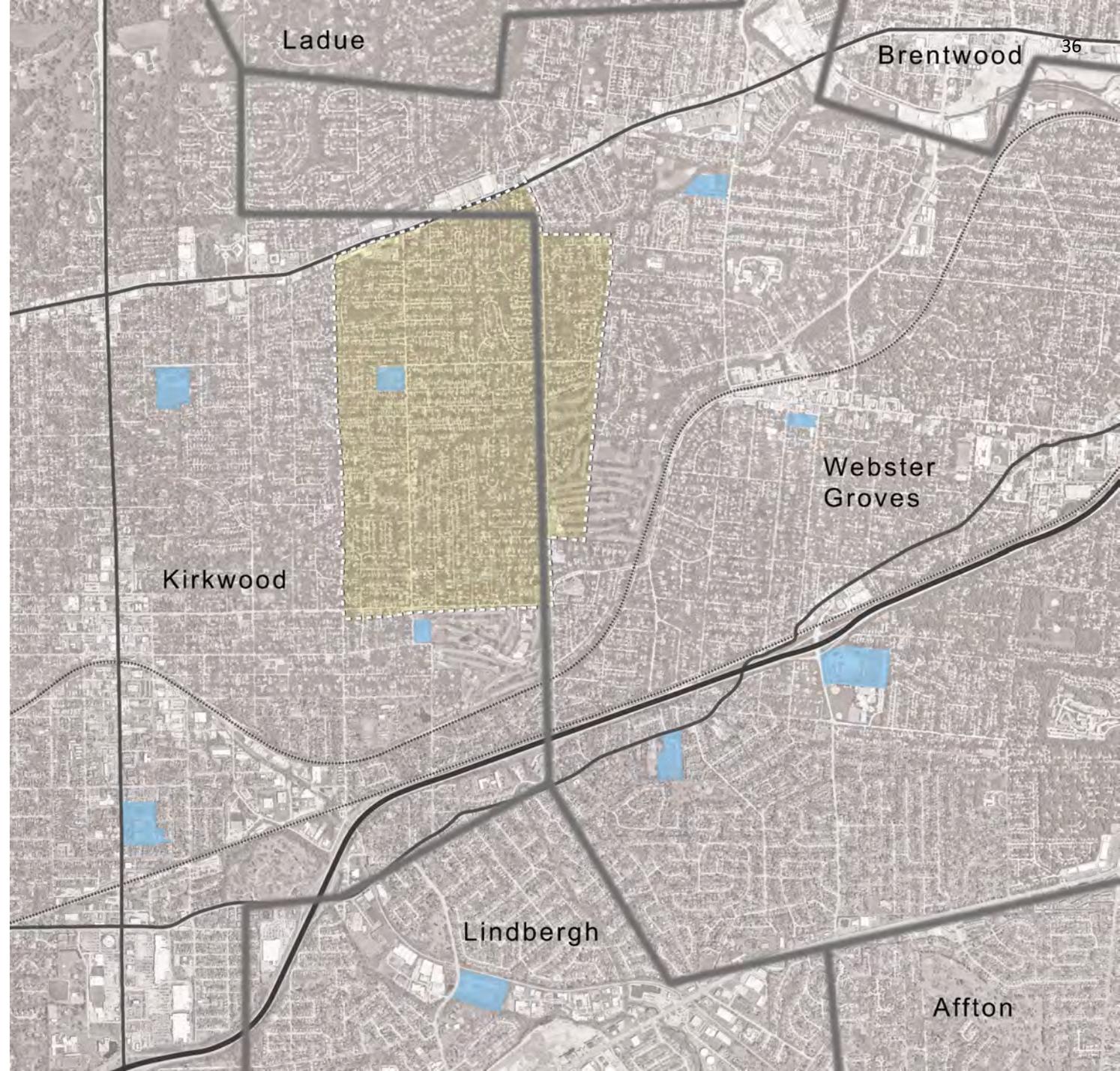
Existing Conditions Analysis Context Analysis

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- Civic/Institutions – City Halls, Fire Departments, Police Stations, Libraries, & Churches
- **School Districts**



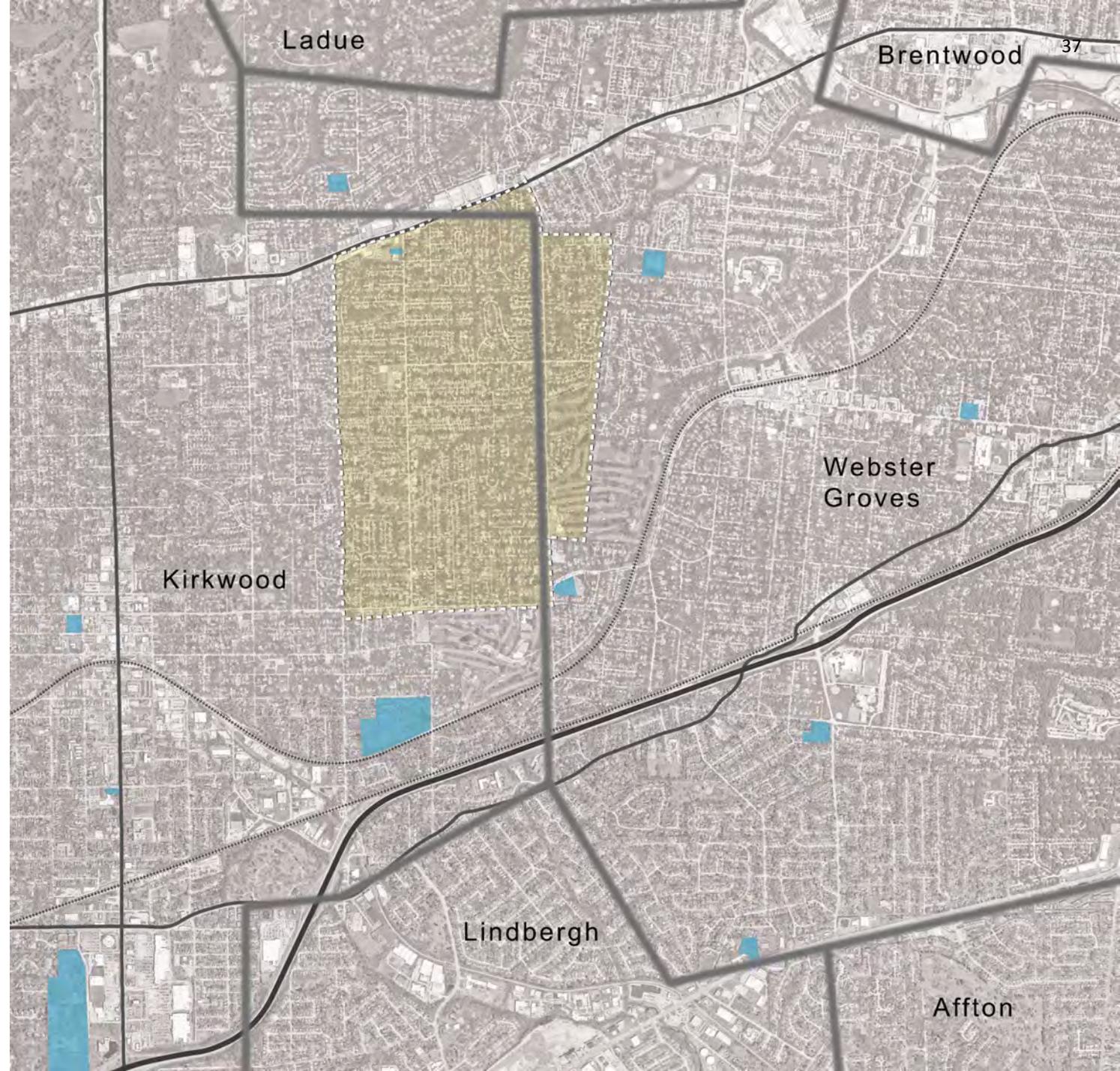
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- School Districts
- **Public Schools**



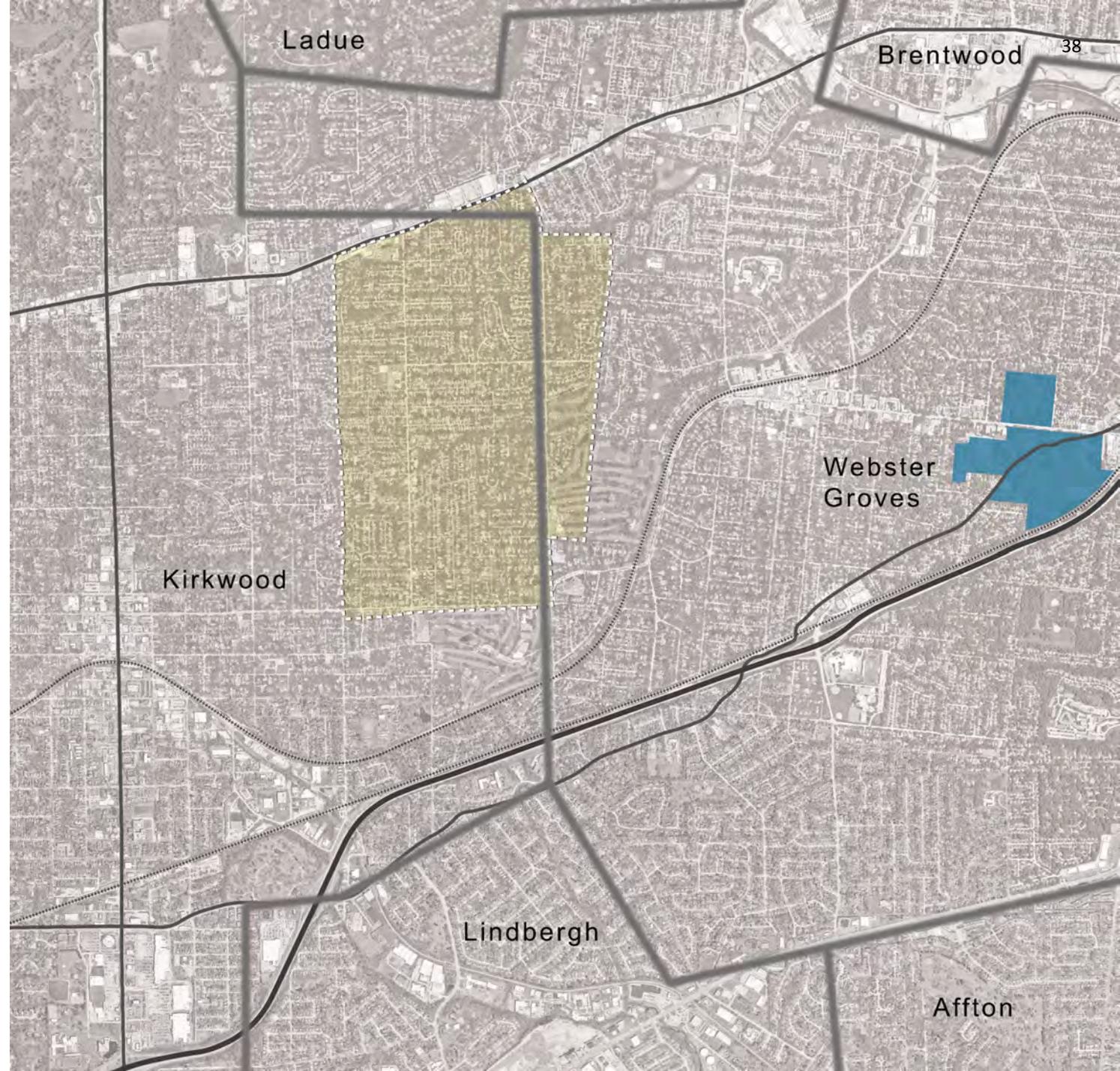
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- Public Schools
- **Private Schools**



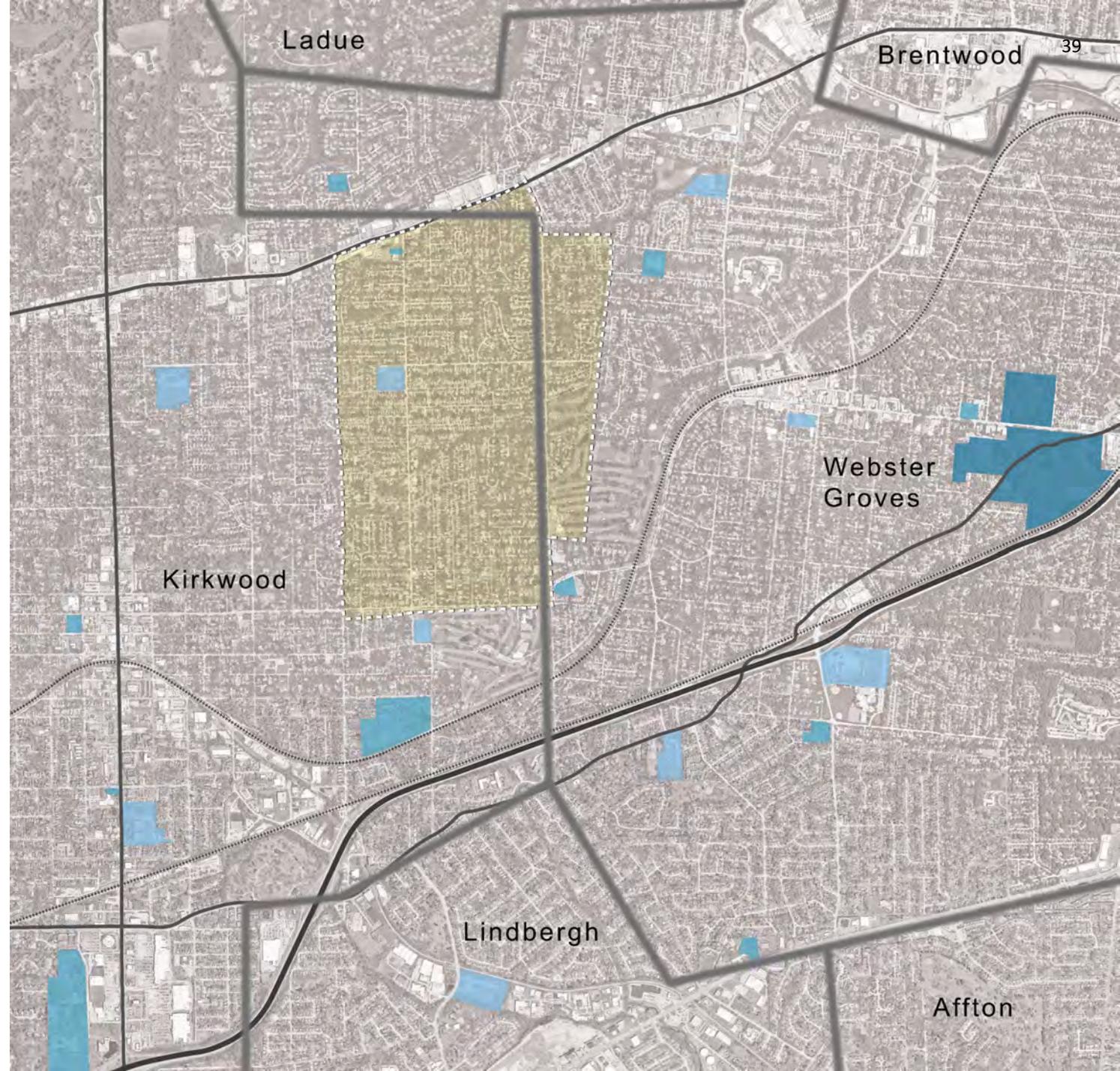
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- Private Schools
- **Private Universities**



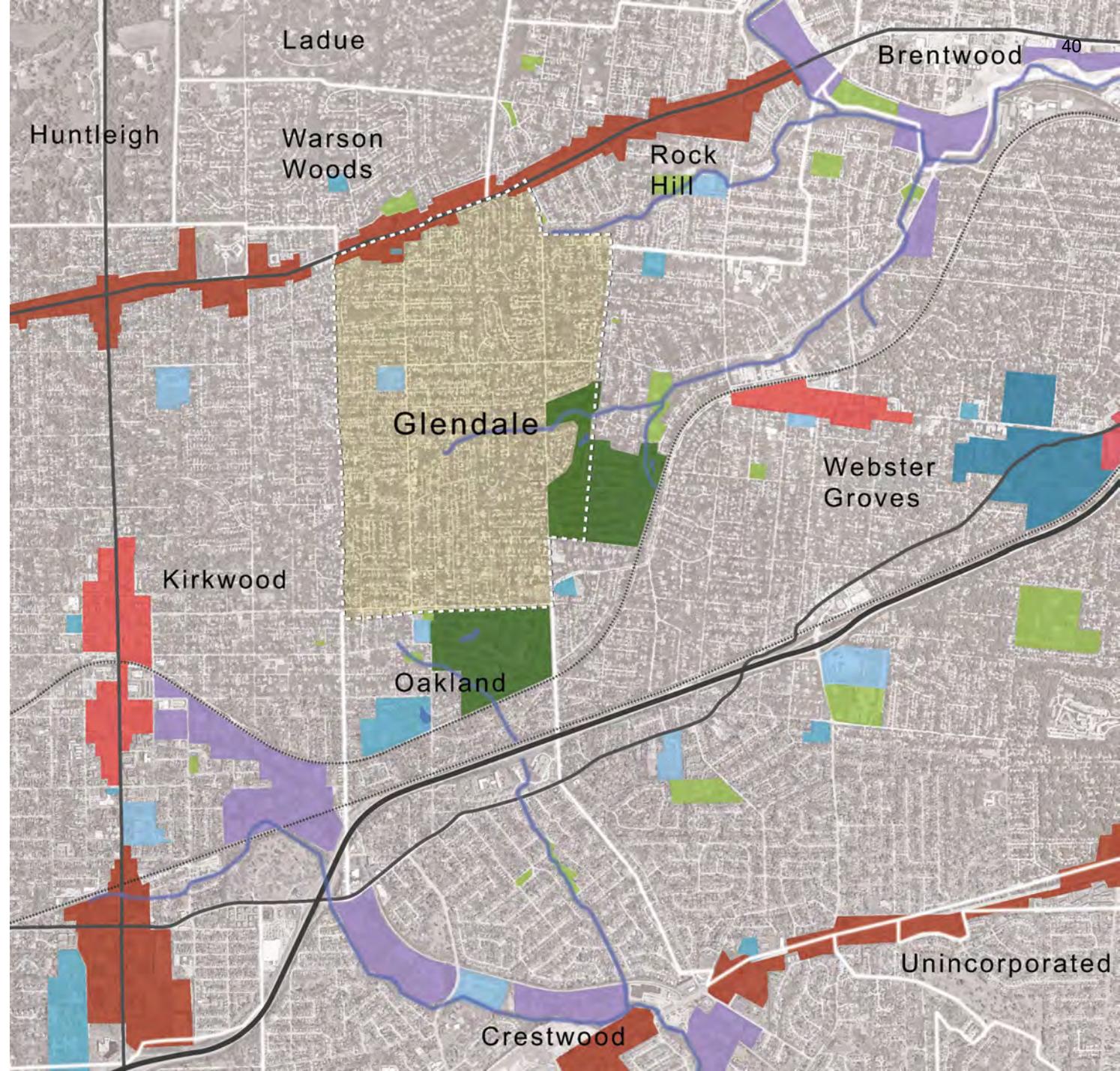
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- **Private Universities**



Existing Conditions Analysis Context Analysis

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- **Comprehensive Context Analysis**

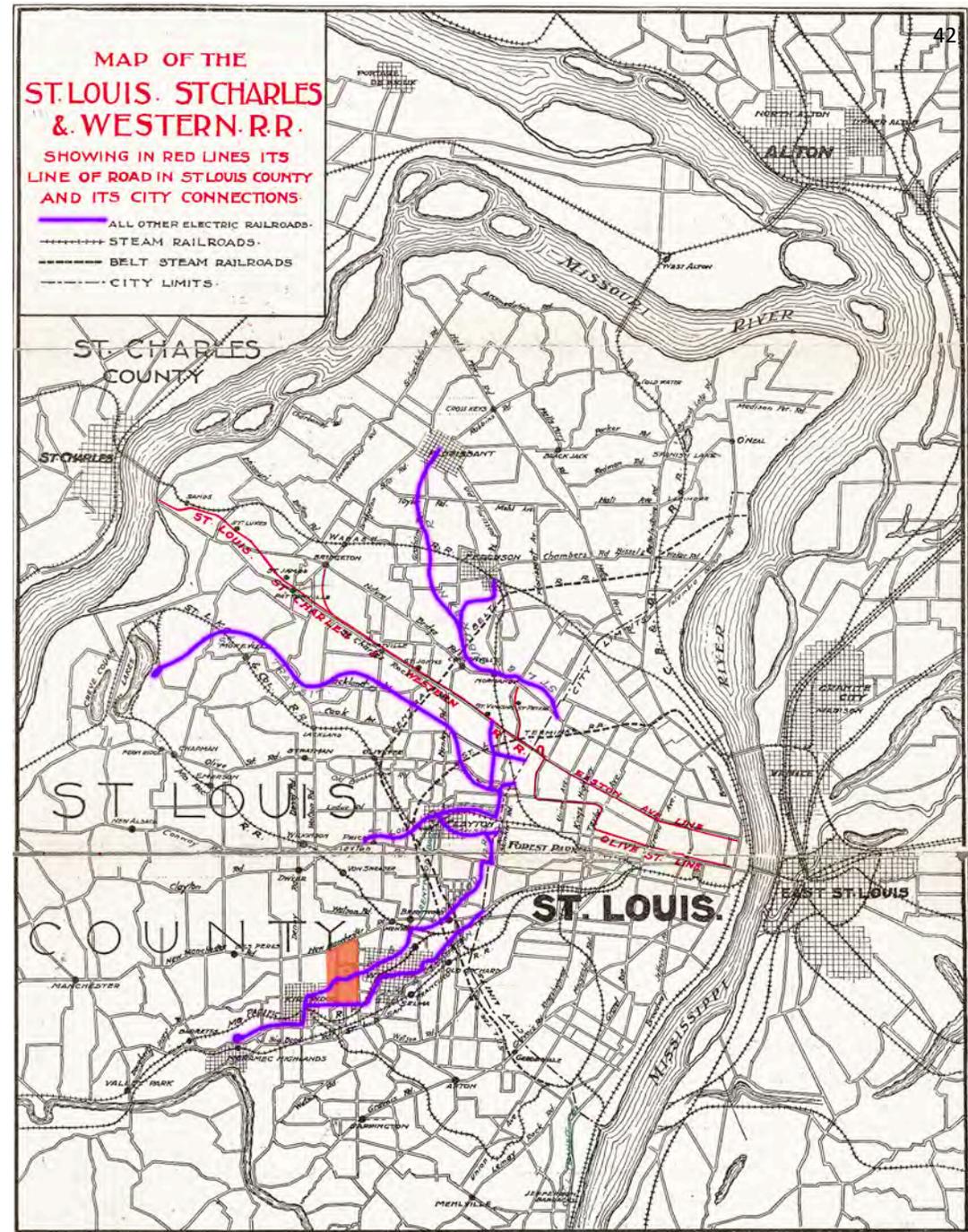




Existing Conditions Analysis

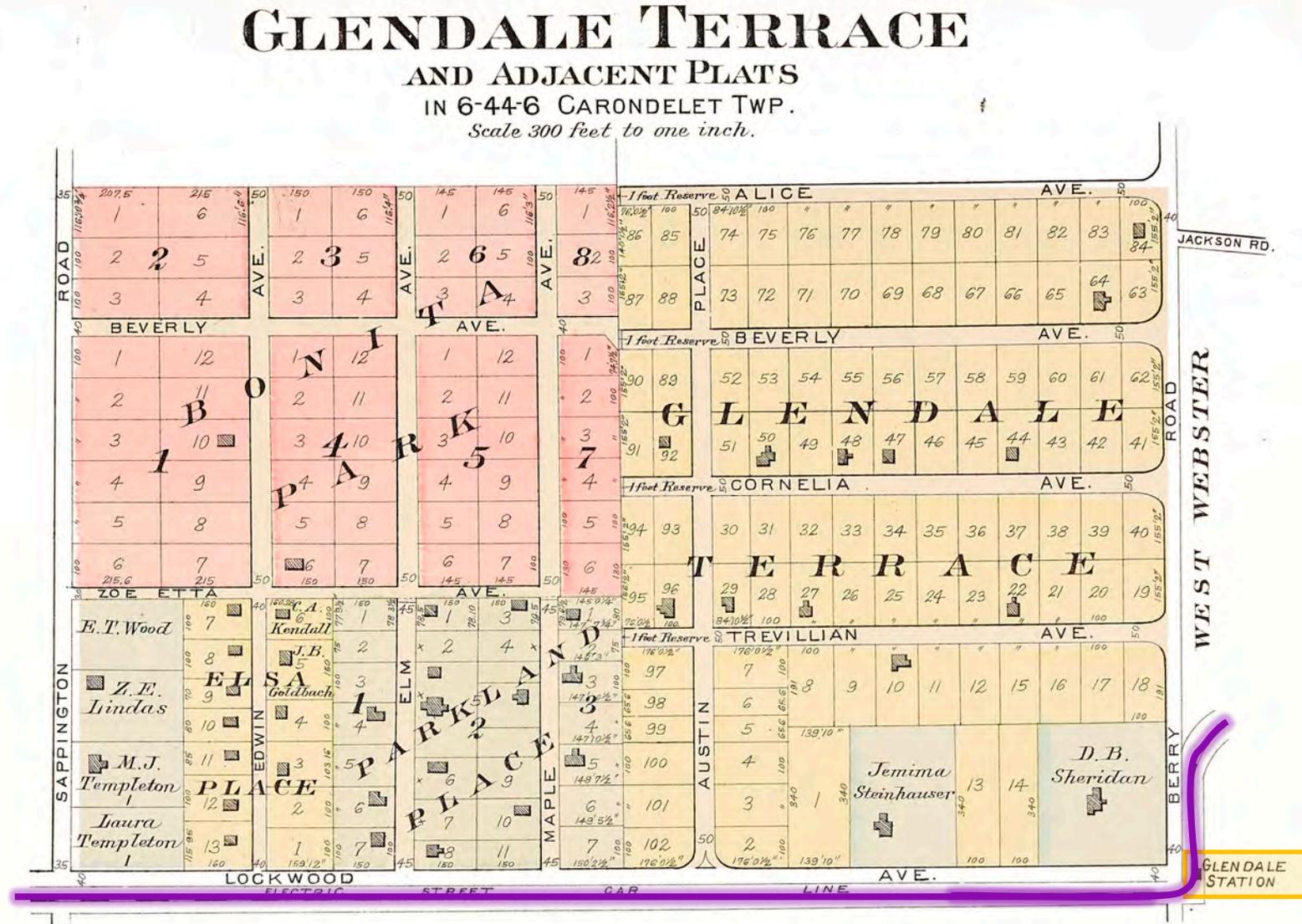
Historic Rail line Map from 1910

- Glendale is highlighted in orange to show how two electric street car lines, highlighted in purple, used to run through what is present-day Glendale



Existing Conditions Analysis Historic Plat Map from 1909

- Highlighted in purple is the Electric Street Car Line that ran on Lockwood Avenue, which is the southern boundary of present day Glendale
- Glendale's current city limits were decided in 1932 after a debate on whether or not to include land south of Lockwood Avenue, which is now the southern edge of Glendale city limits



Existing Conditions Analysis
Historically Significant
Homes of Glendale



Yeats-Armstrong House at 9 Hill Drive
Built in 1831



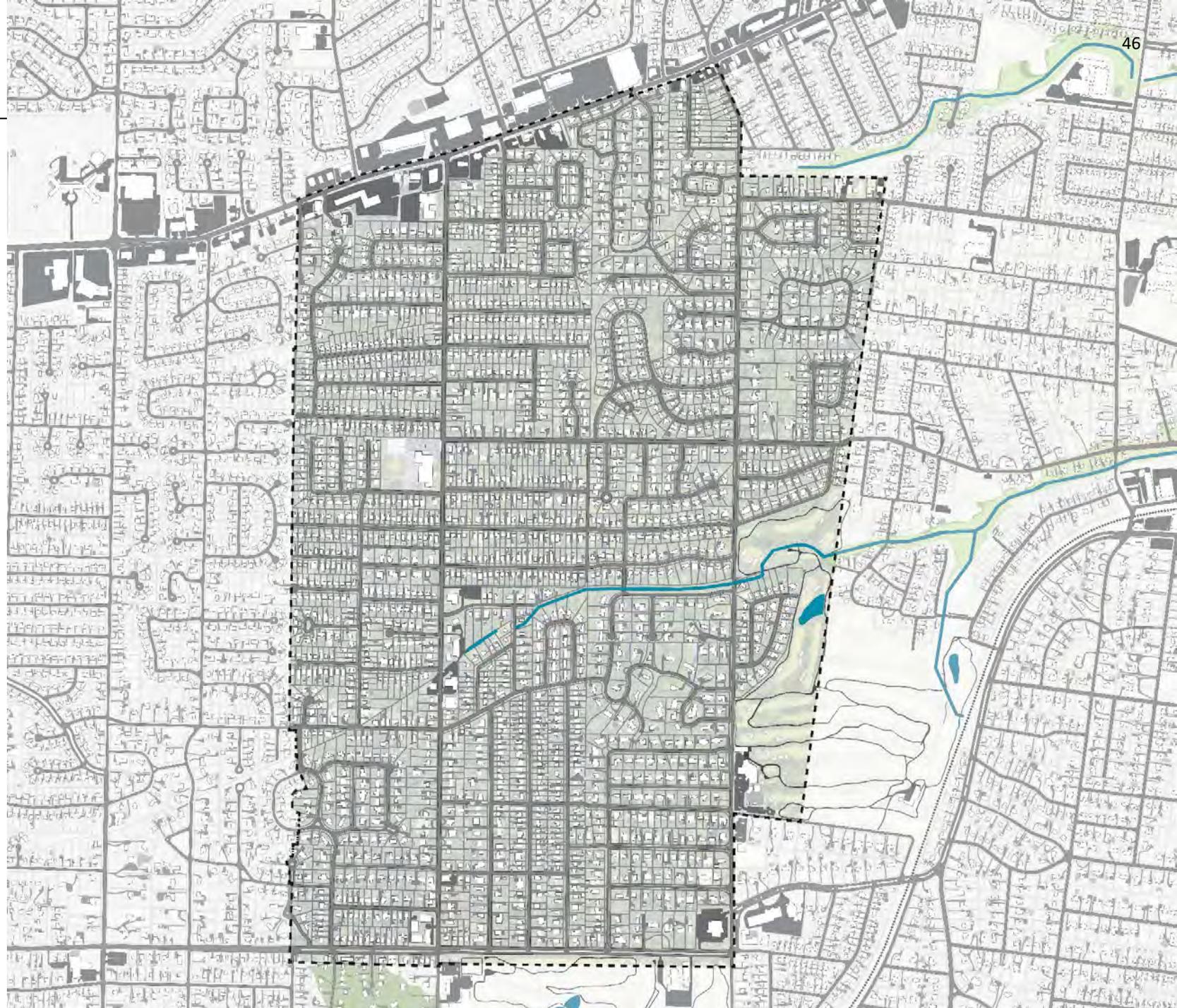
McPherson-Holland House at 115 Edwin
Ave Built in 1859



Cori House at 1080 N Berry Road
Built in 1935 & designed by Harris Armstrong



Existing Conditions Analysis
Base Map



Existing Conditions Analysis
Topography

- 474'-498'



Existing Conditions Analysis
Topography

- 474'-498'
- **500'-530'**



Existing Conditions Analysis
Topography

- 474'-498'
- 500'-530'
- **532'-562'**



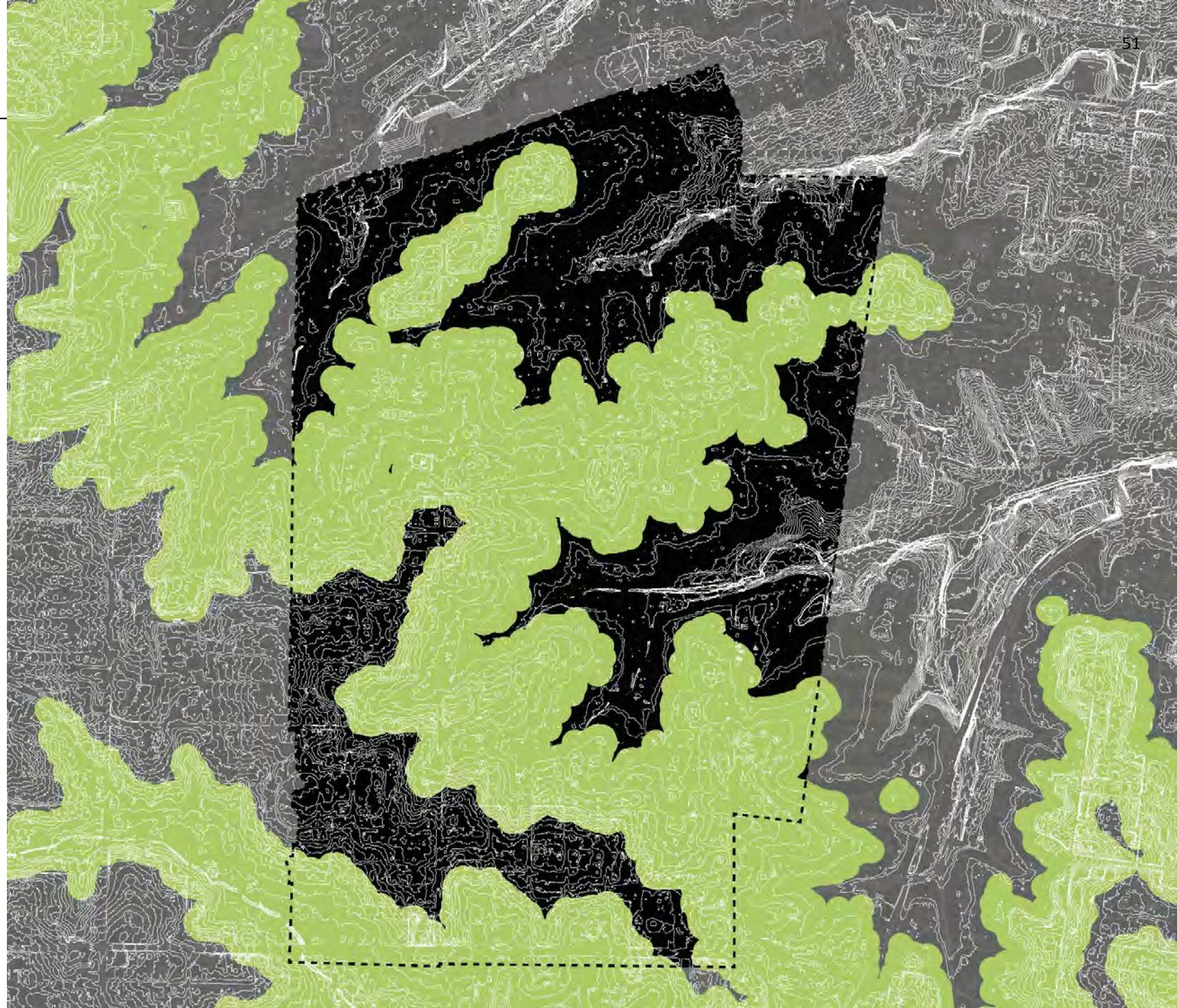
Existing Conditions Analysis
Topography

- 474'-498'
- 500'-530'
- 532'-562'
- **564'-594'**



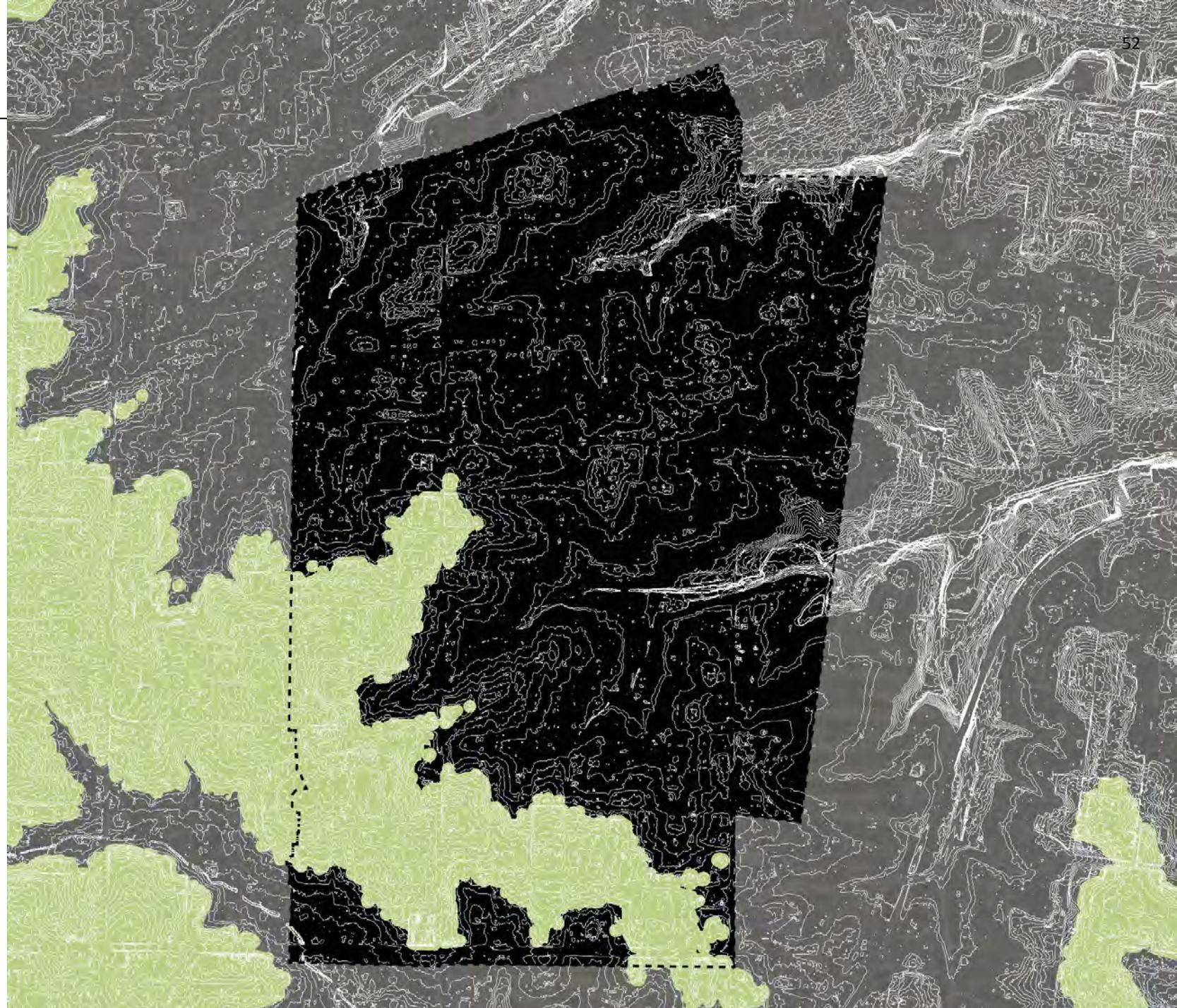
Existing Conditions Analysis
Topography

- 474'-498'
- 500'-530'
- 532'-562'
- 564'-594'
- **596'-626'**



Existing Conditions Analysis
Topography

- 474'-498'
- 500'-530'
- 532'-562'
- 564'-594'
- 596'-626'
- **628'-658'**



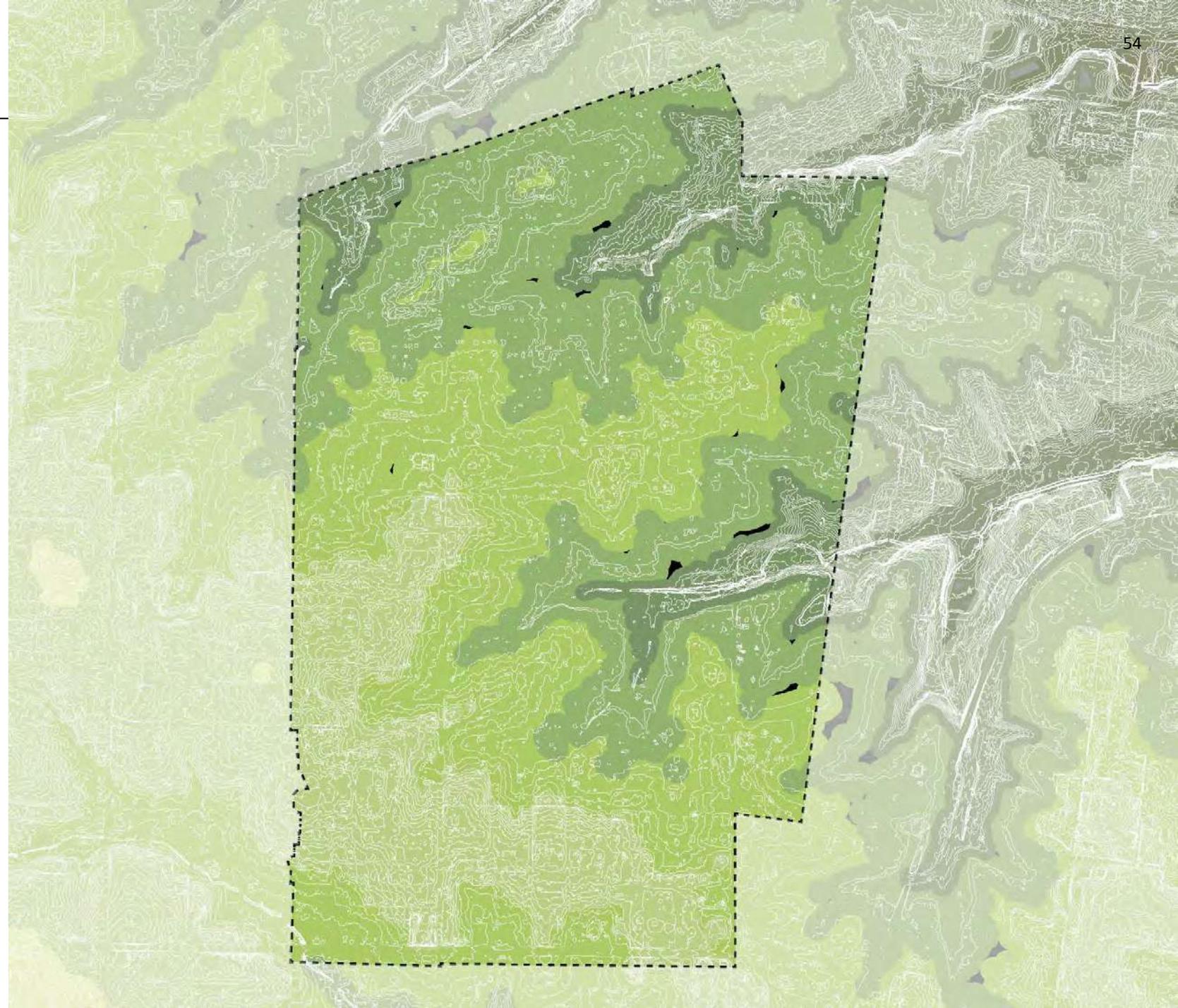
Existing Conditions Analysis Topography

- 474'-498'
- 500'-530'
- 532'-562'
- 564'-594'
- 596'-626'
- 628'-658'
- **660'-670'**



Existing Conditions Analysis
Topography Composite

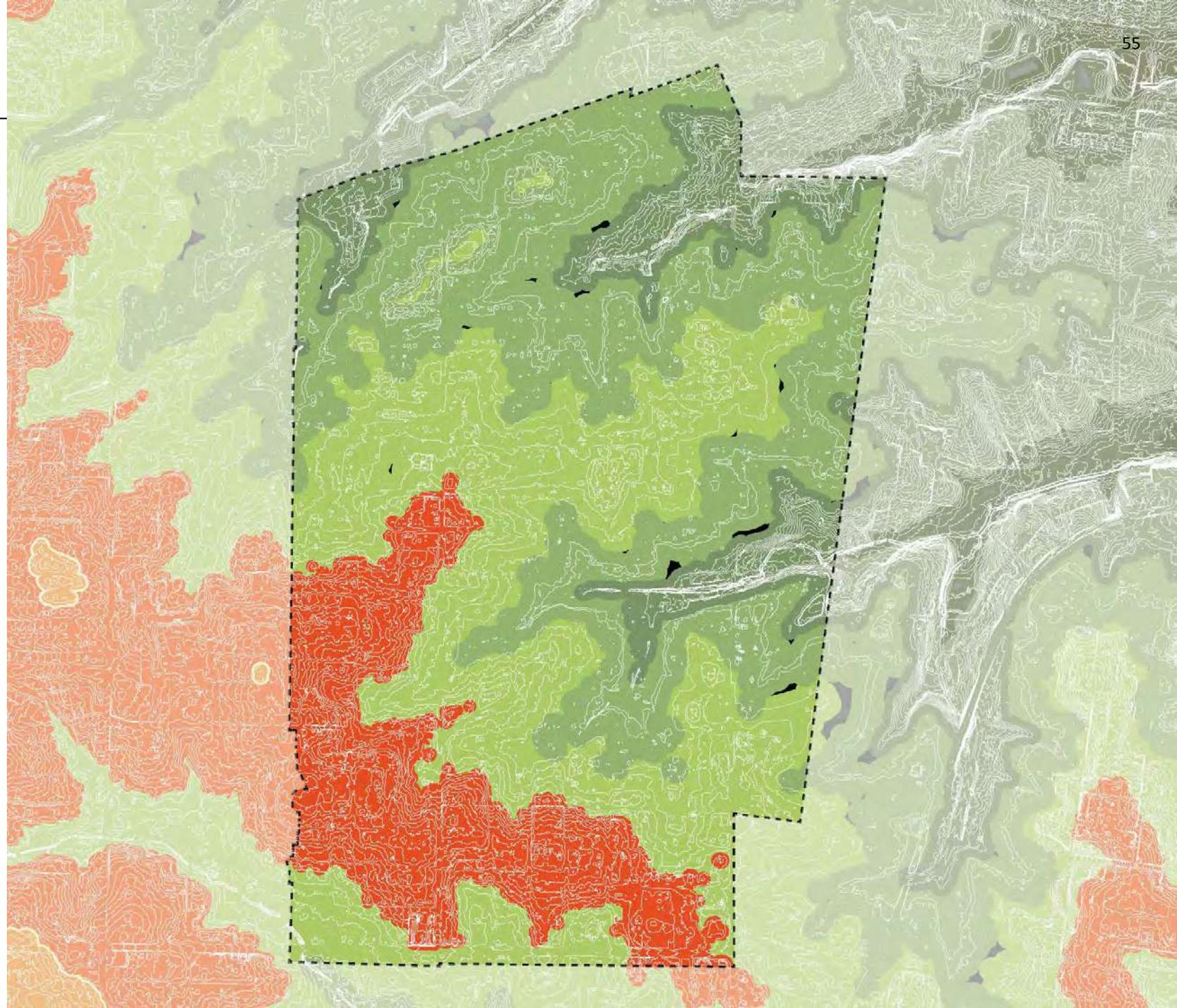
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- 660'-670'





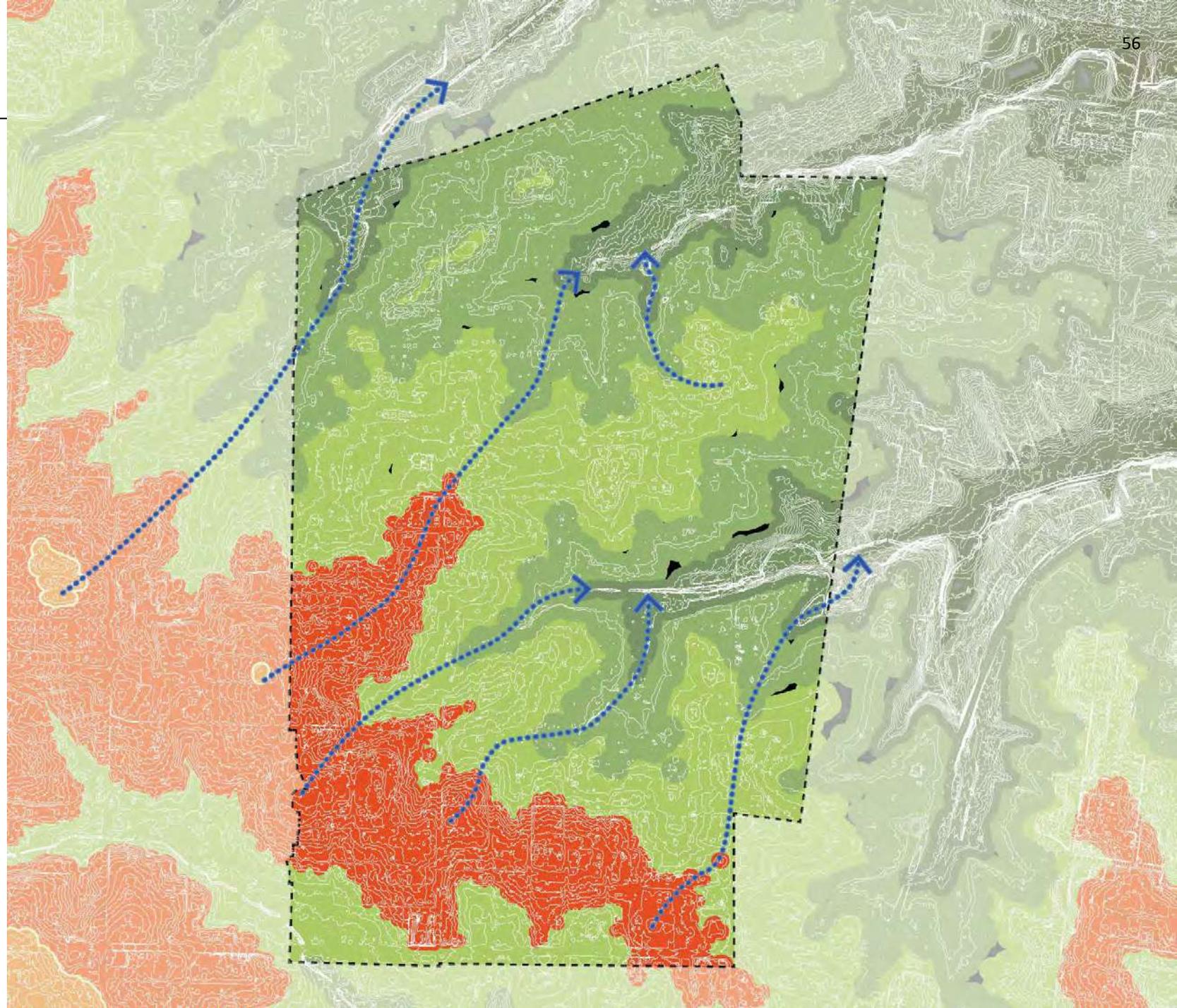
Existing Conditions Analysis
Topography & Ridgelines

- 474'-498'
- 500'-530'
- 532'-562'
- 564'-594'
- 596'-626'
- 628'-658'
- 660'-670'
- **Topography Ridgelines**



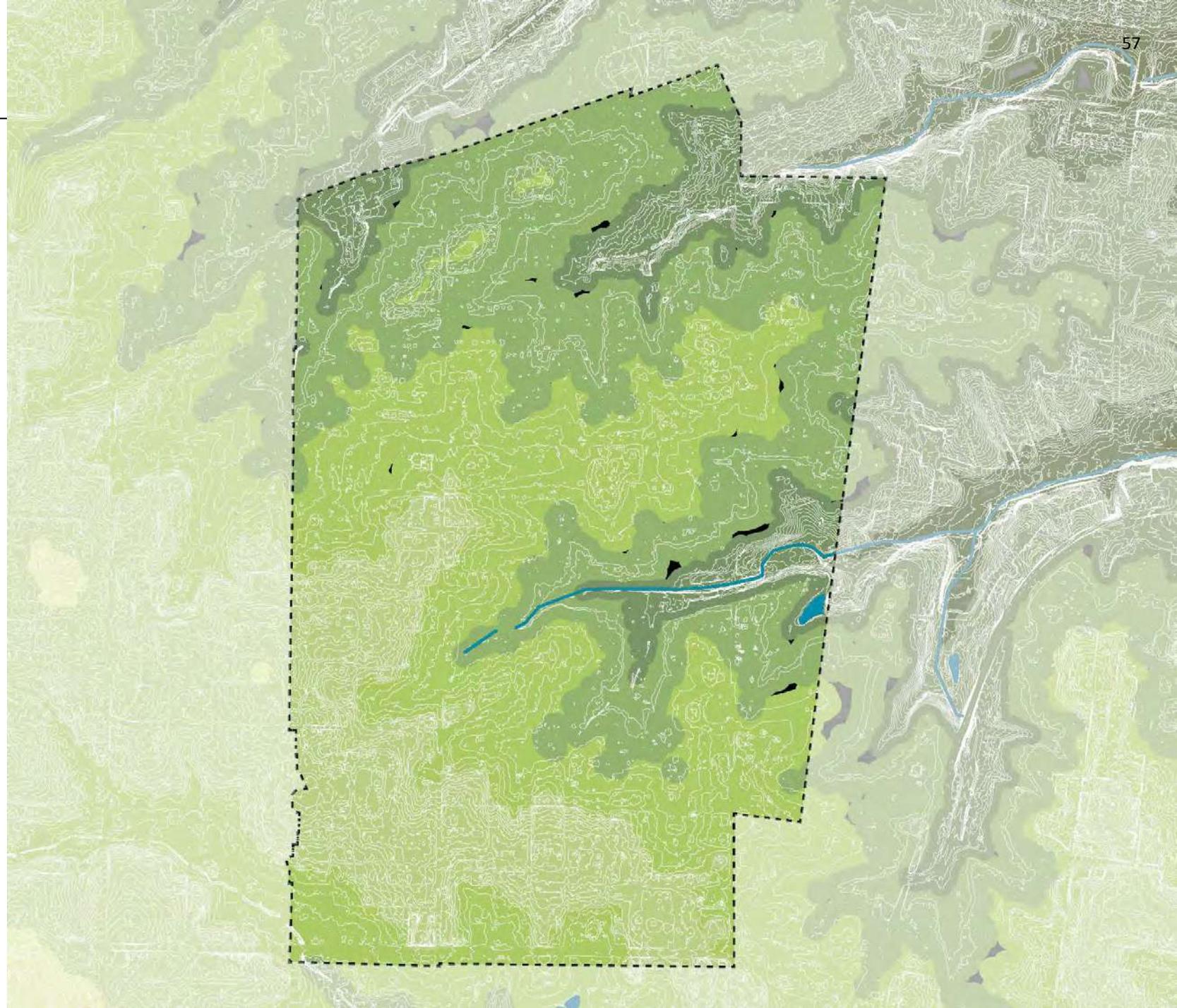
Existing Conditions Analysis Topography & Ridgelines

- 474'-498'
- 500'-530'
- 532'-562'
- 564'-594'
- 596'-626'
- 628'-658'
- 660'-670'
- Topography Ridgelines
- **Watershed drainage**
 - **Are there any localized flooding issues?**



Existing Conditions Analysis
Topography & Waterways

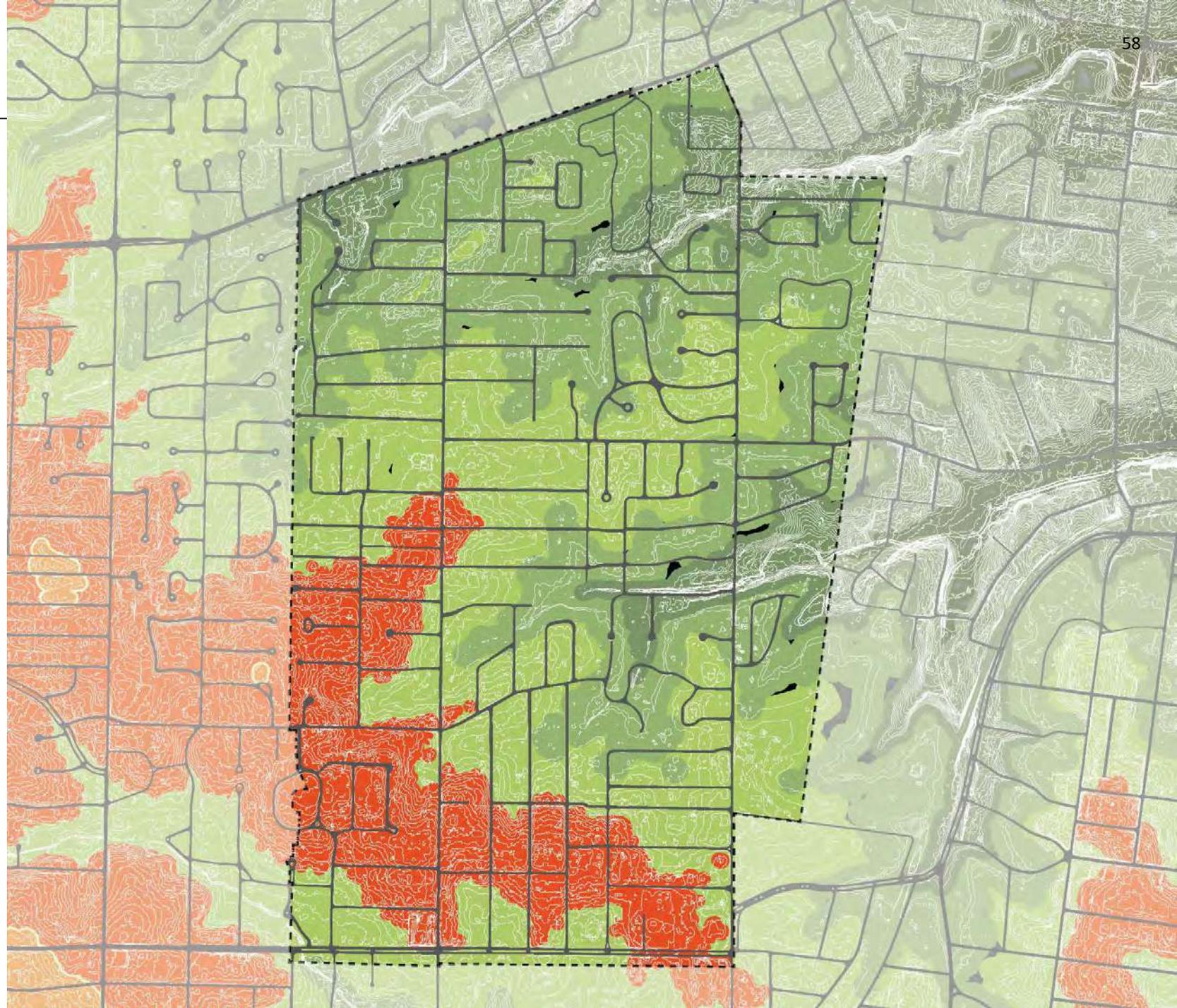
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- 532'-562'
- 564'-594'
- 596'-626'
- 628'-658'
- 660'-670'
- Topography Ridgelines
- Watershed drainage
- **Water within Glendale city limits**





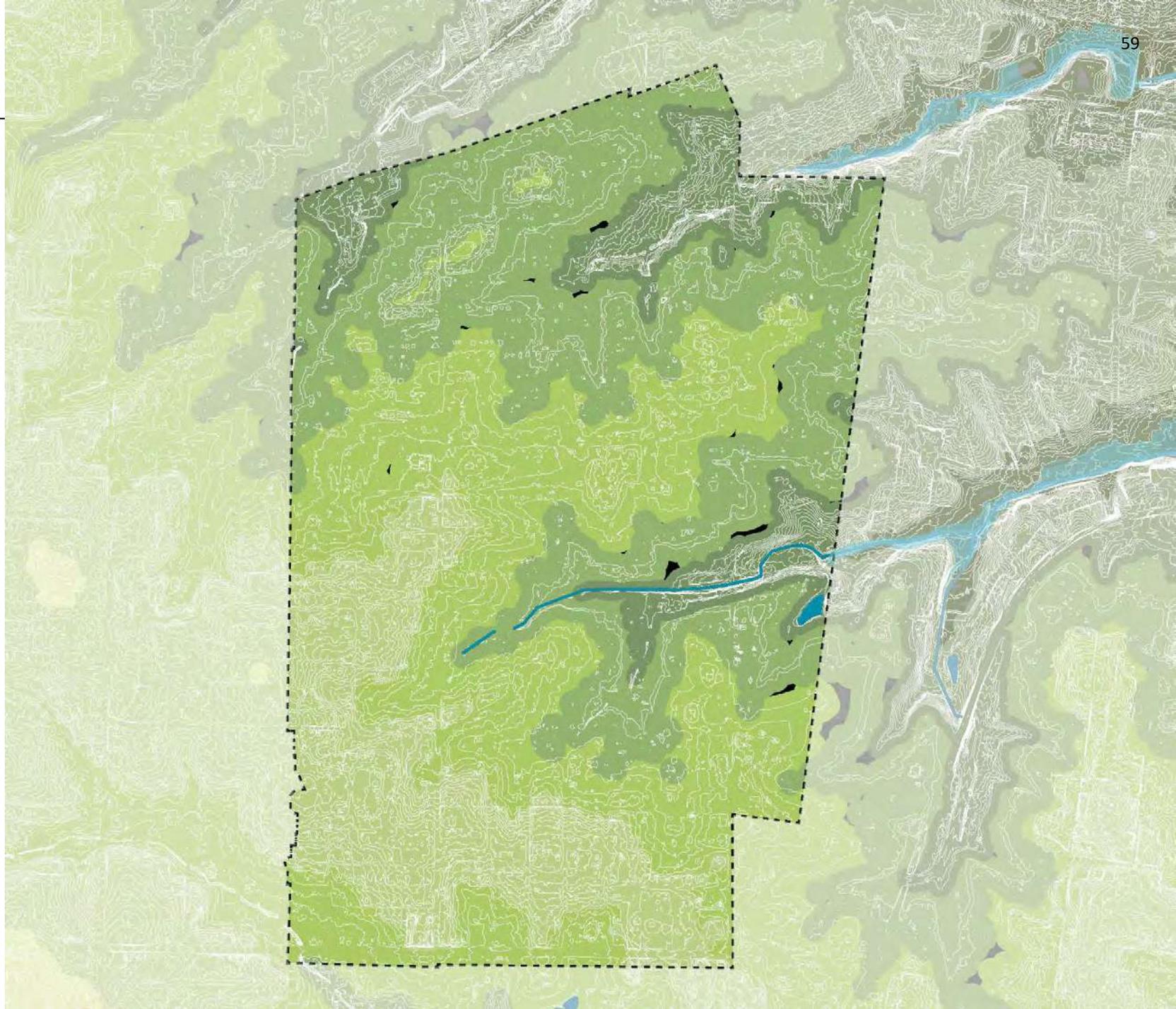
Existing Conditions Analysis Topography & Street System

- 474'-498'
- 500'-530'
- 532'-562'
- 564'-594'
- 596'-626'
- 628'-658'
- 660'-670'
- Topography Ridgelines
- Watershed drainage
- Water within Glendale city limits
- **Street System**



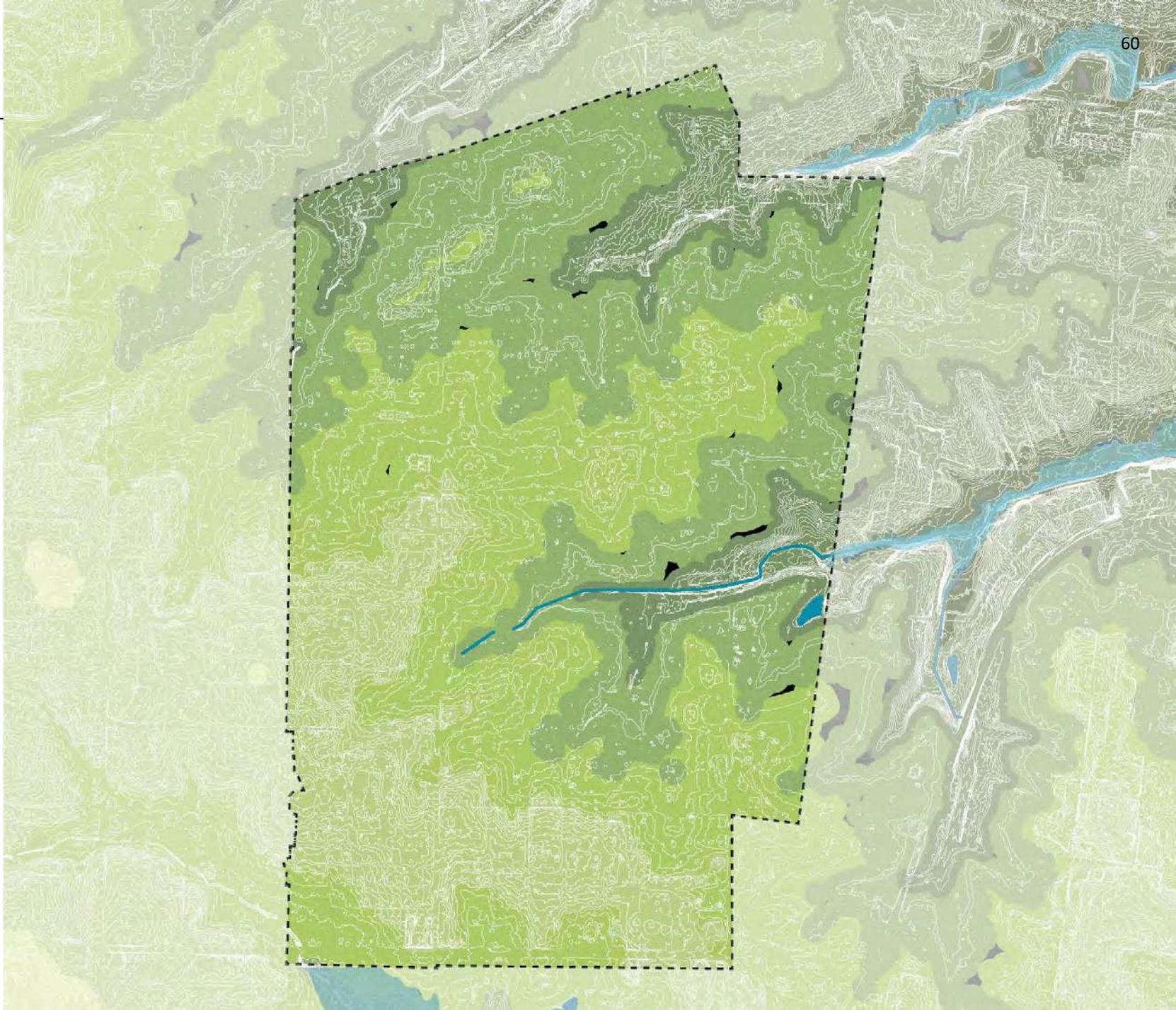
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- 660'-670'
- Topography Ridgelines
- Watershed drainage
- Water within Glendale city limits
- Street System
- **1% Flood**



Existing Conditions Analysis Topography & Waterways

- 474'-498'
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- 564'-594'
- 596'-626'
- 628'-658'
- 660'-670'
- Topography Ridgelines
- Watershed drainage
- Water within Glendale city limits
- Street System
- **1% Flood**
- **.2% Flood**

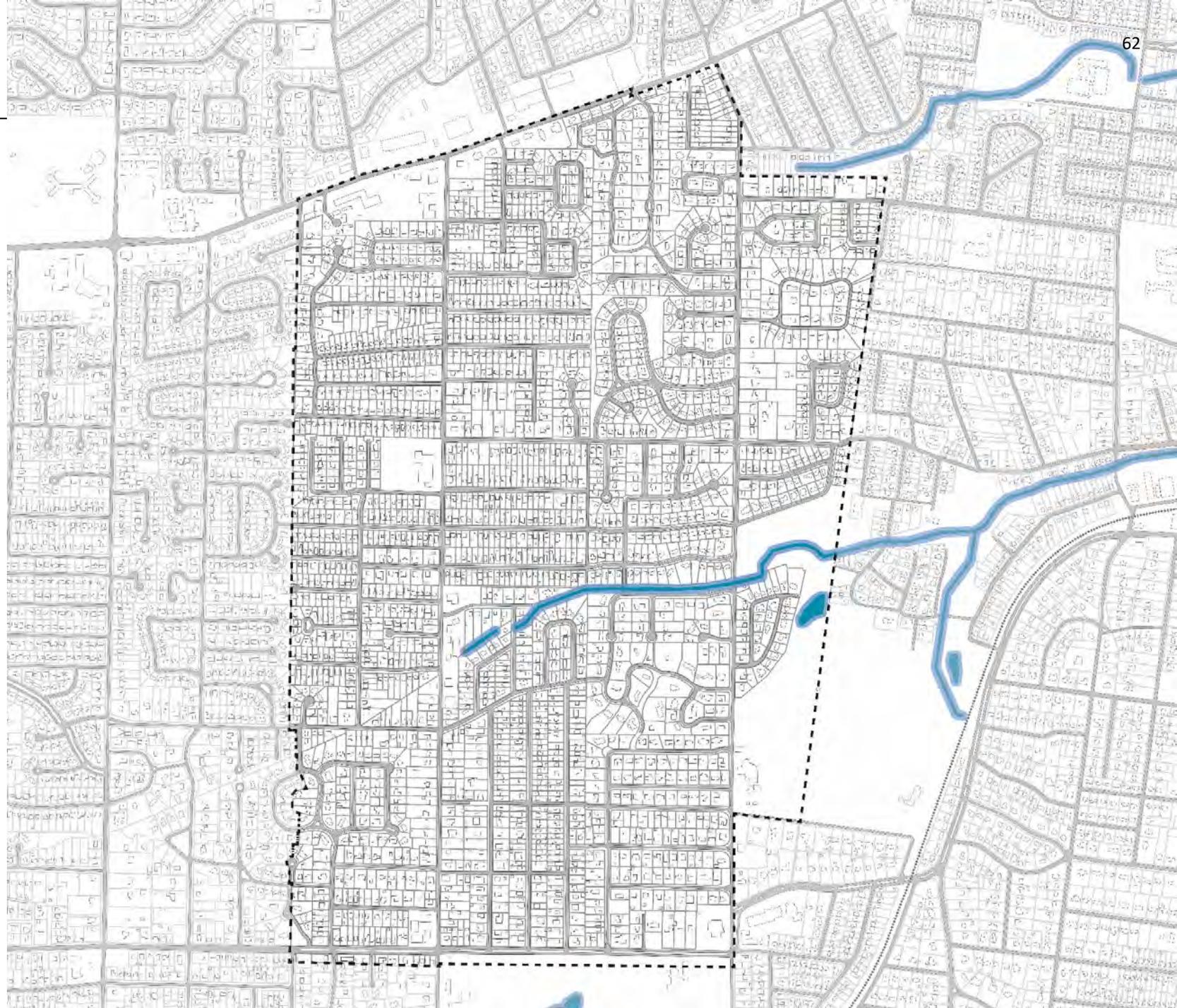




Water & Flooding

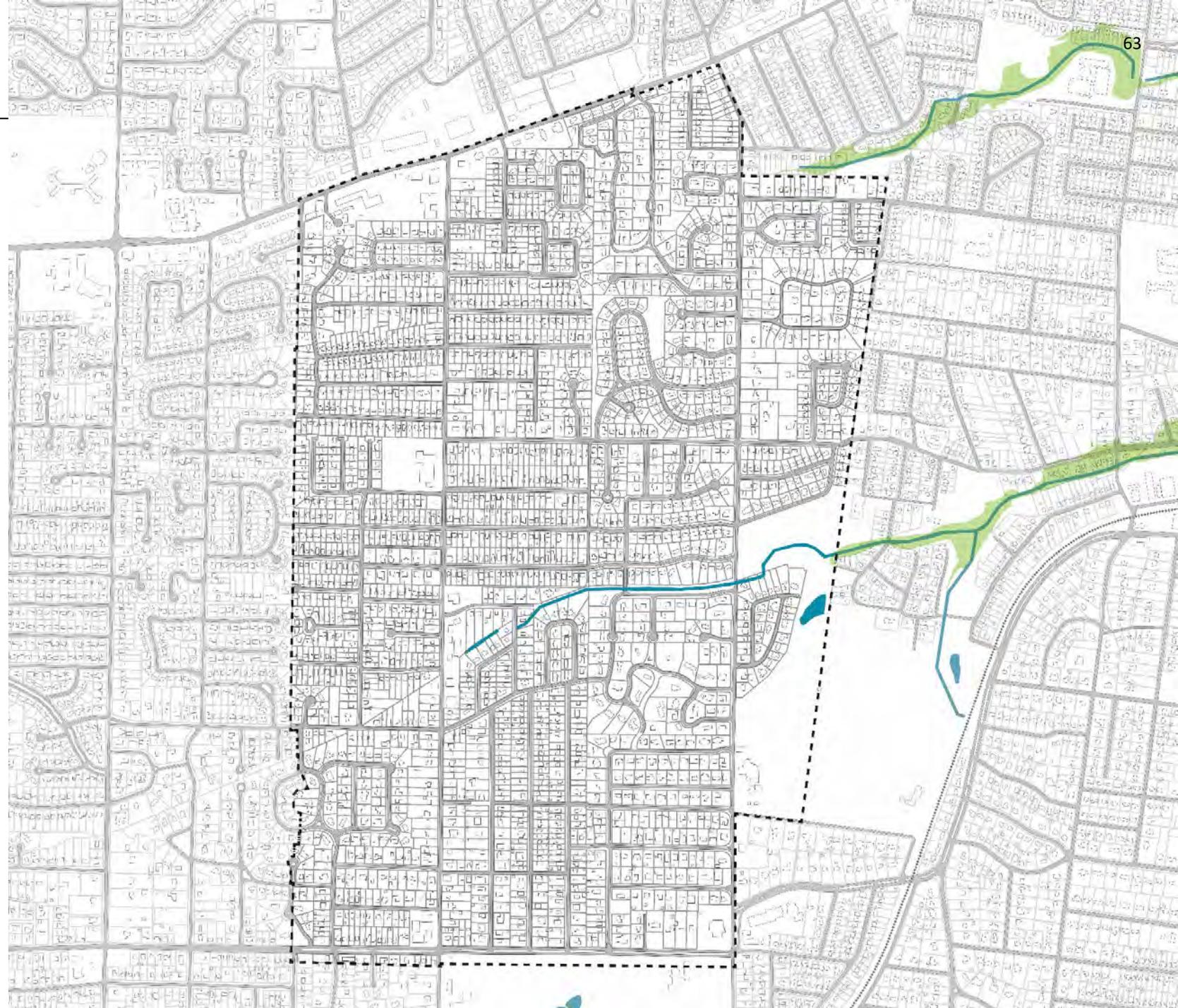
Existing Conditions Analysis Waterways & Stormwater

- **Shady Grove Creek and the golf course ponds are within the city limits of Glendale**
- City to Provide Stormwater infrastructure information



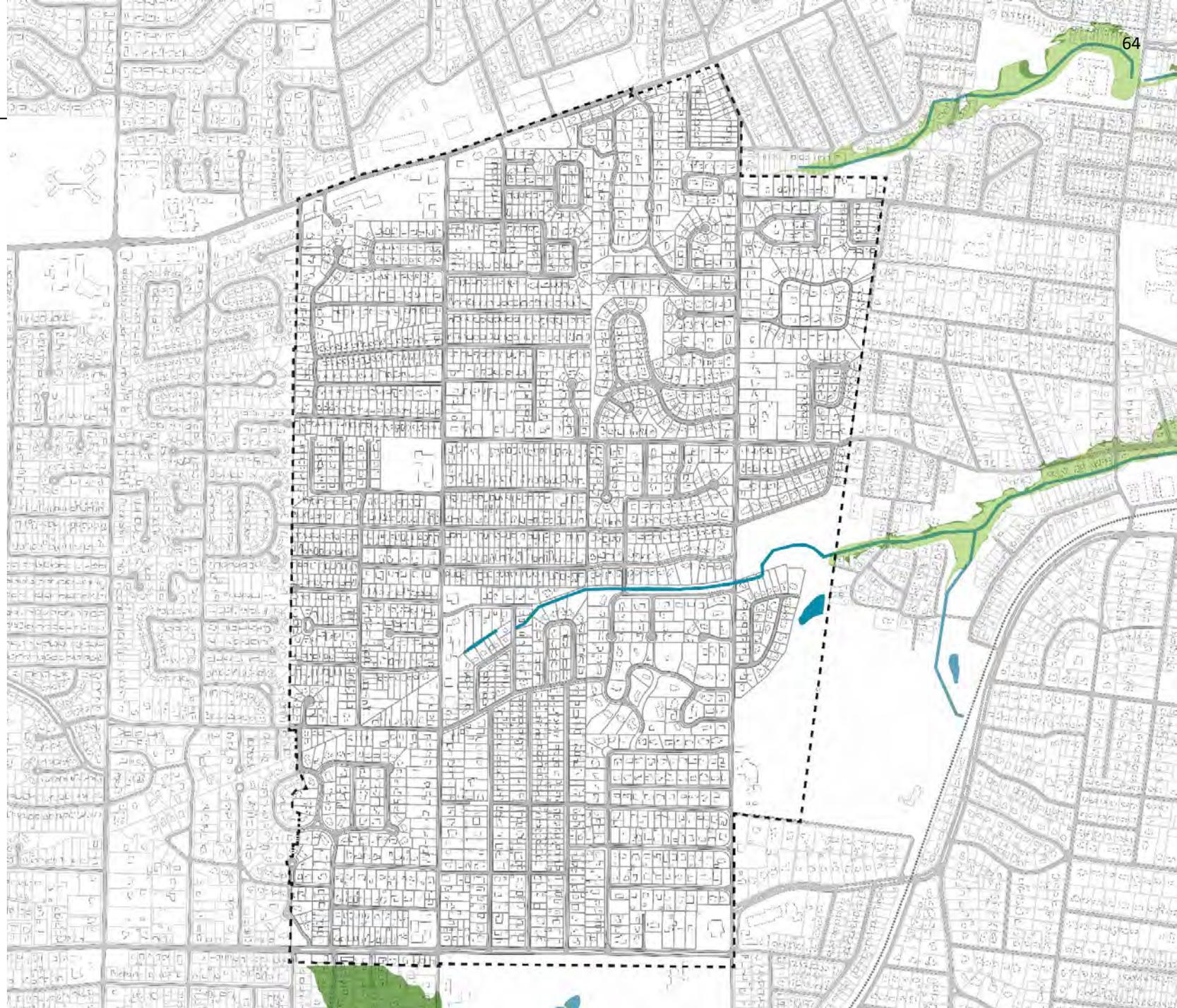
Existing Conditions Analysis Flooding

- 1% Chance



Existing Conditions Analysis Flooding

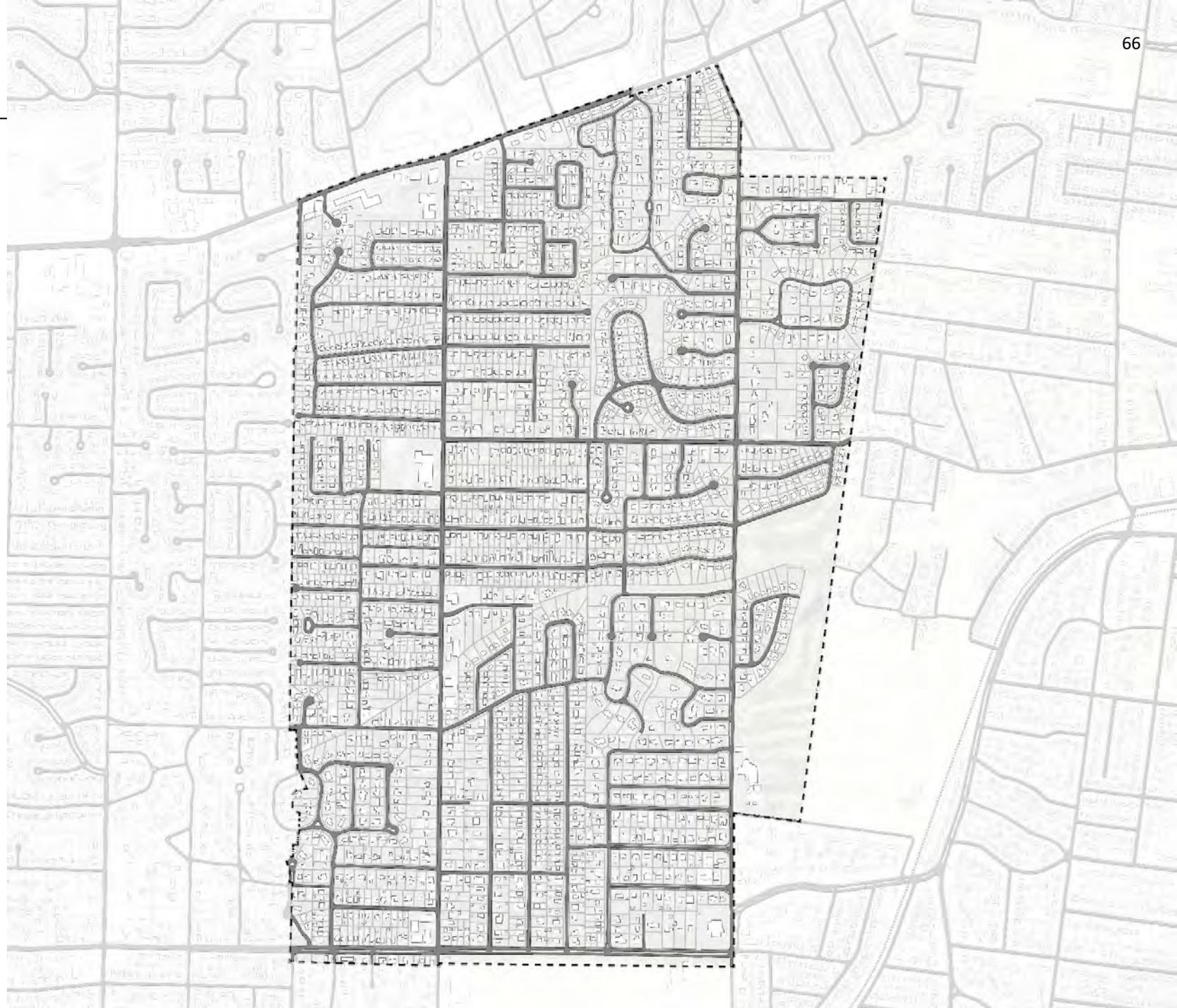
- 1% Chance
- **.2% Chance**





The City Fabric

Existing Conditions Analysis
City Fabric - Street Network

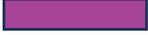


Existing Conditions Analysis
City Fabric - Street Types

- **Gridded Street** 
- **Cul-de-sac Street** 



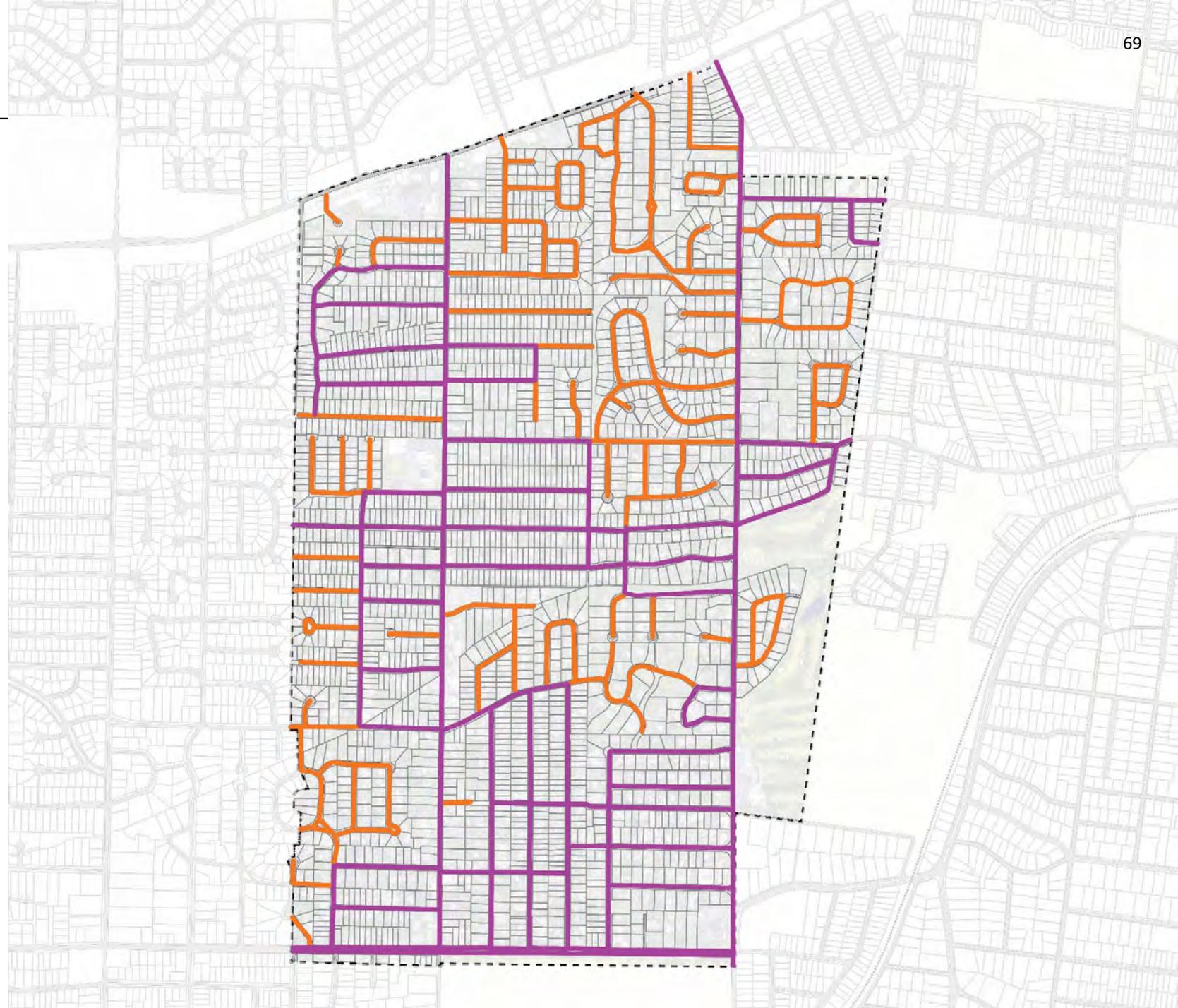
Existing Conditions Analysis
City Fabric - Street Types

- Gridded Street 
- **Cul-de-sac Street** 



Existing Conditions Analysis
City Fabric - Street Types

- **Gridded Street** 
- **Cul-de-sac Street** 



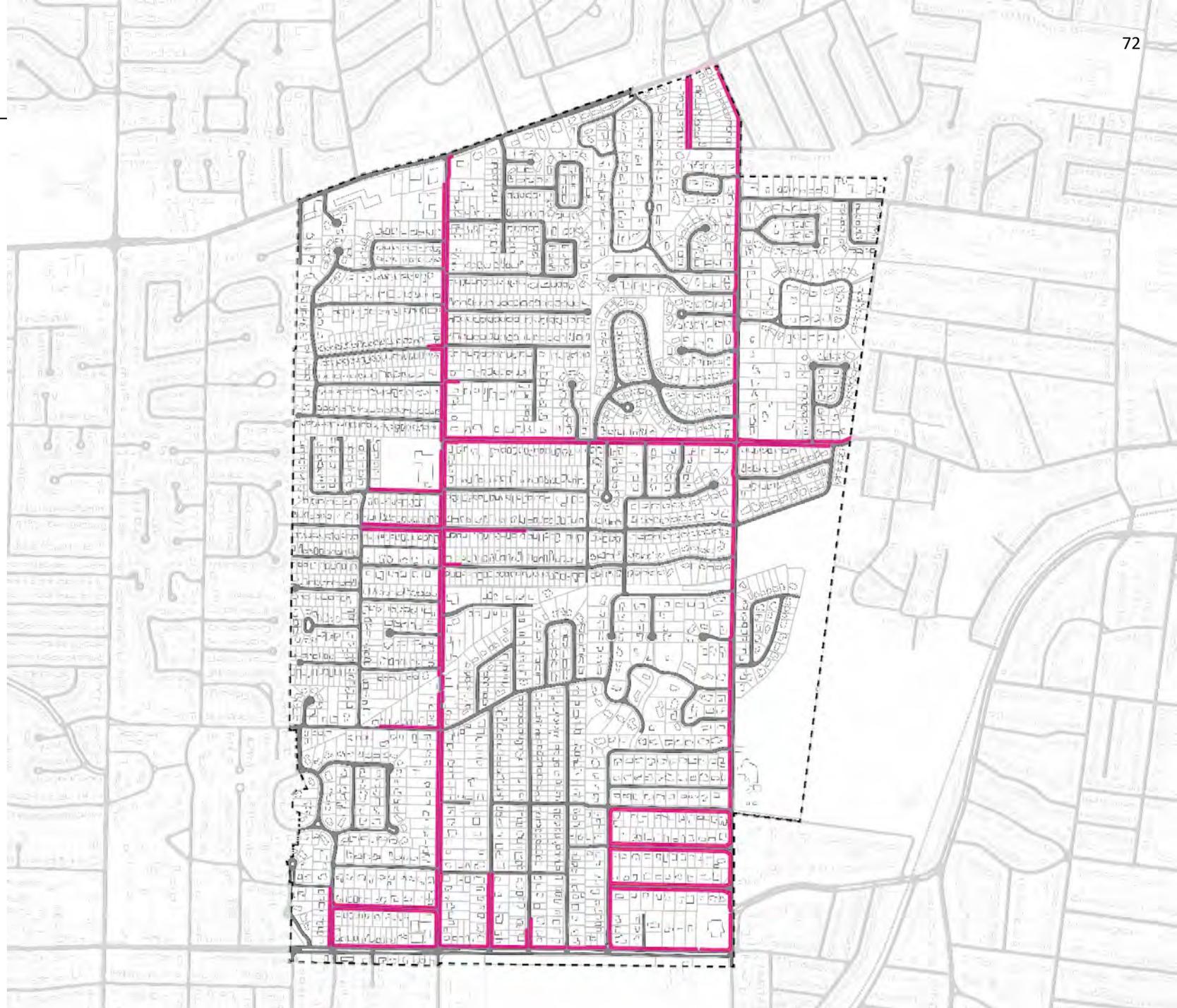
Existing Conditions Analysis
City Fabric - Street
Improvements Map



Existing Conditions Analysis
City Fabric - Blocks



Existing Conditions Analysis
City Fabric – Sidewalks



Existing Conditions Analysis City Fabric - Bike Lanes



Existing Conditions Analysis City Fabric - Bike Lanes & Sidewalks



Existing Conditions Analysis City Fabric – MoDOT Traffic Counts

The roads with the most average traffic within Glendale are Berry Road and Lockwood Avenue

- Lockwood and Berry both have sidewalks, but only Lockwood has a bike lane.
 - **Are Lockwood and Berry keeping up with the current traffic trends?**
 - **Are there any specific areas of congestion or safety issues to be resolved on Lockwood or Berry?**

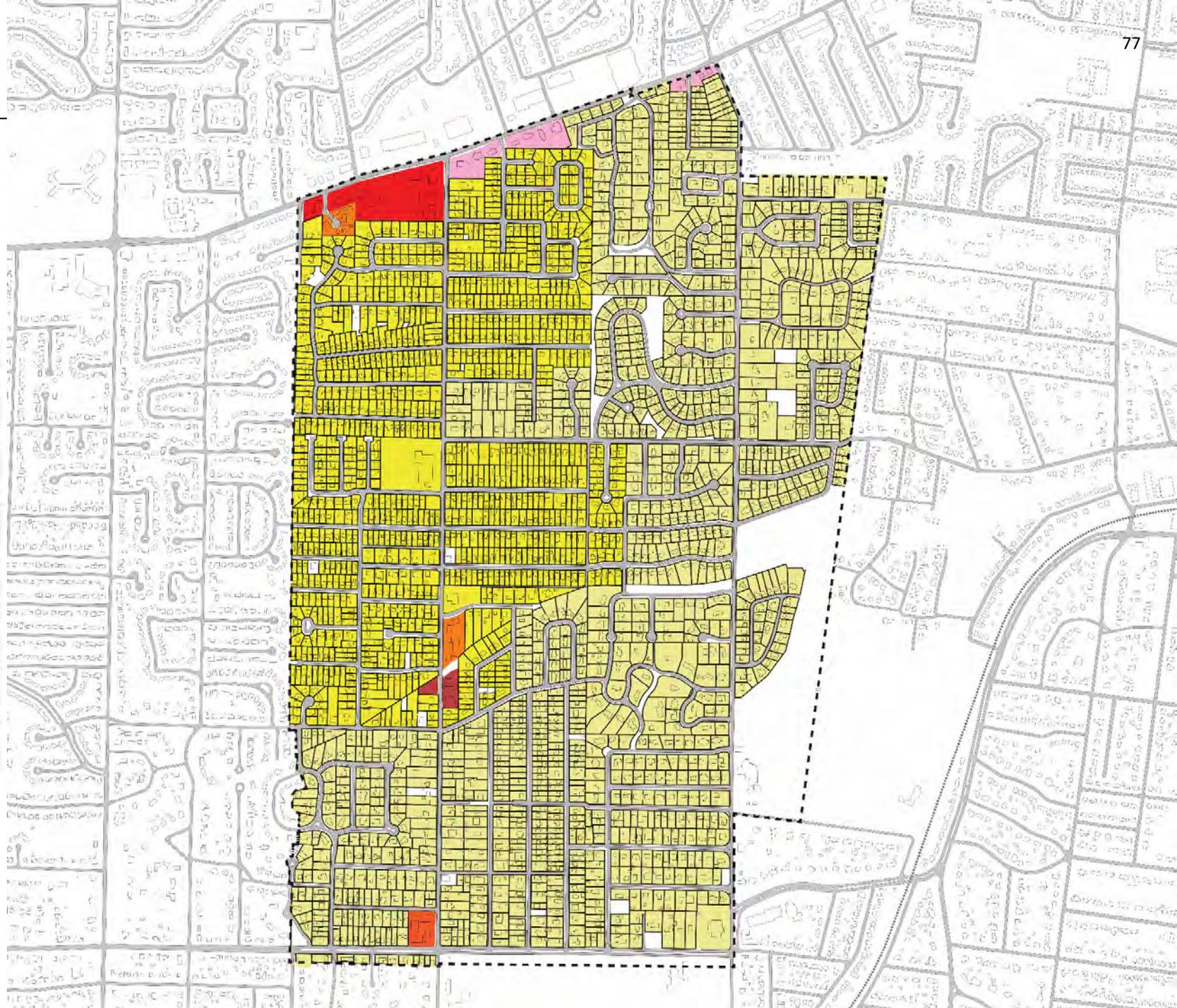
Road	Annual Average Daily Traffic 2022	Annual Average Weekday Traffic 2022	Motorcycle Volume	Passenger Car Volume	PU/Panel Truck Volume	Bus Volume	Single Unit Truck Volume	Combined Semi Trailer Volume
Lockwood Ave	5,213	5,411	21	4,665	436	14	64	13
North Berry Road	3,656	3,796	55	3073	400	6	49	74
South Berry Road	4,438	4,608	108	3,657	461	6	89	118
Sappington Road	2,984	3,163	48	2,577	277	3	36	43
Kirkham Ave	2,005	2,125	7	1,268	629	2	81	18
Essex Ave	895	949	9	801	70	1	5	9
Manchester Road	10,722	11,001	311	4,952	4,121	83	1,066	190

Existing Conditions Analysis
City Fabric - Parcels



Existing Conditions Analysis City Fabric - Impervious Surface Coverage

Zones	# of Bldgs	Bldg %	Impervious Surface %	Total % of Land Built	Total % of Land Unbuilt
R-1	1,551	18.00%	16.00%	34.00%	66.00%
R-2	1,627	21.00%	24.00%	45.00%	55.00%
R-3	12	22.00%	20.00%	42.00%	58.00%
PKD	4	35.00%	14.00%	49.00%	51.00%
C-1	3	37.00%	47.00%	84.00%	16.00%
C-2	7	18.00%	47.00%	65.00%	35.00%
C-3	10	14.00%	61.00%	75.00%	15.00%

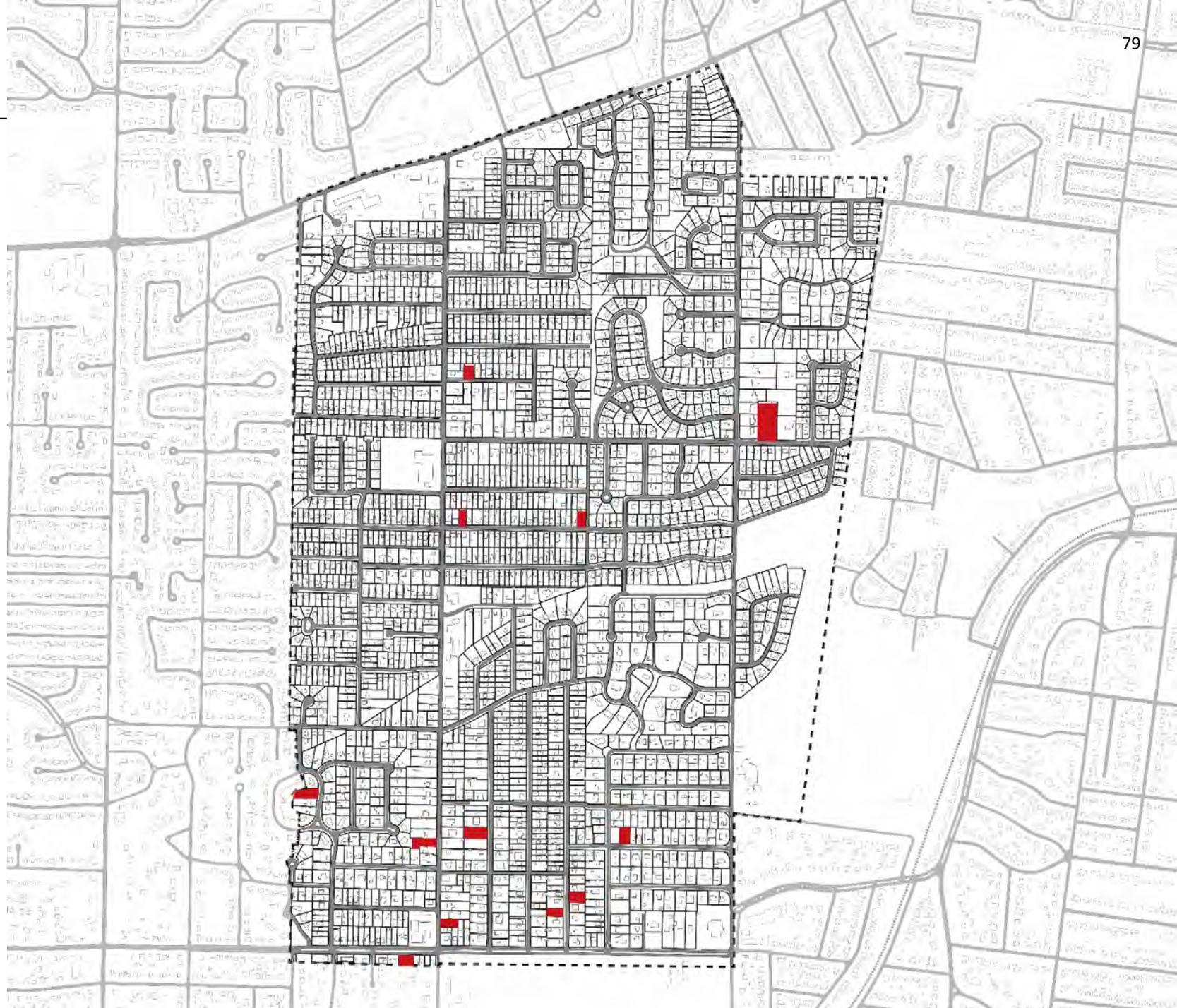




Year Built

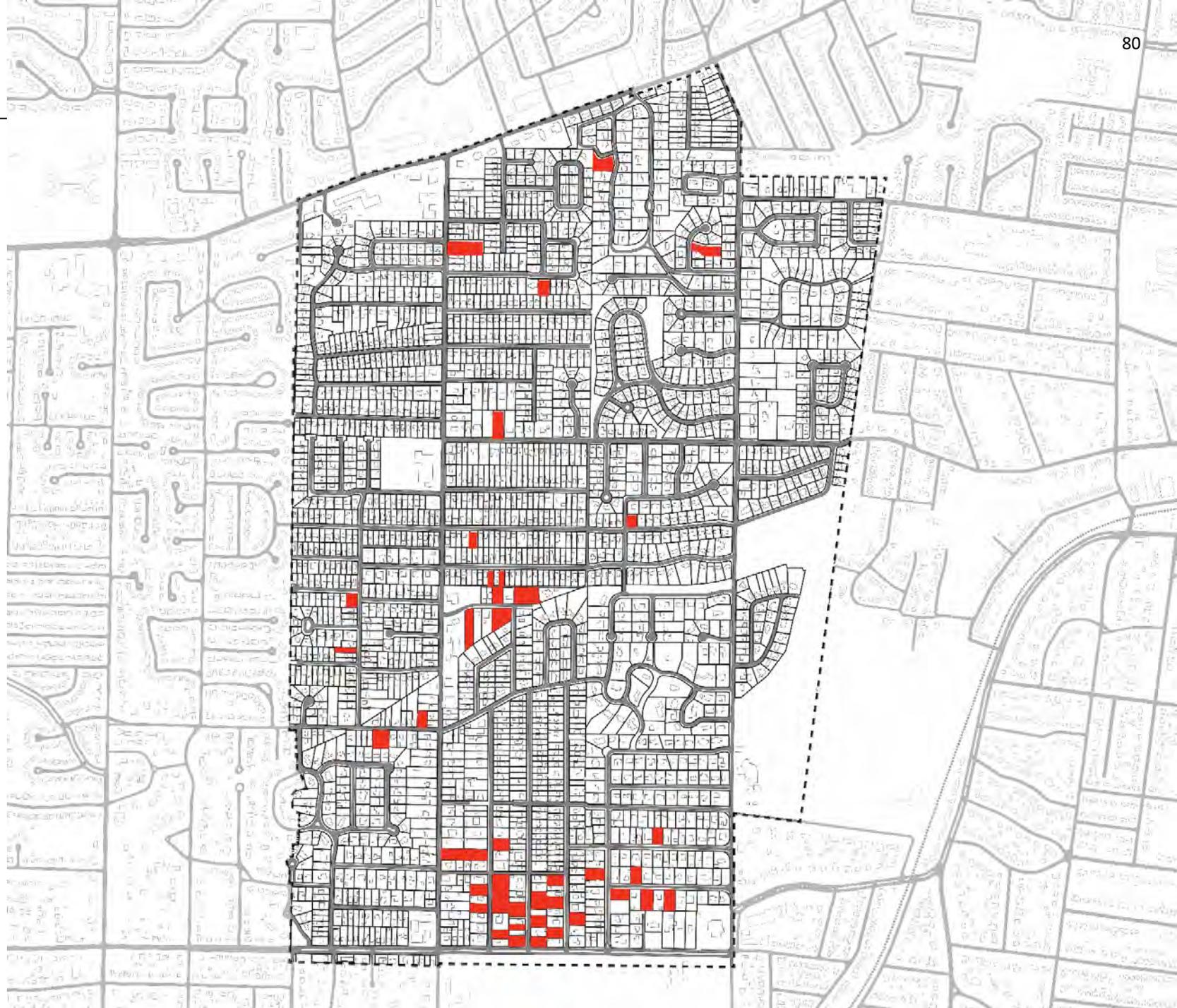
Existing Conditions Analysis
Year Built

- **Pre-1900**



Existing Conditions Analysis Year Built

- Pre-1900
- **1900 to 1909**



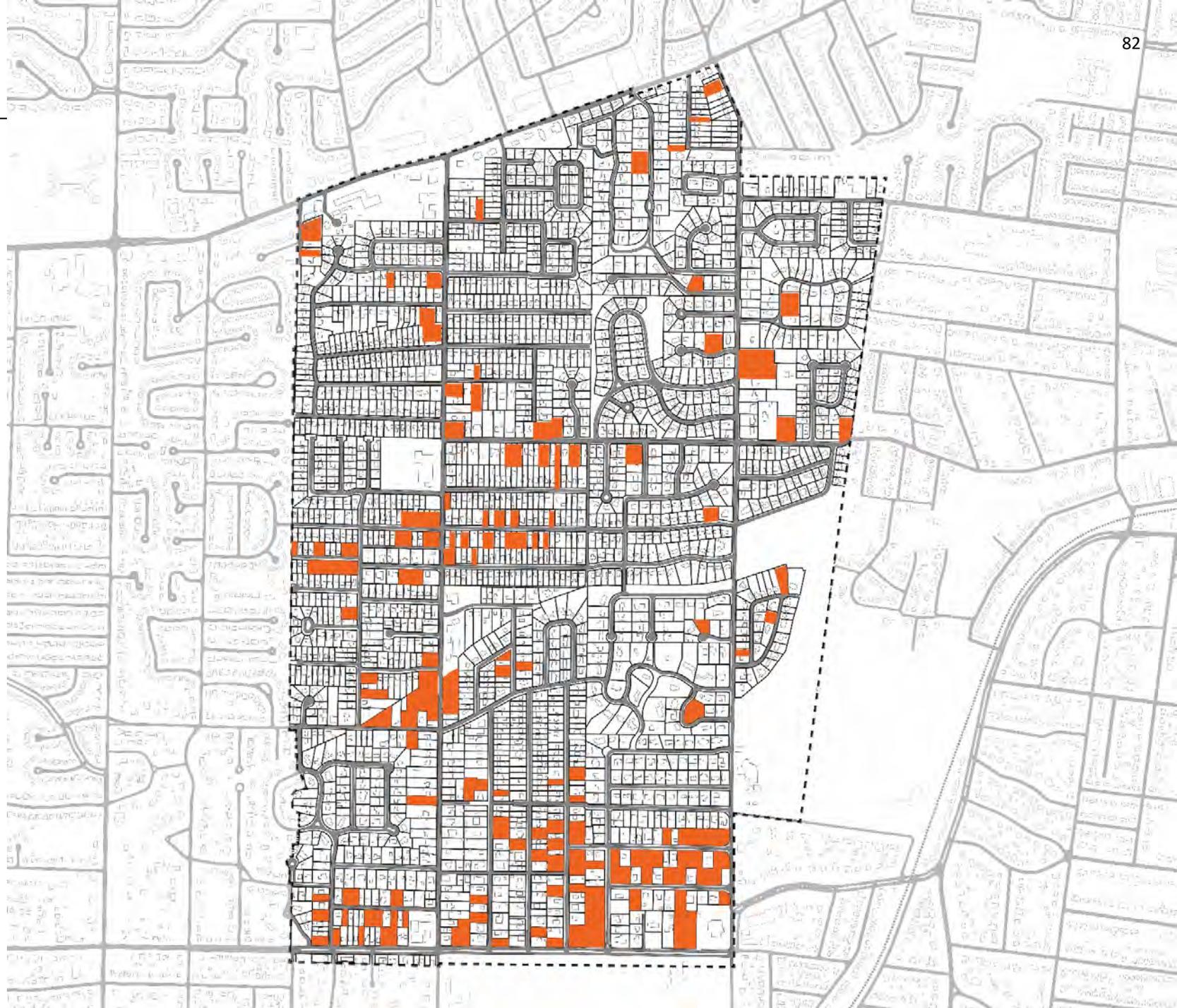
Existing Conditions Analysis Year Built

- Pre-1900
- 1900 to 1909
- **1910's**



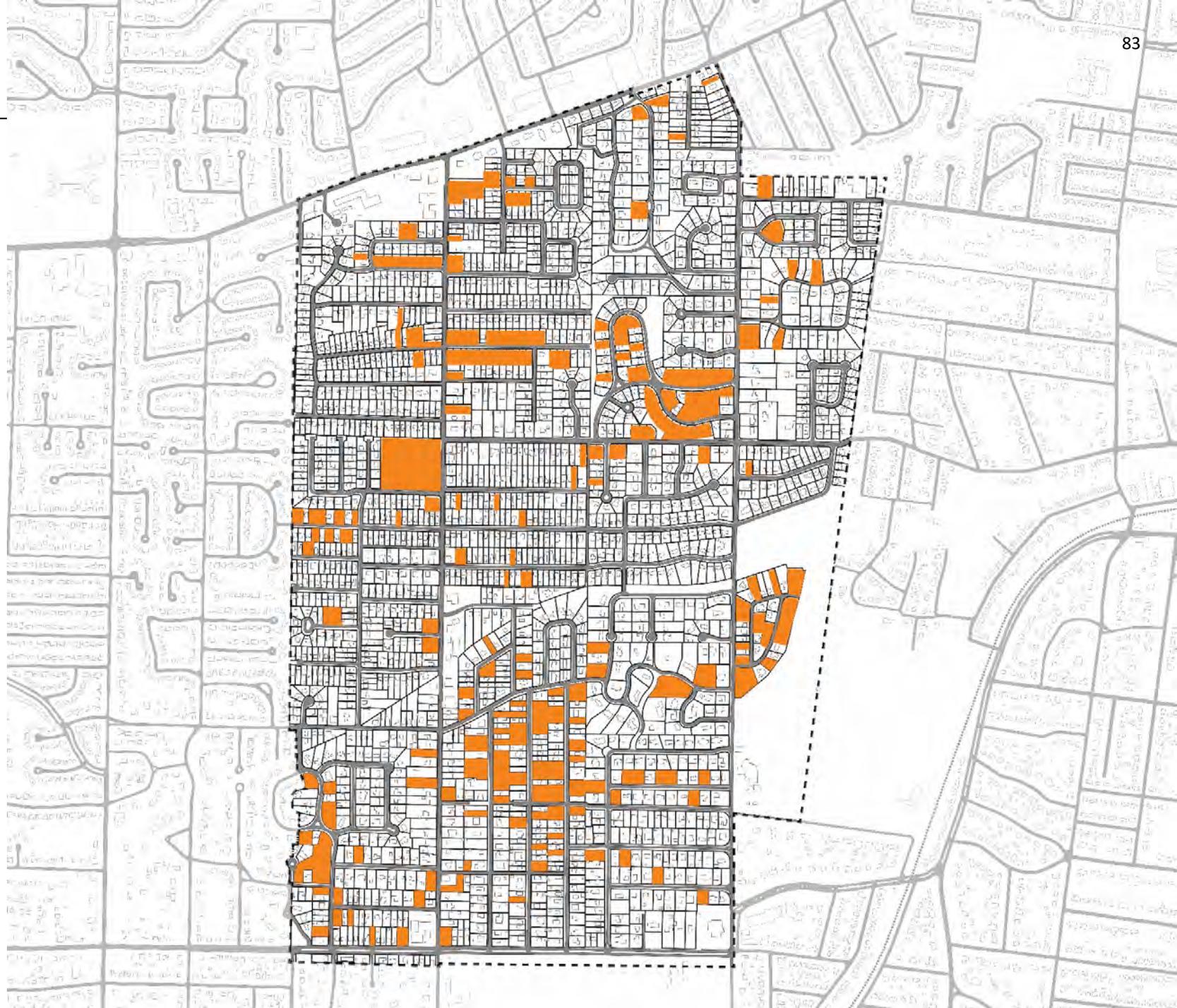
Existing Conditions Analysis Year Built

- Pre-1900
- 1900 to 1909
- 1910's
- **1920's**



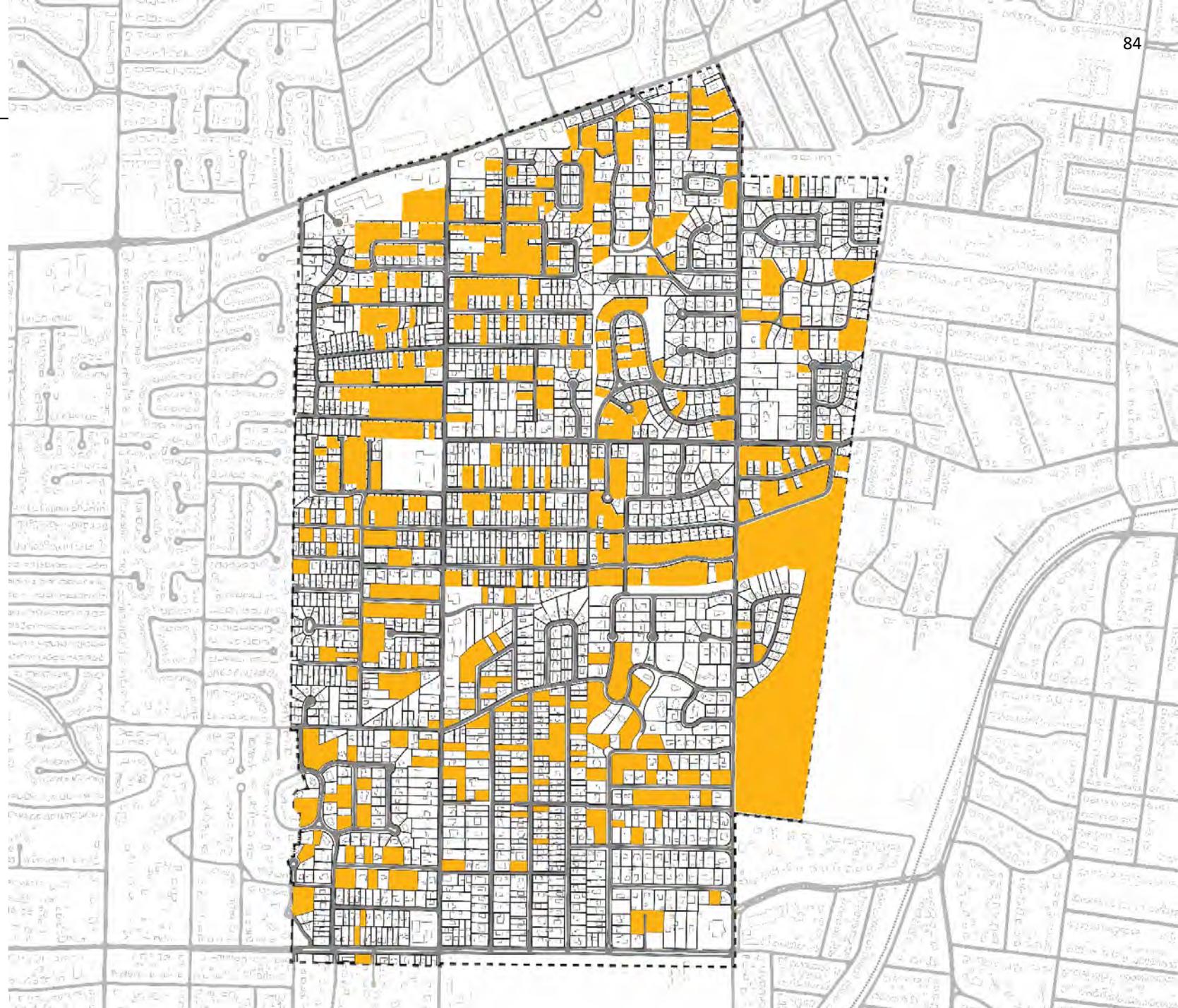
Existing Conditions Analysis Year Built

- Pre-1900
- 1900 to 1909
- 1910's
- 1920's
- **1930's**



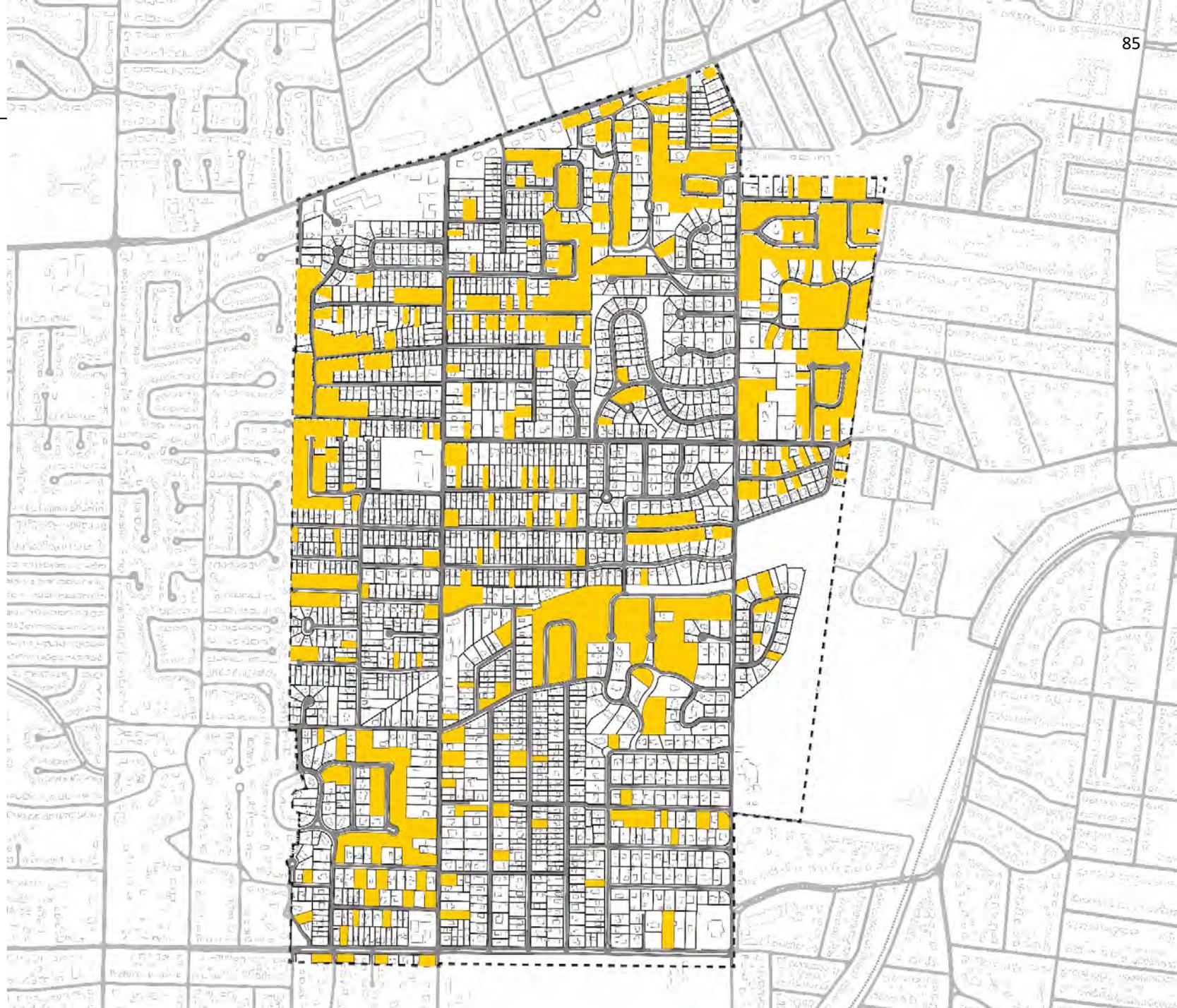
Existing Conditions Analysis Year Built

- Pre-1900
- 1900 to 1909
- 1910's
- 1920's
- 1930's
- **1940's**



Existing Conditions Analysis Year Built

- Pre-1900
- 1900 to 1909
- 1910's
- 1920's
- 1930's
- 1940's
- **1950's**



Existing Conditions Analysis Year Built

- Pre-1900
- 1900 to 1909
- 1910's
- 1920's
- 1930's
- 1940's
- 1950's
- **1960's**



Existing Conditions Analysis Year Built

- Pre-1900
- 1900 to 1909
- 1910's
- 1920's
- 1930's
- 1940's
- 1950's
- 1960's
- **1970's**



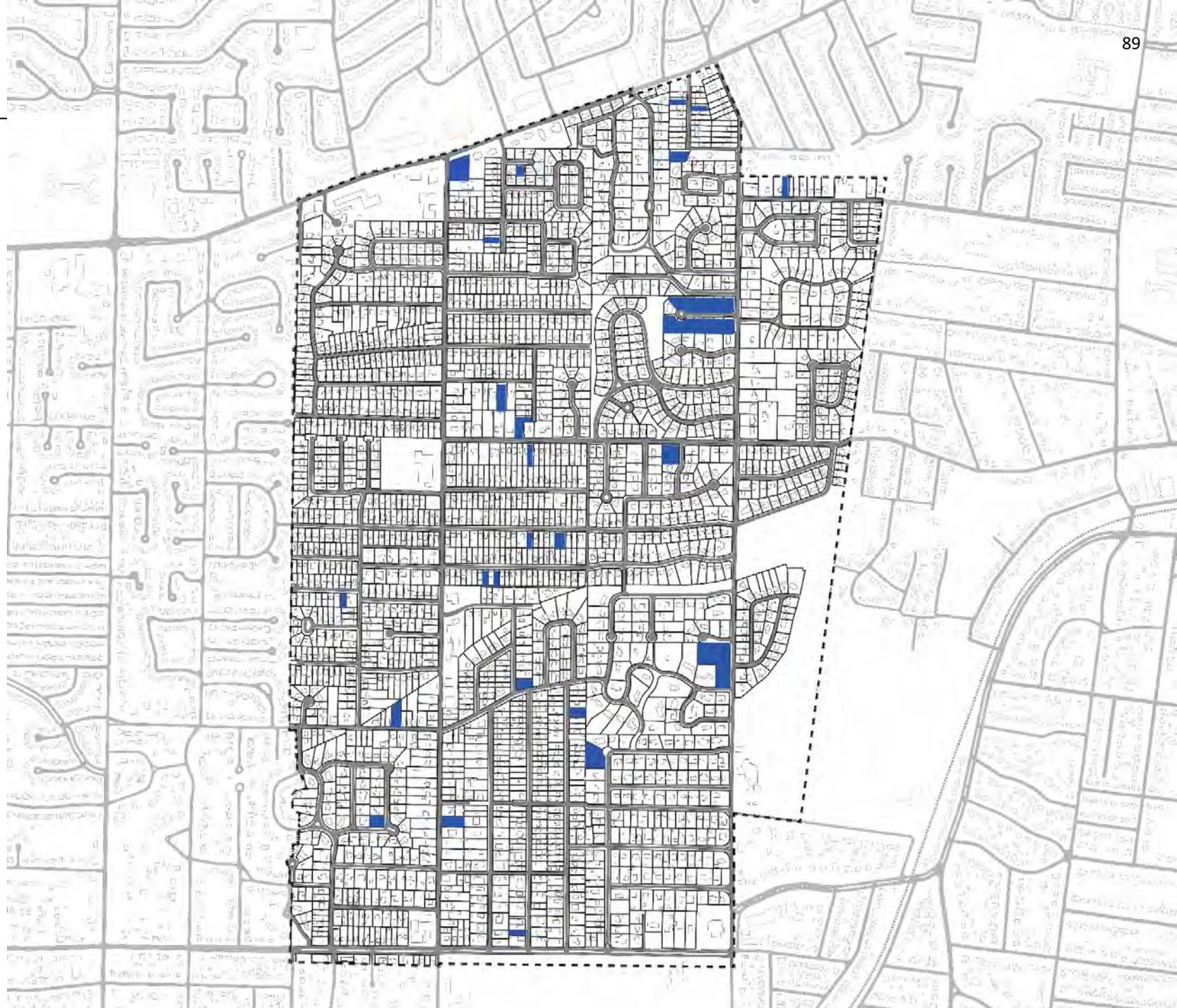
Existing Conditions Analysis Year Built

- Pre-1900
- 1900 to 1909
- 1910's
- 1920's
- 1930's
- 1940's
- 1950's
- 1960's
- 1970's
- **1980's**



Existing Conditions Analysis Year Built

- Pre-1900
- 1900 to 1909
- 1910's
- 1920's
- 1930's
- 1940's
- 1950's
- 1960's
- 1970's
- 1980's
- **1990's**



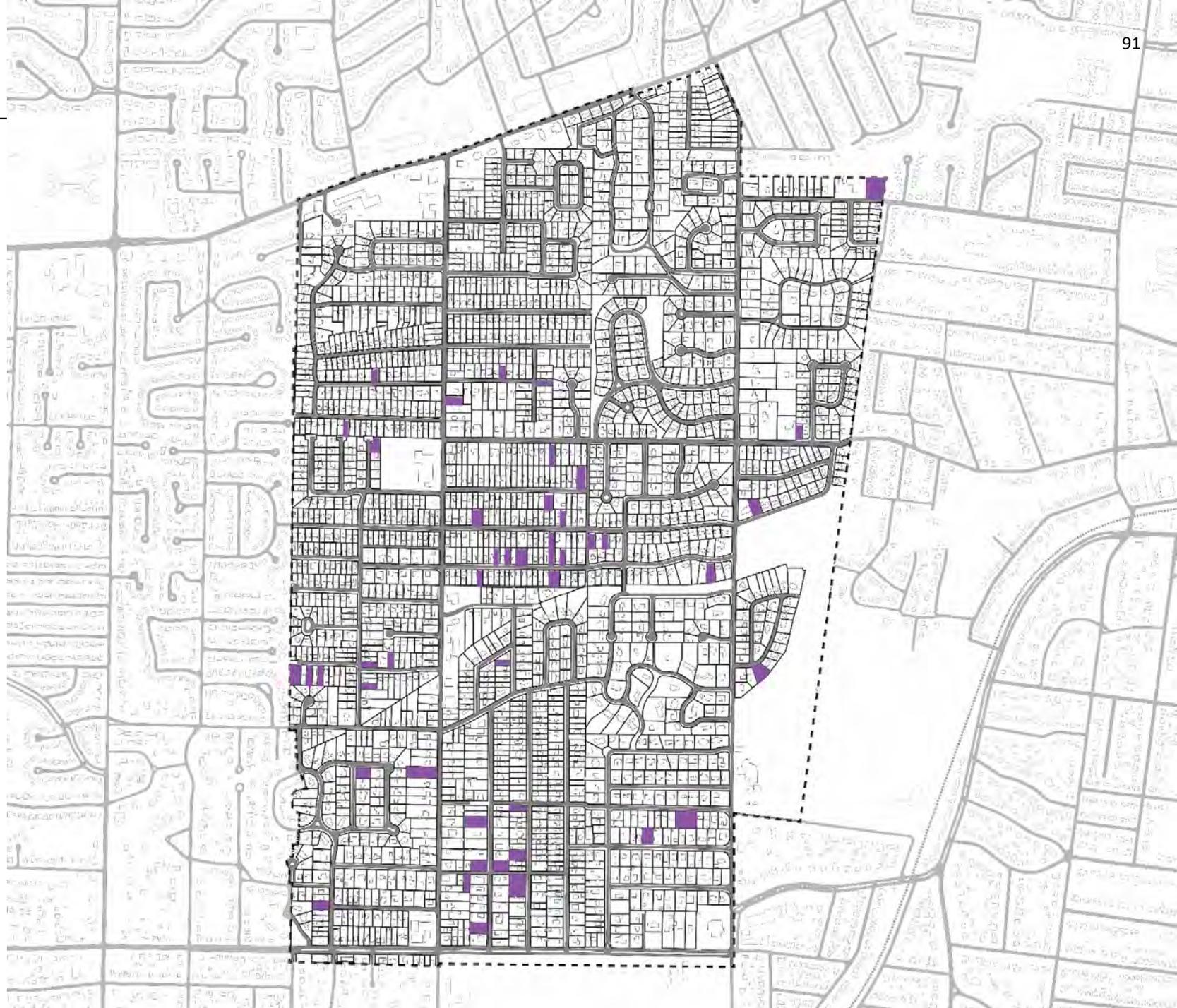
Existing Conditions Analysis Year Built

- Pre-1900
- 1900 to 1909
- 1910's
- 1920's
- 1930's
- 1940's
- 1950's
- 1960's
- 1970's
- 1980's
- 1990's
- **2000 to 2009**



Existing Conditions Analysis Year Built

- Pre-1900
- 1900 to 1909
- 1910's
- 1920's
- 1930's
- 1940's
- 1950's
- 1960's
- 1970's
- 1980's
- 1990's
- 2000 to 2009
- **2010's**



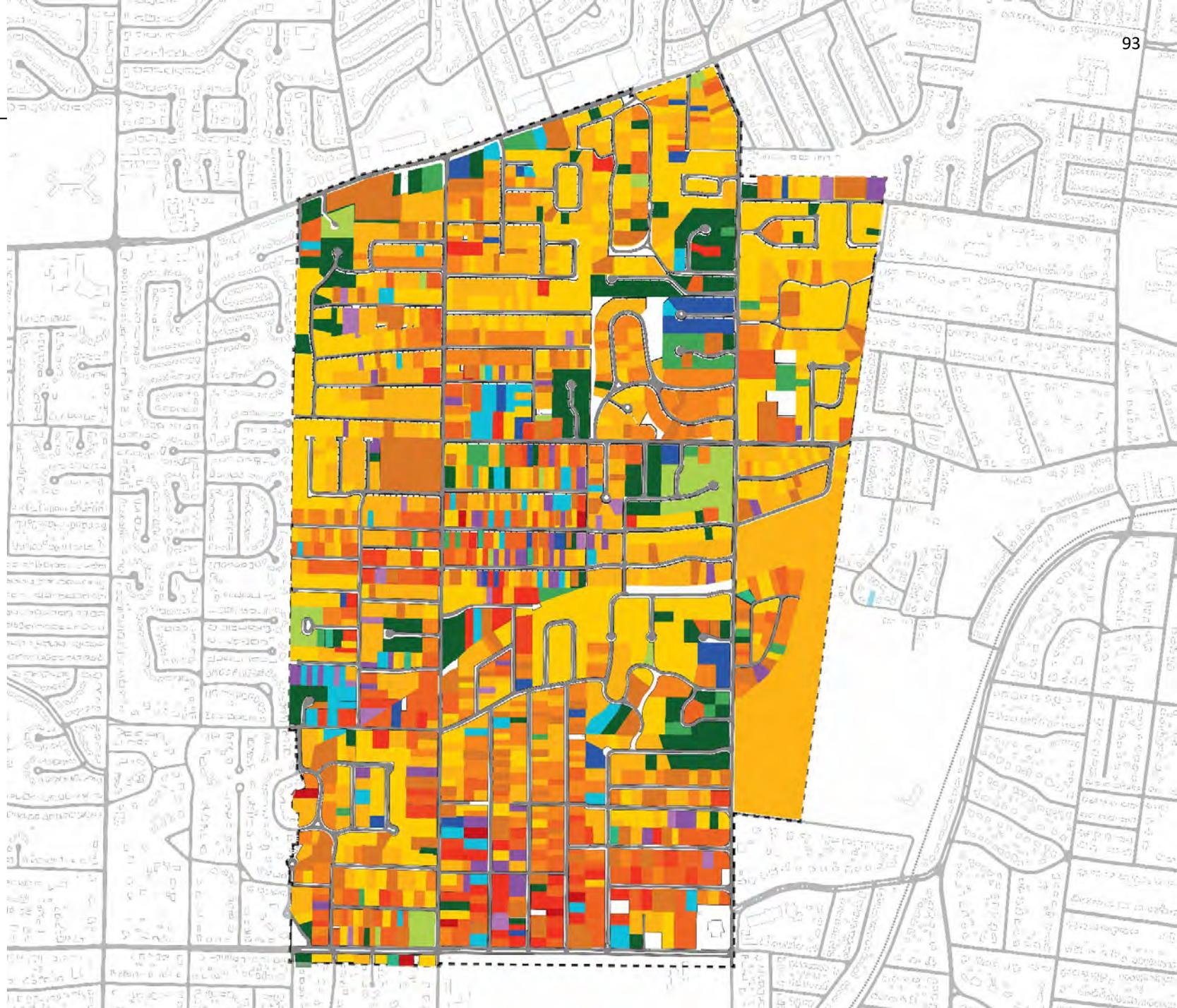
Existing Conditions Analysis Year Built

- Pre-1900
- 1900 to 1909
- 1910's
- 1920's
- 1930's
- 1940's
- 1950's
- 1960's
- 1970's
- 1980's
- 1990's
- 2000 to 2009
- 2010's
- **2020 to 2023**



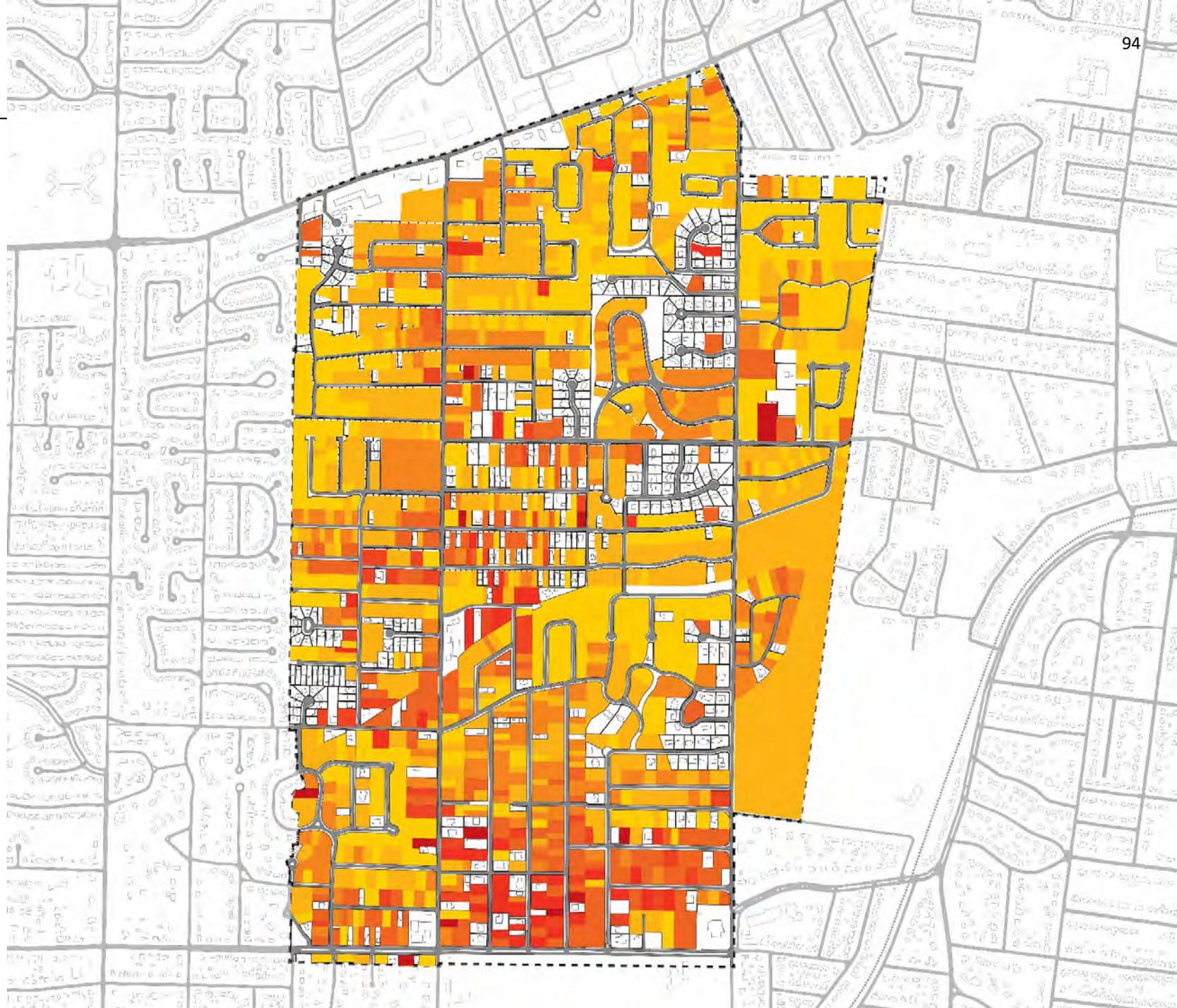
Existing Conditions Analysis
Year Built Composite

- **Pre-1900** 
- **1900 to 1909** 
- **1910's** 
- **1920's** 
- **1930's** 
- **1940's** 
- **1950's** 
- **1960's** 
- **1970's** 
- **1980's** 
- **1990's** 
- **2000 to 2009** 
- **2010's** 
- **2020 to 2023** 

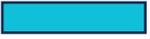


Existing Conditions Analysis
Year Built Pre-1960

- Pre-1900
- 1900 to 1909
- 1910's
- 1920's
- 1930's
- 1940's
- 1950's



Existing Conditions Analysis
Year Built Post-1960

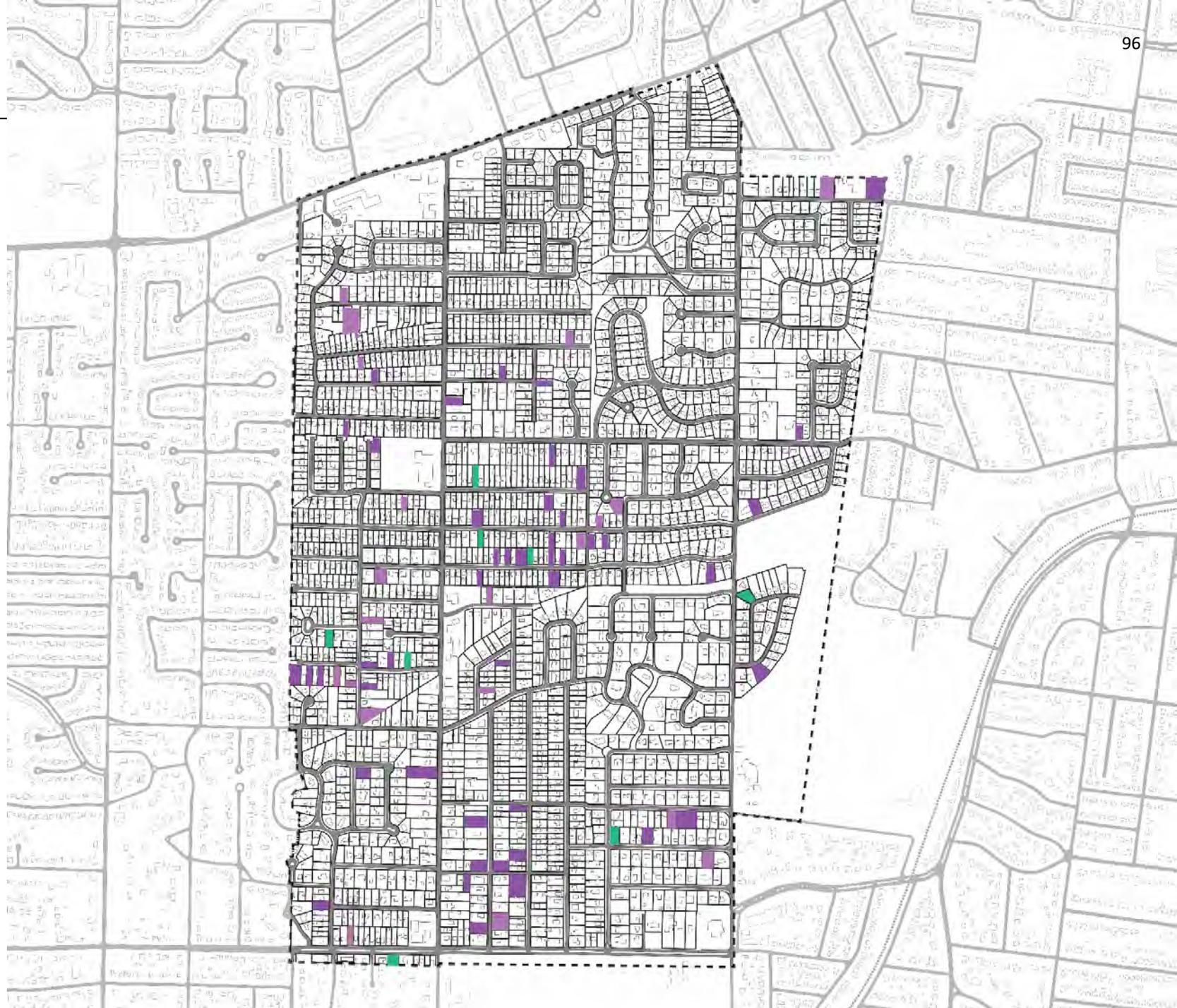
- 1960's 
- 1970's 
- 1980's 
- 1990's 
- 2000 to 2009 
- 2010's 
- 2020 to 2023 



Existing Conditions Analysis
Year Built Past 13 Years

- 2010's 
- 2020 to 2023 
- under construction 

79 new homes have been built or added on to in Glendale since 2010!



Existing Conditions Analysis
Renovations and Tear Downs

- Renovated since 2012 
- Torn down and rebuilt since 2012 
- under construction 

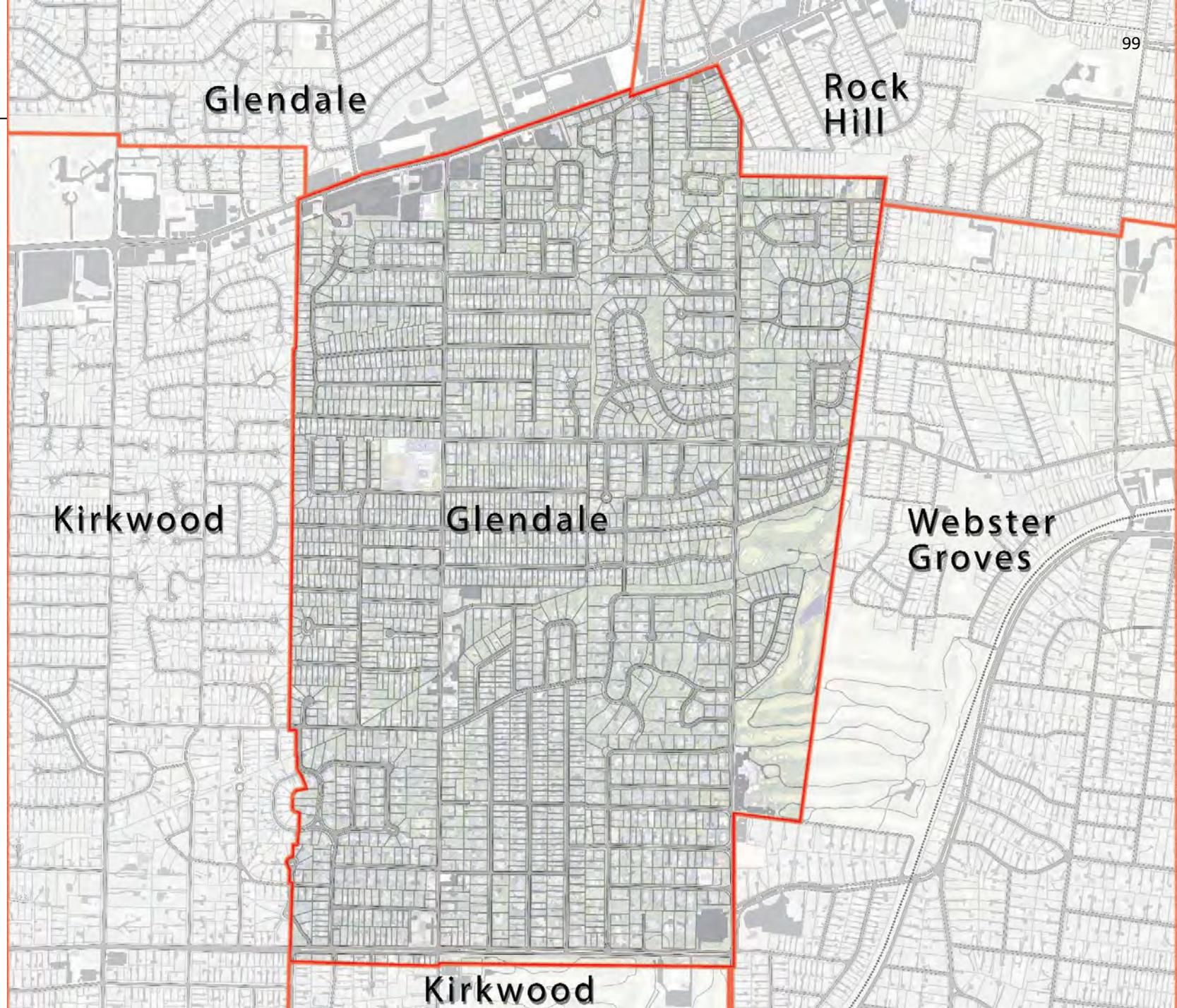
38 new homes have been on lots on which an existing home was demolished and replaced.





Existing Conditions Analysis
Districts

- **Fire Districts**



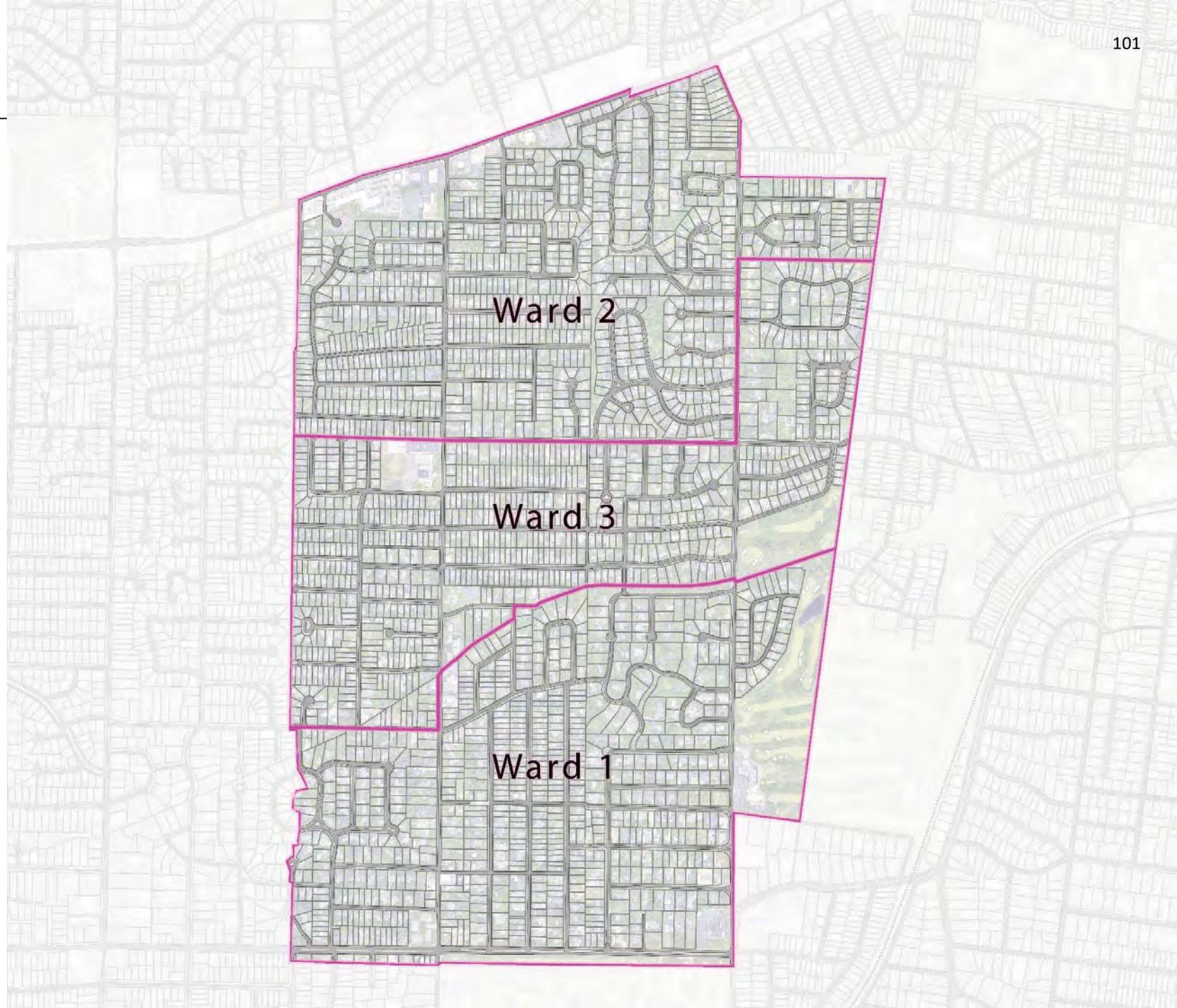
Existing Conditions Analysis
Districts

- Fire Districts
- **School Districts**



Existing Conditions Analysis Districts

- Fire Districts
- School Districts
- **Wards**

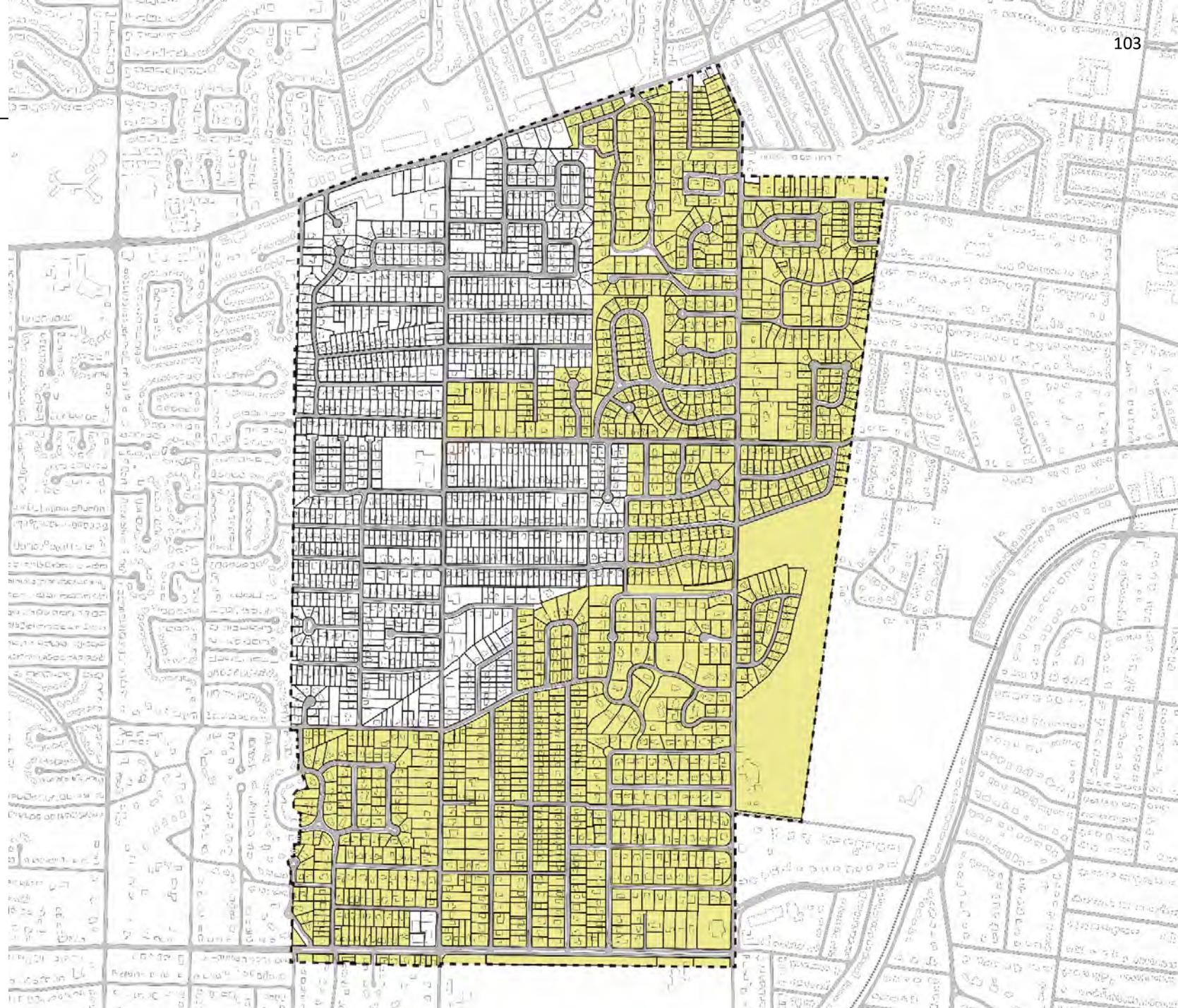




Zoning

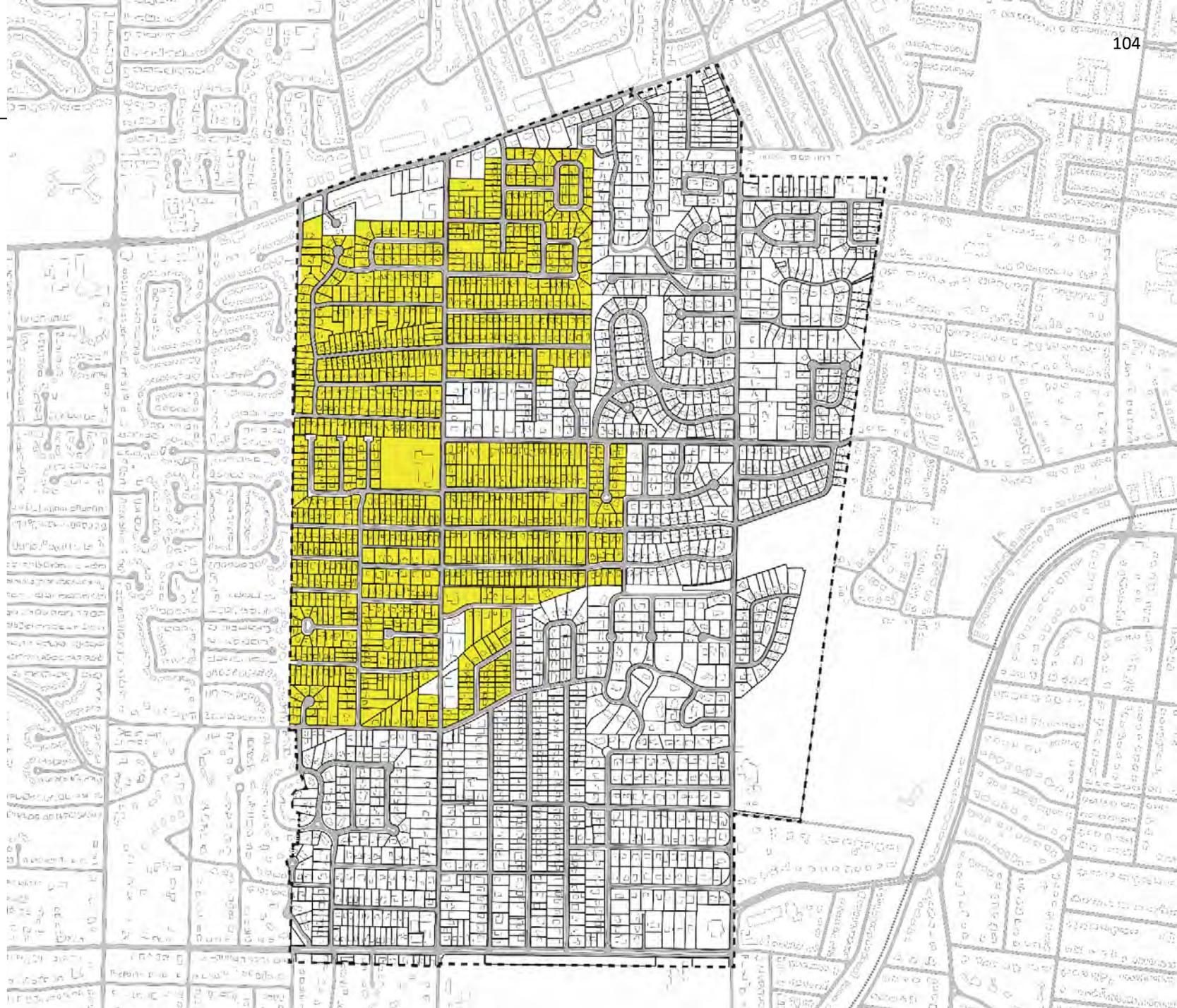
Existing Conditions Analysis Zoning

- **R-1: Single-Family Dwelling District**
 - **Allowed Uses:** single-family dwellings, parks, playgrounds, community buildings, public schools, private golf clubs, accessory buildings, and temporary buildings used for construction.
 - **Minimum Lot Area:** 10,000 SF
 - **Minimum Lot Width:** 80'
 - **Minimum Front Yard:** 35'
 - **Minimum Side Yard:** 10'
 - **Minimum Rear Yard:** 30'
 - **Maximum Height:** 35' and 2.5 stories



Existing Conditions Analysis Zoning

- R-1: Single-Family Dwelling District
- **R-2: Single-Family Dwelling District**
 - **Allowed Uses:** single-family dwellings, parks, playgrounds, community buildings, public schools, private golf clubs, accessory buildings, and temporary buildings used for construction.
 - **Minimum Lot Area:** 7,500 SF
 - **Minimum Lot Width:** 65'
 - **Minimum Front Yard:** 30'
 - **Minimum Side Yard:** 7'
 - **Minimum Rear Yard:** 30'
 - **Maximum Height:** 35' and 2.5 stories



Existing Conditions Analysis Zoning

- R-1: Single-Family Dwelling District
- R-2: Single-Family Dwelling District
- **R-3: Multiple-Family and Condominium**
 - **Allowed Uses:** multiple-family or condominium dwellings, parking areas, garages, carports, parks, playgrounds, recreation areas, and accessory buildings.
 - **Minimum Ground Area:** 3,250 SF per family unit
 - **Maximum # of units:** 4 per structure



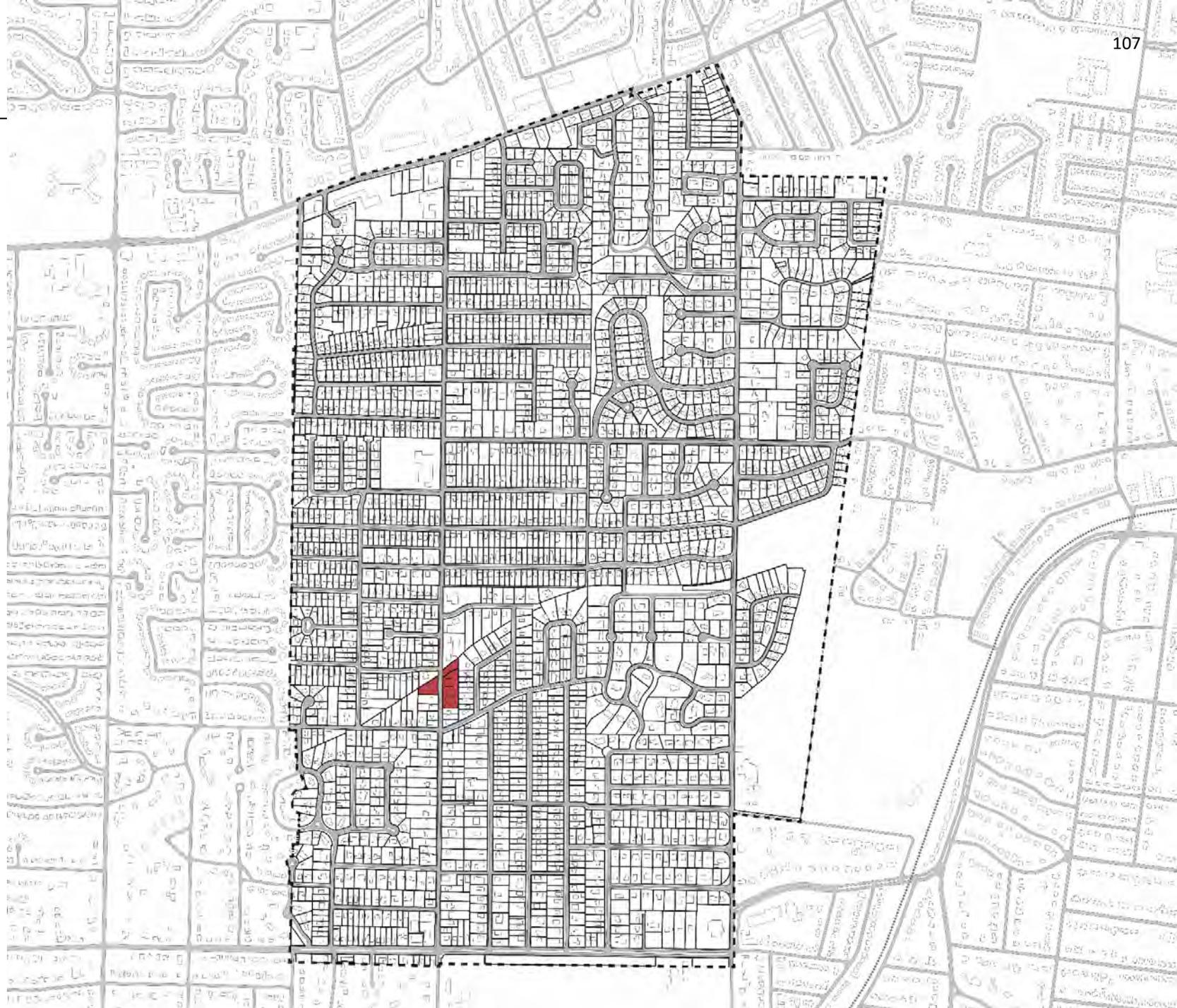
Existing Conditions Analysis Zoning

- R-1: Single-Family Dwelling District
- R-2: Single-Family Dwelling District
- R-3: Multiple Family and Condominium
- **PRD: Planned Residential District**
 - **Minimum lot size:** 1.5 Acres
 - **Maximum Height:** 35'



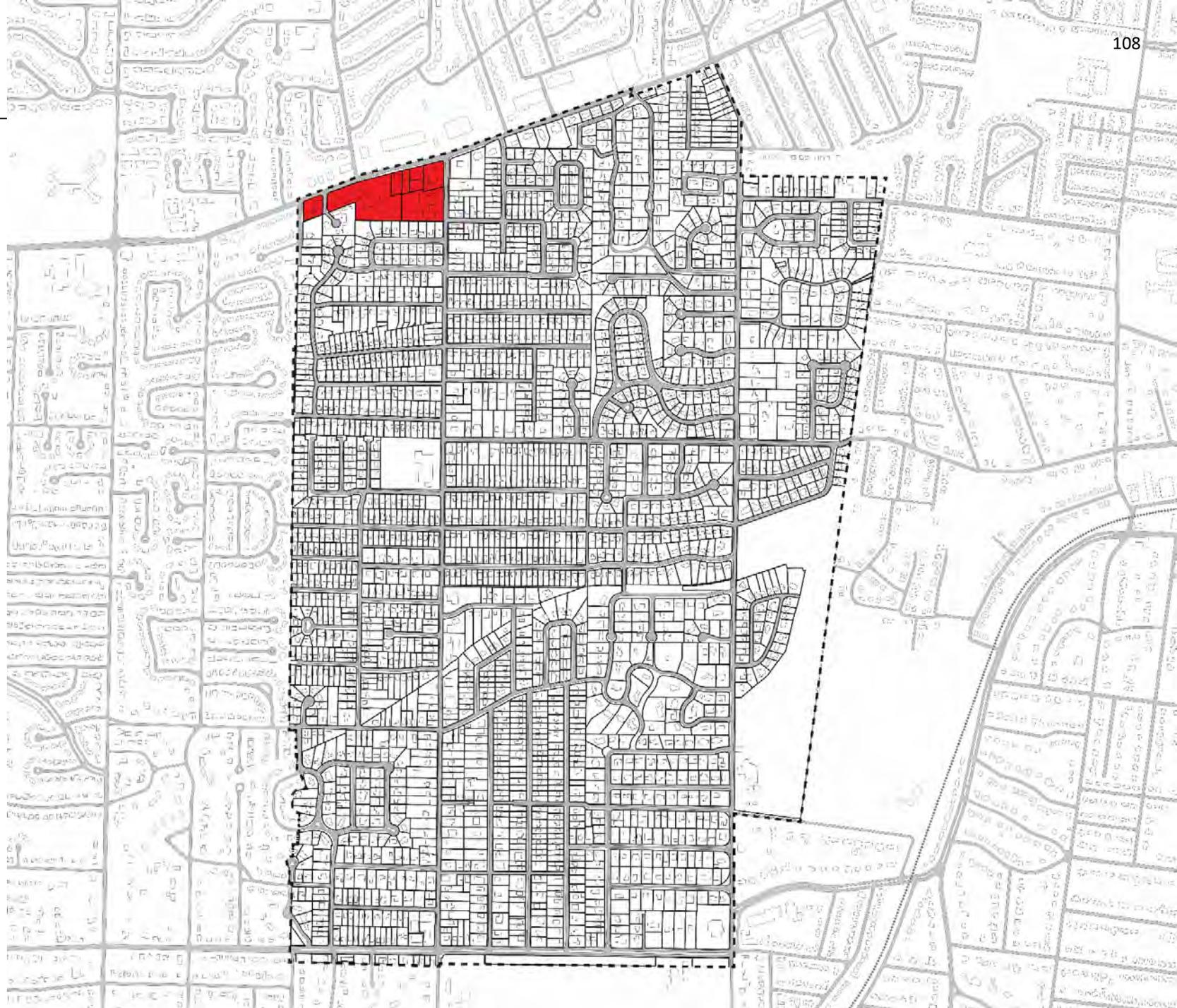
Existing Conditions Analysis Zoning

- R-1: Single-Family Dwelling District
- R-2: Single-Family Dwelling District
- R-3: Multiple Family and Condominium
- PRD: Planned Residential District
- **C-1: Local Commercial District**
 - **Allowed Uses:** bakery, bank, barbershop, beauty parlor, florist shop, business, professional office, clinic, photography or artist studio, shoe repair shop, tailor shop, ice cream parlor/malt shop, delicatessen
 - **Not Allowed Uses:** liquor stores, auto sales agencies, gas stations, restaurants, and drive-in restaurants.
 - **Minimum Lot Area:** 7,500 SF
 - **Minimum frontage on Sappington:** 80 SF
 - **Minimum Front Yard:** 35'
 - **Minimum Side Yard:** 10'
 - **Minimum Rear Yard:** 25'
 - **Maximum Height:** 35'



Existing Conditions Analysis Zoning

- R-1: Single-Family Dwelling District
- R-2: Single-Family Dwelling District
- R-3: Multiple Family and Condominium
- PRD: Planned Residential District
- C-1: Local Commercial District
- **C-2: Commercial District**



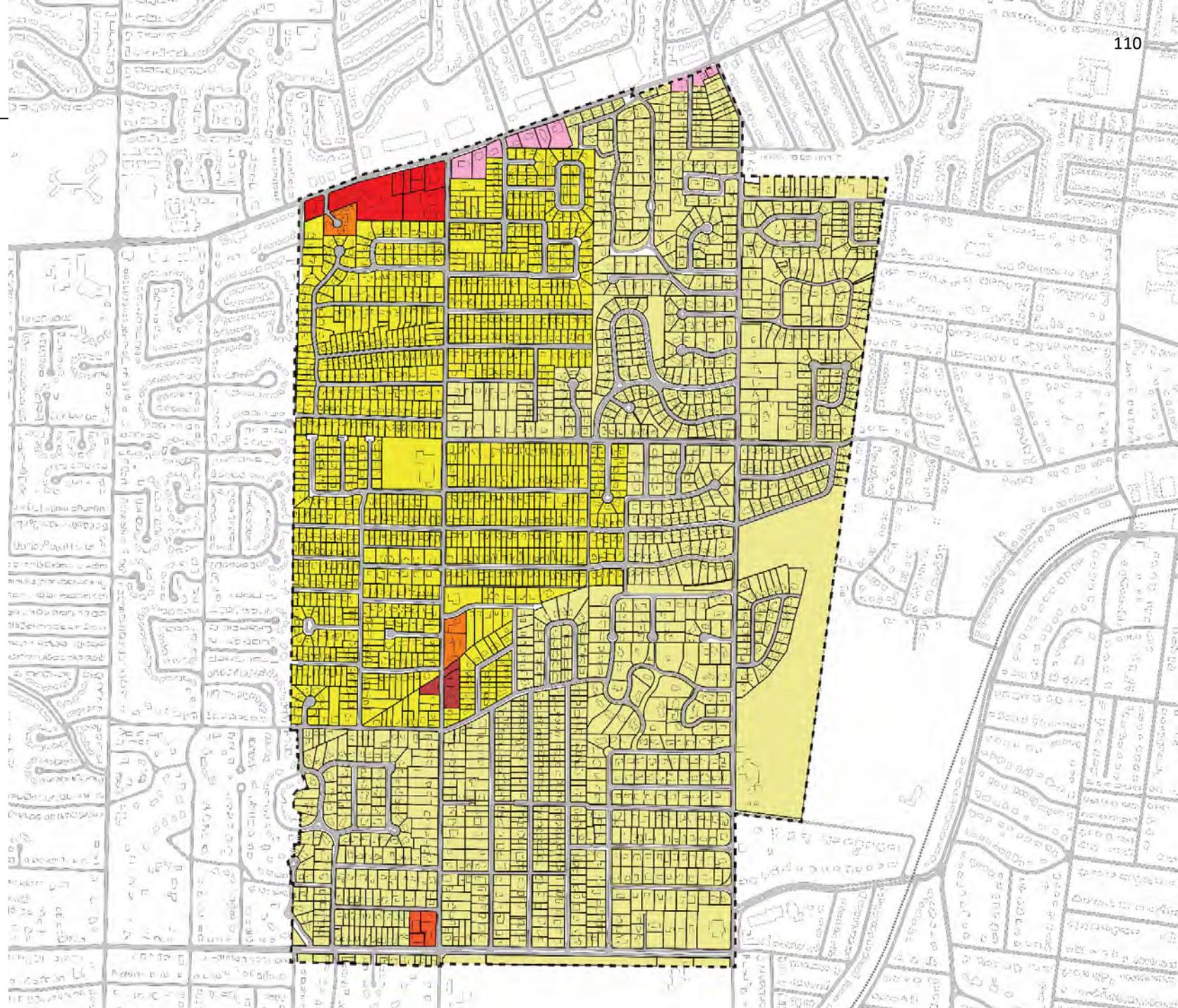
Existing Conditions Analysis Zoning

- R-1: Single-Family Dwelling District
- R-2: Single-Family Dwelling District
- R-3: Multiple Family and Condominium
- PRD: Planned Residential District
- C-1: Local Commercial District
- C-2: Commercial District
- **C-3: Commercial District**



Existing Conditions Analysis Zoning Composite

- R-1
- R-2
- R-3
- PRD
- C-1
- C-2
- C-3



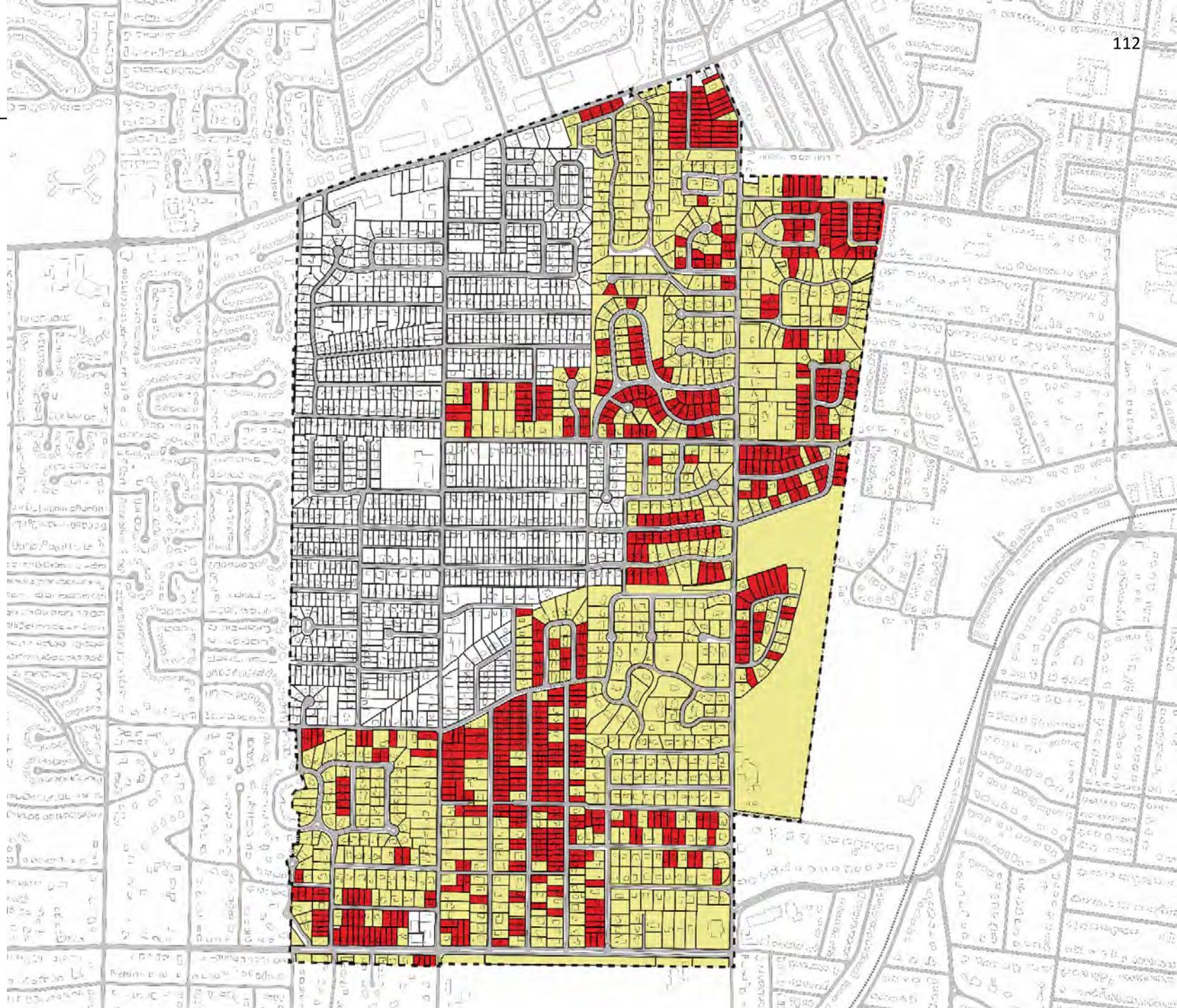


Non-Conforming Lots and Buildings



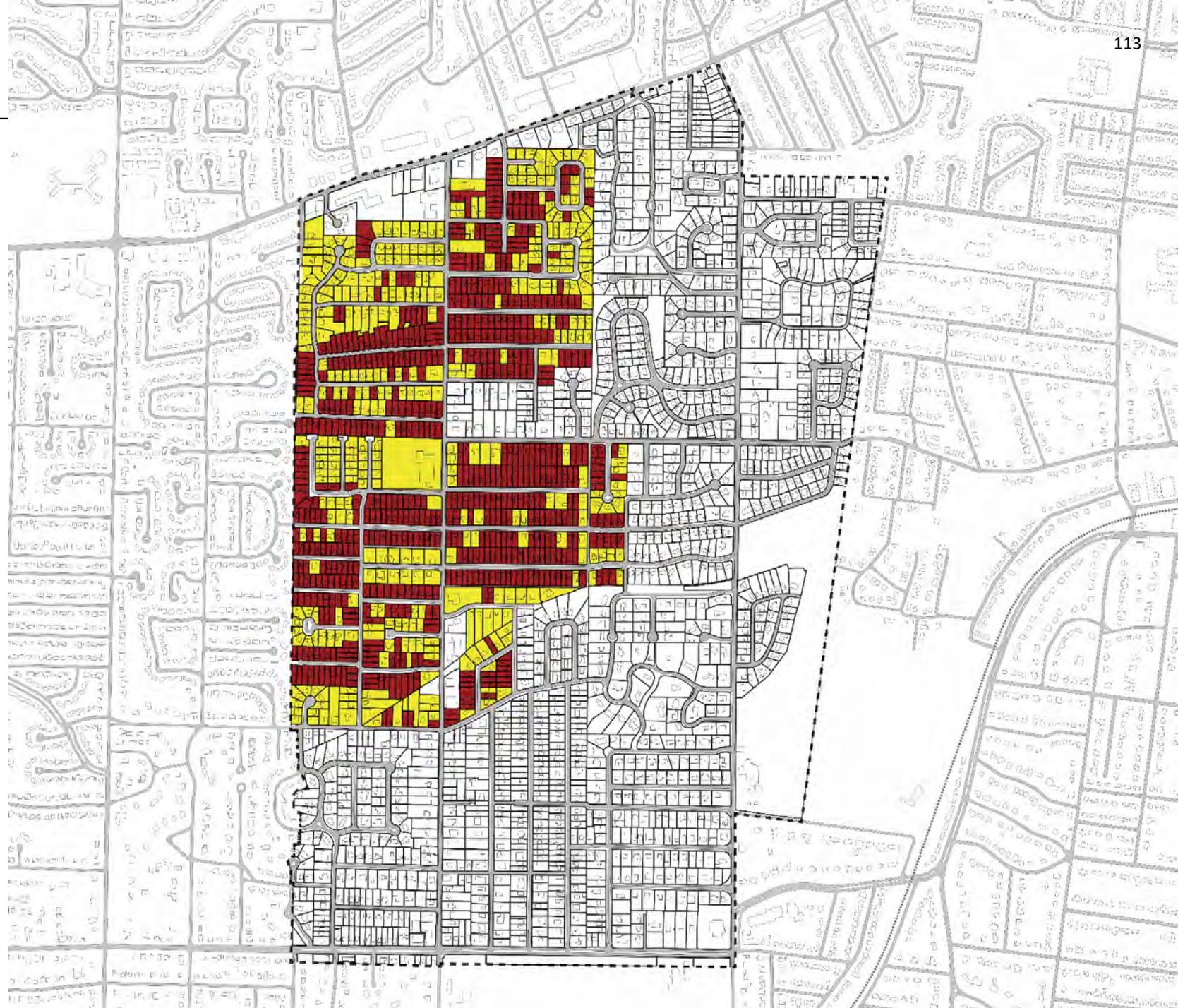
Existing Conditions Analysis R-1 Non-Conforming Lots

- 547 of 1272 R-1 lots are considered non-conforming within the current zoning code.
 - 43% of R-1 lots are non-conforming



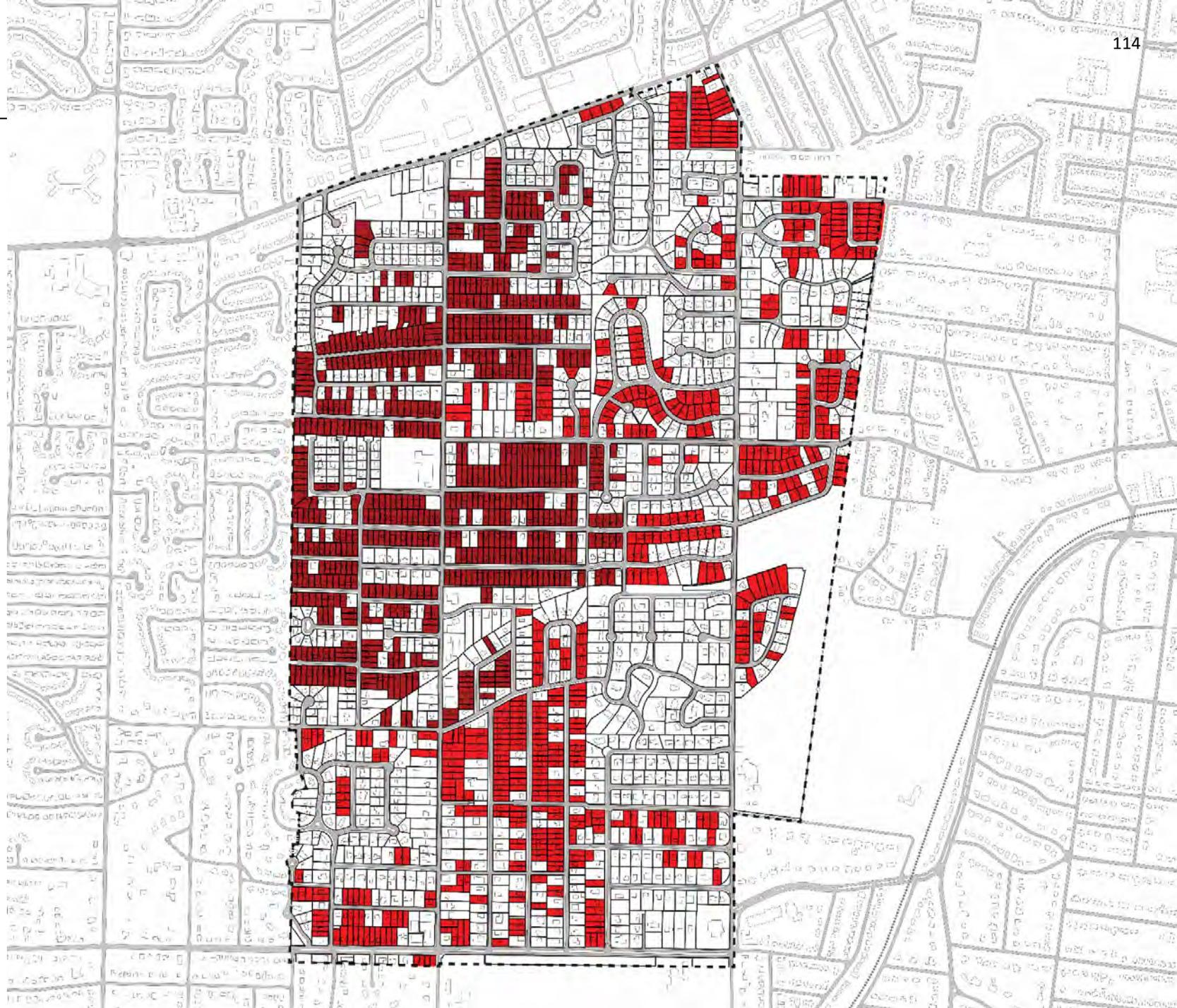
Existing Conditions Analysis R-2 Non-Conforming Lots

- 635 of 1378 R-2 lots are considered non-conforming within the current zoning code.
 - 46% of R-2 lots are non-conforming



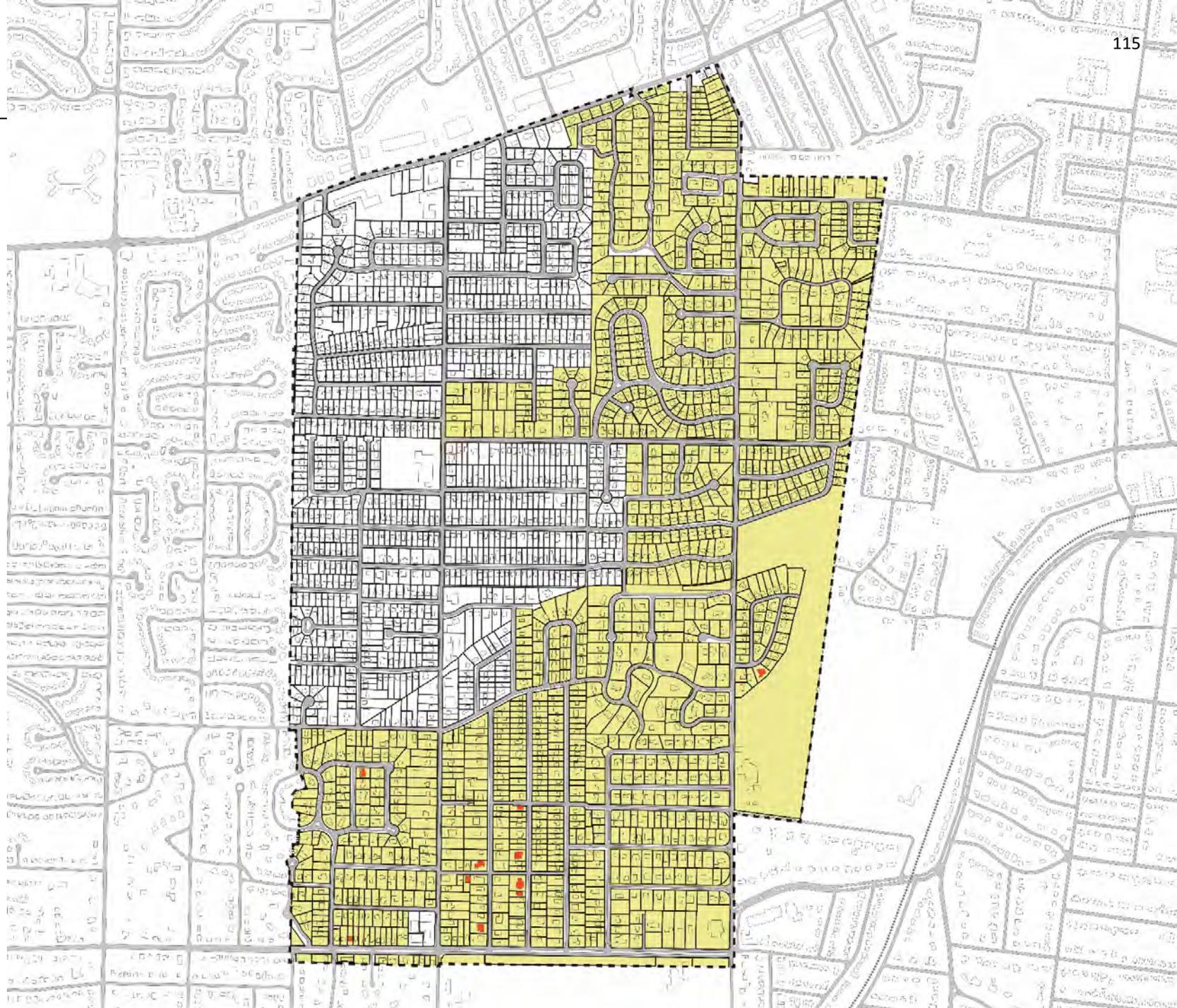
Existing Conditions Analysis R-1 & R-2 Non-Conforming Lots

- 1,182 of all 2,650 single family residential lots zoned R-1 and R-2 are considered non-conforming under the current zoning code.
 - 45% of R-1 & R-2 lots are non-conforming
 - These lots don't meet lot width and/or lot size requirements under their current zoning classification.



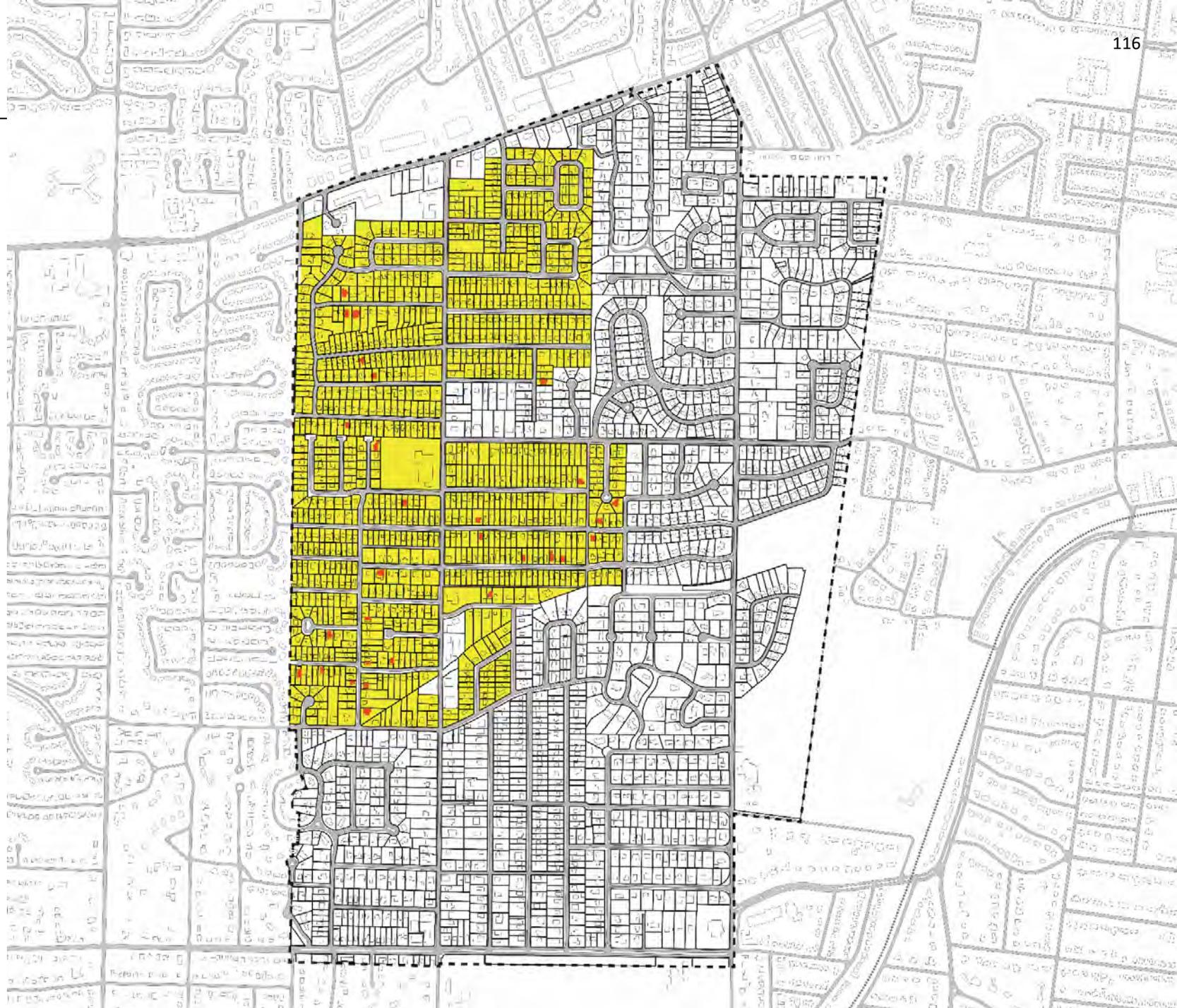
Existing Conditions Analysis R-1 Non-Conforming Houses

- 10 of 30 new-build R-1 houses are considered non-conforming within the current zoning code.
 - 33% of R-1 houses built in the past 13 years are non-conforming



Existing Conditions Analysis R-2 Non-Conforming Houses

- 30 of 48 new-build R-2 houses are considered non-conforming within the current zoning code.
 - 63% of R-2 houses built in the past 13 years are non-conforming



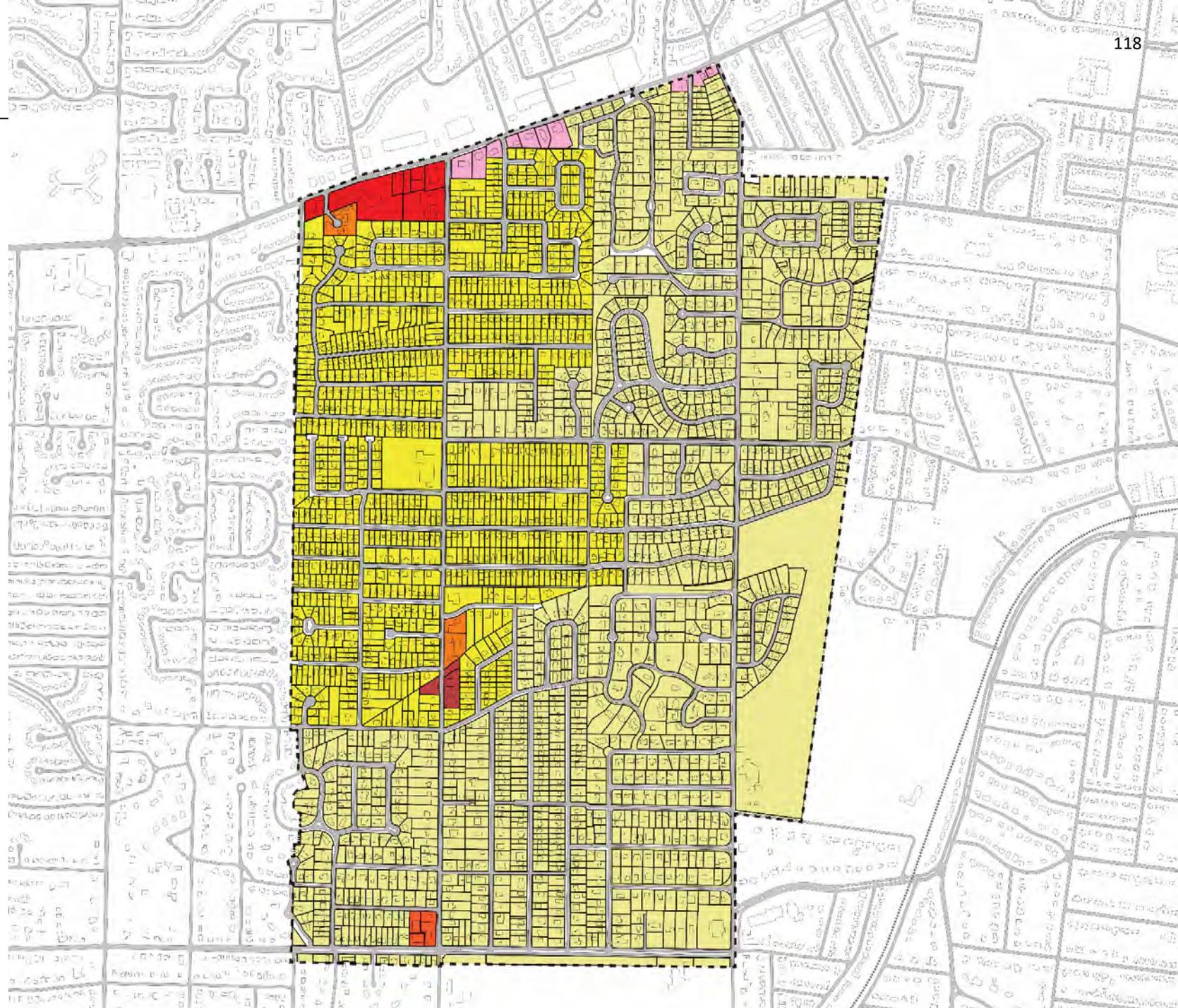
Existing Conditions Analysis R-1 & R-2 Non-Conforming Houses

- 40 of 79 houses built within the past 13 years are considered non-conforming within the current zoning code.
 - 51% of all R-1 and R-2 houses built in the past 13 years are non-conforming
 - These houses don't meet yard requirements under their current zoning classification.



Existing Conditions Analysis Current Zoning Code Trends

- 4

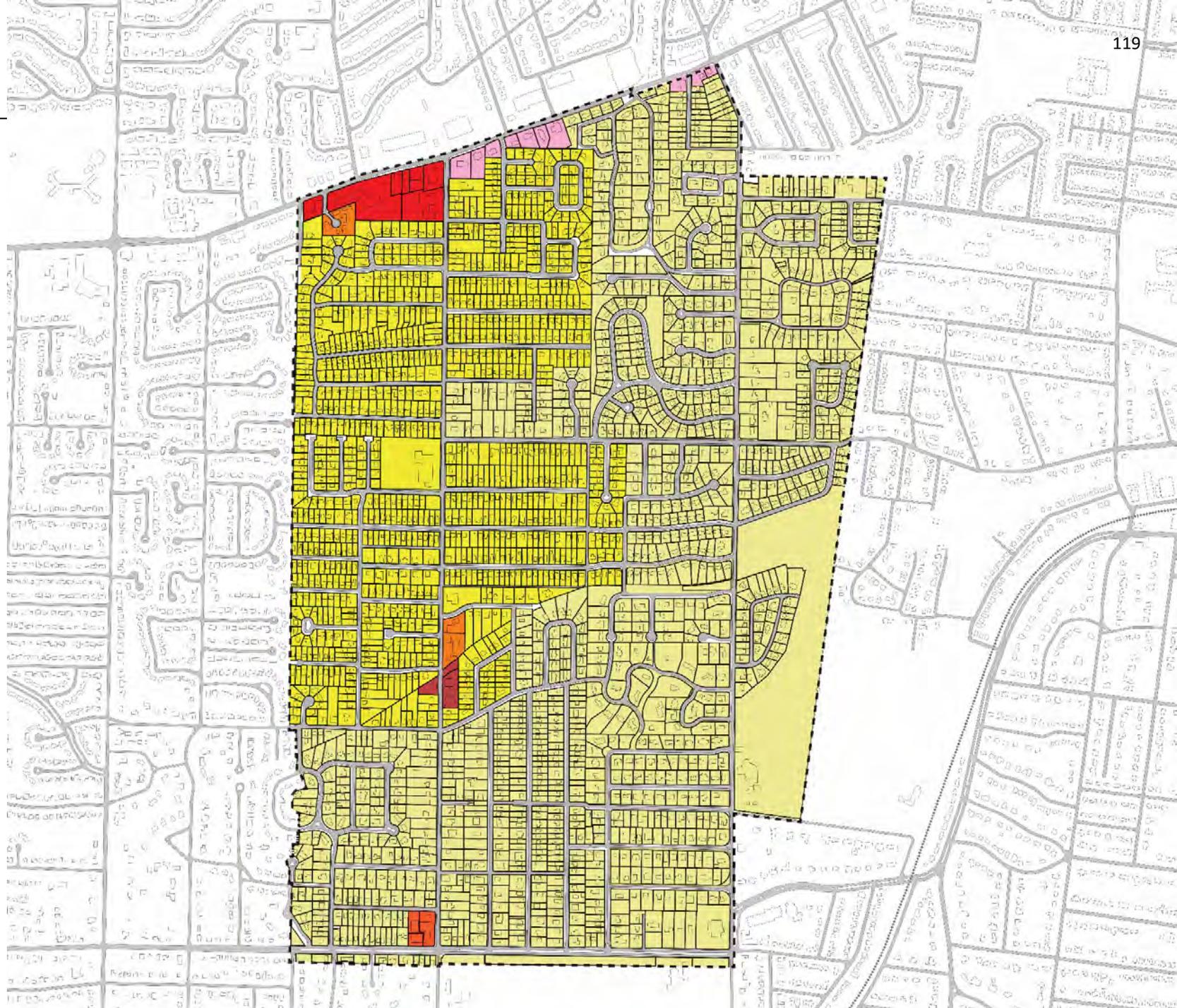




Existing Conditions Analysis Zoning Conclusion

The zoning classifications in Glendale's code need additional refining and specificity to prevent neighborhoods from being overbuilt, protect historic homes, and establish standards for newly-built homes within the city. While there are regulations for single-family homes in the code the amount of Non-conforming homes shows a need for language within the code to prevent more non-conforming homes to be built in the future.

Currently Glendale has no official land use map, which is an important piece for refining the zoning code to be more productive for the city and its residents. Current zoning classifications align well with the existing land uses within Glendale today.

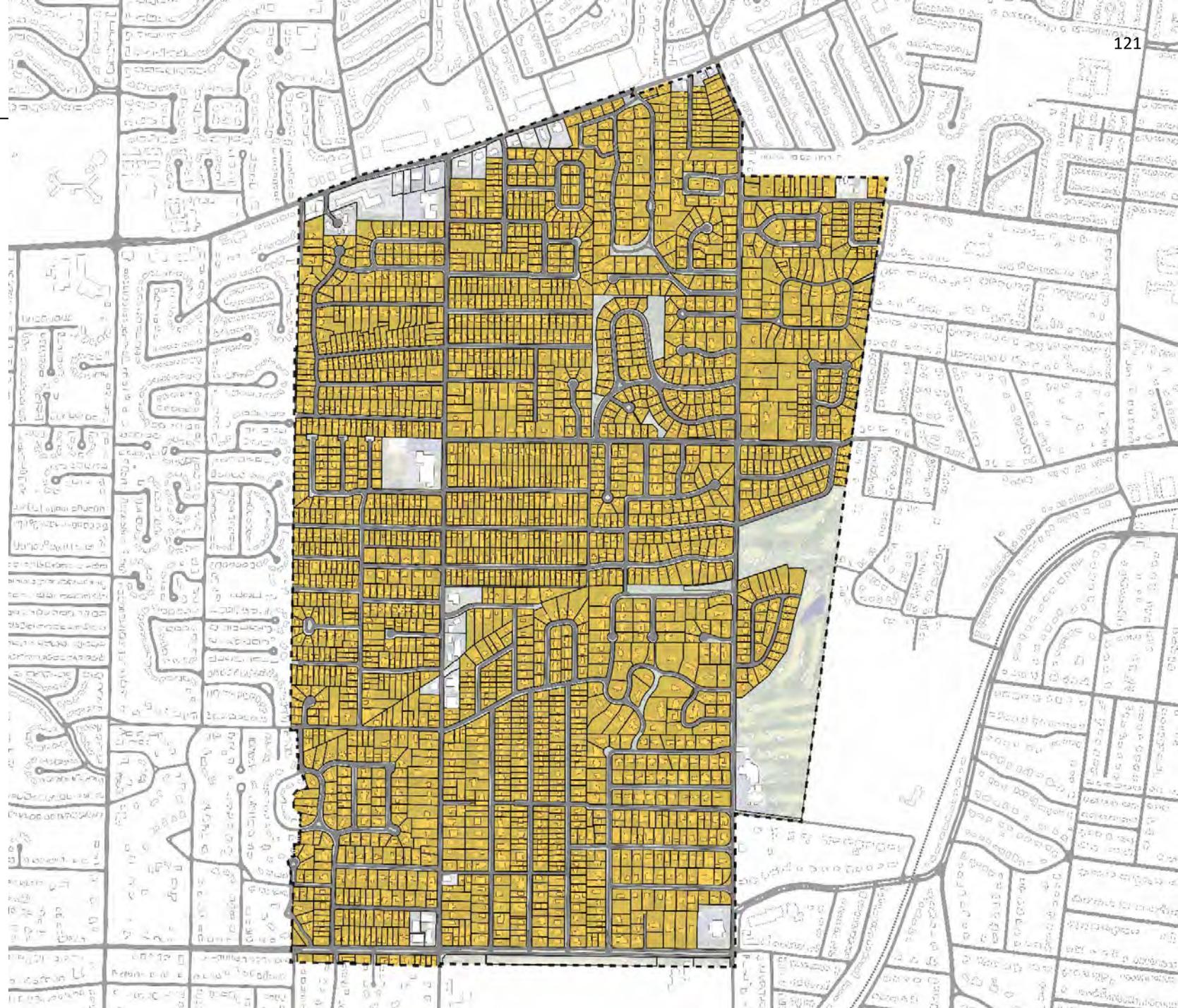




Land Use

Existing Conditions Analysis
Land Use

- **Single-family Residential**



Existing Conditions Analysis Land Use

- Single-family Residential
- **Multi-family Residential**



Existing Conditions Analysis Land Use

- Single-family Residential
- Multi-family Residential
- **Commercial**



Existing Conditions Analysis Land Use

- Single-family Residential
- Multi-family Residential
- Commercial
- **Industrial & Utilities**



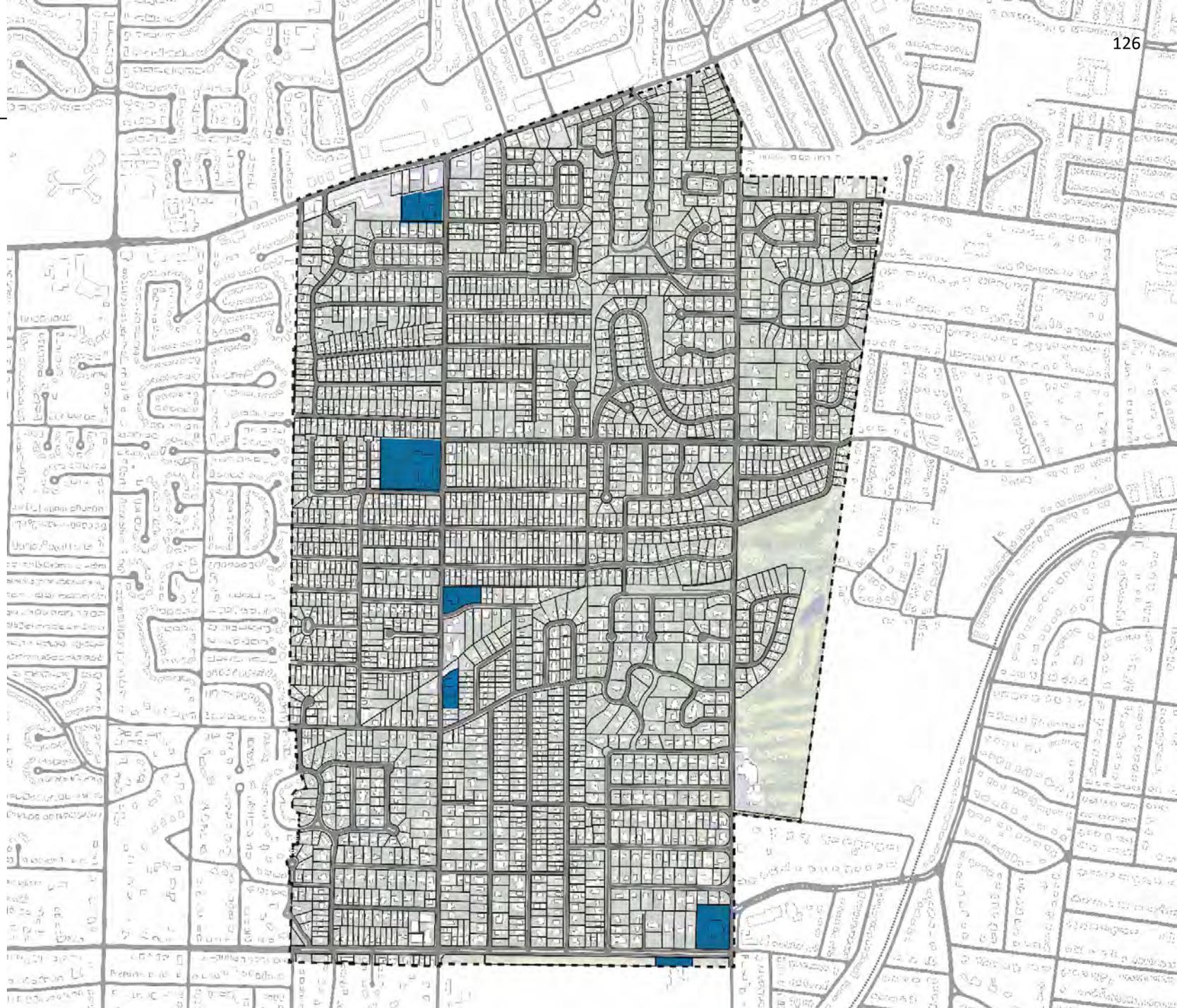
Existing Conditions Analysis Land Use

- Single-family Residential
- Multi-family Residential
- Commercial
- Industrial & Utilities
- **Recreation & Open Land**



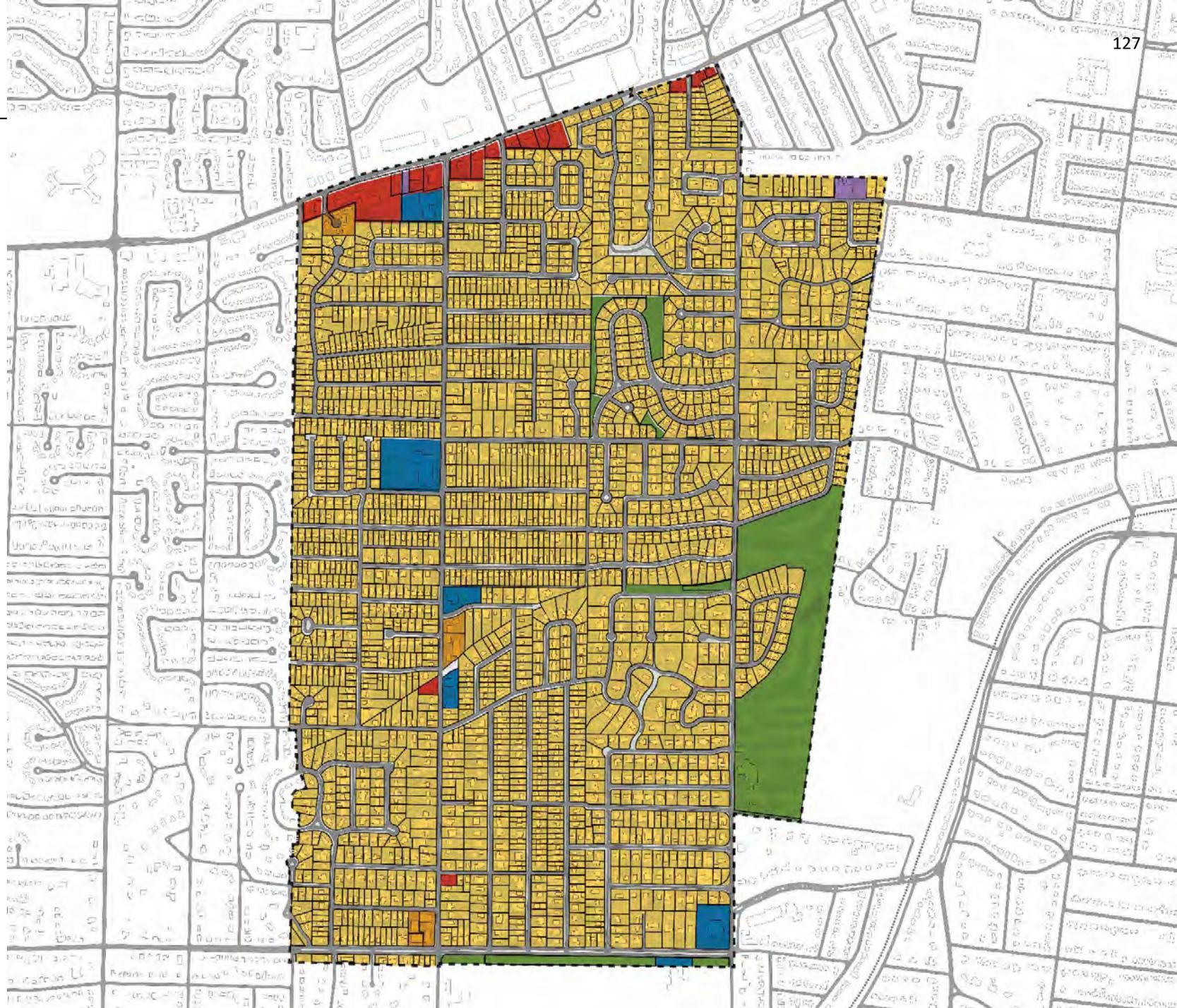
Existing Conditions Analysis Land Use

- Single-family Residential
- Multi-family Residential
- Commercial
- Industrial & Utilities
- Recreation & Open Land
- **Institutions**



Existing Conditions Analysis Land Use Composite

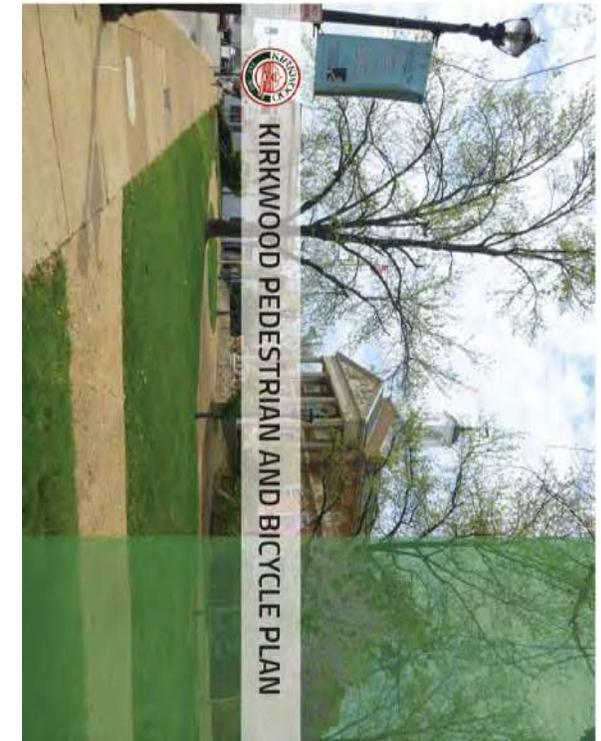
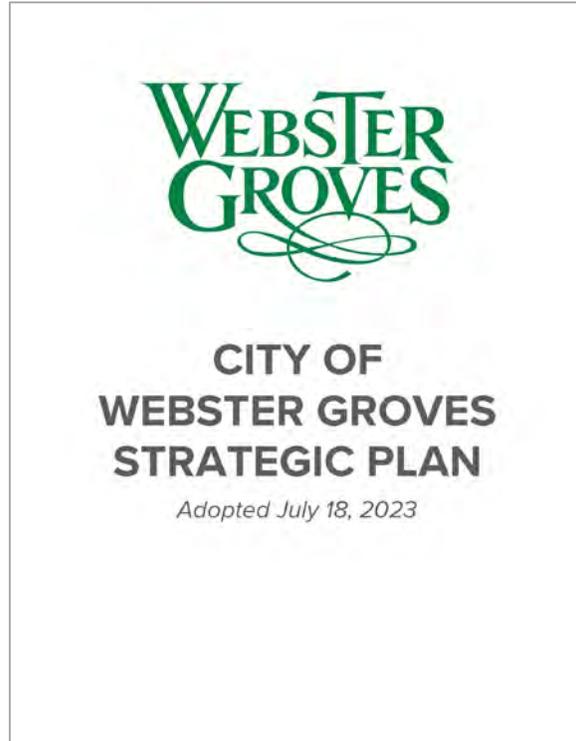
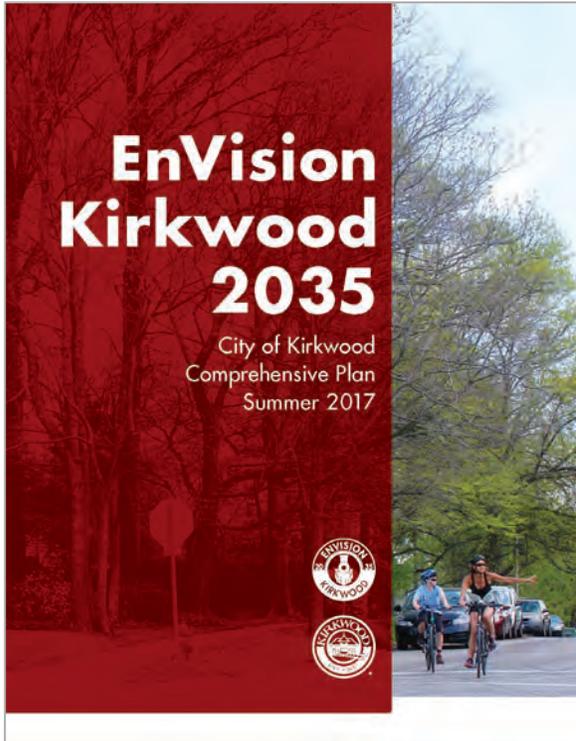
- **Single-family Residential**
- **Multi-family Residential**
- **Commercial**
- **Industrial & Utilities**
- **Recreation & Open Land**
- **Institutions**





Zoning Capacity Analysis

Existing Conditions Analysis Relevant Plans Review



Existing Conditions Analysis

Existing Zoning Code Review

- The current Glendale zoning code (Chapter 400 of the Code of Municipal Ordinances) has **two (2) separate sets of regulations for single-family lots depending on when a lot was platted (established).**
- The current code **lacks regulations to control the size of single-family homes, which is perceived as permitting undesirable home styles and home sizes.** This is viewed by residents as a threat to Glendale's well-known charm and character that makes the City a desirable place to live.
- The current code **permits accessory structures of undefined size** as close as six feet (6') from property lines.
- The code **has no greenspace requirements for single family lots**, which can lead to increased stormwater runoff and flooding issues.
- There are currently **no sidewalk requirements for existing or newly-build homes.** This creates a potentially-hazardous condition where residents must walk in narrow or crowded streets.
- Updated Floor Area Ratio (FAR) limits of 0.3 for R-1 and R-2 single-family zoned lots in the Architectural Review Board Guidelines **lack the legal enforceability of zoning code regulations.**

Chapter 400. Zoning Regulations

Article II. "R-1" Single-Family Dwelling District

Section 400.120. Use Regulations.

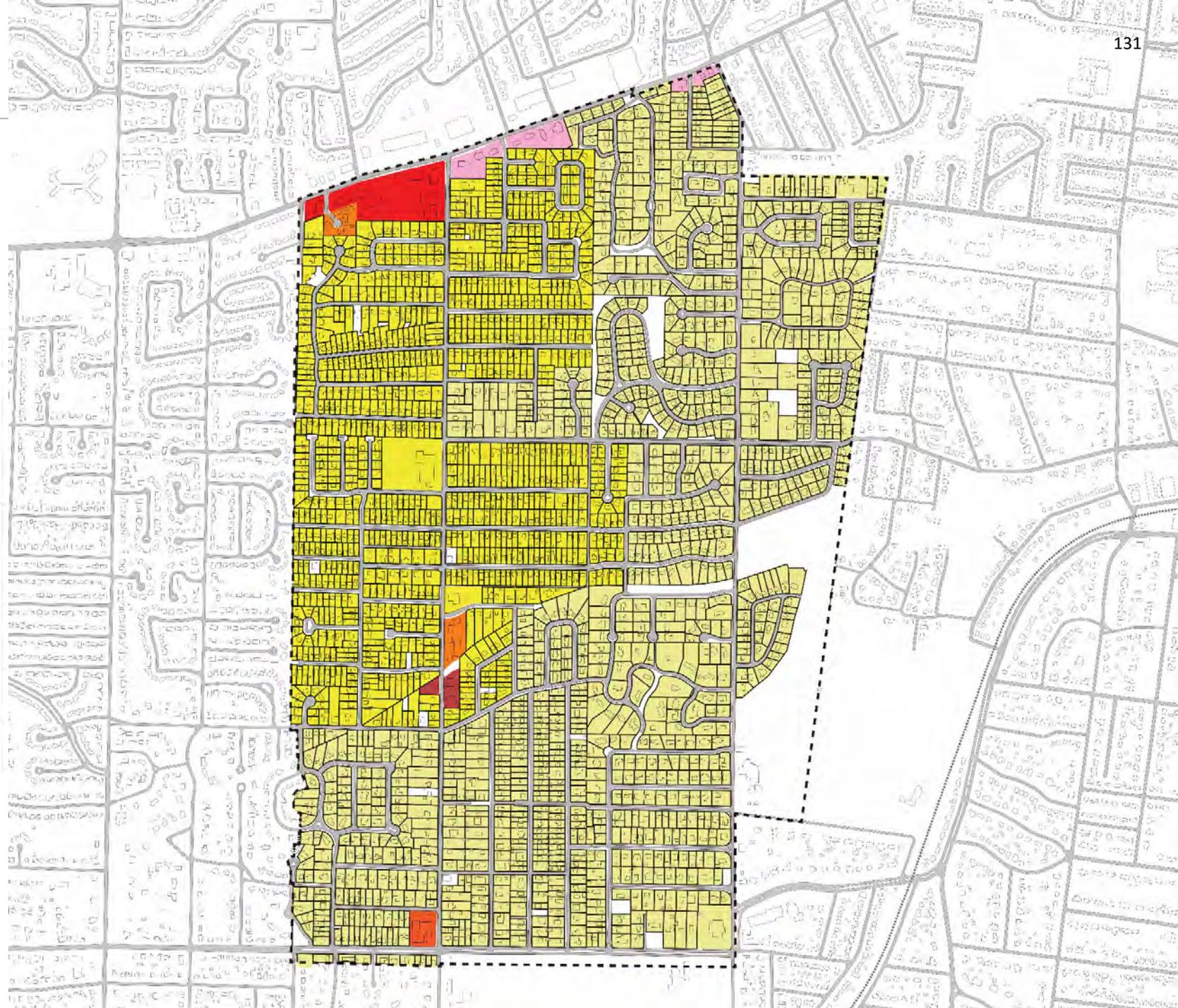
[R.O. 2010 §400.120; CC 1970 §33-12; Ord. No. 1305 Art. 4 §2, 4-24-1963; Ord. No. 14-82 §1, 8-24-1982]

- A. A building or premises in an "R-1" District shall be used only for the following purposes:
1. Single-family dwellings. There shall be no more than one group home or one foster home in any neighborhood in any "R-1" or "R-2" Districts.
 2. Parks, playgrounds and community buildings owned or operated by a public agency.
 3. Public schools, elementary and high and educational institutions having a curriculum the same as ordinarily given in public schools.
 4. A special use permit may be granted for the use of a public school building which is no longer being used as a public school whenever the building and premises on which it is located is more than fifty percent (50%) within an adjoining community, provided such use has been authorized by the adjoining community, and provided, that application for such use shall first be submitted to the Plan Commission for their review and recommendation; provided, further, that the Board of Aldermen shall first hold a public hearing on such application giving at least fifteen (15) days notice thereof in a newspaper of general circulation and by First Class Mail to all property owners within one hundred eighty-five (185) feet thereof. Before issuance of such a permit, the Board of Aldermen must, following the public hearing, determine that such use will not:
 - a. Substantially increase traffic hazards or congestion.
 - b. Substantially increase fire hazards or be a nuisance to adjoining residential zones by reason of noise, odor or light.
 - c. Adversely affect the character of the neighborhood.
 - d. Adversely affect the general welfare of the community.
 - e. Overtax public facilities or utilities.

The Board of Aldermen must find negatively to all of the above requirements before such a permit may be granted. The Board of Aldermen may make such permit subject to such conditions as it may determine are required to meet the conditions of this Chapter. The permit may be withdrawn or revoked if at any time the user shall fail to comply with the conditions of the permit. This permit shall not be transferable or assignable. Further, any consideration as to granting of such a permit shall be subject to the conditions of Section 400.100.
 5. Private golf clubs; provided, that no such golf club shall be established nor any existing golf club shall expand its grounds or buildings or parking area without first securing a permit for the same from the Board of Aldermen. Any such application shall first be submitted to the Plan Commission for its recommendation. No permit shall be granted unless a public hearing on such application is held and after such hearing the Board of Aldermen shall determine whether such use will:
 - a. Substantially increase traffic hazards or congestion.
 - b. Substantially increase fire hazards.

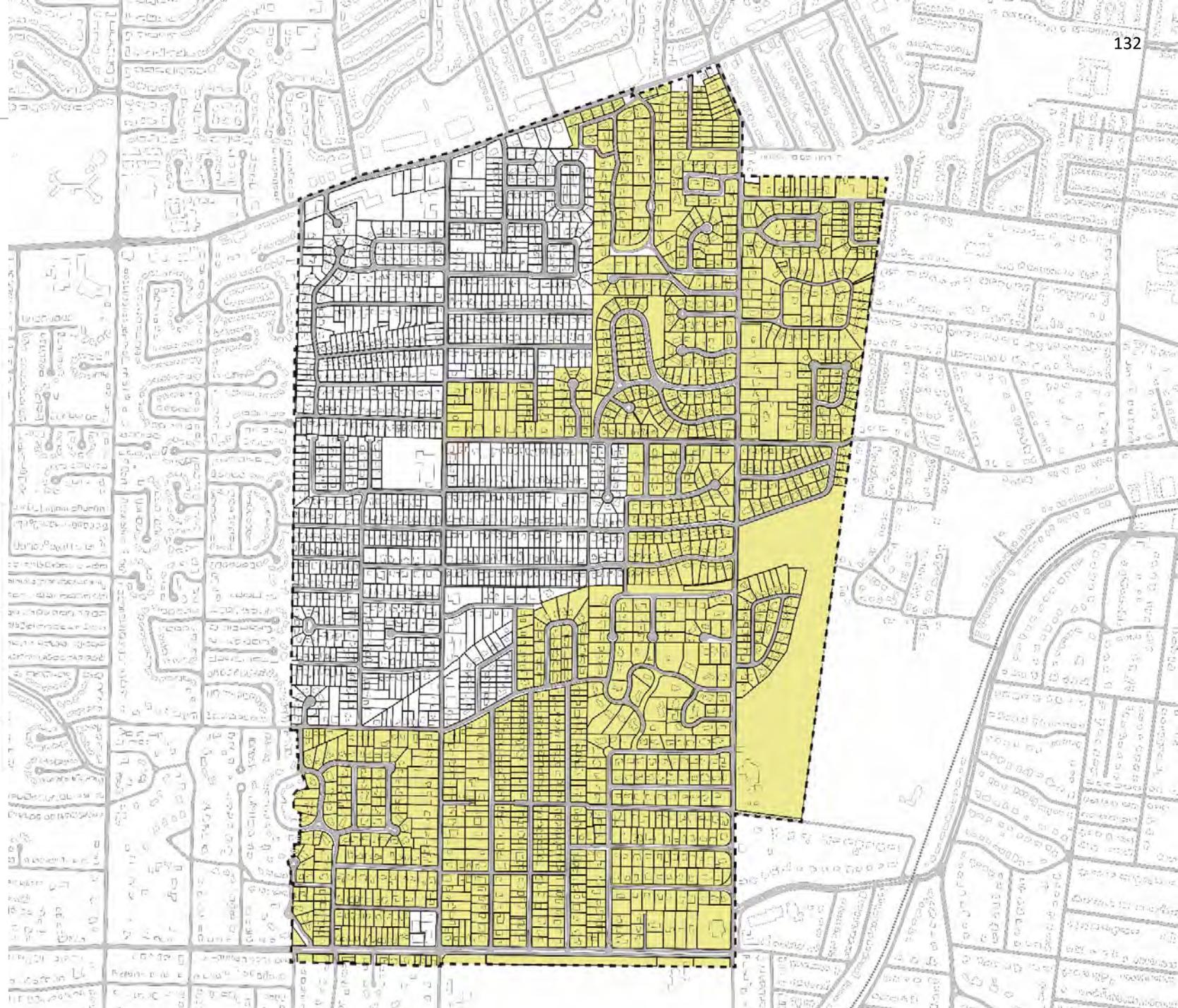
Existing Conditions Analysis Zoning Analysis

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PKD	4	35.00%	14.00%	49.00%	51.00%
C-1	3	37.00%	47.00%	84.00%	16.00%
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Existing Conditions Analysis Zoning Analysis – R-1

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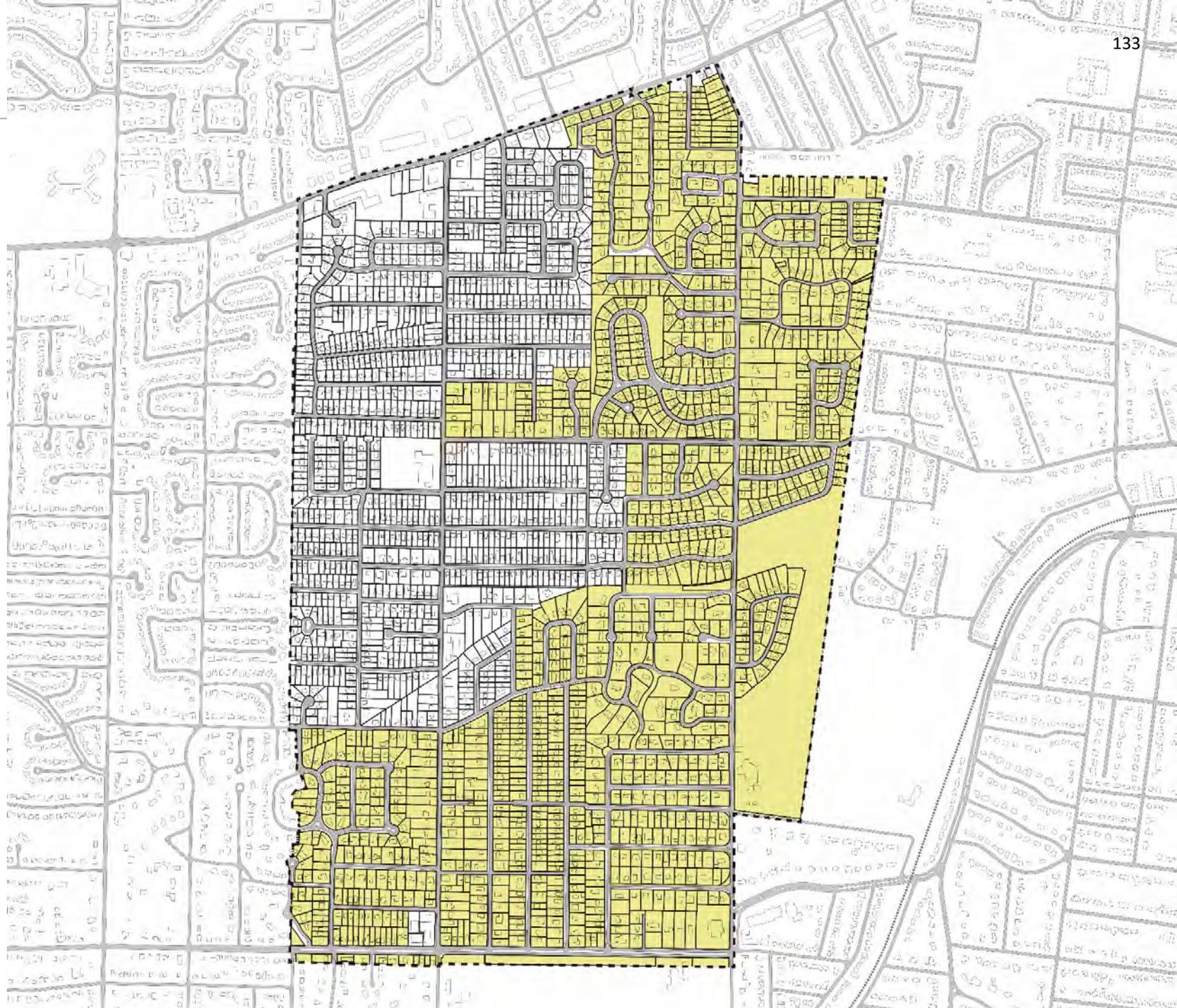
Existing Conditions Analysis
Zoning Analysis – R-1

R-1 Single Family Dwelling District
(For lots platted AFTER adoption of the zoning code)

- Lot Area Requirement: 10,000 SF
- Minimum Lot Width: 80'
- Front Yard Depth: 35'
- Rear Yard Depth: 30'
- Side Yard: 10'
- Maximum Height: 2.5 stories or 35'

“Lot of Record”
(For lots existing PRIOR TO adoption of the zoning code)

- Front Yard Depth: Average front building lines of two main buildings on either side
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Existing Conditions Analysis
Zoning Analysis – R-1

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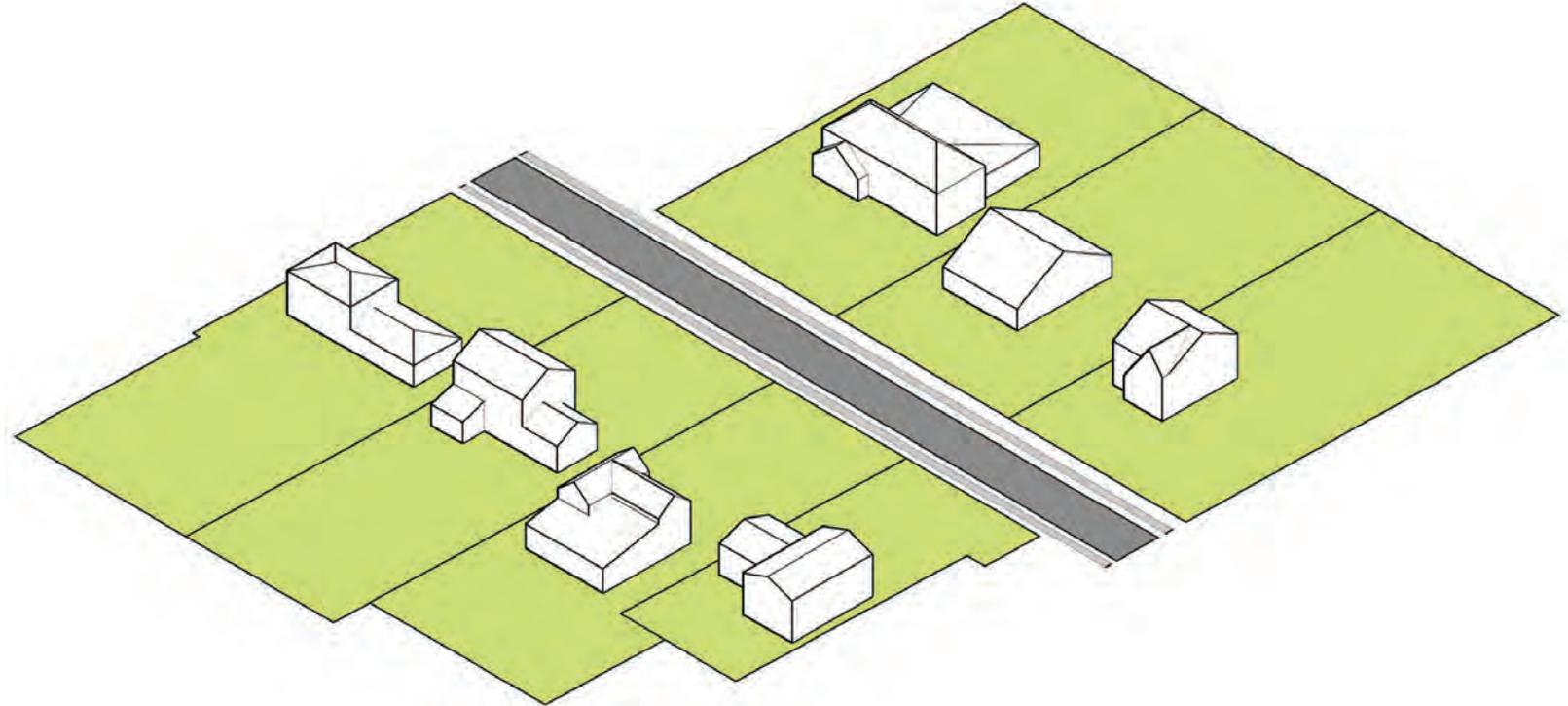
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Lot of Record Requirements



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Zoning Analysis – R-1

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Zoning Analysis – R-1

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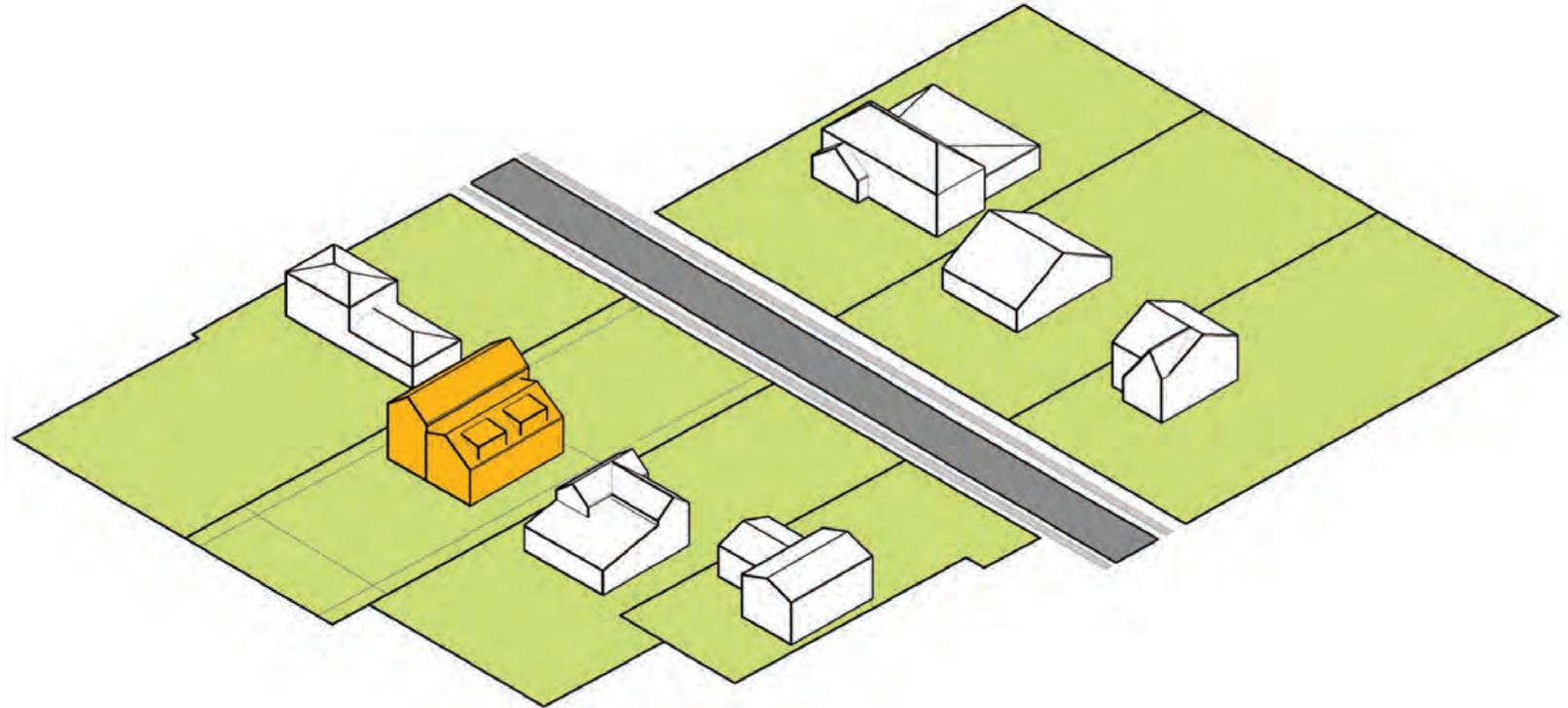
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Lot of Record Requirements



Existing Conditions Analysis
Zoning Analysis – R-1

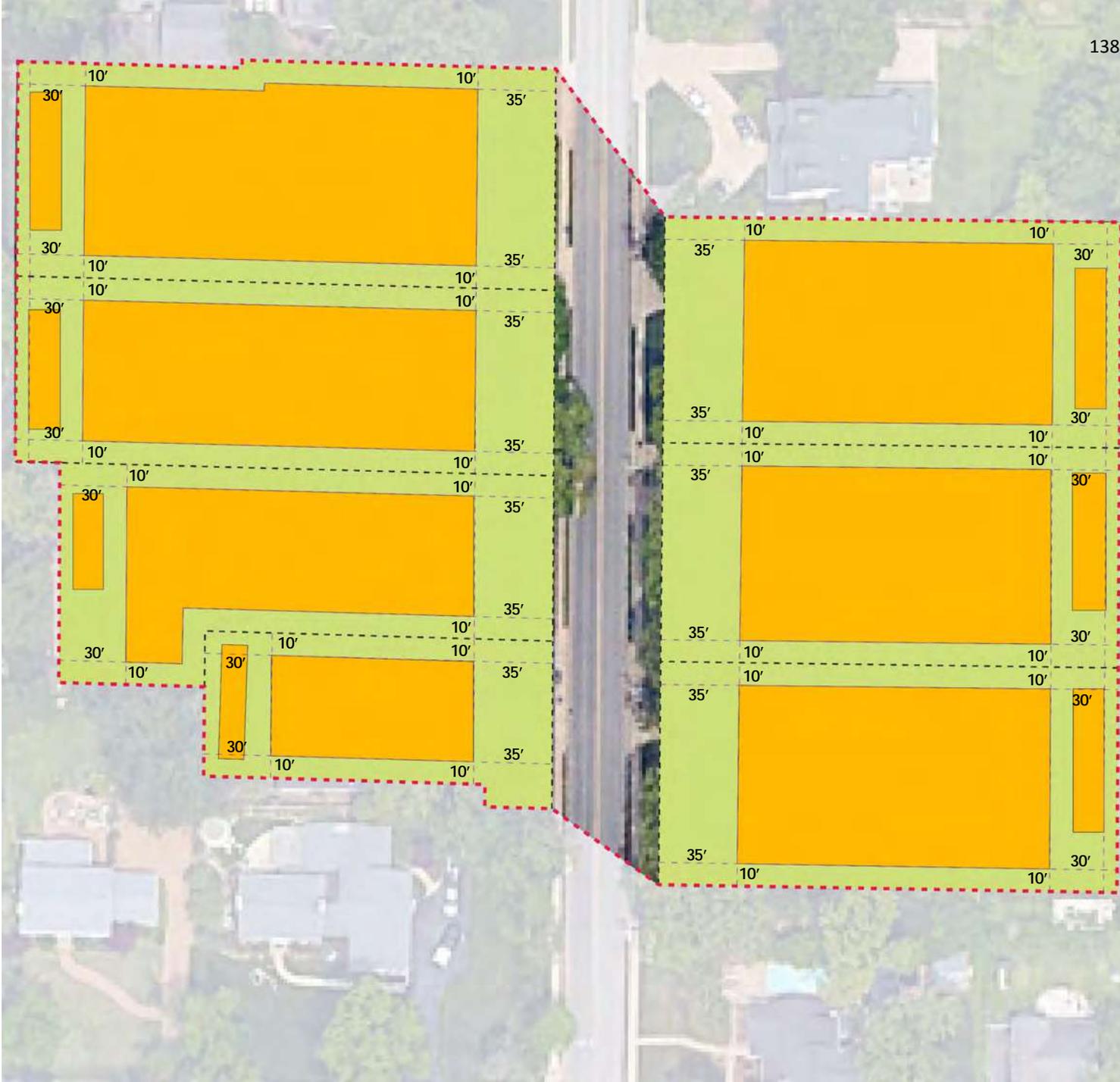
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Existing Conditions Analysis
Zoning Analysis – R-1

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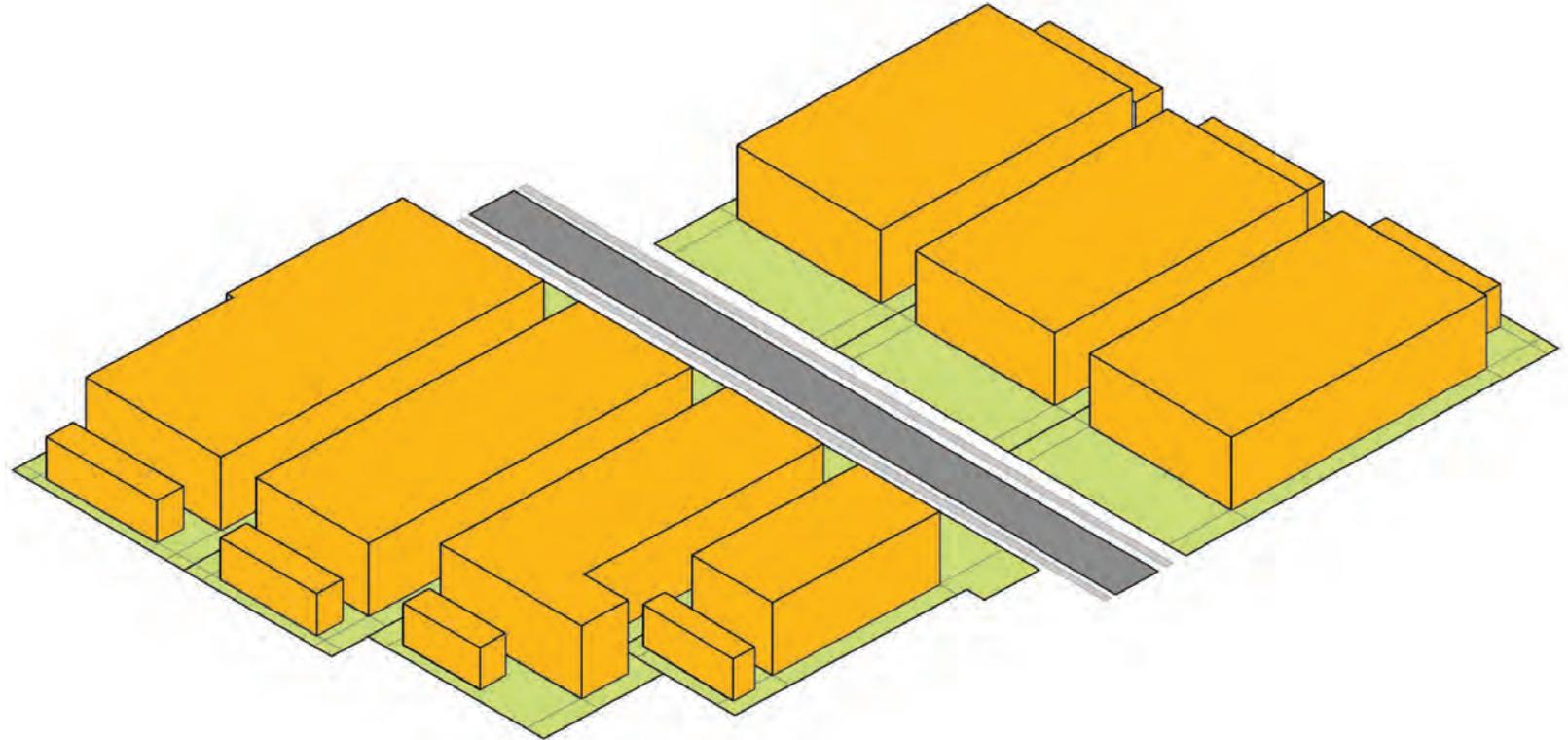
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Standard Zoning Requirements – Example 1 Maximum Buildable Area & Bulk



Existing Conditions Analysis
Zoning Analysis – R-1

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Existing Conditions Analysis
Zoning Analysis – R-1

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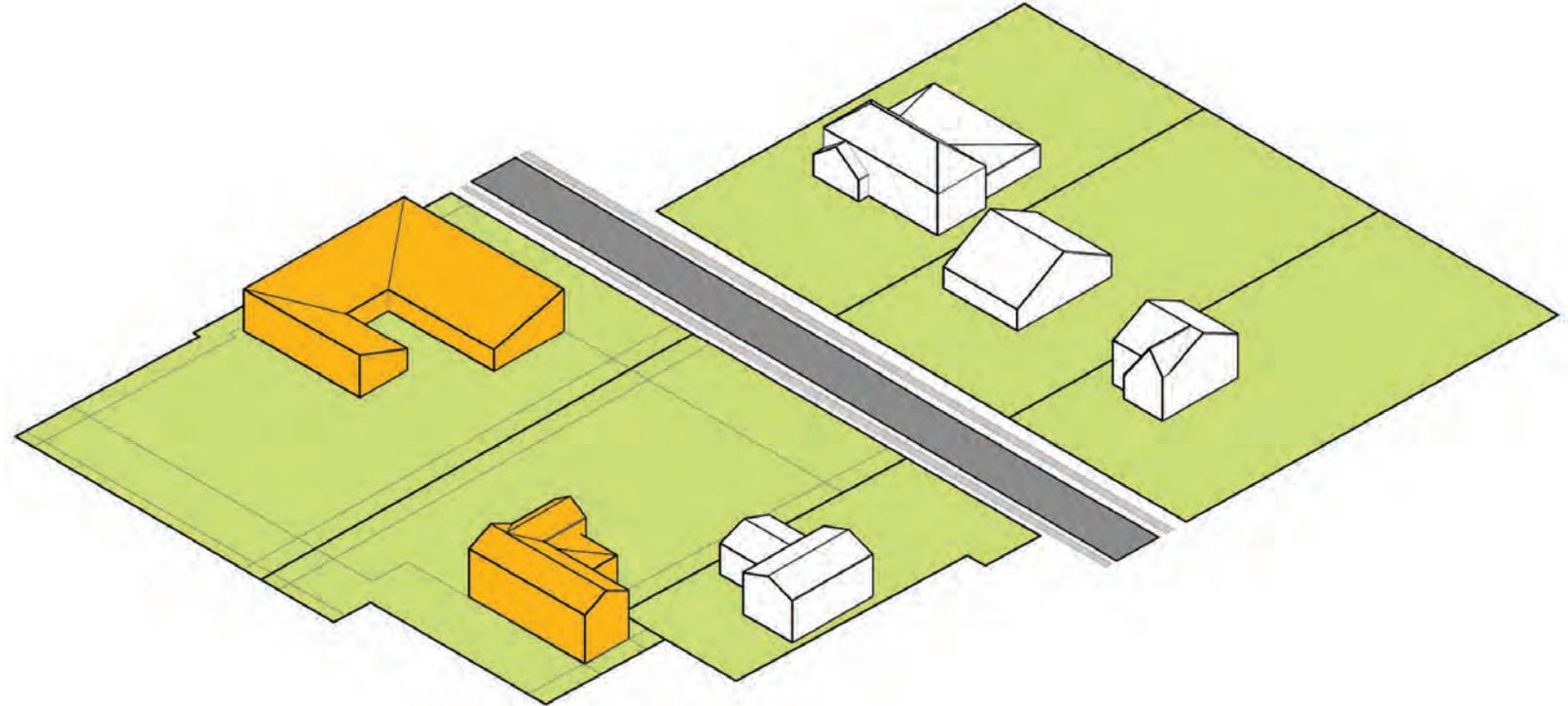
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Standard Zoning Requirements – Example 1



Existing Conditions Analysis
Zoning Analysis – R-1

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Existing Conditions Analysis
Zoning Analysis – R-1

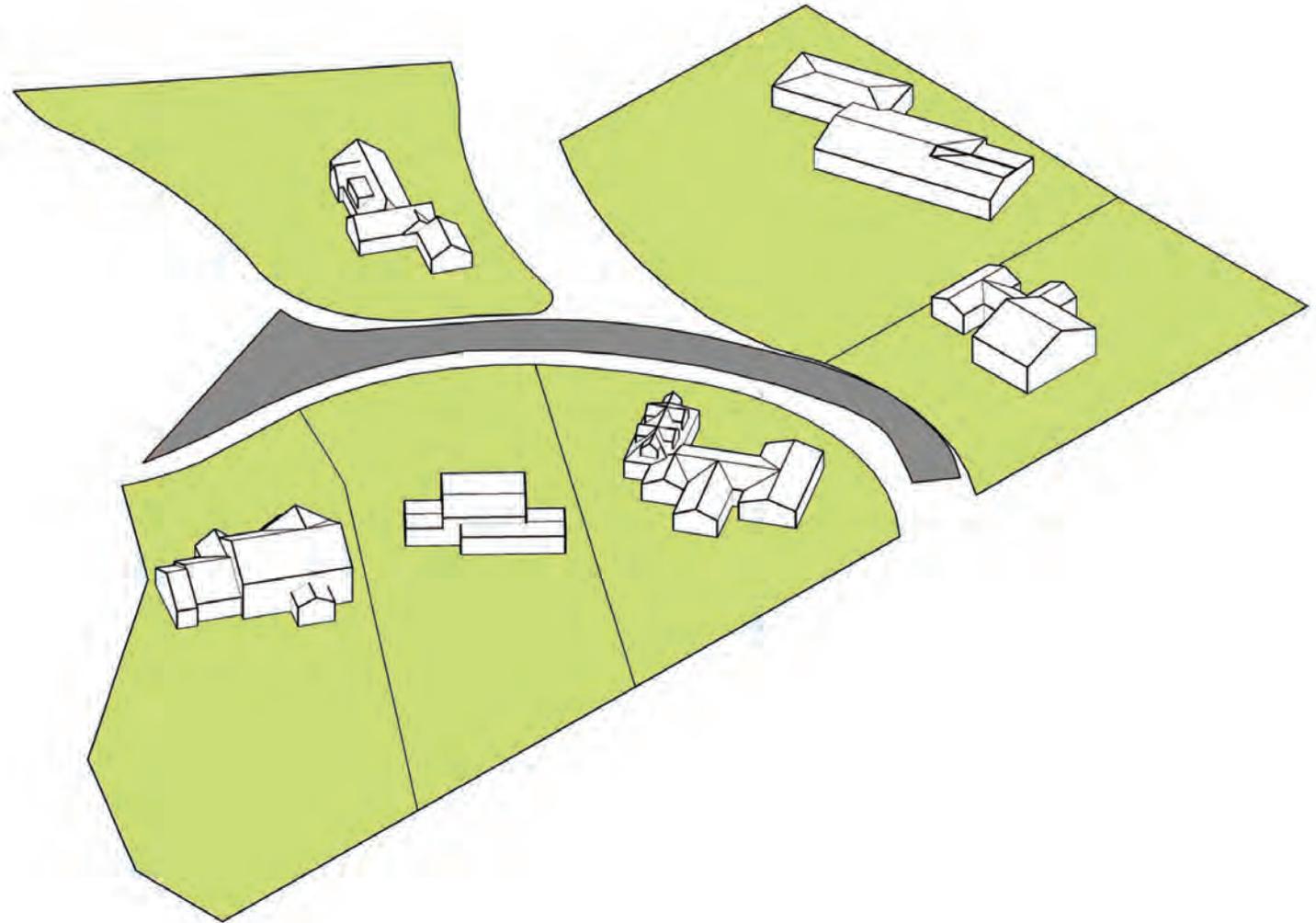
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Existing Conditions Analysis
Zoning Analysis – R-1

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Standard Zoning Requirements – Example 2 Maximum Buildable Area & Bulk

Existing Conditions Analysis Zoning Analysis – R-1

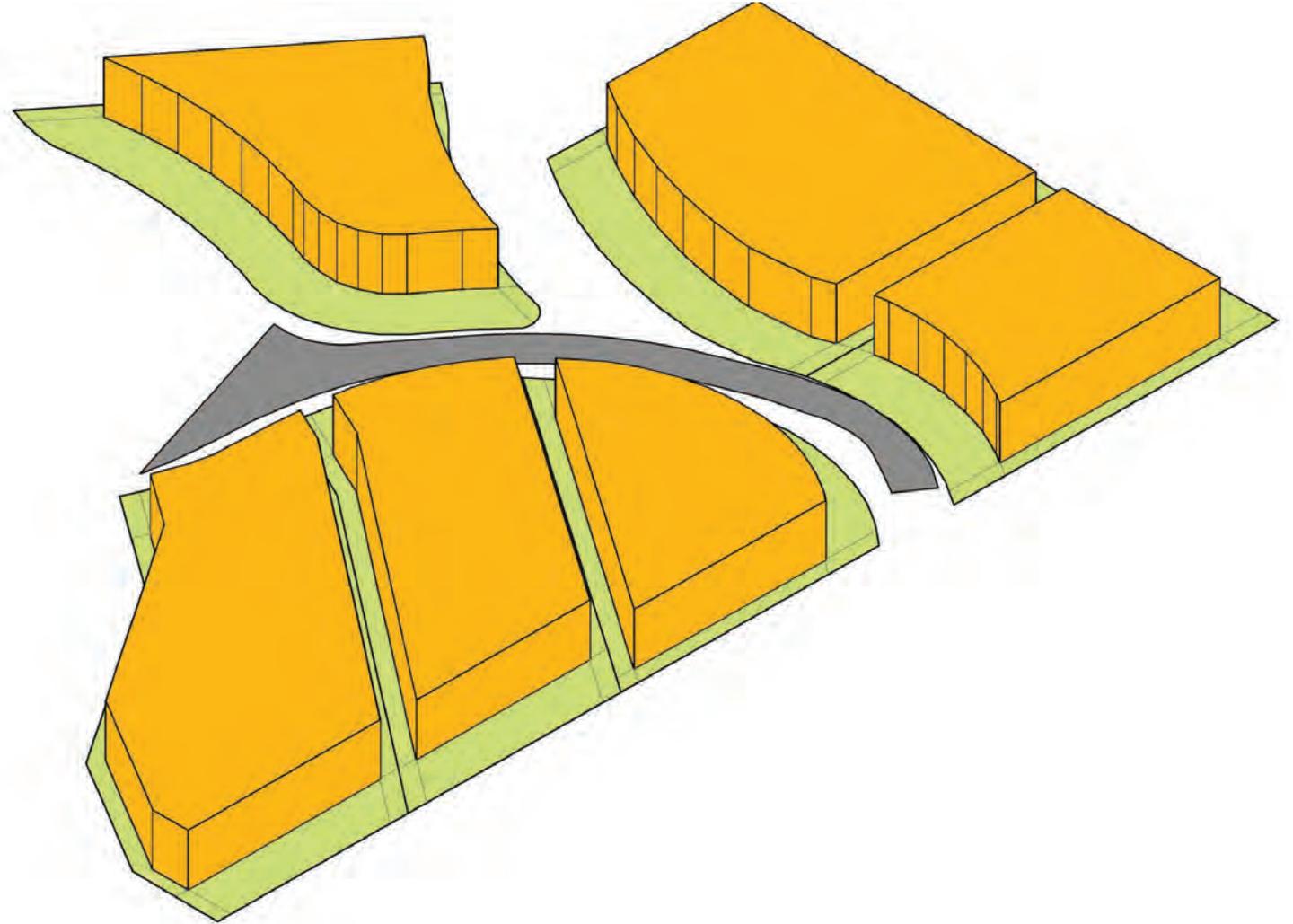
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Existing Conditions Analysis
Zoning Analysis – R-1

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Existing Conditions Analysis
Zoning Analysis – R-1

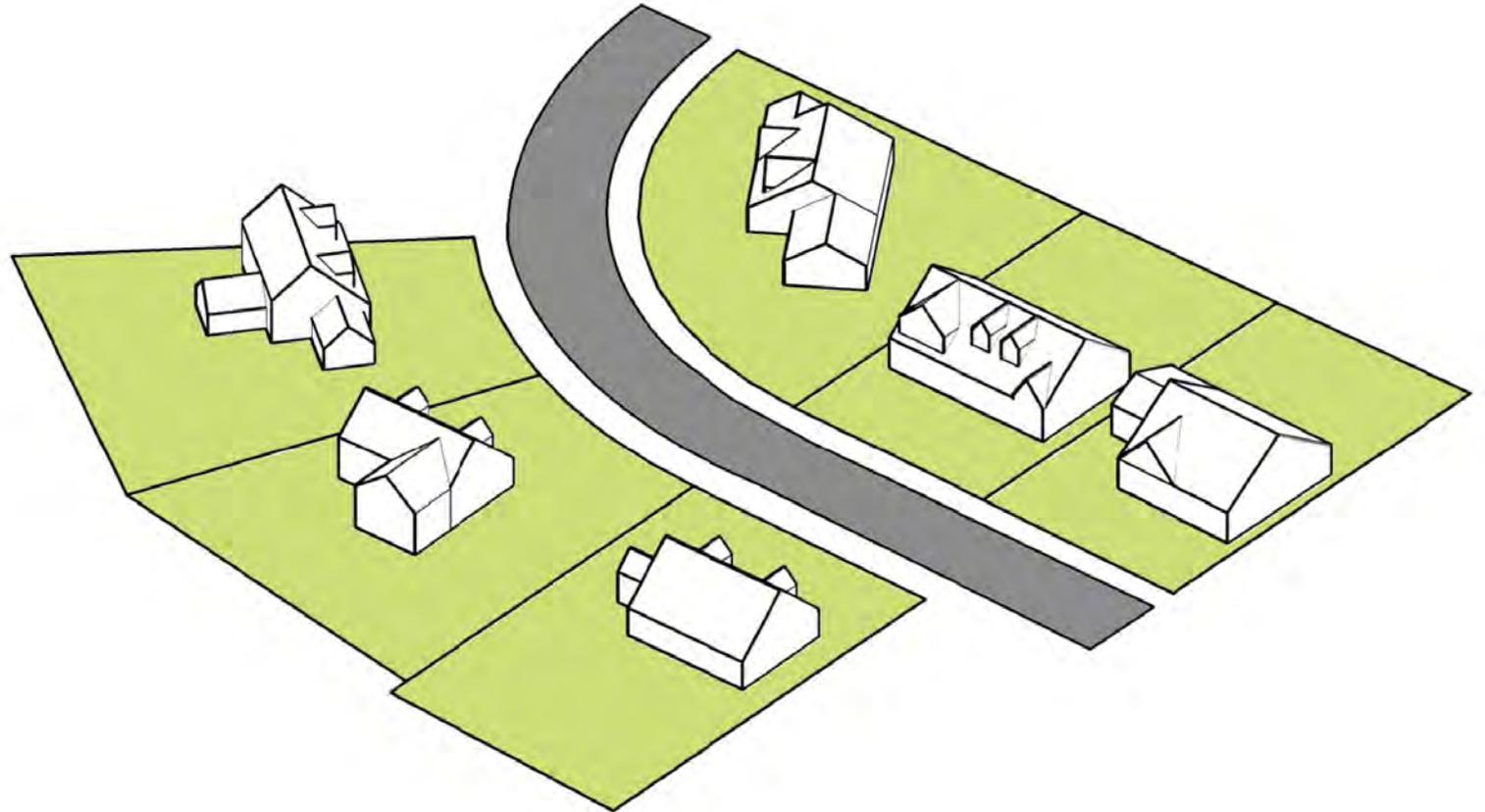
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Existing Conditions Analysis
Zoning Analysis – R-1

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Standard Zoning Requirements – Example 3

Maximum Buildable Area & Bulk

Existing Conditions Analysis Zoning Analysis – R-1

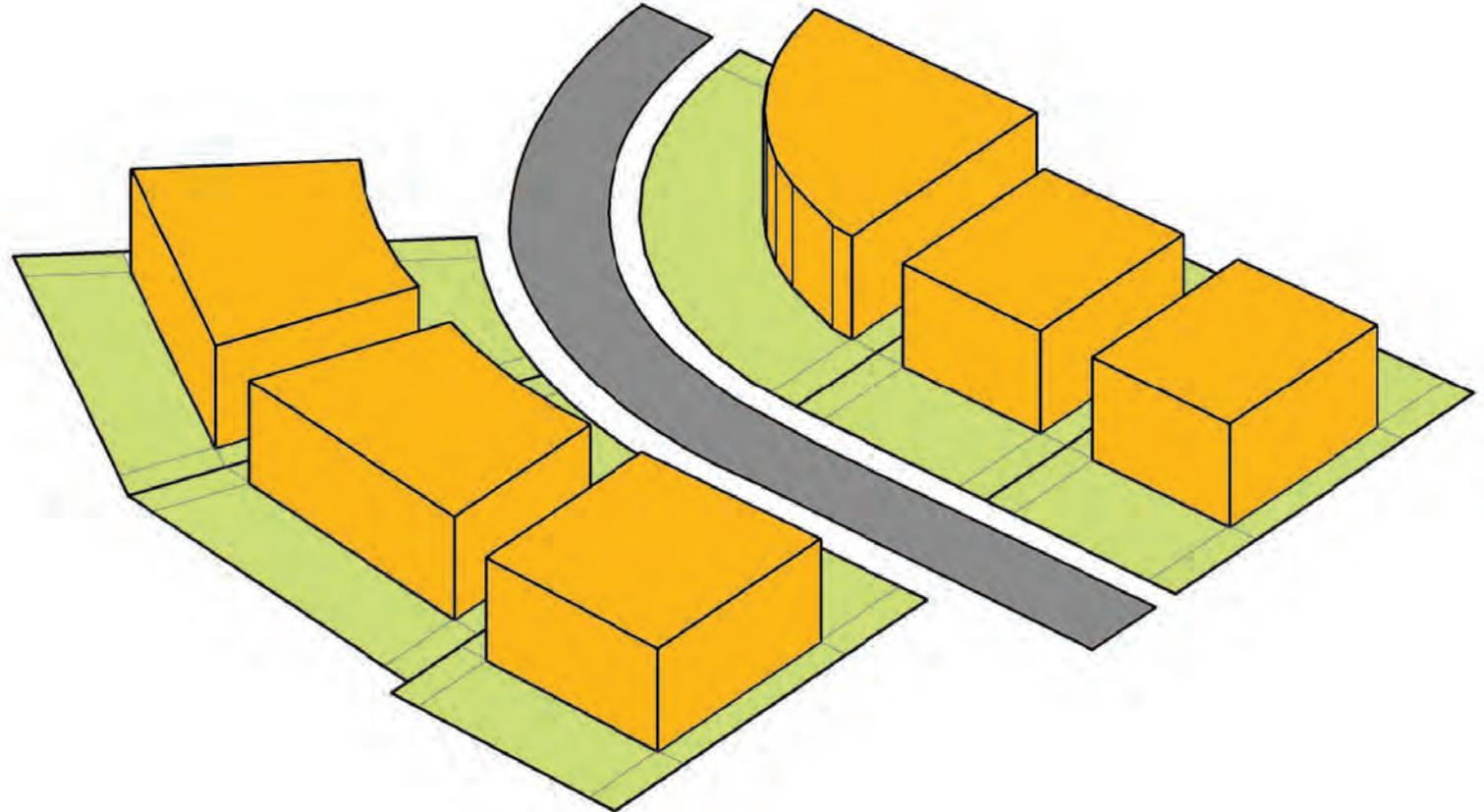
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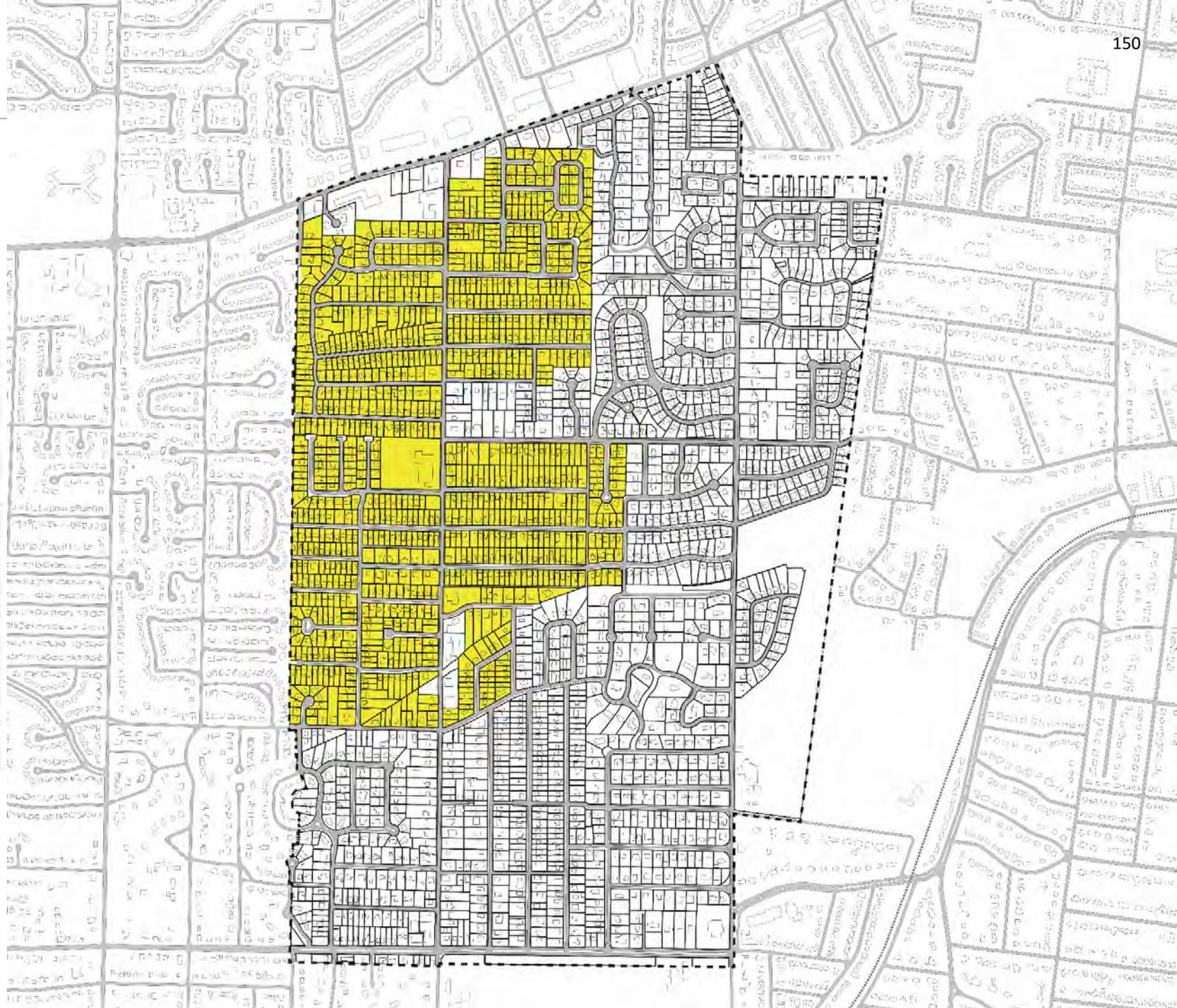
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Existing Conditions Analysis Zoning Analysis – R-2

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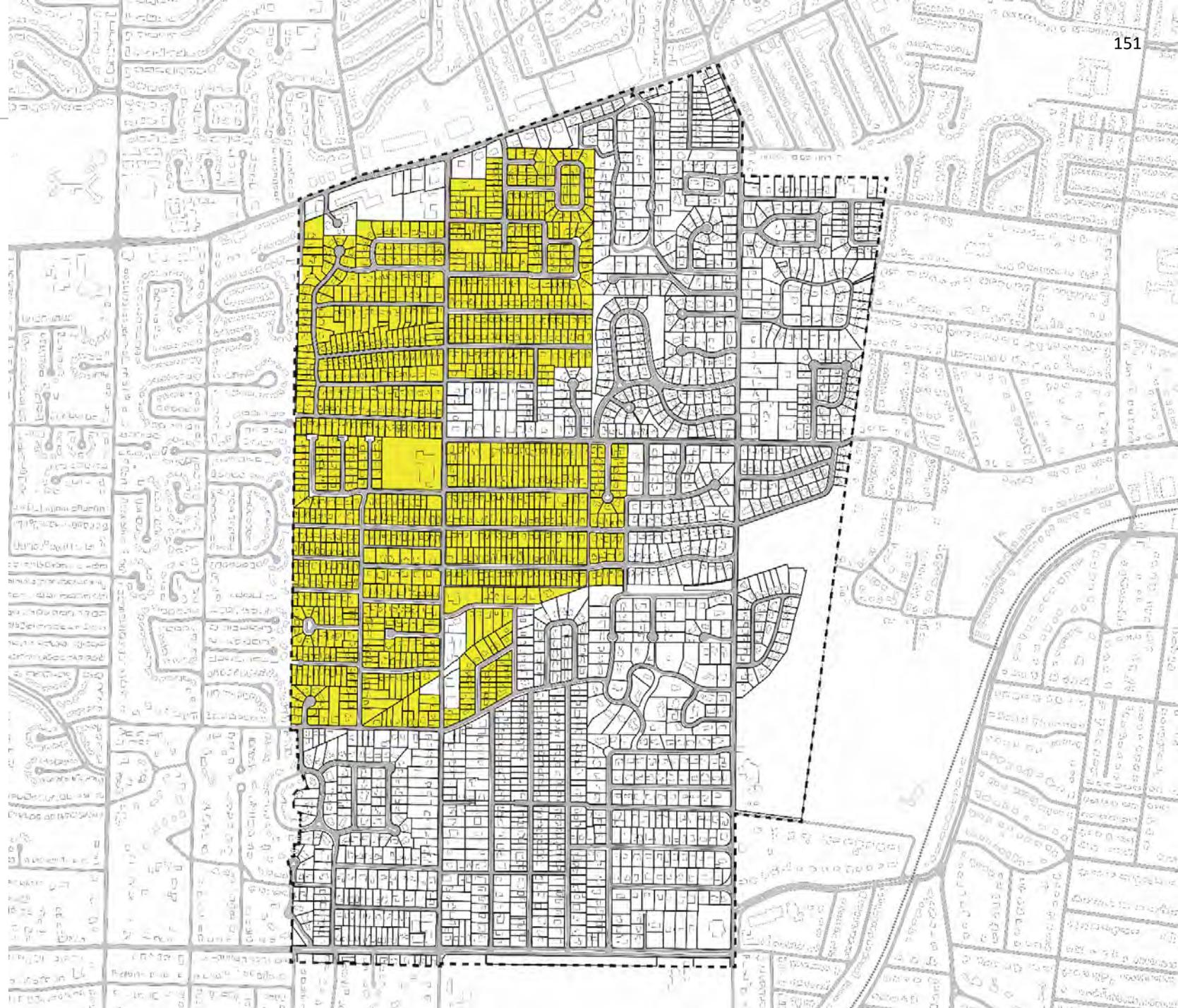
Existing Conditions Analysis
Zoning Analysis – R-2

R-2 Single Family Dwelling District
(For lots platted AFTER adoption of the zoning code)

- Lot Area Requirement: 7,500 SF
- Minimum Lot Width: 65'
- Front Yard Depth: 30'
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- Side Yard Minimum: 7'
- Maximum Height: 2.5 stories or 35'

“Lot of Record”
(For lots existing PRIOR TO adoption of the zoning code)

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Existing Conditions Analysis
Zoning Analysis – R-2

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Existing Conditions Analysis
Zoning Analysis – R-2

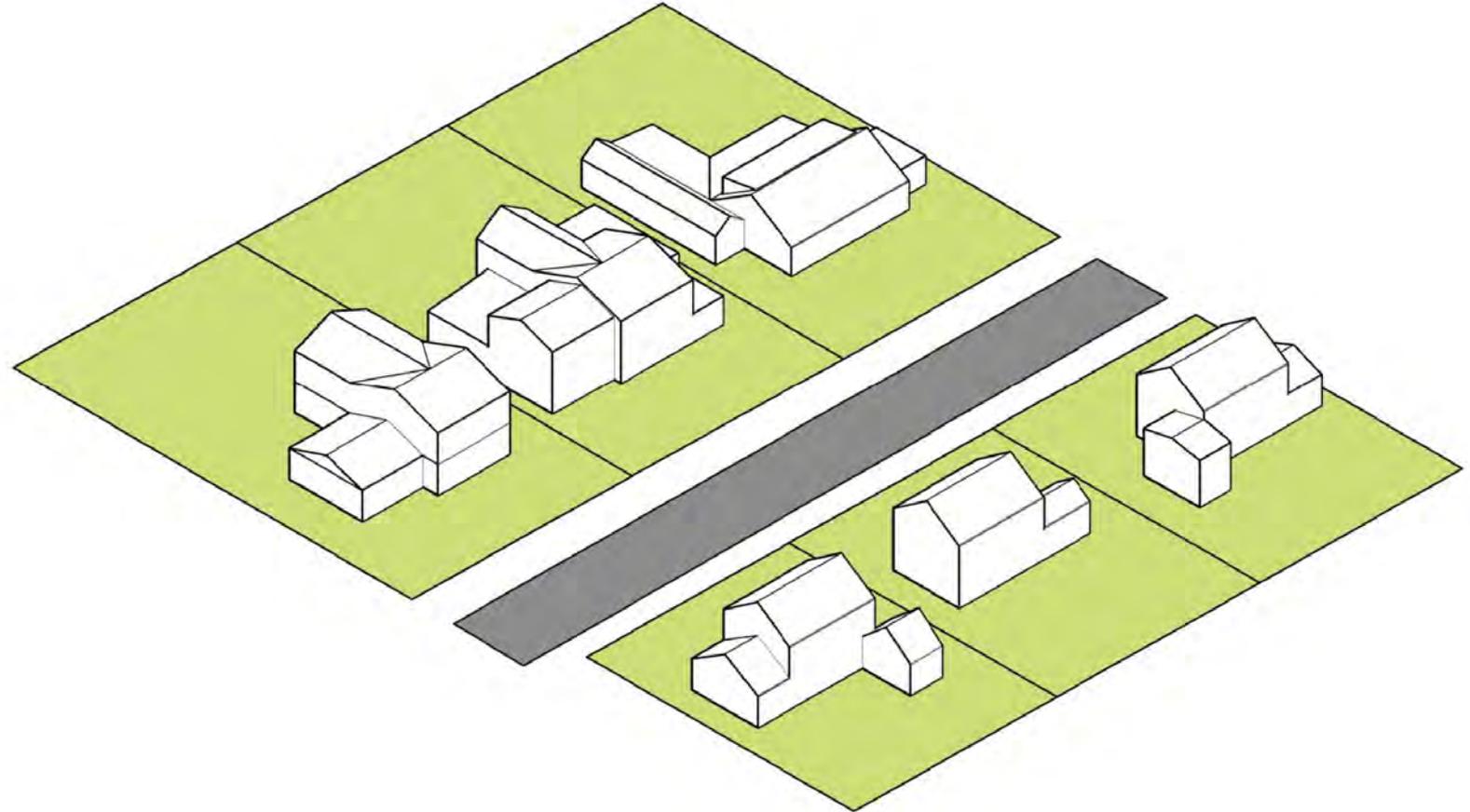
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Standard Zoning Requirements – Example 1

Maximum Buildable Area & Bulk

Existing Conditions Analysis Zoning Analysis – R-2

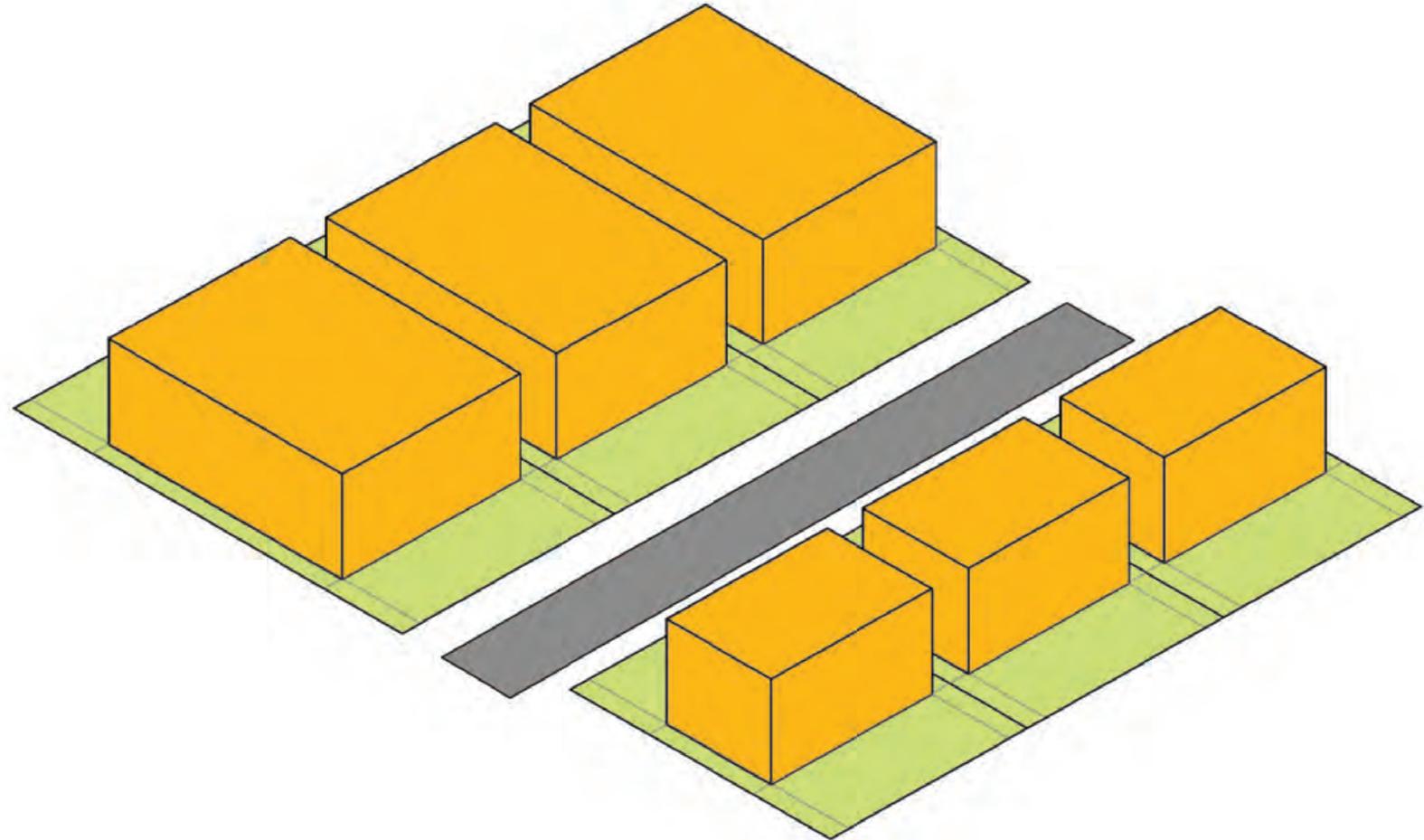
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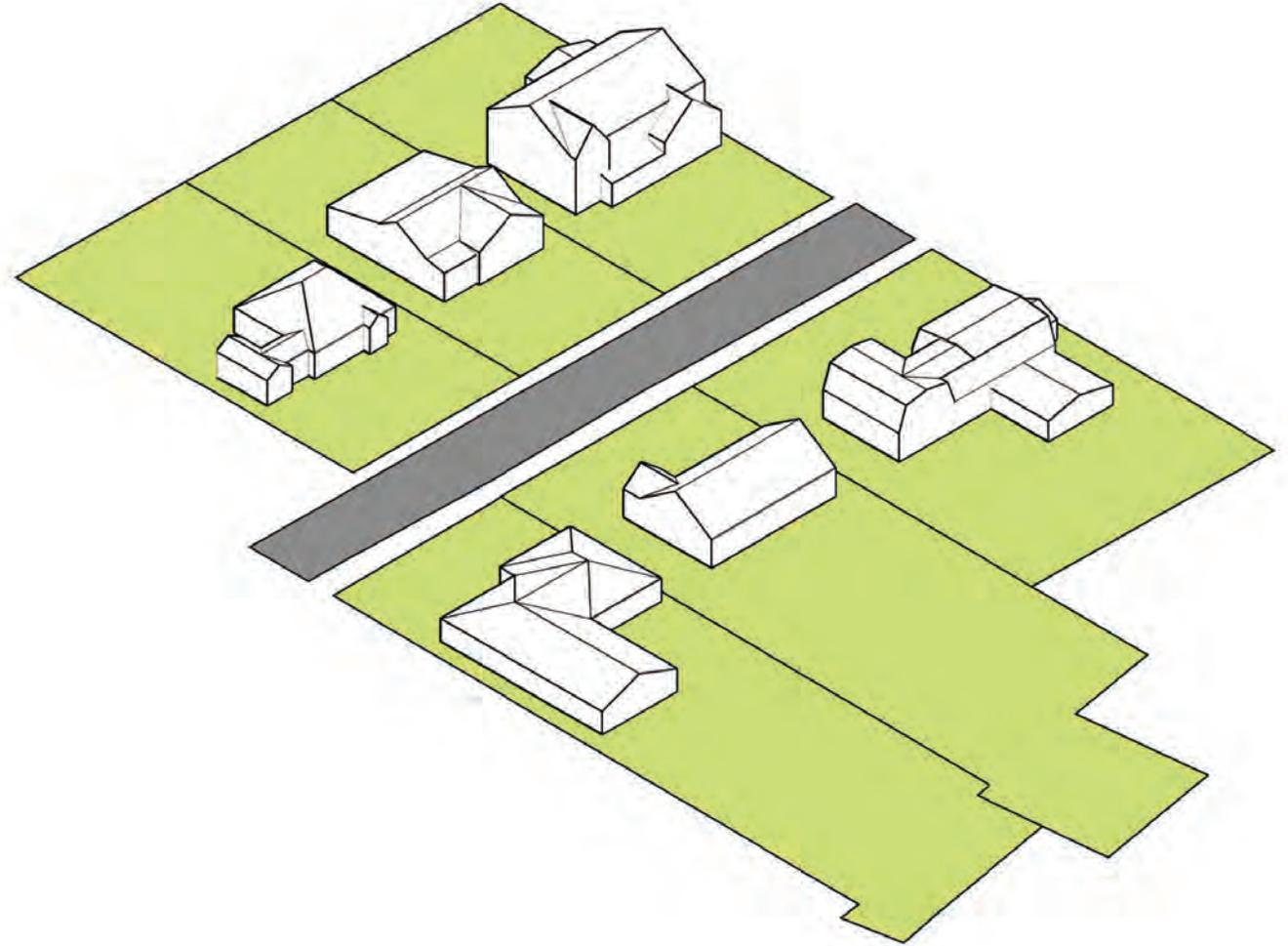
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Standard Zoning Requirements – Example 2 Maximum Buildable Area & Bulk

Existing Conditions Analysis Zoning Analysis – R-2

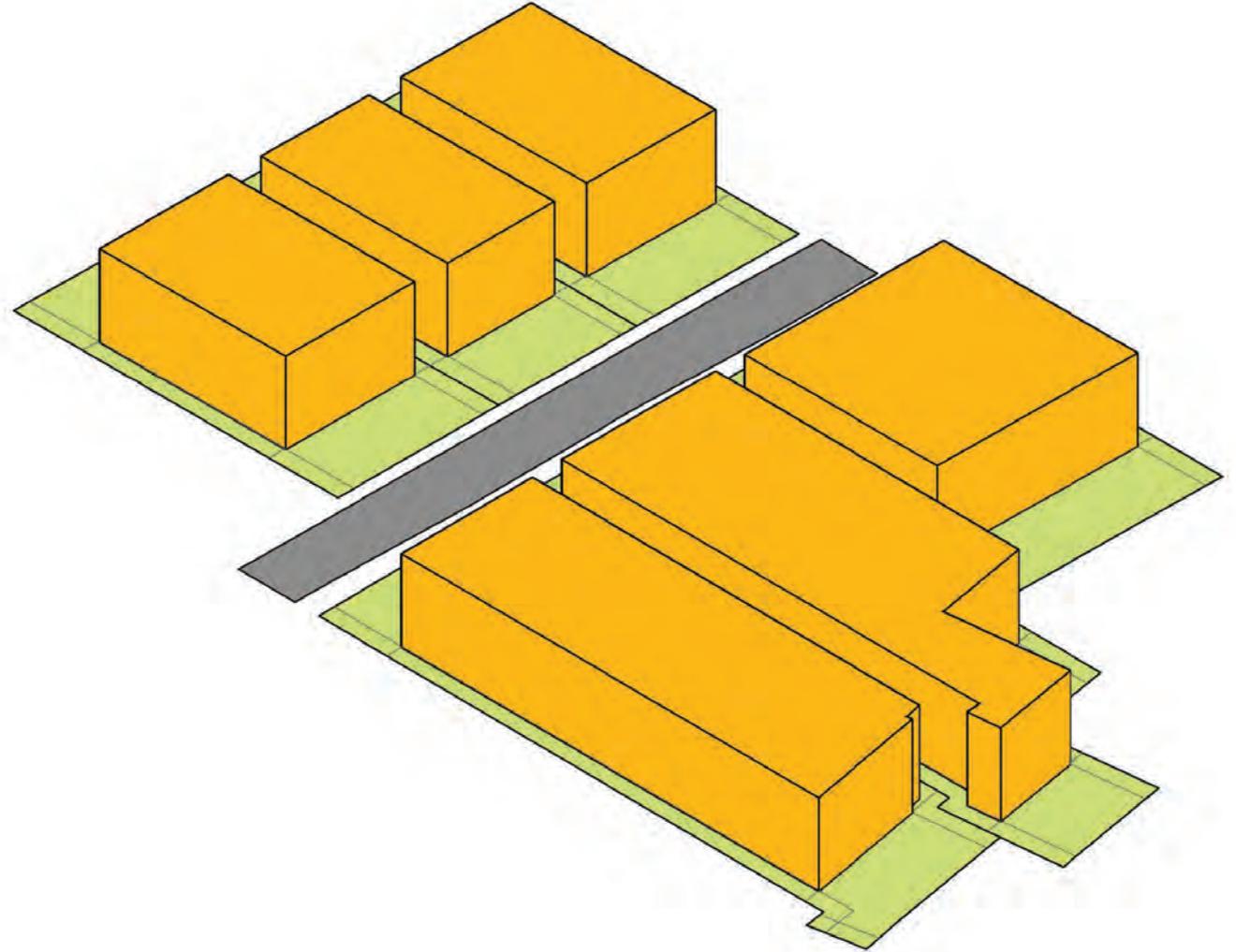
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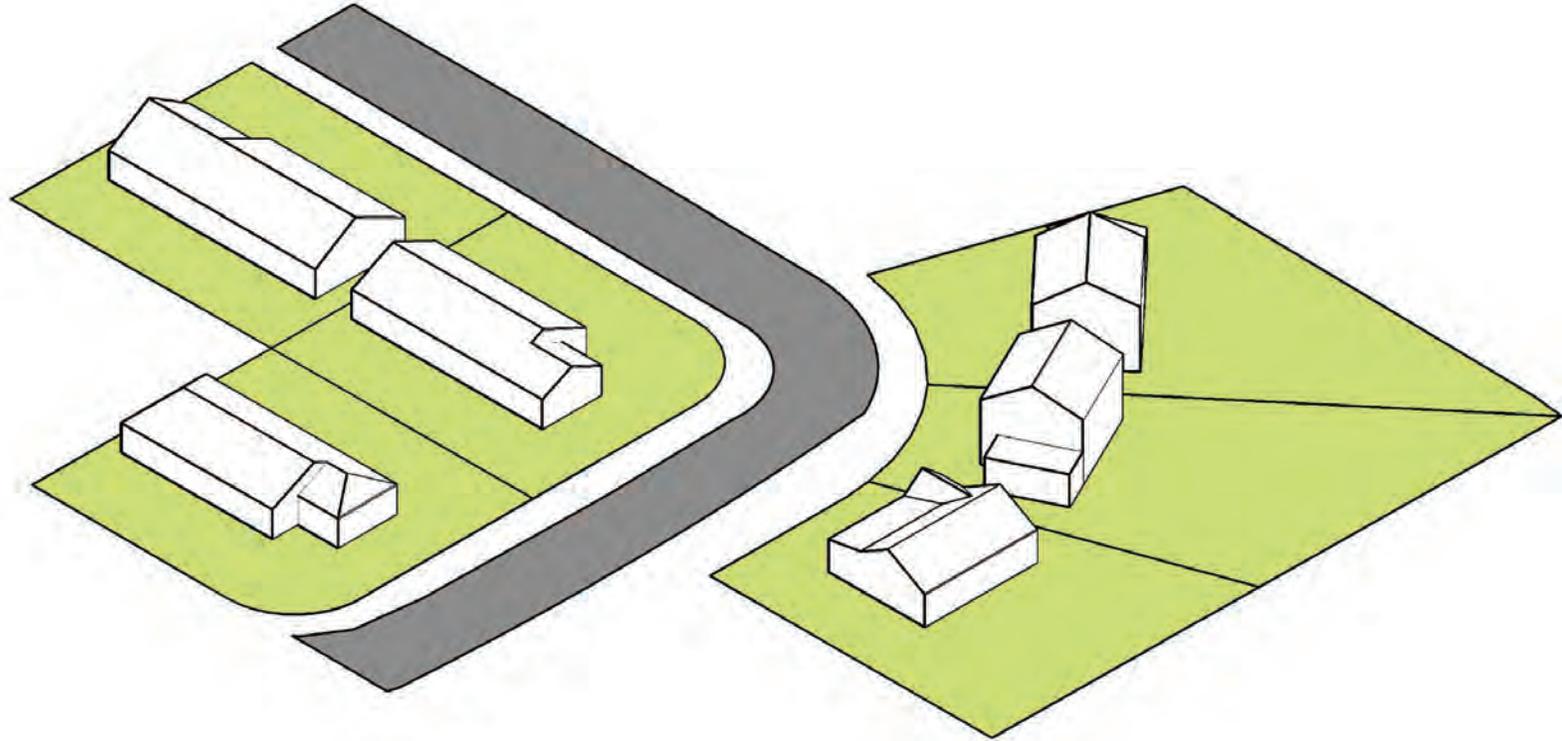
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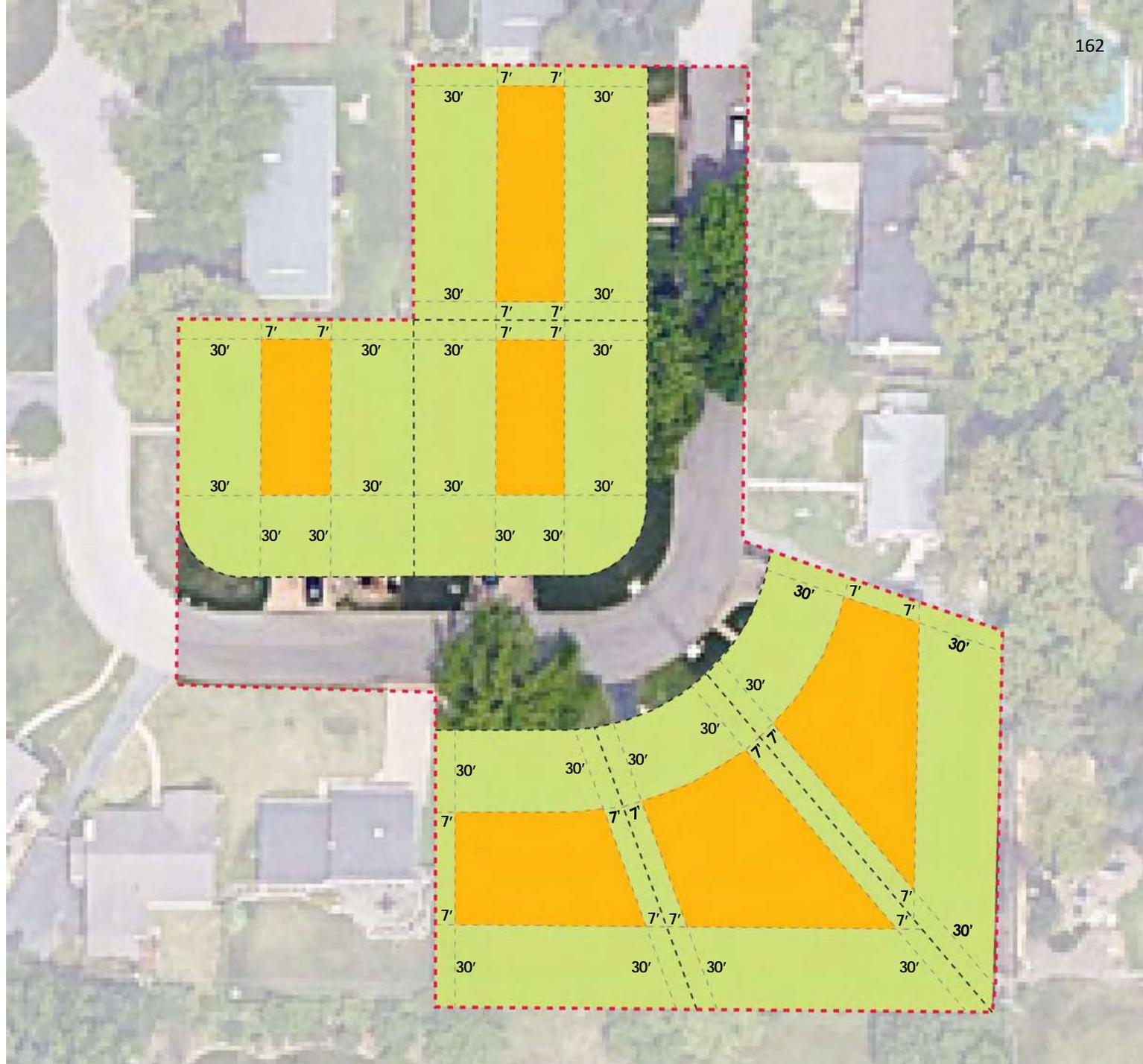
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Standard Zoning Requirements – Example 3

Maximum Buildable Area & Bulk

Existing Conditions Analysis Zoning Analysis – R-2

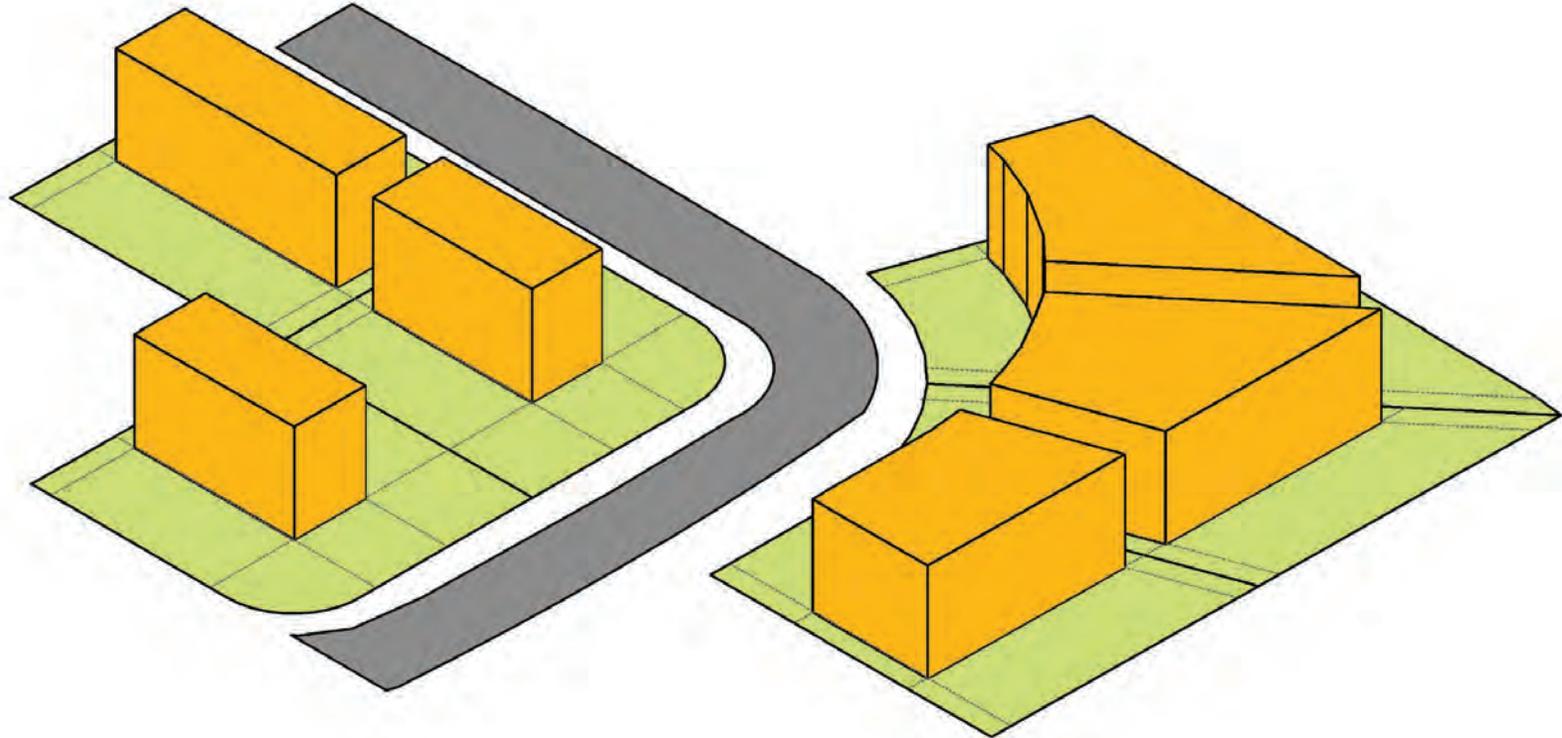
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C-3	10	14.00%	61.00%	75.00%	15.00%



Existing Conditions Analysis Zoning Analysis – R-3

R-3 Multiple-Family and Condominium

- Distance between building and lot boundary in common with R-1 & R-2: 21'
- Minimum distance between residential building or accessory building and all other outboundary lines: 10'
- Minimum distance between residential or accessory building and public right-of-way: 30'
- Minimum distance from right-of-way to the main ingress-egress driveway: 10'
- Minimum distance between residential buildings or between residential buildings and accessory buildings: 10'
- Greenbelt requirement: 10' on all boundaries in common with R-1 and R-2
- Maximum Height: 2.5 stories or 35'



Existing Conditions Analysis Zoning Analysis – Existing

R-3 Multiple-Family and Condominium

- Distance between building and lot boundary in common with R-1 & R-2: 21'
- Minimum distance between residential building or accessory building and all other outboundary lines: 10'
- Minimum distance between residential or accessory building and public right-of-way: 30'
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- Greenbelt requirement: 10' on all boundaries in common with R-1 and R-2
- Maximum Height: 2.5 stories or 35'

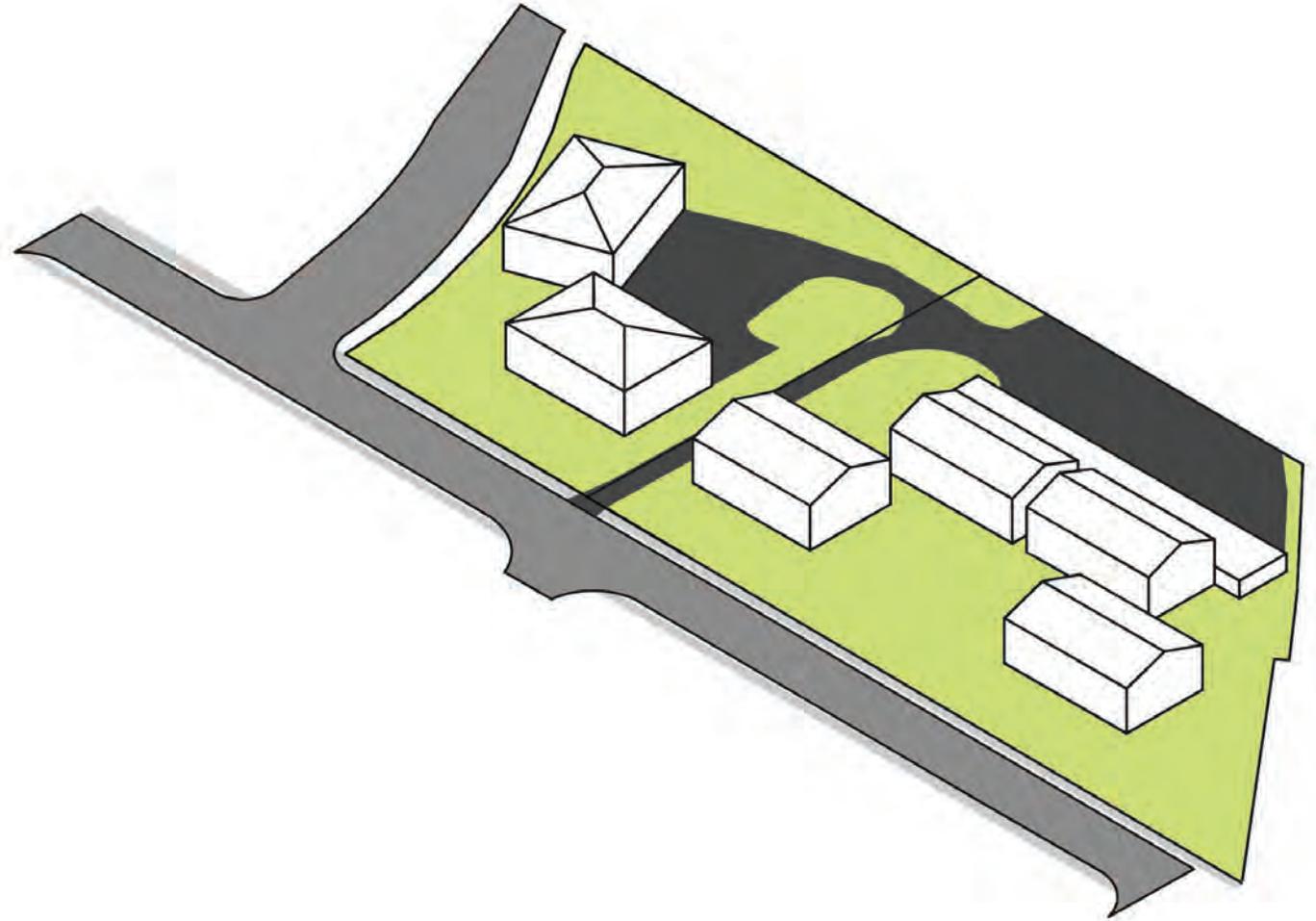


Existing Conditions Analysis

Zoning Analysis – Existing

R-3 Multiple-Family and Condominium

- Distance between building and lot boundary in common with R-1 & R-2: 21'
- Minimum distance between residential building or accessory building and all other outboundary lines: 10'
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Existing Conditions Analysis
 Zoning Analysis – Max Capacity

R-3 Multiple-Family and Condominium

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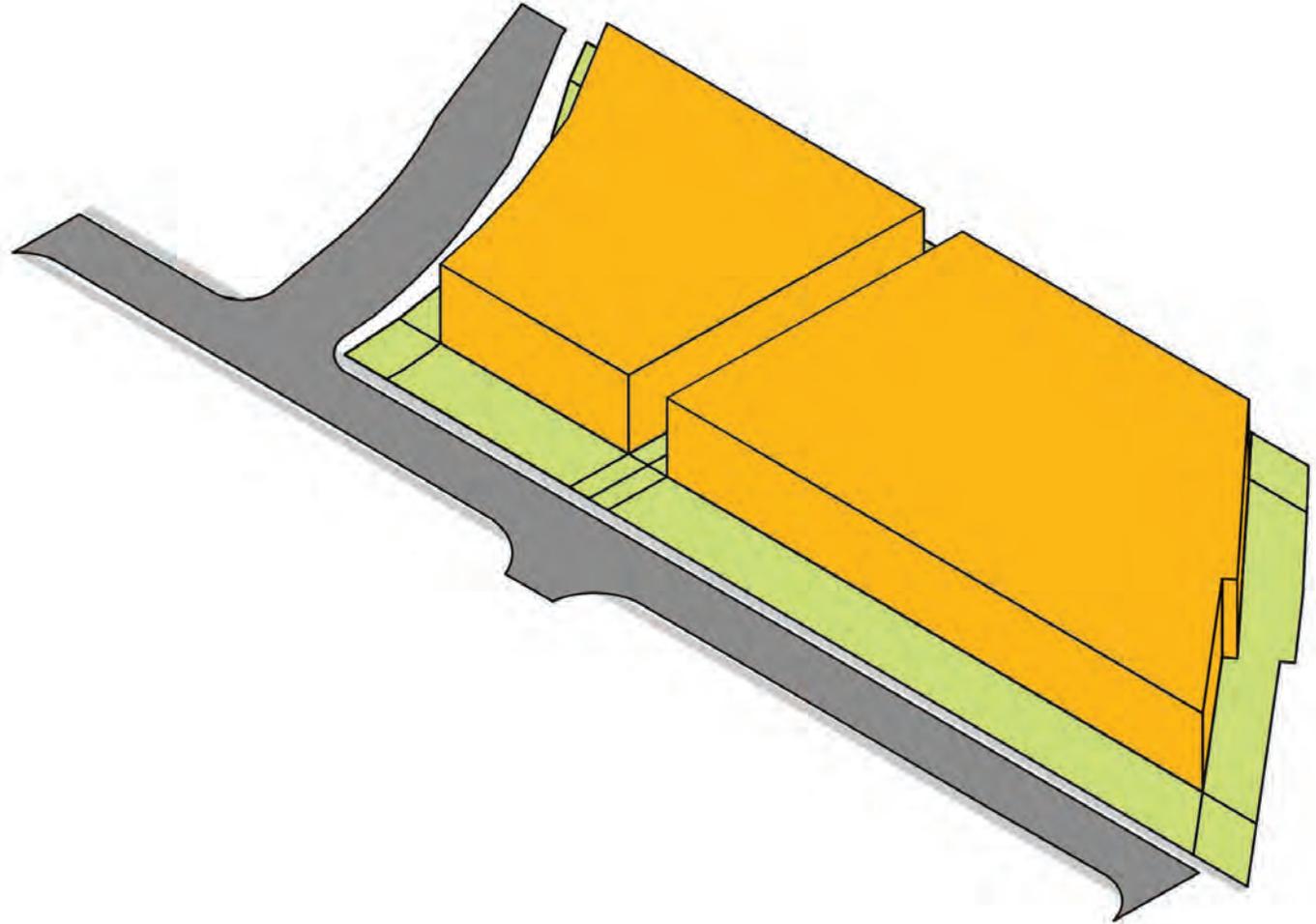


Existing Conditions Analysis

Zoning Analysis – Max Capacity

R-3 Multiple-Family and Condominium

- Distance between building and lot boundary in common with R-1 & R-2: 21'
- Minimum distance between residential building or accessory building and all other outboundary lines: 10'
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- Minimum distance between residential buildings or between residential buildings and accessory buildings: 10'
- Greenbelt requirement: 10' on all boundaries in common with R-1 and R-2
- Maximum Height: 2.5 stories or 35'



Existing Conditions Analysis Zoning Analysis - PRD

Zones	# of Bldgs	Bldg %	Impervious Surface %	Total % of Land Built	Total % of Land Unbuilt
R-1	1,551	18.00%	16.00%	34.00%	66.00%
R-2	1,627	21.00%	24.00%	45.00%	55.00%
R-3	12	22.00%	20.00%	42.00%	58.00%
PRD	4	35.00%	14.00%	49.00%	51.00%
C-1	3	37.00%	47.00%	84.00%	16.00%
C-2	7	18.00%	47.00%	65.00%	35.00%
C-3	10	14.00%	61.00%	75.00%	15.00%



Existing Conditions Analysis Zoning Analysis – PRD

PRD Planned Residential District

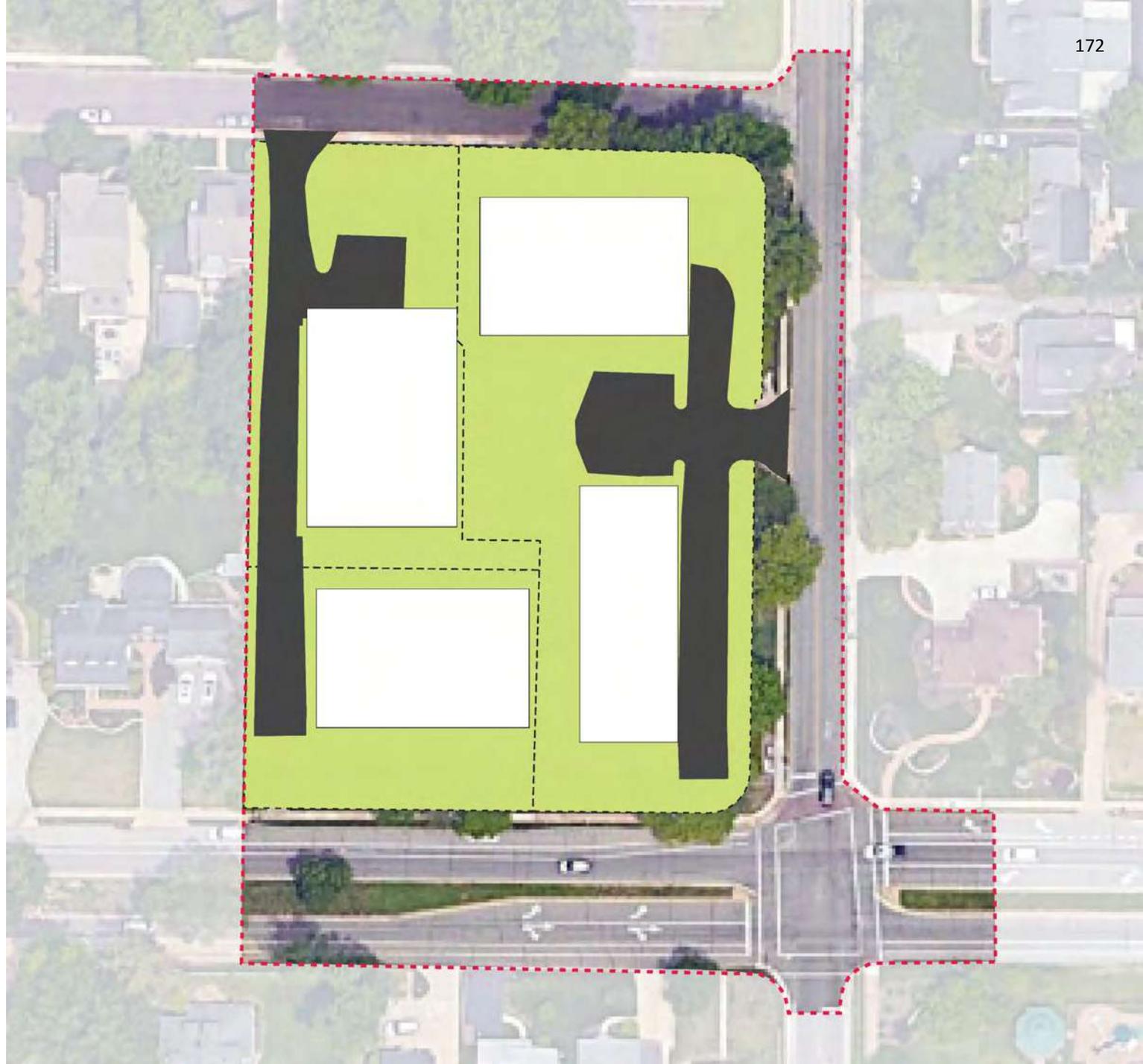
- Lot Area Requirement: 1.5 Acres
- Distances between all buildings and outboundary lines of the "PRD" shall conform to the building setbacks established for residential structures on that street or block.
- Minimum distance between buildings: 10'
- Greenbelt Requirement: 10' on any boundary in common with a residential lot
- Maximum Height: 2.5 stories or 35'



Existing Conditions Analysis Zoning Analysis – Existing

PRD Planned Residential District

- Lot Area Requirement: 1.5 Acres
- Distances between all buildings and outboundary lines of the "PRD" shall conform to the building setbacks established for residential structures on that street or block.
- Minimum distance between buildings: 10'
- Greenbelt Requirement: 10' on any boundary in common with a residential lot
- Maximum Height: 2.5 stories or 35'

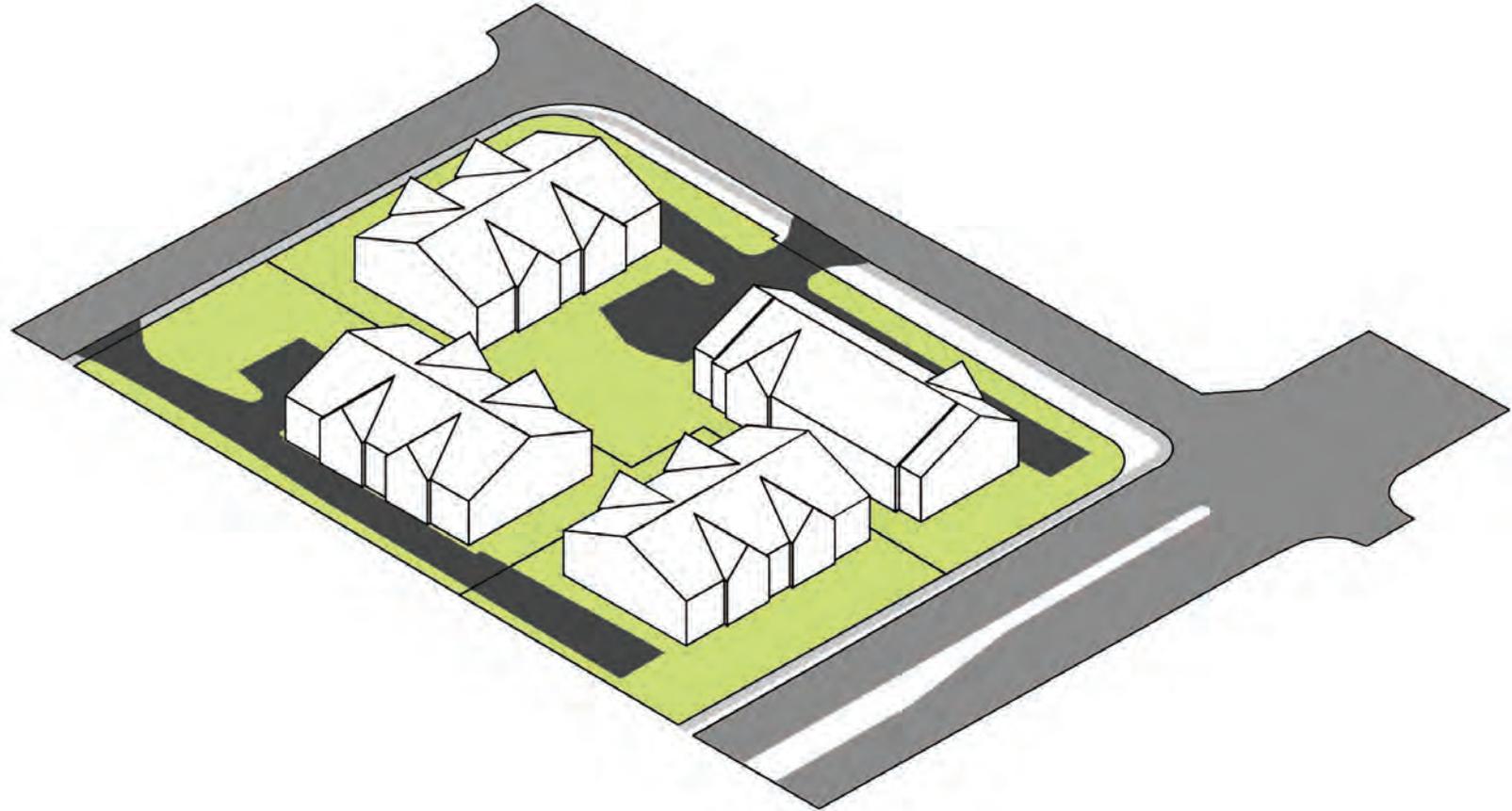


Existing Conditions Analysis

Zoning Analysis – Existing

PRD Planned Residential District

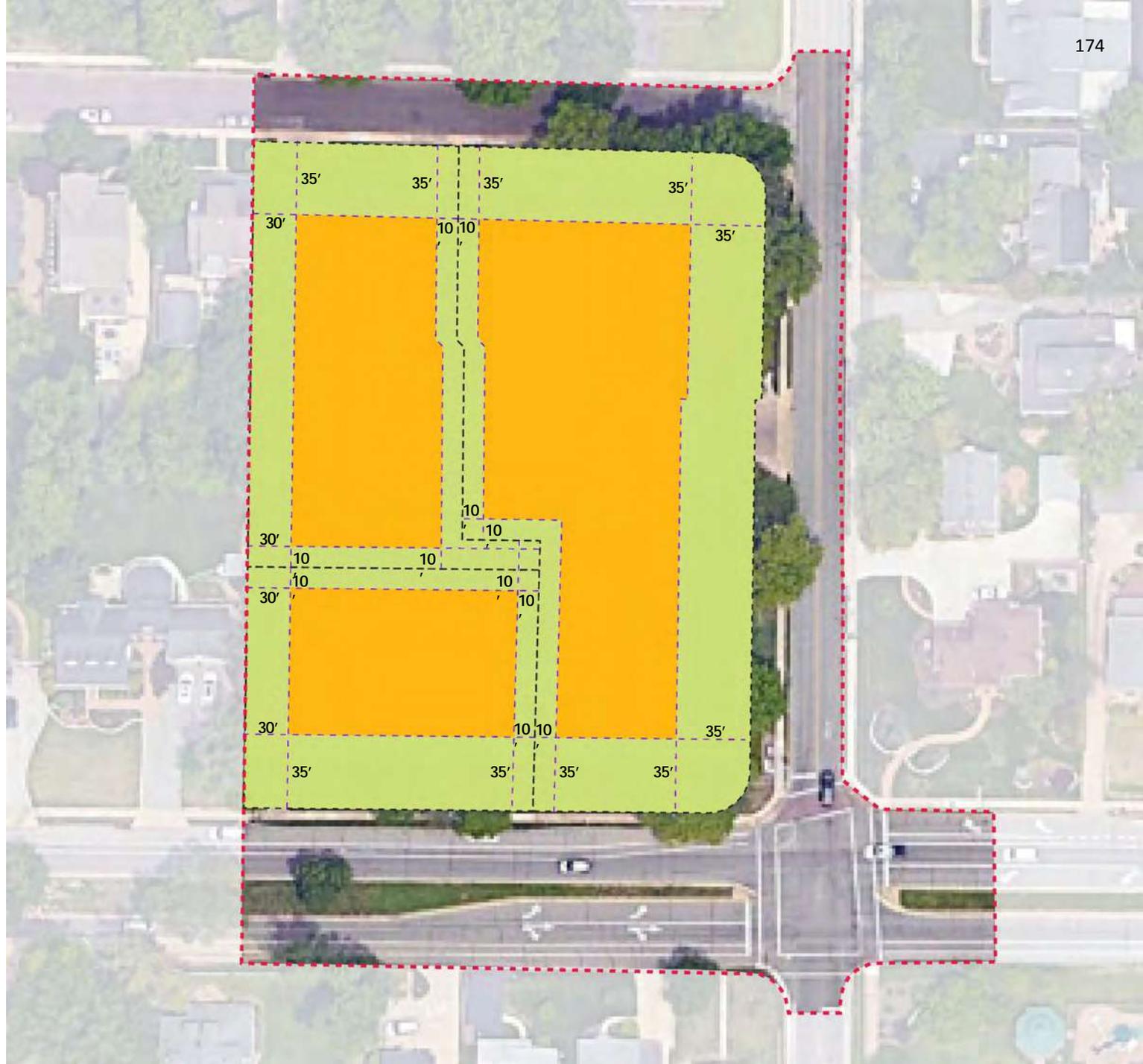
- Lot Area Requirement: 1.5 Acres
- Distances between all buildings and outboundary lines of the "PRD" shall conform to the building setbacks established for residential structures on that street or block.
- Minimum distance between buildings: 10'
- Greenbelt Requirement: 10' on any boundary in common with a residential lot
- Maximum Height: 2.5 stories or 35'



Existing Conditions Analysis
 Zoning Analysis – Max Capacity

PRD Planned Residential District

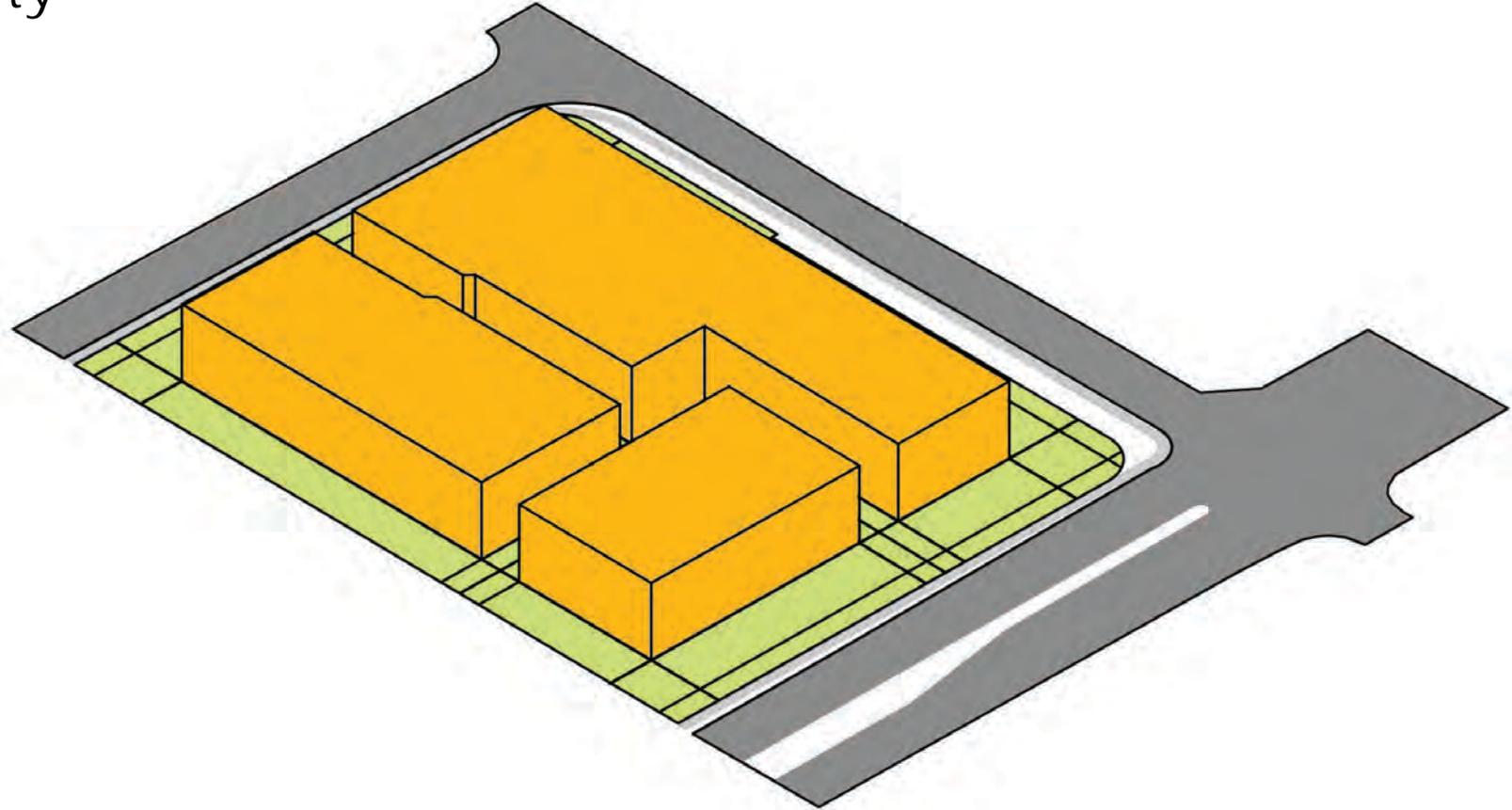
- Lot Area Requirement: 1.5 Acres
- Distances between all buildings and outboundary lines of the "PRD" shall conform to the building setbacks established for residential structures on that street or block.
- Minimum distance between buildings: 10'
- Greenbelt Requirement: 10' on any boundary in common with a residential lot
- Maximum Height: 2.5 stories or 35'



Existing Conditions Analysis
Zoning Analysis – Max Capacity

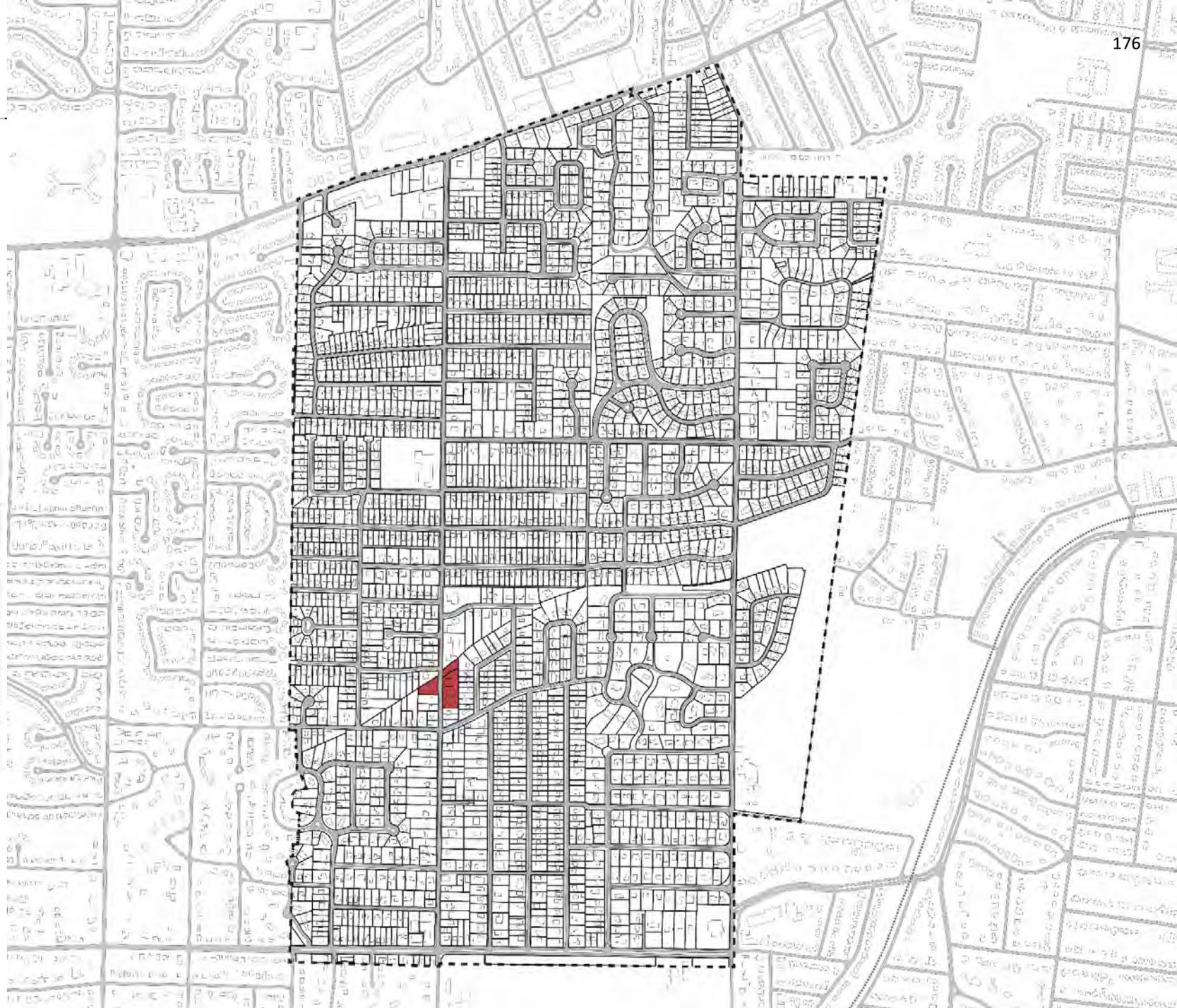
PRD Planned Residential District

- Lot Area Requirement: 1.5 Acres
- Distances between all buildings and outboundary lines of the "PRD" shall conform to the building setbacks established for residential structures on that street or block.
- Minimum distance between buildings: 10'
- Greenbelt Requirement: 10' on any boundary in common with a residential lot
- Maximum Height: 2.5 stories or 35'



Existing Conditions Analysis Zoning Analysis – C-1

Zones	# of Bldgs	Bldg %	Impervious Surface %	Total % of Land Built	Total % of Land Unbuilt
R-1	1,551	18.00%	16.00%	34.00%	66.00%
R-2	1,627	21.00%	24.00%	45.00%	55.00%
R-3	12	22.00%	20.00%	42.00%	58.00%
PRD	4	35.00%	14.00%	49.00%	51.00%
C-1	3	37.00%	47.00%	84.00%	16.00%
C-2	7	18.00%	47.00%	65.00%	35.00%
C-3	10	14.00%	61.00%	75.00%	15.00%



Existing Conditions Analysis Zoning Analysis – C-1

C-1 Local Commercial District

- Lot Area Requirement: 7,500 SF
- Minimum Lot Width: 80'
- Front Yard Depth: 35'
- Rear Yard Depth: 25'
- Side Yard: 10'
- Maximum Height: 2.5 stories or 35'



Existing Conditions Analysis
Zoning Analysis – Existing

C-1 Local Commercial District

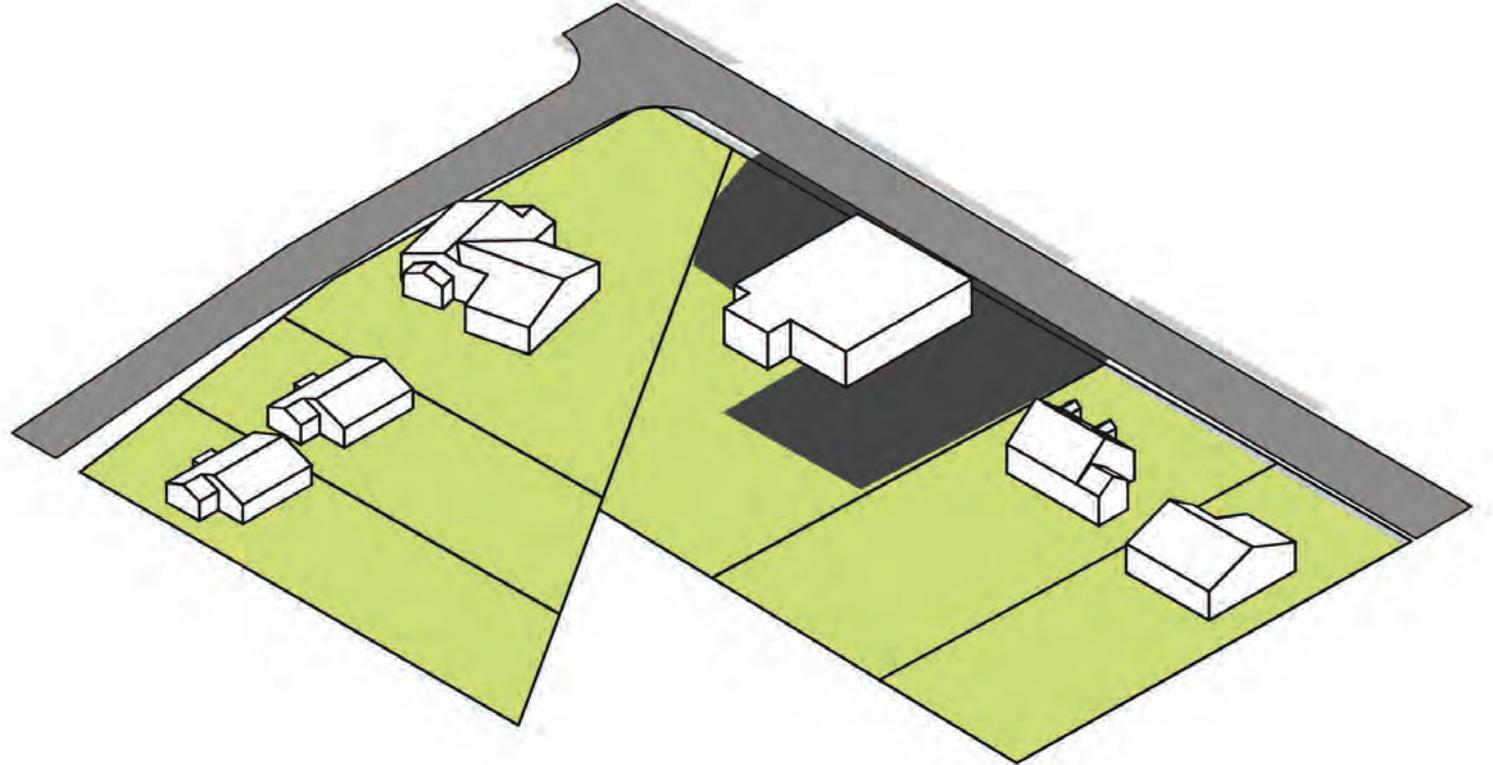
- Lot Area Requirement: 7,500 SF
- Minimum Lot Width: 80'
- Front Yard Depth: 35'
- Rear Yard Depth: 25'
- Side Yard: 10'
- Maximum Height: 2.5 stories or 35'



Existing Conditions Analysis
Zoning Analysis – Existing

C-1 Local Commercial District

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- Minimum Lot Width: 80'
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Existing Conditions Analysis
Zoning Analysis – Max Capacity

C-1 Local Commercial District

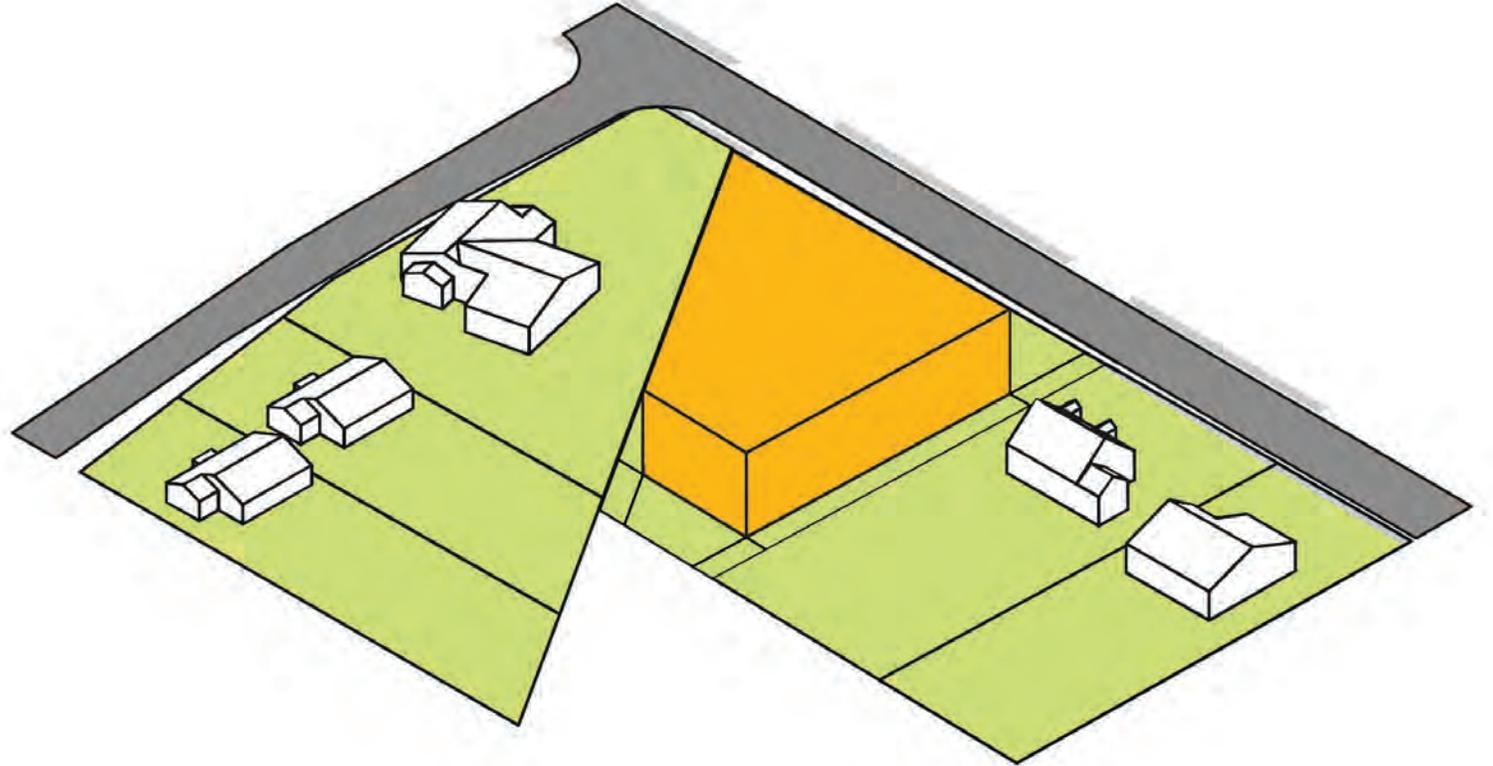
- Lot Area Requirement: 7,500 SF
- Minimum Lot Width: 80'
- Front Yard Depth: 35'
- Rear Yard Depth: 25'
- Side Yard: 10'
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Existing Conditions Analysis
Zoning Analysis – Max Capacity

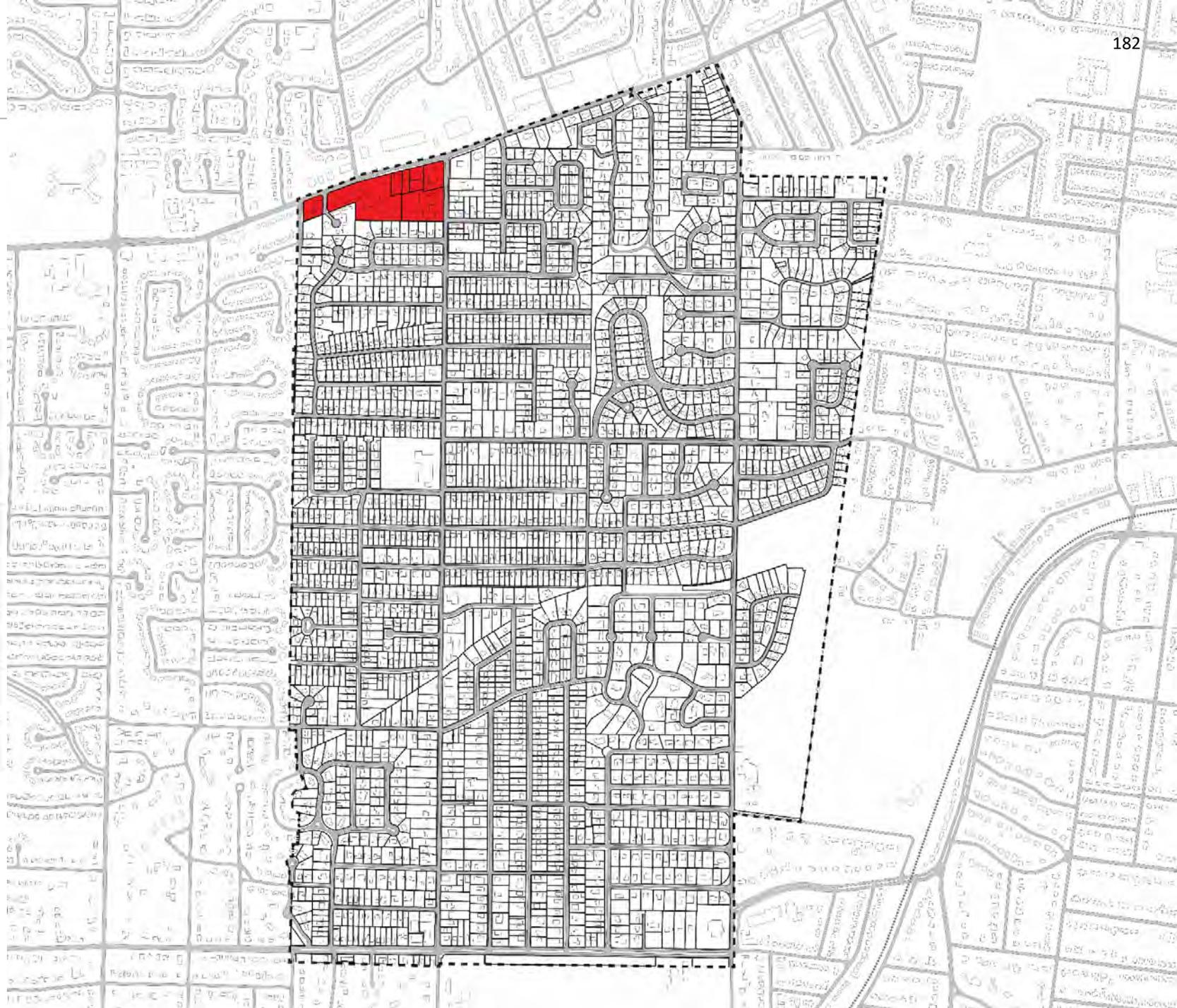
C-1 Local Commercial District

- Lot Area Requirement: 7,500 SF
- Minimum Lot Width: 80'
- Front Yard Depth: 35'
- Rear Yard Depth: 25'
- Side Yard: 10'
- Maximum Height: 2.5 stories or 35'



Existing Conditions Analysis Zoning Analysis – C-2

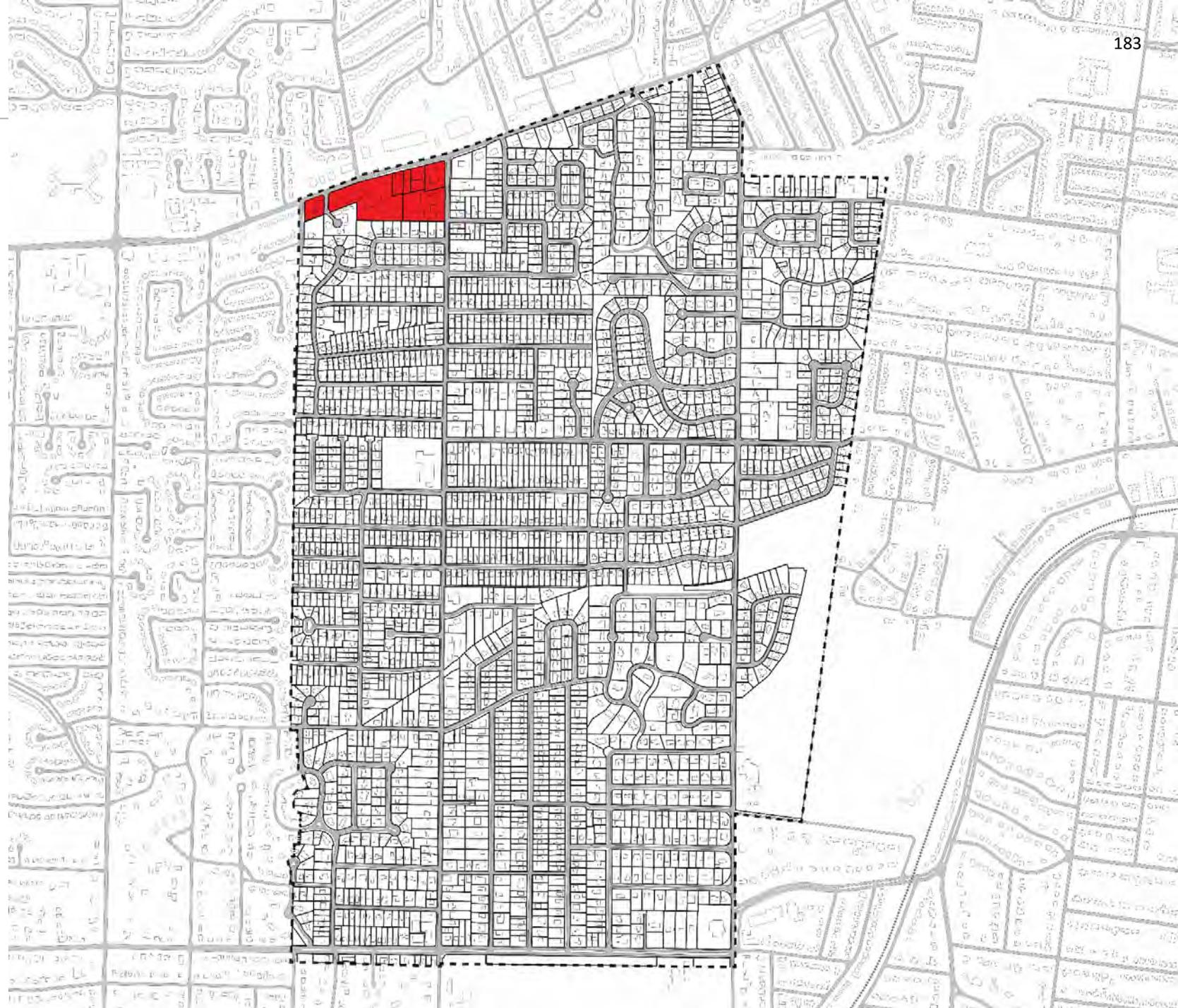
Zones	# of Bldgs	Bldg %	Impervious Surface %	Total % of Land Built	Total % of Land Unbuilt
R-1	1,551	18.00%	16.00%	34.00%	66.00%
R-2	1,627	21.00%	24.00%	45.00%	55.00%
R-3	12	22.00%	20.00%	42.00%	58.00%
PRD	4	35.00%	14.00%	49.00%	51.00%
C-1	3	37.00%	47.00%	84.00%	16.00%
C-2	7	18.00%	47.00%	65.00%	35.00%
C-3	10	14.00%	61.00%	75.00%	15.00%



Existing Conditions Analysis
Zoning Analysis – C-2

C-2 Commercial District

- Lot Area Requirement: 10,000 SF
- Minimum Lot Width: 100'
- Front Yard Depth: 35'
- Rear Yard Depth:
 - 250' deep lot – 50' rear yard
 - 175' deep lot – 30' rear yard
 - 120' deep lot – 25' rear yard
- Side Yard: 10'
- Maximum Height: 2.5 stories or 35'



Existing Conditions Analysis Zoning Analysis – Existing

C-2 Commercial District

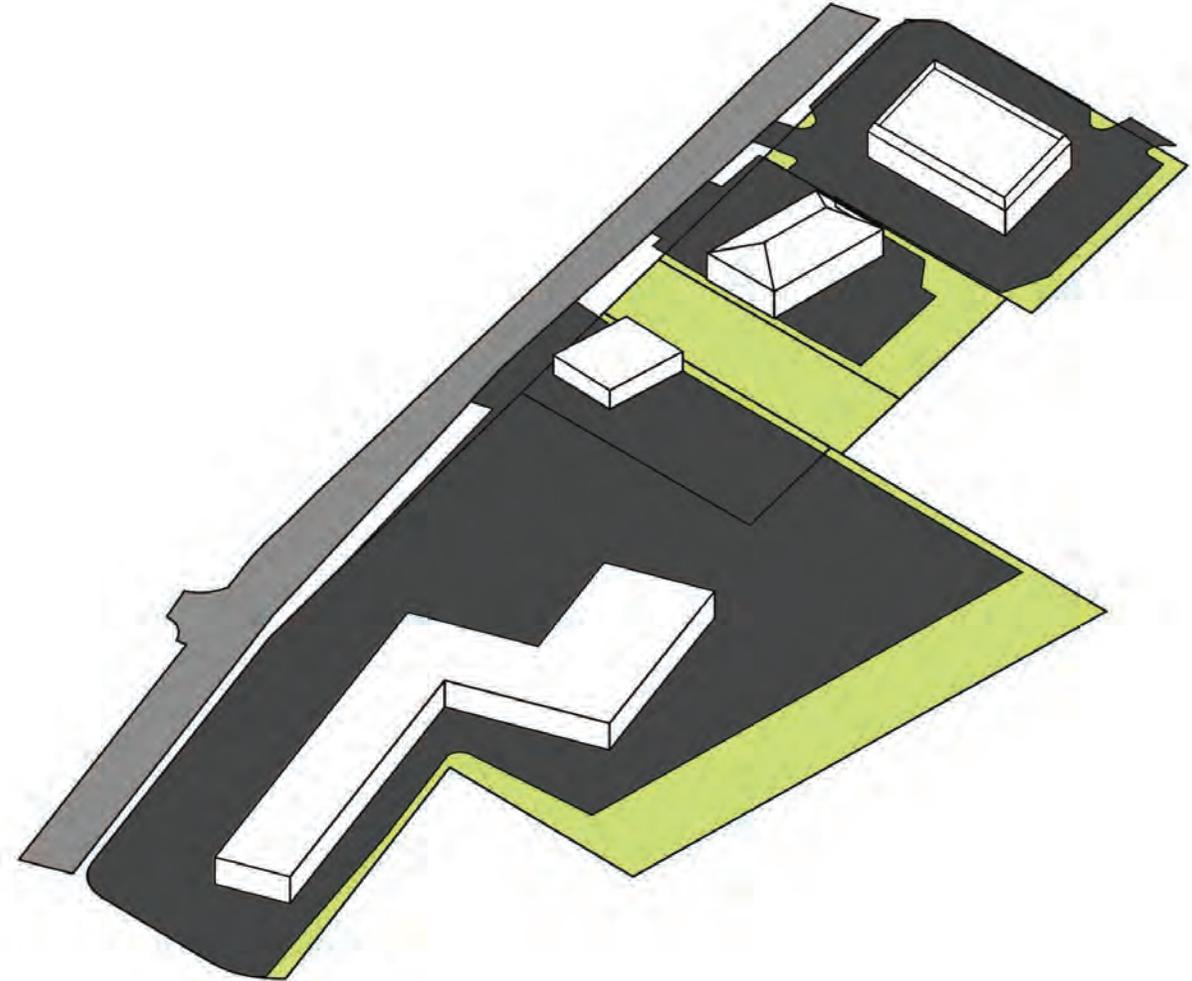
- Lot Area Requirement: 10,000 SF
- Minimum Lot Width: 100'
- Front Yard Depth: 35'
- Rear Yard Depth:
 - 250' deep lot – 50' rear yard
 - 175' deep lot – 30' rear yard
 - 120' deep lot – 25' rear yard
- Side Yard: 10'
- Maximum Height: 2.5 stories or 35'



Existing Conditions Analysis
Zoning Analysis – Existing

C-2 Commercial District

- Lot Area Requirement: 10,000 SF
- Minimum Lot Width: 100'
- Front Yard Depth: 35'
- Rear Yard Depth:
 - 250' deep lot – 50' rear yard
 - 175' deep lot – 30' rear yard
 - 120' deep lot – 25' rear yard
- Side Yard: 10'
- Maximum Height: 2.5 stories or 35'



Existing Conditions Analysis Zoning Analysis – Max Capacity

C-2 Commercial District

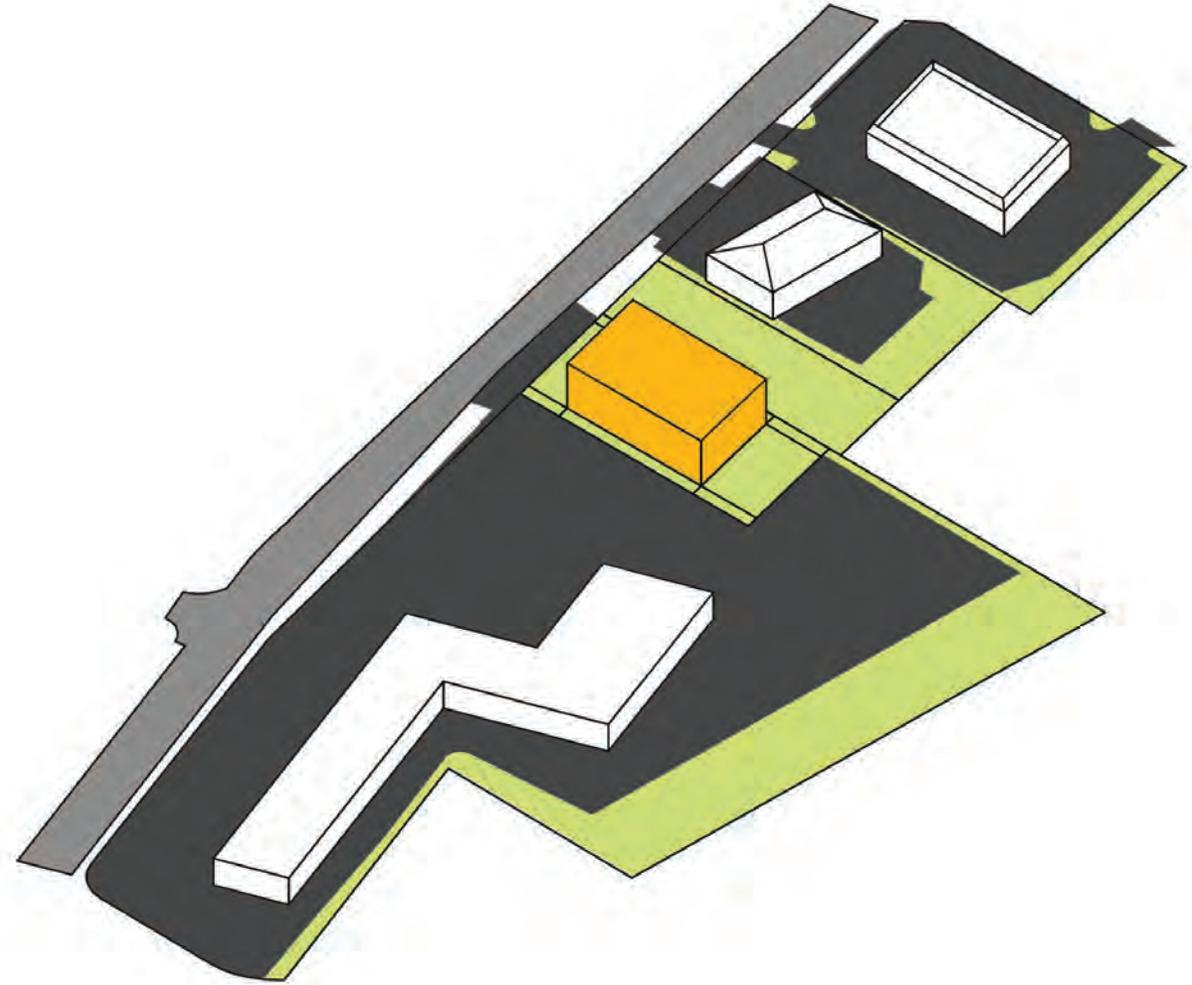
- Lot Area Requirement: 10,000 SF
- Minimum Lot Width: 100'
- Front Yard Depth: 35'
- Rear Yard Depth:
 - 250' deep lot – 50' rear yard
 - 175' deep lot – 30' rear yard
 - 120' deep lot – 25' rear yard
- Side Yard: 10'
- Maximum Height: 2.5 stories or 35'



Existing Conditions Analysis
Zoning Analysis – Max Capacity

C-2 Commercial District

- Lot Area Requirement: 10,000 SF
- Minimum Lot Width: 100'
- Front Yard Depth: 35'
- Rear Yard Depth:
 - 250' deep lot – 50' rear yard
 - 175' deep lot – 30' rear yard
 - 120' deep lot – 25' rear yard
- Side Yard: 10'
- Maximum Height: 2.5 stories or 35'



Existing Conditions Analysis Zoning Analysis – C-3

Zones	# of Bldgs	Bldg %	Impervious Surface %	Total % of Land Built	Total % of Land Unbuilt
R-1	1,551	18.00%	16.00%	34.00%	66.00%
R-2	1,627	21.00%	24.00%	45.00%	55.00%
R-3	12	22.00%	20.00%	42.00%	58.00%
PRD	4	35.00%	14.00%	49.00%	51.00%
C-1	3	37.00%	47.00%	84.00%	16.00%
C-2	7	18.00%	47.00%	65.00%	35.00%
C-3	10	14.00%	61.00%	75.00%	15.00%



Existing Conditions Analysis Zoning Analysis – C-3

C-3 Commercial District

- Lot Area Requirement: 10,000 SF
- Minimum Lot Width: 100'
- Front Yard Depth: 25'
- Rear Yard Depth: 25'
- Side Yard: 0' or 5'
- Maximum Height: 2.5 stories or 35'



Existing Conditions Analysis
Zoning Analysis – Existing

C-3 Commercial District

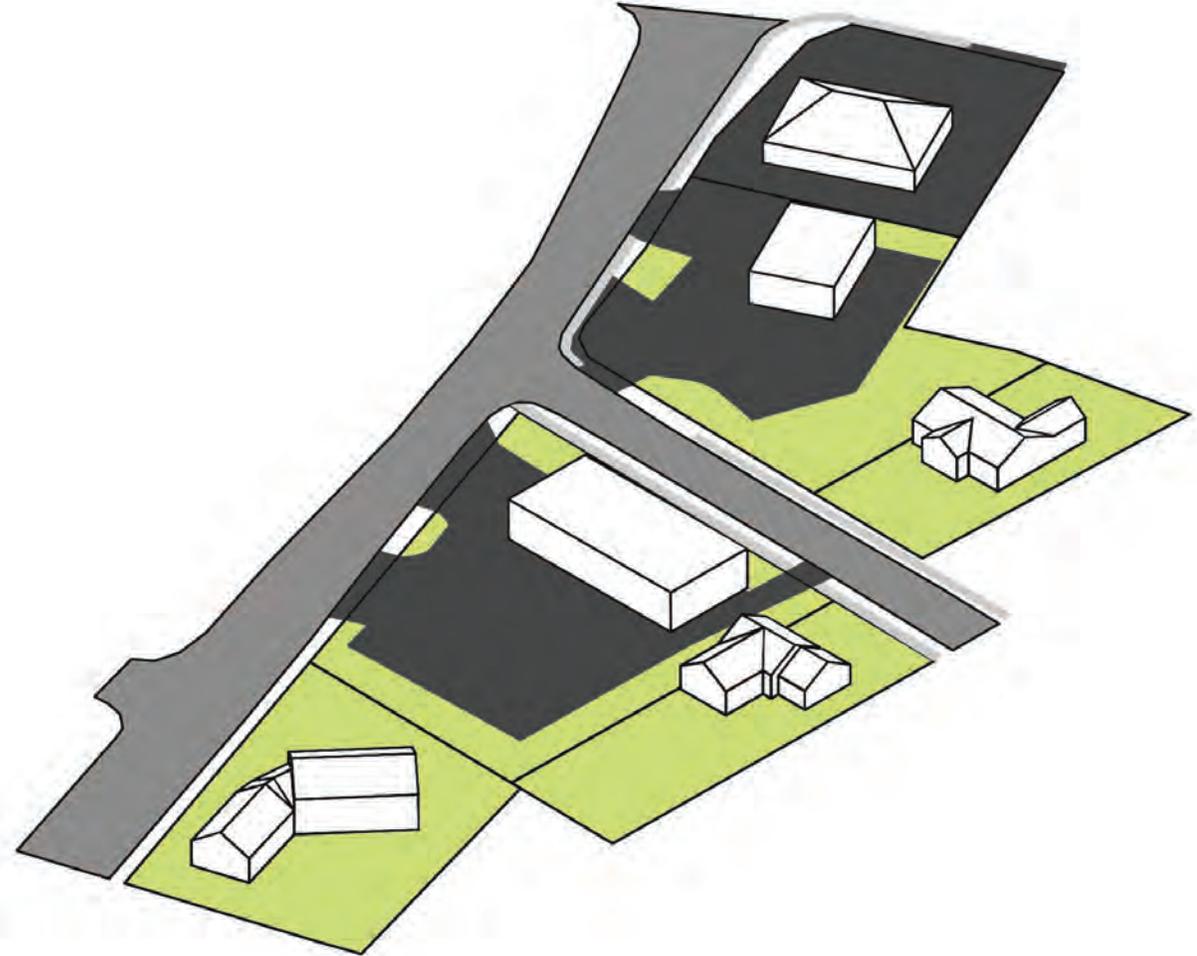
- Lot Area Requirement: 10,000 SF
- Minimum Lot Width: 100'
- Front Yard Depth: 25'
- Rear Yard Depth: 25'
- Side Yard: 0' or 5'
- Maximum Height: 2.5 stories or 35'



Existing Conditions Analysis
Zoning Analysis – Existing

C-3 Commercial District

- Lot Area Requirement: 10,000 SF
- Minimum Lot Width: 100'
- Front Yard Depth: 25'
- Rear Yard Depth: 25'
- Side Yard: 0' or 5'
- Maximum Height: 2.5 stories or 35'



Existing Conditions Analysis
Zoning Analysis – Max Capacity

C-3 Commercial District

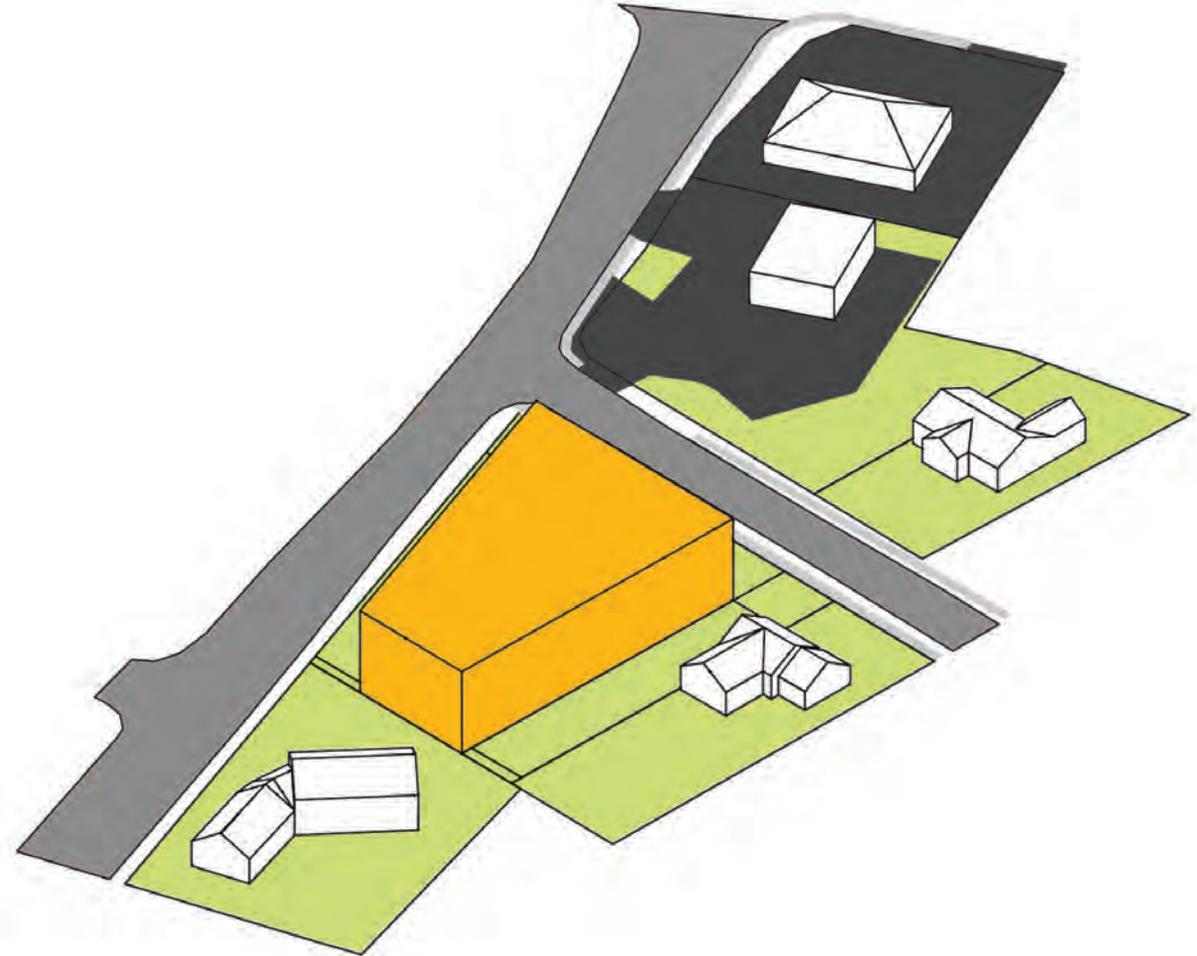
- Lot Area Requirement: 10,000 SF
- Minimum Lot Width: 100'
- Front Yard Depth: 25'
- Rear Yard Depth: 25'
- Side Yard: 0' or 5'
- Maximum Height: 2.5 stories or 35'



Existing Conditions Analysis
Zoning Analysis – Max Capacity

C-3 Commercial District

- Lot Area Requirement: 10,000 SF
- Minimum Lot Width: 100'
- Front Yard Depth: 25'
- Rear Yard Depth: 25'
- Side Yard: 0' or 5'
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Consensus Issues & Opportunities

CONSENSUS ISSUES

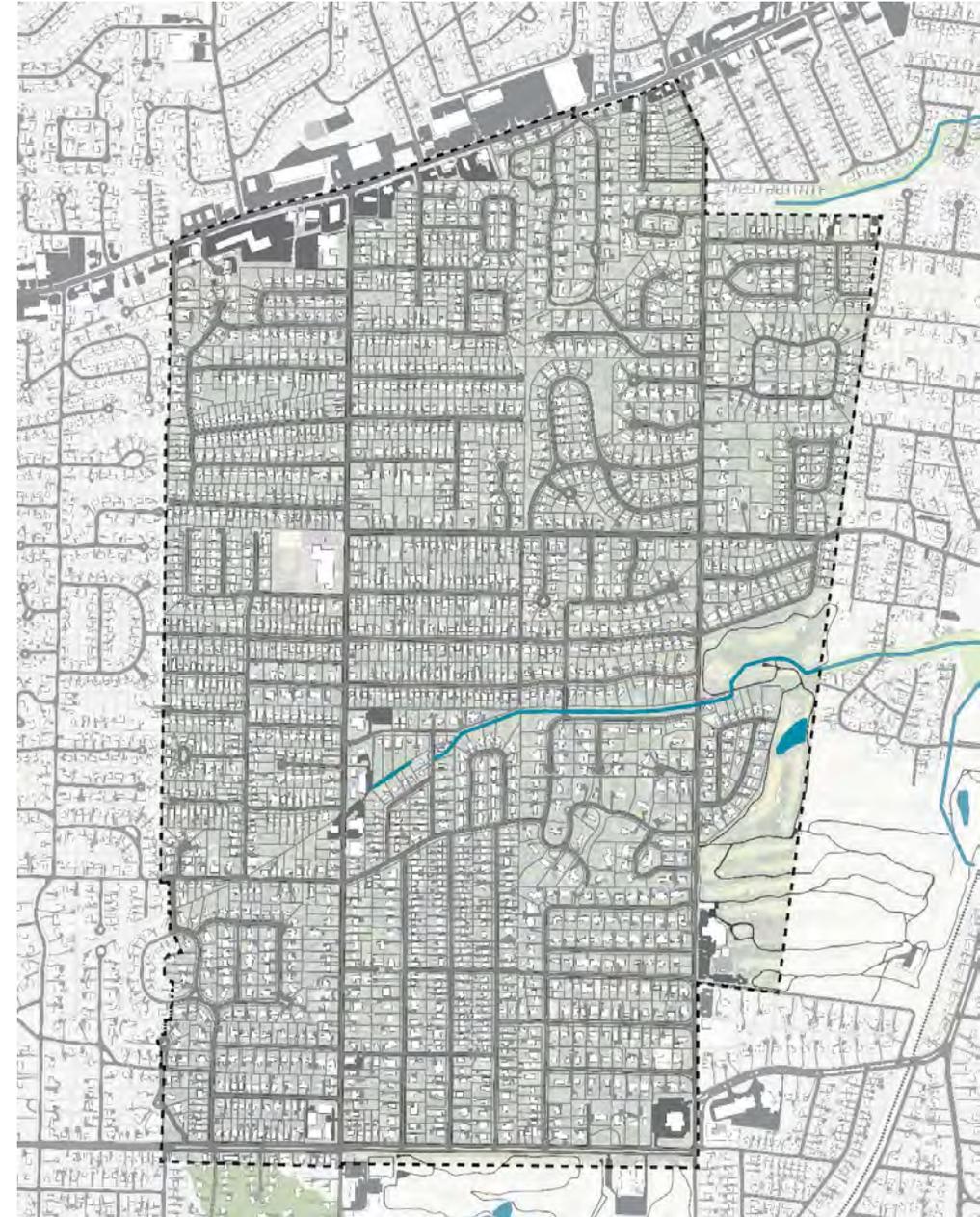
- Glendale is a fully-built-out community; **any new development will come in the form of redevelopment** of existing properties.
- Glendale's **population has decreased slightly since 2020**, in line with St. Louis County as a whole.
- Housing stock in Glendale is aging, which **increases pressure for substantial renovations, additions, or teardowns and redevelopment**.
- Incremental redevelopment of housing in Glendale **must preserve the existing character of the community**, as this character is a key factor in **Glendale's desirability and stable, high property values**.
- Nearly 17% of homeowner households and nearly 45% of renter households in Glendale are **cost burdened** (housing cost greater than 30% household income); **likely due to a growing, fixed-income senior population**.
- Glendale is primarily a residential community, with a **small jobs base with limited diversity**; Glendale's jobs are primarily in the recreation (country clubs), real estate, and retail sectors.
- It is **unlikely that Glendale will add significant population or numbers of jobs**.



Consensus Issues & Opportunities

CONSENSUS ISSUES (continued)

- **Most of Glendale's streets lack sidewalks**, and existing sidewalks on roads other than Sappington Road, Lockwood Avenue, Kirkham Avenue, and the streets in Glendale Terrace are **generally in fair or poor condition**.
- **Forty-five percent (45%) of Glendale's residential lots are non-conforming** under the City's zoning code, and 51% percent of the 79 houses newly-built or added on to since 2010 are non-conforming.
- Glendale has **two separate sets of zoning regulations depending on when a lot was established**; these two sets of zoning regulations do not relate to each other.
- Glendale's **zoning code does not relate to the existing built character** of the City.
- Virtually none of the trees in Glendale are located on public property, **making the management of Glendale's urban forest more difficult**.
- The **visual quality of the Manchester Road corridor is perceived as poor** and does not represent the identity and aspirations of Glendale as a whole.
- Ensure that the Comprehensive Plan is structured around future implementation, **with clear priorities for the short term, medium term, and longer-term opportunities and issues**.



Consensus Issues & Opportunities

CONSENSUS OPPORTUNITIES

- Glendale is a **high-income community, with median household income more than double** those of St. Louis County as a whole.
- Property values in Glendale **remain high, with median housing values almost double** those of St. Louis County as a whole.
- Glendale is a **commuter suburb**, and Glendale's residents are primarily employed in the health care, scientific and technical, and finance sectors.
- It is **unlikely than Glendale will lose significant population or numbers of jobs**.
- **Thirty-eight (38) new homes have built** on lots on which an existing home was demolished since 2010.
- **Forty-one (41) homes have modified** with an addition since 2010.
- Glendale is a **naturally-walkable community, and many residents bike and walk** throughout the City.
- Glendale residents are proud of their community, and **over 80% of survey respondents rate the sense of community in Glendale as Above Average or Excellent**.



Consensus Issues & Opportunities

CONSENSUS OPPORTUNITIES (continued)

- Glendale is perceived as having high quality housing and neighborhood character, and **80% of survey respondents rate the quality and character of houses as Above Average or Excellent.**
- Glendale has an **extensive urban forest of large, old trees that contribute positively** to the visual character of the City.
- Glendale's **government and community services and communication are highly-rated** by residents.
- **Business owners in Glendale are proud to be located in the City** and consider themselves part of the Glendale community.
- **Maintain and support the local, "small town" character** of Glendale's existing commercial amenities like Hanneke's and Vitale's Deli.
- Enhance Glendale's walkability and bikeability **with new and improved sidewalks and bike facilities** on selected streets.
- Consider the **development of a public park** in Glendale.

