



# GLENDALE ZONING CODE UPDATE

## FACT SHEET

The updated zoning code is a significant structural reorganization and update of the prior code designed to make it easier to use and interpret. The composition of residential and commercial districts—and the uses permitted within each—are not substantially changing and align with the recent Blueprint Glendale Comprehensive Plan adopted by the City.

### Zoning Map

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- With the new code comes the adoption of a new zoning map. The present divisions between residential and commercial uses will remain the same. The main differences come from subdividing the existing residential two districts into four districts and combining the C-2 and C-3 commercial districts into one district.

### Residential Districts

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- The new code allows for greater fine-tuning to reflect the diversity of housing stock and lot sizes in Glendale. Currently, there are two single-family residential districts; the new code will have four.
- Accessory Dwelling Units, or ADUs, would be authorized, but only for family members related to the property owner or for domestic employees of the property owner. They could not be used as short-term rentals, which remain prohibited throughout the City.
- The new code also eliminates the “lot of record” distinction when calculating setbacks, which was often a source of confusion. Under the current code, most Glendale residential properties are considered “lots of record,” so the 30’ or 35’ front yard setback noted in the chart on the following page seldom applied.
- The rules for corner lots have been updated to be more logical and consistent across various lot types and allow for development that takes the neighborhood context into account.

### Comparison Table for Residential District Changes

Current Code						
District	Min. Lot Size	Min. Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Height
R-1	10,000 SQF	80'	35'	10'	30'	35'
R-1 (Lot of Record)			Average of building lines of adjacent properties	10% lot width (min. 6' to max 10')		
R-2	7,500 SQF	65'	30'	7' > 65' lot width 6' < 65' lot width	30'	35'
R-2 (Lot of Record)			Average of building lines of adjacent properties			

Proposed Code						
District	Min. Lot Size	Min. Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Height
R-1	10,000 SQF	100'	Avg. of adjacent property building lines	12% lot width, not less than 10'	30'	35'
R-2	10,000 SQF	85'	Avg. of adjacent property building lines	12% lot width, not less than 10'	30'	35'
R-3	7,000 SQF	50'	Avg. of adjacent property building lines	10% lot width, not less than 6'	30'	30'
R-4	6,500 SQF	50'	Avg. of adjacent property building lines	10% lot width, not less than 6'	30'	35'

#### Residential Districts

- The lot minimum sizes and widths **only apply to any new lots** that would be formed by combining or subdividing lots. There is also a maximum that can apply. The goal is to maintain a consistent size of lots across neighborhoods.

- The setbacks are more context-sensitive for the front and side yards, but in most cases will be very similar to what they under the current code.
  - The only exception to this is the building height maximum being lowered in the R-3 district. This is due to the existing housing stock in that district having generally lower building heights.
- **For all residential districts, the maximum Floor Area Ratio (FAR) remains at 0.30.**

### Multi-Family Development

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- The new zoning code largely carries over the existing zoning district for multi-family residential with minor adjustments. No new multi-family residential districts are proposed under the new zoning map, and the City’s comprehensive plan also does not call for any additional multi-family development.

### Neighborhood Commercial

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- The C-1 commercial district includes businesses on Sappington Rd. and is carried over into the new code. The list of permitted uses remains the same – bakeries, beauty parlors, offices, coffee shops, delicatessens, florists, ice cream parlors, and retail stores.
- An expanded list of conditional uses and a clear process for reviewing a conditional use is proposed under the new code. This will allow the City to permit certain uses (such as restaurants) only after a thorough evaluation of issues such as parking, traffic and lighting, and a determination that the proposed business will not negatively impact the neighborhood. Public hearings and Board of Aldermen approval is required for a conditional use permit.
- Liquor stores, bars, drive-ins, and marijuana dispensaries remain prohibited.

### Corridor-Mixed Use Commercial

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- The C-2 and C-3 commercial districts are being consolidated into a single district, as they were very similar. This covers the businesses located along Manchester Rd. No major changes are proposed.
- The new code will contain the option for the City to adopt a “Planned Development Overlay” (PDO) district on top of the new C-2 commercial district. The PDO district could only be used in the event that a property owner seeks to do a larger scale redevelopment in the C-2 district.

## Conditional Use Permits

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- The new code requires CUP for uses that, by their nature, may create traffic, noise, safety, or neighborhood compatibility concerns. The applicant bears the burden of proof, and it follows a standard process used by many Missouri municipalities – the Plan Commission reviews and makes a recommendation, then the Board of Aldermen holds a public hearing and votes on an ordinance approving the CUP.
- A two-thirds Board majority is required if the Plan Commission recommends denial or if a qualifying property owner protest is filed.

## Off-Street Parking

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- The new zoning code makes several adjustments to the off-street parking regulations. The changes were made based on the recommendations from the consultant and align with current best practices in urban planning. The table below highlights the proposed changes.
- We also added a specific set of regulations for certain uses that fell between a restaurant and a retail store in intensity, such as delis or coffee shops. The new parking standards would apply to any development going forward.

Use	Current Min. Spaces Required	Proposed Min. Spaces Required
Community Center, Library, Museum	10 spaces + 1 addtl. space for each 300 SQF in excess of 2,000 SQF	10 spaces + 1 addtl. space for each <b>500 SQF</b> in excess of 2,000 sqf
Restaurant	1 space per seat + 1 space per 2 employees (or 1 space per 100 SQF if greater)	1 space per <b>2 seats</b> + 1 space per 2 employees (or 1 space per <b>150 SQF</b> if greater)
Coffee shop/deli/bakery	N/A	<b>1 space per 200 SQF + 1 space per 2 employees</b>
Retail Store	1 space 200 per SQF (excludes storage)	1 space <b>300 per SQF</b> (excludes storage)
Bank or Credit Union	N/A	<b>1 space per 250 SQF</b>
General Office (less than 15,000 SQF)	N/A	<b>4 spaces per 1,000 SQF</b>
General Office (more than 15,000 SQF)	N/A	<b>3.3 spaces per 1,000 SQF</b>