INTRODUCTION
Throughout its history, the City of Fenton has maintained a small town atmosphere. In 1996, Fenton continues its tradition of balancing new growth with preservation of its rich heritage. Good transportation, location, and a broad range of City services continue to attract growth in the industrial, commercial, and residential sectors. Embracing this change and seizing new opportunities, the City of Fenton seeks a future with bright possibilities. This direction is embodied in the Comprehensive Development Plan.

This Comprehensive Development Plan strays from the conventional plan document. It is designed to be simple, user-friendly, and portable. It is assumed that the important feature of a municipal plan is to define a direction for the community over a 10-20 year period. By concentrating on this function, the defining elements for the future of the community are placed in the forefront of the community's consciousness rather than lost in volumes of technical jargon or embroiled in controversial issues. In short, the Comprehensive Development Plan is based on a vision of the future of Fenton.

As a framework to guide the community, this Comprehensive Development Plan leaves the methods and timing of projects to the creativity, ingenuity, inspiration, and resourcefulness of its creators and participants. This approach will tend to free collective efforts and energies rather than stifle them with prescriptive procedures that may not be flexible. Therefore, the identified values embraced as the underlying principles guiding the community remain "timeless" within the planning period. Moreover, adherence to these principles and furtherance of these goals form the basis for decision-making, including and productive expenditure of resources.

As a road map to the future, the Comprehensive Development Plan is symbolic of direction both in form and function. To meet the goals established for this document, the Future Land Use Plan Map as the primary feature of the Comprehensive Development Plan is designed and folded to look like a road map. It is shown here. In the adjacent columns of the map, a brief outline of the established vision of the community for that particular land use is provided. Supplementary information, where relevant and necessary, is provided.

As a tool to implement the Comprehensive Development Plan, the second side of the map shows the Zone District Map of the City. The requirements for each zone district and schedule are provided in the adjacent columns of the Plan Map.

By providing this necessary information to the public in a simple, easy-to-read format, it is envisioned that the goals, aspirations, and values of the City of Fenton will be clear, concise, and comprehensible. More importantly, it reflects the direction in which the City is headed. With this solid sense of purpose, the community will have the security to summon the resources, and recommendations to fulfill each of the Plan objectives.

OLDE TOWNE COMMERCIAL
The Olde Towner area of Fenton is the historical root of the community. Built on the original 8 blocks that were first platted in 1859, the small town along the Meramec River has flourished into a vibrant suburb of southwest St. Louis County. This rich heritage has been authenticated for a complete recognition of its past through appreciation, understanding, and sensitivity to its unique character. By taking advantage of its natural and scenic attributes, access to an excellent road and highway network, and proximity to suitable infrastructure and improvements, the City hopes to rebuild a historic image. Renovation projects like the award-winning Navajo Hotel, street and sewer improvements, and historic-deco street lamps over the years have gradually proven public commitment and support for the historic area. Attempting to lure more pedestrian-oriented activities, a unique shopping experience, and more out-of-town visitation, the area still awaits a complete transformation befitting its place in the history of Fenton. Capitalizing on these assets and aspirations, urban redesign may serve as the impetus to synergize the various components of the community to realize this dream.

Directly adjacent to the original 8 blocks of Olde Towne Fenton lies the modern commercial and shopping environment complete with national chain store recognition and large vehicular parking areas. Located at the intersection of Missouri State Highways 30 (Gravois Road) and 141 (New Smirk Mill Road), this part of Olde Towner Fenton has long been the commercial hub for this area of southern St. Louis County and northern Jefferson County. In addition, Olde Towne offers residents banking and financial services, professional offices, and the area's post office. This wide array of goods and services can all be found in the fairly compact geographical area of Olde Towne Fenton.

The following guidelines set forth the parameters and framework upon which to guide or evaluate development or improvement activity (south of Highway 30):

- Select public improvements (such as streetscape, infrastructure, parks, traffic circulation) to complement private investments.
- Synergize public, private, and civic organization interests and activities towards the maintenance or the long-term health, vibrancy, and economic benefit to the Olde Towne business community.
- Set up a public finance method as a catalyst for redevelopment.
- Enlarge or expand the buildable area within Olde Towne for future commercial expansion.
- Develop architectural guidelines that steer exterior or structure design to a past style that Olde Towne Fenton ought to return. Maintain, protect, and preserve the characteristics and architectural details of structures of historic significance or value.
- Afford the greatest possible scope for continuing vitality through private renewal and architectural creativity within appropriate controls and standards, visually compatible with other structures in the area and compatible in diversity of use with other structures in the area.
- Encourage maximum use by and convenience to pedestrians.
- Encourage the development of vacant and incompatibly developed properties in accordance with the character of the area.
- Encourage a complementary mix and diversity of uses that creates a unique (retail) environment of small shops, eclectic restaurants, and possibly high density residential.
- Facilitate accessibility and traffic circulation distribution.
- Mitigate the damaging effects of seasonal flooding upon the Olde Towne area.

- Develop a network of bicycle/pedestrian trails with connection to the Meramec River Greenway.
- Showcase historic and pre-historic, natural, cultural, and anthropological resources.

INDUSTRIAL AND BUSINESS PARKS
The I-44 Industrial and Business Park Corridor of Fenton is an economic engine for the community and metropolitan area. As a major employment base and exporter of goods, the Fenton industrial area supports approximately 700 businesses and employs roughly 30,000 persons. The high level of economic production requires a high degree of transportation efficiency, high-way accessibility, and infrastructure quality. The main thrust of this Plan is to ensure the long-term maintenance of this local economic base through a combination of business retention and attraction efforts.

One of the challenges for the City is accommodating new business which seeks to locate in the area. Given the high demand for land, in-fill development, redevelopment, and development of marginal lands should take on increasing importance. If this is the case, shifting to a higher density arrangement for industrial uses should accommodate future users. This may also provide the area necessary to prevent industrial uses from encroaching upon non-industrial use areas. A caution to balance with higher-density industrial uses is the additional traffic generated. The street network may require redesign to add capacity without overtaxing the present system.

The following guidelines establish the underlying framework upon which to base future actions.

- Alter, restore, extend infrastructure to support the long-term health, vibrancy, and economic benefit of the industrial and business community.
- Devise proactive programs to retain and attract diverse but compatible types of business and industry.
- Maintain a long-range "platform" for the Fenton industrial and business community to remain regionally and nationally competitive.
- Coordinate with state, federal, local, and other agencies and organizations to facilitate the safe, efficient movement of goods and services along all transportation corridors in the industrial area of Fenton.
- Improve the appearance of the industrial area by taking advantage of opportunities to correct and reverse past development practices and instill a new direction of achieving higher quality development in the industrial area.
- This statement pertains to billboards, utilities, infrastructure, setbacks, building standards and exterior materials, fencing, and landscaping.
- (As remaining developable land is exhausted) prepare for higher density utilization of existing parcels. Or facilitate expansion of the industrial area in appropriate directions where there is available land.

RESIDENTIAL
The residential component of Fenton has taken on increasing emphasis. Poised on the edge of the southwestern fringe of suburban St. Louis County, Fenton provides good access to a small town atmosphere, stable neighborhoods, lots of park space and recreational opportunities, wooded and scenic lots, a quality built environment, and a deep sense of community. As evidence of its desirability by residents, the level of residential building remains high.

Further evidence that Fenton is a desirable place to live is the high level of services provided for residents. In addition to the regular services such as public safety, street maintenance, recreational facilities, code enforcement, and general government, the City of Fenton also pays for several other residential services. These paid municipal services include trash pick-up and recycling, $10/month towards sewer bills, and street light usage. In 1996, the City directly paid over $400 in such services for each household.
The stability and safety of neighborhoods increasingly has led to residential growth in Fenton. The division of industrial/commercial/office uses to the north and residential uses to the south is denoted by Horan Drive and Wolfner Drive. This separation is to be maintained and protected. This is a long-standing policy of past and current Aldermanic Boards.

With numerous parks, the City is pursuing the creation of a network of bicycle/pedestrian paths to connect all subdivisions to the park system. Maintaining this quality of life is an integral aim of the community.

In an effort to protect the natural environment, the Plan advocates large-lot single-family residential development on the remaining undeveloped tracts of land in Fenton. The undeveloped land generally is characterized by steep slopes, critical drainage and watershed areas, shallow soils, thick woods, and wildlife habitat. As the land within Fenton is becoming built-out, these features increasingly contribute to the quality of life in the community. More importantly, they offer essential water absorption, soil retention, reduced run-off rates, slope stability, and open space.

Experience from past development suggests a higher density of development requiring a delicate balance between the environment, the overall community, and City resources. Issues stem from higher maintenance costs, blasting damage, clear-cutting of forests, higher run-off and flooding, soil erosion and sedimentation, soil slumping, and the resultant property damage. To prevent future problems, avoid unnecessary remediation costs, and to encourage preservation of these qualities, environmentally sensitive areas are targeted for protection. In those sensitive areas, characterized by steep slopes, drainage courses or watersheds, shallow soils, and being heavily wooded, the residential lot size will be a one-acre minimum lot size.

A Planned Unit Development (PUD) concept affords a flexible residential pattern of development. It takes advantage of the natural setting with sensitivity to the landscape. Large-lot homesites in Fenton have filled a market niche among discerning home buyers in the St. Louis area.

The directions established in this Plan for the identified residential areas within Fenton include:

- Maintain safe and stable neighborhoods.
- Maintain decent and sanitary housing.
- Encourage a diversity of housing types and living environments.
- Large-lot development in environmentally sensitive areas.
- Prevent industrial/business encroachment beyond their established boundaries. (See Future Land Use Map)
- Connect subdivisions to City parks with a network of bicycle/pedestrian trails.
- Preserve natural woodlands and discourage clear-cutting of forests for residential subdivisions.
- Reduce soil erosion and off-site sedimentation.

**PARKS AND RECREATION**

The City of Fenton, more aptly referred to as the "City of Parks", has one of the highest park/recreation space per capita in the State of Missouri. The bulk of the City's park system is located within the Meramec River flood plain. This area is continually being expanded through the flood-buyout of private properties along the River. The consolidation of these properties will allow for the extension of the pedestrian/bike trail network known as the "Meramec Greenway" from Unger to Winter Park along the Meramec River. As an asset for the community, the City Park system must be constant-ly upgraded and maintained to keep up with the explosive growth in recreational activity and lifestyles. As a complement to the City Park system, the Riverside Golf Course lies directly north of the park. With 27 holes, this golf course attracts many leagues for recreational play by all ages and thus is busy throughout the day.

Equally impressive are plans to build a municipal recreational facility at 950 Horan Drive. This facility will be approximately 67,000 square feet and offer indoor/outdoor aquatic facilities, gymnasium, fitness center, and meeting rooms. Scheduled for opening in early 1999, the Fenton Recreation Center will be available to residents and non-residents alike.

Several smaller parks round out the City of Parks overall recreational network. These include West Side Park, Bud Weil Park, Valiant Park, Riverside Park, and the Olde Towne Plaza Park. As the center for governmental operations and the location of the Community Center, the municipal property at New Smizer Mill Road and Gregory Lane forms a park-like setting. Combined with Bud Weil Park, this assemblage of public land and other selected acquisitions could produce sufficient area for an expanded municipal complex and new recreational facility.

The following parameters form the framework upon which to program future parks and recreational activities and improvements.

- Continue expansion of the bicycle/pedestrian trail network throughout the City.
- Develop a linear park system along Fenton Creek.
- Upgrade and maintain physical condition of City parks.
- Continue flood-buyout program to mitigate future flood damages and acquire potential park sites.
- Maintain recreational programs in City parks.
- Develop indoor recreational facility and subsequent programs.
- Acquire future park sites to extend recreational services throughout Fenton.

**ADOPTED BY THE CITY OF FENTON BOARD OF ALDERMEN ON SEPTEMBER 15, 1997**
To ensure that the City keeps within the spirit and intent of this Code, the City of Fenton, Missouri is hereby divided into the following districts:

"R-1" Single-Family Residential (1 acre)
"R-2" Single-Family Residential (20,000 sq. ft.)
"R-3" Single-Family Residential (10,000 sq. ft.)
"R-4" Single-Family Residential (8,000 sq. ft.)
"PC" Public and Governmental
"PR" Parks Recreation
"OT-1" Old Towne Historic
"OT-2" Old Towne Commercial
"OT-3" Old Towne Mixed Use
"OT-4" Old Towne Planned Multiple-Family
"BP-1" Business Park (Corporation)
"BP-2" Business Park (General Office Centers, Warehouse District)
"BP-3" Business Park (General Office/Warehouse)
"CP-1" Commercial Park (Auto)
"HP-1" Hospitality Park
"IP-1" Industrial Park (Light / Medium Industrial)

The following is a brief summary of the zone specific requirements in each zone district.

Please refer to the zoning code (Ord. #1919) for a more complete description of the zoning regulations.

RESIDENTIAL DISTRICTS

"R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT

Height Regulations. Two and one-half (2½) stories or forty (40) feet in height.

Front and rear yards. Front and rear yards shall be fifty (50) feet.

Side yards. Side yard shall be fifteen (15) feet.

Intensity of use. Each lot shall have an area of not less than one (1) acre.

Minimum requirements. Each lot over one acre shall have a minimum width of one hundred feet.

"R-2" SINGLE-FAMILY RESIDENTIAL ZONE DISTRICT

Height Regulations. Two and one-half (2½) stories or forty (40) feet in height.

Front yard. Front yard shall be fifty (50) feet.

Side yard. Side yard on each side of a building shall be no less than ten (10) feet.

Rear yard. Rear yard shall be no less than thirty-five (35) feet.

Intensity of use. Every lot or tract of land shall have an area of not less than twenty thousand square feet.

Minimum requirements. All lots between twenty thousand (20,000) square feet, and one acre shall be one hundred feet wide.

Flag Lot. Flag lots will be allowed for lots that contain a minimum of twenty thousand (20,000) square feet.

"R-4" SINGLE-FAMILY RESIDENTIAL ZONE DISTRICT

Height Regulations. Two and one-half (2½) stories or forty (40) feet in height.

Front yard. Front yard shall be thirty (30) feet.

Side yard. Side yard on each side of a building shall be no less than eight (8) feet.

Rear yard. Rear yard shall be no less than thirty (30) feet.

Intensity of use. Every lot or tract of land shall have an area of not less than ten thousand square feet.

Minimum requirements. All lots between ten thousand and twenty thousand (10,000 to 20,000) square feet shall be eighty (80) feet wide.

"OT-1" OLDE TOWNE MIXED USE ZONE DISTRICT

District Regulations. The area of OT-1 Zone District shall be a minimum of twenty (20) acres.

Maximum Building Height. Up to three (3) stories or up to forty-five (45) feet. (Additional height considered by Special Use Permit).

Front yard. Front yard or landscape setback shall be thirty (30) feet.

Side yard. Side yard or landscape setback shall be fifteen (15) feet.

Rear yard. Rear yard or landscape setback shall be fifteen (15) feet.

Intensity of use. Maximum lot coverage shall be sixty-five percent (65%).

Minimum requirements. Lots shall be a minimum of one (1) acre.

Exterior Building Materials. See Section 466.020 for a list of acceptable exterior materials.

District Parking Regulations. See Chapter 496 for applicable parking requirements.

"OT-2" OLDE TOWNE COMMERCIAL ZONE DISTRICT

District Regulations. The area of OT-2 District Zone shall be a minimum of ten (10) acres.

Maximum Building Height. Up to three (3) stories or up to forty-five (45) feet. (Additional height considered by Special Use Permit).

Front yard. Front yard or landscape setback shall be thirty (30) feet.

Side yard. Side yard or landscape setback shall be fifteen (15) feet.

Rear yard. Rear yard or landscape setback shall be fifteen (15) feet.

Intensity of use. Maximum lot coverage shall be sixty-five percent (65%).

Minimum requirements. Lots shall be a minimum of one (1) acre.

Exterior Building Materials. See Section 466.020 for a list of acceptable exterior materials.

District Parking Regulations. See Chapter 496 for applicable parking requirements.

"OT-3" OLDE TOWNE COMMERCIAL ZONE DISTRICT

District Regulations. The area of OT-3 Zone District shall be a minimum of five (5) acres.

Maximum Building Height. Up to five (5) stories or up to forty-five (45) feet. (Additional height considered by Special Use Permit).

Front yard. Front yard or landscape setback shall be forty (40) feet.

Side yard. Side yard or landscape setback shall be forty (40) feet.

Rear yard. Rear yard or landscape setback shall be forty (40) feet.

Intensity of use. Maximum lot coverage shall be thirty percent (30%).

Minimum requirements. Minimum of two thousand square feet of lot area per unit.

District Parking Regulations. See Chapter 496 for applicable parking requirements.

"PC" COMMERCIAL ZONE DISTRICT

Regulations were not established for this zone district at time of printing.

INDUSTRIAL ZONE DISTRICTS

"BP - 1" BUSINESS PARK - CORPORATE OFFICE CENTER ZONE DISTRICT

Zoning District Size. Minimum eight (8) acres.

Maximum Building Height. Up to five (5) stories (Additional height considered by Special Use Permit).

Front yard. Front yard or landscape setback shall be twenty-five (25) feet.

Side yard. Side yard or landscape setback shall be twenty-five (25) feet.

Rear yard. Rear yard or landscape setback shall be twenty-five (25) feet.

Intensity of use. Maximum lot coverage shall be sixty-five percent (65%).

Minimum requirements. Each lot shall be a minimum of one hundred thousand (100,000) square feet, with a lot width of two hundred (200) feet.

Building Size. Each building shall not be less than twenty-five thousand (25,000) square feet.

Exterior Building Materials. See Section 475.010 for a list of acceptable exterior materials.

District Parking Regulations. See Section 475.020 for applicable parking requirements.

Site Landscaping. Front 30 feet, side 15 feet.

Additional Requirements. See Chapter 470 for general Business District requirements.

"BP - 2" BUSINESS PARK - GENERAL OFFICE CENTERS, WAREHOUSING ZONE DISTRICT

Zoning District Size. Minimum twenty (20) acres.

Maximum Building Height. Up to five (5) stories (Additional height considered by Special Use Permit).

Front yard. Front yard or landscape setback shall be fifty (50) feet.

Side yard. Side yard or landscape setback shall be twenty-five (25) feet.

Rear yard. Rear yard or landscape setback shall be twenty-five (25) feet.

Intensity of use. Maximum lot coverage shall be sixty-five percent (65%).

Minimum requirements. Lots shall be a minimum of one hundred thousand (100,000) square feet, with a lot width of two hundred (200) feet.

Building Size. Each building shall not be less than twenty-five thousand (25,000) square feet.

Exterior Building Materials. See Section 475.010 for a list of acceptable exterior materials.
District Parking Regulations. See Section 470.020 for applicable parking requirements.

Site Landscaping. Front 30 feet, side 15 feet.

Additional Requirements. See Chapter 470 for general Business District requirements.

"BP - 3" BUSINESS PARK - GENERAL OFFICE, SMALL WAREHOUSING DISTRICT

Zoning District Size: Minimum six (6) acres. Maximum Building Height. Up to five (5) stories (Additional height considered by Special Use Permit).

Front yard. Front yard or landscape setback shall be fifty (50) feet.

Side yard. Side yard or landscape setback shall be fifteen (15) feet.

Rear yard. Rear yard or landscape setback shall be fifteen (15) feet.

Intensity of use. Maximum lot coverage shall be sixty-five percent (65%).

Minimum requirements. Each lot shall be a minimum of 43,560 sq. ft. with a lot width of 150 feet.

Building Size. Building shall not exceed 50,000 sq. ft. unless by Special Use Permit.

Exterior Building Materials. See Section 475.030 for a full list of acceptable exterior materials.

District Parking Regulations. See Section 470.020 for applicable parking requirements.

Site Landscaping. Front 30 feet, side 15 feet.

Additional Requirements. See Chapter 470 for general Business District requirements.

"CP - 1" COMMERCIAL PARK

Zoning District Size: Minimum six (6) acres. Maximum Building Height. Up to five (5) stories (Additional height considered by Special Use Permit).

Front yard. Front yard or landscape setback shall be fifty (50) feet.

Side yard. Side yard or landscape setback shall be twenty-five (25) feet.

Rear yard. Rear yard or landscape setback shall be twenty-five (25) feet.

Intensity of use. Maximum lot coverage shall be sixty-five percent (65%).

Lot Size. Each lot shall be a minimum of 100,000 sq. ft. with a lot width of 150 feet.

Building Size. Building shall not exceed 5,500 sq. ft. unless by Special Use Permit.

Exterior Building Materials. See Section 475.040 for a full list of acceptable exterior materials.

District Parking Regulations. See Section 470.020 for applicable parking requirements.

Site Landscaping. Front 30 feet, side 15 feet.

Additional Requirements. See Chapter 470 for general Business District requirements.

"HP - 3" HOSPITALITY PARK-HOTEL, RESTAURANT DISTRICT

Zoning District Size: Minimum eight (8) acres. Maximum Building Height. Up to five (5) stories (Additional height considered by Special Use Permit).

Front yard. Front yard or landscape setback shall be fifty (50) feet.

Side yard. Side yard or landscape setback shall be twenty-five (25) feet.

Rear yard. Rear yard or landscape setback shall be twenty-five (25) feet.

Intensity of use. Maximum lot coverage shall be sixty-five percent (65%).

Lot Size. Each lot shall be a minimum of 65,000 sq. ft. with a lot width of 150 feet.

Building Size. Building shall not exceed 4,000 sq. ft. unless by Special Use Permit.

Exterior Building Materials. See Section 475.050 for a full list of acceptable exterior materials.

District Parking Regulations. See Section 470.020 for applicable parking requirements.

Site Landscaping. Front 30 feet, side 15 feet.

Additional Requirements. See Chapter 470 for general Business District requirements.

"IP - 1" INDUSTRIAL PARK - LIGHT, MEDIUM INDUSTRY

Zoning District Size: Minimum twenty (20) acres. Maximum Building Height. Up to five (5) stories (Additional height considered by Special Use Permit).

Front yard. Front yard or landscape setback shall be fifty (50) feet.

Side yard. Side yard or landscape setback shall be fifteen (15) feet.

Rear yard. Rear yard or landscape setback shall be fifteen (15) feet.

Intensity of use. Maximum lot coverage shall be seventy-five percent (75%).

Lot Size. Each lot shall be a minimum of two (2) acres.

Exterior Building Materials. See Section 475.050 for a full list of acceptable exterior materials.

District Parking Regulations. See Section 470.020 for applicable parking requirements.

Site Landscaping. Front 20 feet, side 10 feet.

Additional Requirements. See Chapter 470 for general Business District requirements.