

# P-10-21

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**Title:** Petition for Text Amendment, submitted by the City of Sunset Hills, to amend Appendix B Zoning Regulations to limit the use of metal and steel as a building component in the C-1 Commercial and all PD Planned Development Zoning Districts, with the exception of PD-LI Planned Development-Light Industrial.

**Petitioner:** City of Sunset Hills  
3939 South Lindbergh Boulevard  
St Louis, Missouri 63127

**Date:** July 2021

**Summary:**

In response to a recent inquiry about the ability to construct a metal building in commercial areas in the City, the Board of Aldermen has directed staff to write an amendment to the Zoning Ordinance, limiting the amount of metal or steel that may be used as a construction material in the C-1 Commercial and PD Planned Development Zoning Districts (with the exception of PD-LI).

Currently, the Zoning Ordinance does not restrict the type of building materials used in construction projects in commercial and planned zoning districts. Architectural conditions may be considered for petitions that require approval from the Board of Aldermen. Those developments include conditional uses and developments in planned zoning districts.

However, the R-1 through R-4 Residential Zoning Districts contains the following language, which restricts some building materials:

“Detached and attached garages must be built in a style compatible to and of similar material as the existing residence. Exterior appearance shall be compatible with residential construction. Pre-engineered metal buildings are not compatible with residential construction. No pole barns, Quonset huts or permanent steel buildings are allowed as garages.”

Similar language is now being proposed for the C-1 Commercial and PD Planned Development Zoning Districts.

If approved this Text Amendment would create a new subsection to Appendix B Section 5 Supplemental Regulations. The following text is proposed:

**5.23 METAL BUILDINGS PROHIBITED:**

Metal and steel buildings and structures, including the use or incorporation of metal paneling or metal cladding as a part of or for the exterior wall or face of any building or structure, shall be prohibited in all Zoning Districts with the exception of PD-LI. This includes pole barns and other prefabricated metal or steel buildings. Notwithstanding the above, the Building Official may allow for the use of metal as a part of the roof structure, or for architectural or accent (not primary) elements of a building or structure, if its incorporation is well suited with the appearance and design of buildings and structures in the immediate vicinity.

**Staff recommendation:**

Staff recommends approval of this Text Amendment.