



Agenda
Housing, Urban Development & Zoning Committee
Regular Meeting
St. Louis Board of Aldermen
Tuesday, June 30, 2026 - 11:00 AM
Kennedy Room

President Megan Green
Alderwoman Shameem Clark-Hubbard, Chair
Alderwoman Alisha Sonnier, Vice Chair
Committee Members:
Alderman Shane Cohn
Alderwoman Anne Schweitzer
Alderman Michael Browning
Alderman Rasheen Aldridge

Order of Business

I. Call to Order

II. Roll Call

III. Approval of Minutes

Approval of the minutes from the Tuesday, June 23, 2026, committee meeting.

IV. Board Bills for Review

(The committee will discuss the following and take public comment on the following)

Item Number 1

Board Bill Number 49

Introduced by Alderwoman Anne Schweitzer.

An Ordinance recommended by the Planning Commission amending the Zoning Code to add section 26.77 creating comprehensive zoning regulations for Data Centers. Approved by the Planning Commission on June 10, 2026, and containing an emergency clause,

Item Number 2

Board Bill Number 50

Introduced by Alderman Rasheen Aldridge, President Green

An ordinance repealing Ordinance 71212, as codified in Chapter 8.108A of the Revised Code of the City of St. Louis, and any other ordinances or portions of ordinances codified Chapter 8.108A that are inconsistent with this ordinance, and establishing updated regulations for the licensing and operation of mobile food vendors, including designated commercial vending markets, predetermined vending locations, permit display requirements, and administrative oversight by the Streets Department.

Item Number 3

Board Bill Number 55

Introduced by Alderwoman Alisha Sonnier, Shaleem Clark Hubbard, President Megan E. Green

An ordinance that amends Chapter 3.160 of the City of St. Louis Revised Code of Ordinances to add definitions and a section prohibiting the award of tax incentives to data centers; containing a severability clause; and containing an emergency clause.

V. Resolutions for Review

None.

VI. Committee Discussions

None

VII. Acknowledgment of Any Written Testimony

VIII. Announcements

IX. Excused Members

X. Adjournment

Summary
Board Bill Number 49
Aldерwoman Anne Schweitzer
June 18, 2026

An Ordinance recommended by the Planning Commission amending the Zoning Code to add Section 26.77 creating comprehensive zoning regulations for Data Centers. Approved by the Planning Commission on June 10, 2026; and containing a severability clause.

**BOARD BILL NUMBER 49 INTRODUCED BY ALDERWOMAN ANNE SCHWEITZER
COSPONSORS: ALDERWOMAN ALISHA SONNIER/ALDERWOMAN SHAMEEMCLARK-HUBBARD**

1 An Ordinance recommended by the Planning Commission amending the Zoning Code to add
2 Section 26.77 creating comprehensive zoning regulations for Data Centers. Approved by the
3 Planning Commission on June 10, 2026; and containing a severability clause.

4 **WHEREAS**, data centers are a unique land use that requires specialized zoning regulation to
5 protect the health, safety, and general welfare of the City of St. Louis; and

6 **WHEREAS**, data centers do not currently have a definition in the City’s Zoning Code, and had
7 historically been regulated as “office” or “warehousing;” and

8 **WHEREAS**, a new zoning definition will allow for specific regulations to be applied to data
9 centers; and

10 **WHEREAS**, data centers can have many impacts on surrounding properties and residents through
11 emissions of noise, heat, and air pollution; and

12 **WHEREAS**, data centers can also strain local infrastructure if not appropriately designed or their
13 impacts are not appropriately mitigated through investment in local infrastructure; and

14 **WHEREAS**, the immense power demands of data centers may conflict with adopted elements of
15 the City’s Comprehensive Plan if not met sufficiently through renewable power sources and
16 protections from local pollutants.

17 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

18 That by and through this ordinance entitled “Data Center Environmental Impact Monitoring”, this
19 Board seeks to establish that verified energy consumption, water usage, e-waste generation, air

1 emissions, noise emissions, use of generators, heat impact reports, and hazardous material
 2 management reports are required for data center buildings or similar uses within its jurisdiction,
 3 as follows:

4 **SECTION ONE.** The following Section 26.04.010 Title, of Chapter 26.04 is hereby amended to
 5 include 26.77 Data Centers.

6 **26.77.010 Title.**

7 Chapters 26.04 through 26.100 shall be known and cited as "the Zoning Code" and shall consist
 8 of the following chapters:

Chapter	Description
26.04	Citation and Purposes
26.08	Zoning Definitions
26.12	Zoning Districts and Boundaries
26.16	General Zoning Regulations
26.20	"A" Single-Family Dwelling District
26.24	"B" Two-Family Dwelling District
26.28	"C Multiple-Family Dwelling District"
26.32	"D" Multiple-Family Dwelling District
26.36	"E" Multiple-Family Dwelling District
26.40	"F Neighborhood Commercial District"
26.44	"G" Local Commercial and Office District
26.48	"H" Area Commercial District
26.52	"I" Central Business District
26.56	"J" Industrial District
26.60	"K" Unrestricted District
26.64	"L" Jefferson Memorial District
26.66	Bed and Breakfast Districts
26.68	Comprehensive Sign Control Regulations
26.70	Marijuana Uses
26.72	Regulated Uses
26.73	Special Use Districts
26.74	Off-Street Parking and Loading in Dwelling Districts
26.75	Special Residential Uses
26.76	Short-Term Rentals

26.77	Data Centers
26.80	Use, Height, and Area Exceptions
26.82	Form-Based Districts
26.84	Board of Adjustment
26.88	Zoning Administrator
26.92	Changes and Amendments
26.96	Plats, Certificates of Occupancy, and Survey Fees
26.98	Fee Schedule
26.100	Violations

1 **SECTION TWO.** The following definition(s) are hereby added to Chapter 26.08 of the Revised
2 Code:

3 **26.08.109 - Data Center; Backup Generators; Baseline Noise Level; Cool Roof; Data Center,**
4 **Major; Data Center, Micro; Data Center, Standard; District Energy System; Green Roof;**
5 **Local Renewable Energy Credits (RECs); Maximum Power Demand; Public Impact**
6 **Agreement; Renewable Energy; Server Room; Transit Center. See Chapter 26.77 for**
7 **definitions.**

8 **SECTION THREE.** The following new Chapter, pertaining to Data Centers, to be codified as
9 Chapter 26.77 of the Revised Code, is hereby added to Title 26 of the Zoning Code:

10 **Chapter 26.77 Data Centers**

11 **26.77.010 Purpose.**

12 The purpose and intent of this Chapter 26.77, Data Centers, is to define and address the
13 location, establishment, application requirements, and standard conditions for data centers
14 in order to ensure the health, safety, and general welfare of the residents of the City of St.
15 Louis. This chapter seeks to allow for responsible, predictable development of data centers
16 and associated infrastructure, to encourage best practices, limit negative impacts, and
17 establish a foundation for monitoring and accountability.

1 **26.77.020 Definitions.**

- 2 1. **Backup Generators:** Backup Generators means engines that are designed to be used for
3 utility power outages to provide continuous electricity, preventing data loss, and service
4 disruption.
- 5 2. **Baseline Noise Level:** Baseline noise level means a measure of noise, taken at the property
6 line pre-application, that establishes dBA and dBC noise levels averaged over a 60-minute
7 measurement period. Measurements shall include daytime levels (e.g., taken between 7:00
8 a.m. and 1:00 p.m.,) and nighttime levels (i.e., taken between 10:00 p.m. and 7:00 a.m.).
- 9 3. **Cool Roof:** Cool Roof means a roofing system designed to reflect more sunlight and emit
10 absorbed heat with a minimum Solar Reflectance Index of 90.
- 11 4. **Data Center:** Data Center means a facility used primarily for the storage, management,
12 processing, and transmission of digital data and that houses computer or network
13 equipment, systems, servers, appliances, and other associated components related to digital
14 data storage, processing, and related operations. Data center uses include data storage
15 facilities, server farms, artificial intelligence training or processing, image processing,
16 cloud computing, email servicing, and similar uses. A Data Center may be a primary or
17 secondary use.
- 18 5. **Data Center, Major:** Major Data Center means a data center with square footage greater
19 than 250,000 and less than 500,000, or with a Maximum Power Demand of 30 megawatts
20 or more.
- 21 6. **Data Center, Micro:** Micro Data Center means a data center with square footage less than
22 10,000 gross square feet and Maximum Power Demand less than 5 megawatts.

- 1 7. **Data Center, Standard:** Standard Data Center means a data center with square footage of
2 more than 10,000 gross square feet and less than 250,000, and Maximum Power Demand
3 of more than 5 megawatts but less than 30 megawatts.
- 4 8. **District Energy System:** District Energy System means the Downtown Steam Distribution
5 System and/or the planned Chilled Water Loop.
- 6 9. **Green Roof:** Green Roof means a vegetated roofing system which is functionally
7 integrated onto a roof area.
- 8 10. **Local Renewable Energy Credits (RECs):** Local RECs means bundled RECs generated
9 by renewable energy facilities located within the utility service territory, the State of
10 Missouri, or the MISO region, and retired on behalf of the facility.
- 11 11. **Maximum Power Demand:** Maximum Power Demand means the facility’s highest level
12 of connected electricity load for critical IT and building systems and equipment, as set by
13 a single contract with an electric service provider.
- 14 12. **Public Impact Agreement:** Public Impact Agreement means a binding contract for the
15 purpose of protecting the health, safety, and welfare of the residents of the City.
- 16 13. **Renewable Energy:** Renewable Energy means energy derived from wind, solar,
17 geothermal, or other non-depleting sources of renewable energy.
- 18 14. **Server Room:** Server room means an accessory facility with less than 1 megawatt in
19 Maximum Power Demand that supports routine functions of the primary use. Server rooms
20 are not subject to the requirements of this Chapter 26.77.

1 15. **Transit Center:** Transit Center means a location where Metro operates a major hub for
2 MetroBus and/or MetroLink stops as identified by their System Maps. Individual bus stops
3 are not Transit Centers.

4 **26.77.030. Use Table.**

5 The following Use Table lists how Data Centers are regulated in the various existing zoning
6 districts. Within the table, the user can identify the type of Data Center and how the facility
7 is regulated under each zone, thus identifying whether the use is Permitted (P), whether it
8 requires a Conditional Use Permit (C), or whether it is prohibited (NA).

Use	A - E	F	G	H	I	J	K	L
Micro Data Center	NA	NA	NA	C	C	C	C	C
Standard Data Center	NA	NA	NA	NA	C	C	C	NA
Major Data Center	NA	NA	NA	NA	NA	NA	C	NA

9
10 **26.77.040 Application Requirements.**

11 A. An applicant seeking a permit for any new data center or expansion must include the
12 following information as part of their application submission:

- 13 1. The classification of the proposed data center (i.e., Micro, Standard, or Major).
- 14 2. Elevations and interior floor plans indicating areas dedicated to data center
15 functions and areas planned for other uses (e.g., office, retail, research, etc.), if
16 relevant. Elevations shall include indications of exterior building materials, as well
17 as images and descriptions of adjacent building materials.

- 1 3. Site plan clearly identifying the building and its square footage, the location of
2 Backup Generators and cooling equipment, fuel storage and fuel type, parking,
3 landscaping, overhead power (e.g., transmission, distribution lines), on-site battery
4 storage and battery type, on-site substations, any on-site power generation (e.g.,
5 solar, wind, etc.), other noise and light-emitting structure and equipment, and any
6 additional critical infrastructure or equipment.
- 7 4. Clear annotation, on the site plan or a separate drawing, denoting setbacks for Data
8 Center buildings, Backup Generators, and other noise- and light-emitting
9 infrastructure.
- 10 5. Megawattage of Maximum Power Demand.
- 11 6. The facility's proposed cooling system, sources of energy, and whether the facility
12 plans to provide its own energy, or to meet its power demands through renewable
13 sources.
- 14 7. A scope, schedule, and budget for implementation of the renewable energy
15 threshold.
- 16 8. Whether the applicant has executed an Interconnection Study Agreement,
17 Construction Agreement, and/or Electric Service Agreement with an electric
18 service provider and/or has proof of on-site, connected-to-the-grid or behind-the-
19 meter generation that demonstrates how the applicant will meet renewable energy
20 thresholds. If so, the applicant shall provide a copy in their application.
- 21 B. An applicant seeking a permit for any Standard Data Center or Major Data Center must
22 also include the following information:

- 1 1. Anticipated end users of the data center, and purpose of the proposed facility, such
2 as: data storage; cloud computing; general artificial intelligence; cryptocurrency
3 mining; surveillance; large language model training; or other business applications.
- 4 2. Map indicating the location of any new substations or substation upgrades required
5 for the data center, and the location of new power lines serving the proposed data
6 center. (Any on-site power generation, outside of renewable and backup power
7 sources, shall be prohibited.)
- 8 3. The number, size, fuel source, and anticipated testing schedule for Backup
9 Generators.
- 10 4. An assessment of any flood risk to the proposed site, and planned mitigation efforts.
- 11 5. The expected timeline for commencing construction and operation of the facility.
- 12 6. Baseline noise levels, expected noise levels to be generated by the proposed
13 facility's cooling systems, turbines, load banks, and Backup Generators, a proposed
14 testing schedule designed to minimize air quality problems and noise impacts, and
15 the proposed facility's planned sound attenuation and noise reduction measures to
16 limit the emission of noise and prevent disturbances to nearby residents.
- 17 7. Fire detection and suppression systems that will be installed at the proposed facility.
- 18 8. Whether the user plans to participate in any renewable energy or virtual power plant
19 program, have any onsite renewable energy generation and/or storage, or purchase
20 any Renewable Energy Credits (RECs).

1 9. Anticipated annual water use and anticipated or committed Power Usage
2 Effectiveness (PUE) and Water Usage Effectiveness (WUE) for both peak and
3 average annual demand.

4 10. Intent to participate in the state’s sales tax exemption program.

5 11. If new construction, whether and how the proposed facility building’s facade,
6 height, massing, and orientation will be designed to be compatible with adjacent
7 properties and the surrounding area.

8 C. An applicant seeking a conditional use permit for any Major Data Center must also include
9 the following information:

10 1. A detailed description of sources and uses of financing for the development.

11 2. Any community benefits offered by the proposed facility or its operators.

12 3. An environmental impact report prepared by a third-party professional
13 environmental engineer describing:

14 a. Anticipated emissions, and air and water quality impacts, and any plans to
15 mitigate impacts;

16 b. Anticipated heat emissions and heat plumes generated by the proposed
17 facility, and any plans to mitigate impacts; and

18 c. Anticipated stormwater impacts and mitigation.

19 4. An economic impact report prepared by a third-party credentialed professional
20 entity describing:

21 a. The amount of tax revenue local taxing jurisdictions are anticipated to
22 receive as a result of the proposed development; and

1 b. The number of construction jobs and permanent jobs associated with the
2 data center.

3 5. Plans to remove infrastructure and equipment from the site should the data center
4 cease operation.

5 6. A letter of attestation from the electricity provider describing any impacts to
6 ratepayers or grid reliability of required new power generation or other
7 infrastructure upgrades to serve the project.

8 7. Documentation of having advertised and held at least one meeting with community
9 members during which project information is shared, feedback is invited, and
10 questions are answered. All information and documents presented at such a meeting
11 shall be made publicly available and must be submitted during the application
12 process.

13 a. Advertisement: Such a meeting is to be advertised no fewer than 15 days
14 prior to the meeting's date, with notification provided by email to all
15 Registered Neighborhood Organizations having a geographical boundary
16 within a one mile radius of the proposed data center; by email to all
17 Neighborhood Improvement Specialists; by email to relevant City
18 departments and agencies (i.e., Planning & Urban Design Agency, Health
19 Department, Zoning Section of the Building Division, St. Louis
20 Development Corporation); by mail to all residents and property owners
21 within a 1,000 foot radius of the subject property; and by email to all state

1 and local elected officials representing residents of the surrounding 1 mile
2 of the proposed location.

3 b. Meeting: The meeting shall include a presentation of project details required
4 for application, commitments to mitigate impacts to residents and to the
5 environment, and a question and answer period. All major areas of
6 community concern, questions, and feedback shall be documented and
7 provided to the City as part of the application.

8 c. Feedback Period: During a minimum of 30 days following the Meeting, the
9 applicant shall invite and document community feedback. Applications
10 shall not be submitted within a minimum of 30 day Feedback Period.

11 D. In the event that an applicant is unable to provide any of the above information, the
12 applicant shall, in writing as part of their application, indicate that they are unable to
13 provide the information and also describe the reason this information cannot be provided.
14 It shall be acceptable to exclude required information if it is confidential according to state
15 or federal law.

16 **26.77.050 Site Requirements, Design Requirements, and Standard Conditions.**

17 Data Centers shall comply with the following site requirements, design requirements and
18 standard conditions:

19 a. Location Requirements

20 i. Data Center buildings, Backup Generators, and other associated noise- or
21 light-emitting infrastructure shall have the following setbacks from the lot
22 lines of parcels zoned A, B, C, D, E, F, and G, parcels containing a light

1 rail station or transit center, and parcels containing a school or public park:

- 2 1. 150 feet for Micro Data Centers;
- 3 2. 300 feet for Standards Data Centers; and
- 4 3. 600 feet for Major Data Centers.

5 ii. Data Centers may only be permitted if their location substantially aligns
6 with the Strategic Land Use Plan of the City's Comprehensive Plan.

7 b. Area Standards

8 i. The facility shall comply with the Height and Setback limitations of the
9 underlying zoning district.

10 ii. The facility shall provide 1 off-street parking space for every 5 permanent
11 employees.

12 iii. In the H, I, and L Districts:

13 1. A new Data Center within a building within 300 feet of an existing
14 Data Center may only be allowed if the data center use comprises
15 less than 30 percent of the gross square footage of a structure. Data
16 Center uses on the same parcel as the proposed new Data Center
17 do not trigger this 30 percent cap.

18 2. At least 50 percent of the gross ground floor area of any building
19 with street frontage shall be reserved for active uses such as office,
20 retail, institutional uses, and residential amenities, and shall not be
21 used for inside storage or vehicle parking. For the purposes of this
22 section, a building with street frontage is any building located

1 within 50 feet of a street right-of-way line.

2 c. Noise and Vibration Controls

- 3 i. The facility shall have no unabated nuisance violations.
- 4 ii. The facility shall be subject to provisions of Ordinance 68130 or its
5 successor.
- 6 iii. Noise levels shall not exceed 5 dBC above the Baseline Noise Levels, as
7 measured from the property line, as reported prior in the application,
8 during standard operation. If Baseline Noise Levels exceed what is
9 permitted by the noise ordinance (Ordinance 68130), or if the noise
10 ordinance does not establish a specific dBA level for the relevant zoning
11 district, then noise levels shall not exceed 5 dBA or dBC above the
12 Baseline Noise Levels.

13 d. Building Systems & Equipment Design & Screening

- 14 i. The building shall be designed and operated with a Cool Roof, Green
15 Roof, or rooftop photovoltaic solar panels to reduce urban heat impacts.
- 16 ii. All exterior equipment and equipment areas shall be visually screened in
17 order to limit visibility from the right of way, adjoining parcels, and
18 nearby thoroughfares or highways.
- 19 iii. Noise-emitting equipment, such as Backup Generators, shall be physically
20 enclosed within acoustically treated structures and placed away from
21 primary frontages.
- 22 iv. All exterior and rooftop cooling equipment, and any other infrastructure to

1 provide a visual and acoustic barrier from the property line and
2 surrounding area, shall be enclosed or screened. Enclosures and screens
3 shall be opaque to obstruct from view and reduce frequency and
4 vibrations.

5 v. On-site fuel storage shall be visually and physically screened, and set back
6 at least 20 feet from the property line.

7 e. Site & Urban Design Standards

8 i. All principal and accessory structures and energy systems associated with
9 a Data Center shall be arranged, designed, and constructed to be
10 harmonious and compatible with the site and with the surrounding
11 properties. Data Centers that visually approximate commercial office
12 buildings are encouraged. All Backup Generators and other external
13 equipment shall be located to the side or rear of the Data Center building.

14 ii. Properties shall be well landscaped. A tree lawn not less than 3 feet in
15 width along all public streets shall be required where setbacks,
16 underground infrastructure, and available right of way make it practicable,
17 and where this subsection does not conflict with streetscaping designs or
18 plans of the Board of Public Service, a Community Improvement District,
19 or other formal political subdivision or tax district in which the Data
20 Center is located. Street trees shall be installed in the tree lawn, between
21 the public sidewalk and public street, when the tree lawn has sufficient
22 width, or street trees with grates shall be installed in public sidewalks

1 where the sidewalk has sufficient width with a maximum of 25 feet
2 between trees. All street trees shall be irrigated. In the K district, Data
3 Centers may install a landscape berm as an alternative to a tree lawn.
4 Additional landscaping requirements may be included in a Public Impact
5 Agreement.

6 iii. Surface parking shall be placed at the rear or side of the building and shall
7 not extend beyond the established building line.

8 iv. Primary structures shall include these design features:

9 1. Windows, doors, or similar fenestration shall be distributed both
10 horizontally and vertically and comprise at least 30 percent of the
11 façades.

12 2. Glass transparency on windows shall be greater than 80 percent.
13 Faux windows and covered windows are prohibited.

14 3. Signs must meet the requirements of the underlying code.

15 4. At least one main entrance that projects or is recessed from the
16 main building plane, and is differentiated from the remainder of
17 the building façade, is required.

18 5. Exterior materials shall be compatible in type and texture with the
19 dominant materials of adjacent buildings. Artificial masonry, EIFS,
20 and cementitious fiberboard are not permitted.

21 6. All loading and unloading areas, including overhead doors, shall
22 be oriented towards the side or rear property lines away from

1 public roadways. Loading docks are not permitted in the front or
2 street side yards and shall not be oriented towards the front
3 property line.

4 7. Projects located in local historic or form-based districts are subject
5 to the design standards of that district.

6 f. Water Responsibility

7 i. The facility shall not operate with a cooling system that solely relies on
8 Evaporative Cooling. Evaporative Cooling means a highly water-intensive
9 process that uses water evaporation to cool air for the facility's
10 temperature regulation.

11 ii. The facility shall achieve and maintain compliance with all wastewater
12 discharge standards set by the Metropolitan St. Louis Sewer District.

13 iii. Applicants for Standard and Major Data Centers shall enter into written
14 agreement(s) with the St. Louis City Water Division to:

15 iv. Fund any and all fees required for data centers or new large load users that
16 could be identified out of a cost of service study prior to receiving a
17 building permit.

18 v. Fund any and all system impact fees required for data centers or new large
19 load users that could be identified out of a cost of service study including
20 the cost of a hydraulic model study and rectifying any detrimental impact
21 on existing customers determined by the study prior to receiving a
22 building permit. Prior to a cost of service study's completion, an

1 agreement may also establish a short-term rate.

2 g. Backup Power Systems

- 3 i. All Data Center applicants are encouraged to minimize the use of diesel,
4 and maximize the use of batteries or natural gas as backup power sources.
- 5 ii. Except for Backup Generator testing or commissioning activities, Backup
6 Generator use is limited to backup/emergency use only. Backup
7 Generators may never be used as a general operating power source for
8 day-to-day operation of the facility. The facility may not commence
9 operation until complete electric service is provided to the site, and
10 Backup Generators may not be used as a power source in the event of a
11 delay in electric service.
- 12 iii. Backup Generators shall be fully enclosed within the primary structure or
13 an exterior structure, except for penetrations necessary for the safe and
14 lawful operation, maintenance, or testing of the generator and its
15 supporting systems, including but not limited to intake air, exhaust,
16 cooling, fuel, fluid and electrical connections.
- 17 iv. Backup Generators shall utilize the cleanest certified emissions tier.
18 Certificates of Conformity demonstrating Tier 4 / NSPS Subpart IIII
19 requirements (if diesel), or level of certification (if not diesel), of all
20 equipment shall be provided prior to any such equipment's testing or use.
- 21 v. Backup Generators shall meet the performance requirements of the most
22 recent National Fire Protection Association (NFPA) standards for

1 Emergency and Standby Power Systems.

2 vi. Backup Generators shall be tested only between 10am and 5pm, Monday
3 through Friday.

4 vii. Backup Generators shall not be tested on days when the St. Louis Air
5 Quality Index (AQI) is above 50.

6 h. Environment, Energy & Infrastructure Standards

7 i. As practicable, facilities shall achieve and maintain LEED certification or
8 certification through a similar green building program for the direction of
9 the data center's operation.

10 ii. Facilities shall achieve and maintain a peak Power Usage Effectiveness
11 (PUE) of 1.35 or better.

12 iii. Facilities shall dispose of all electronic waste in an environmentally
13 appropriate manner through the duration of the data center's operation,
14 and maintain an active contract with an R2-certified (Responsible
15 Recycling) or e-Steward certified contractor.

16 iv. Facilities shall not commence operation until a letter verifying adequate
17 power capacity and infrastructure to serve the facility is provided by an
18 electric service utility.

19 v. Facilities shall connect to District Energy Systems if located within 50
20 lineal feet of an existing District Energy System line existing at the time of
21 submission for zoning approval.

22 vi. Facilities shall not commence operation until a District Energy Willing to

1 Serve letter from a district energy provider is provided. Such a letter shall
2 confirm the system is prepared to extend service to the site, or serve as a
3 written waiver explaining why extension is not feasible.

4 vii. Facilities shall, when feasible, use battery storage for electrical load for
5 ancillary, non- data processing uses such as lighting and outlets in an
6 adjacent office space.

7 viii. All outdoor lighting shall meet the standards of the Dark Sky Initiative or
8 other Bird City recommendations to reduce light pollution.

9 ix. Facilities shall ensure any heat plumes created by the facility are
10 adequately dispersed at the property line to avoid adverse impacts on the
11 health or well-being of individuals outside of the property.

12 x. Standard and Major Data Centers:

13 1. Before an occupancy permit is issued, facilities shall demonstrate
14 their ability to begin operation with a minimum of 50 percent of
15 their anticipated annual electricity use from renewable energy
16 through the electric utility’s renewable energy programs, PSC-
17 approved large-load renewable energy programs, clean energy
18 riders, and/or onsite and/or behind-the-meter renewable energy
19 generation and storage, including participation in virtual power
20 plant programs. No more than 50 percent of this requirement may
21 be fulfilled through Local RECS.

22 2. Facilities shall achieve and maintain 95 percent of annual

1 electricity consumption from renewable energy by the end of its
2 10th year in operation through the electric utility's renewable
3 energy programs, PSC-approved large-load renewable energy
4 programs, clean energy riders, and/or onsite renewable energy
5 generation and storage, including participation in virtual power
6 plant programs. Up to 25 percent of this requirement may be
7 fulfilled through Local RECS at any point.

8 3. For each megawatt-hour of annual electricity consumption by
9 which the facility fails to meet the applicable renewable energy
10 requirement, the facility shall be subject to a noncompliance
11 penalty of 125 percent of the market rate for a bundled, retired
12 REC from the MISO region until the shortfall is cured.

13 i. Reporting Requirements for Standard and Major Data Centers

14 i. Facilities shall comply with all applicable environmental, energy, water,
15 and other reporting requirements established by the City.

16 ii. The interim reporting requirements established under subsection (iii) shall
17 expire and be of no further force or effect upon the effective date of a City
18 ordinance governing Data Center Environmental Impact Monitoring.

19 iii. The following interim reporting requirements shall apply to Standard and
20 Major Data Centers:

21 1. Energy: Annually report the total energy consumption of the
22 facility to the Office of Building Performance, with copy to the

1 Zoning Administrator.

2 2. Noise: Annually provide a report to the Health

3 Director/Commissioner (or his/her designee), with copy to the
4 Zoning Administrator, a third-party report, created by an entity
5 acceptable to the Health Director/Commissioner, of noise
6 emissions to verify compliance with relevant standards and
7 identify other issues and mitigation strategies. The first annual
8 report shall occur within 30 days of the data center commencing
9 operation. Subsequent annual reports shall reflect readings taken
10 between the months of June and August, and submitted by
11 September 30. Readings should be taken at the parcel line of all
12 joining parcels or parcels directly across a street or alley from the
13 parcel containing the data center, and shall compare noise levels to
14 daytime and nighttime Baseline Noise Levels. The report shall
15 include a measure of both dBA and dBC sound levels.

16 3. Heat Impacts: Annually report waste heat rejected to the outdoor
17 environment to the Executive Director of the Planning and Urban
18 Design Agency or his/her designee, with copy to the Zoning
19 Administrator, the quantity of waste heat recovered or reused, and
20 the dispersion of heat plumes during summer design conditions or
21 the hottest days of observation in order to assess urban heat
22 impacts and mitigation strategies.

1 Agreement has occurred, it may revoke the conditional use permit in
2 accordance with the procedure in Section 26.100.030.

3 ii. The contents of the Public Impact Agreement shall be determined based on
4 the site-specific context of the Major Data Center and its anticipated
5 impact on adjacent parcels, occupants and public infrastructure. For the
6 purpose of protecting the health, safety, and welfare of the surrounding
7 community and residents of the City, the contents of the Public Impact
8 Agreement may address issues, including but not limited to:

- 9 1. Providing tangible benefits to the community by mitigating site-
10 specific impacts on adjacent land use, public infrastructure and the
11 general welfare, such as: noise; air quality; energy usage, including
12 the percentage of energy derived from clean energy sources; water
13 usage; and wastewater treatment and disposal. Benefits to the
14 community:
- 15 2. May be in the form of the dedication of lands for public use or
16 impact fees; and
- 17 3. Must be related to the Data Center development activities that are
18 the subject of the application; and
- 19 4. Must be supported by an individualized determination that the
20 benefit to the community is roughly proportional in scale to the
21 impact being addressed. The individualized determination shall be
22 made by the Board of Public Service, or a departmental director

1 serving on the Board of Public Service designated by the Board of
2 Public Service.

3 5. Additional provisions related to site design, as determined by the
4 Board of Public Service to satisfy the standards of Section
5 26.80.010, subsection E, and which address site design aspects of
6 the Data Center such as: Landscaping; Buffer, screening and
7 fencing; Exterior lighting; Thermal heat mitigation; Cooling
8 systems; and Backup Generators.

9 6. Long-term operational commitments, such as: Noise testing;
10 Electronic waste disposal; Decommissioning; Community
11 feedback and engagement commitments before and during
12 operations; and Emergency management.

13 7. Enforcement, including that the agreement may be enforced by
14 revocation of the applicant's conditional use permit and other
15 remedies available at law.

16 iii. The requirements contained in this Chapter applicable to Major Data
17 Centers shall be considered minimum standards which may be modified
18 upon mutual agreement of the City and the applicant.

19 iv. No provision in a Public Impact Agreement shall be construed as a binding
20 promise by the City to refrain from independent exercise and enforcement
21 of the Zoning Code.

22 v. The Public Impact Agreement shall be approved by the Board of Public

1 Service and by resolution of the Board of Aldermen prior to the granting
2 of a building permit.

- 3 vi. Public comment on the Public Impact Agreement must be accepted during
4 the conditional use hearing process prior to the approval by the Board of
5 Public Service and by the Board of Aldermen.

6 **26.77.060 Applicability.**

7 Unless expressly stated otherwise, Data Centers shall demonstrate compliance with the
8 standards in this Chapter before modifications to the property or building are made as set
9 forth below:

- 10 a. New Facility. Full compliance is required for new Data Centers.
- 11 b. Expansions. Full compliance is required for any enlargements, structural
12 alterations, or changes in data center classification (i.e., Micro, Standard, or Major).
- 13 c. Expansions of Existing Nonconforming Uses and/or Nonconforming Structures.
14 Full compliance is required for any enlargements or structural alterations of
15 Existing Nonconforming Structures and/or Nonconforming Uses as defined in
16 Section 26.08-330-26.08.331. Enlargement shall include an increase in Backup
17 Generator capacity.
- 18 d. Existing Facilities and Previously Approved Facilities. Subject to the provisions of
19 subsection (b), any Data Center lawfully in use or approved by conditional use
20 permit as of the Effective Date of this Chapter shall be considered an existing
21 Nonconforming Use and/or Nonconforming Structure as defined in Section
22 26.08.330-26.08.331 and may be continued without regard to the provisions of this

1 Chapter, except that discontinuation of the lawful Data Center shall be subject to
2 the provisions outlined in 26.16.060. Conditional use permits approved prior to the
3 effective date of this Ordinance shall be subject to the standard provisions outlined
4 in 26.80.010.D.5.

5 **26.77.070 Application Review Process.**

6 The Zoning Administrator shall provide application materials for any Standard or Major
7 Data Center to the Executive Director of the Planning & Urban Design Agency, the
8 Commissioner of Health, the Fire Marshall, the Department of Public Utilities, including
9 its Water Division, the St. Louis Metropolitan Sewer District, relevant district energy
10 service providers, and the Office of Building Performance. Upon receipt of materials, these
11 entities shall then have no less than 30 days to review and provide findings and
12 recommendations to the Zoning Administrator before a recommendation is submitted to
13 the Board of Public Service. Review by relevant parties may occur in parallel.

14 **26.77.080 Deadline for Review.**

15 The Planning Commission of the City of St. Louis shall take up review of this Chapter no
16 later than 2 years from the Effective Date of this Chapter 26.77 in order to determine
17 necessary changes that respond to evolutions in technology or increased understanding of
18 impacts and opportunities. This review will include an assessment of renewable energy
19 supply and compliance pathways, and an assessment of megawattage thresholds between
20 data center classifications. This requirement for review is directory and not mandatory. The
21 failure of the Planning Commission to conduct the review within the timeframe prescribed

1 herein shall not invalidate, impair, or otherwise affect the legal enforceability, validity, or
2 operation of this Chapter.

3 **SECTION FOUR. Severability Clause.**

4 It is hereby declared to be the intention of the Board of Aldermen that each, and every part,
5 section and subsection of this Ordinance shall be separate and severable from each, and
6 every other part, section, and subsection hereof and that the Board of Aldermen intends to
7 adopt each said part, section, and subsection separately and independently of any other
8 part, section, and subsection. In the event that any part, section, or subsection of this
9 Ordinance shall be determined to be or to have been unlawful or unconstitutional, the
10 remaining parts, sections, and subsections shall be and remain in full force and effect,
11 unless the court making such finding shall determine that the valid portions standing alone
12 are incomplete and are incapable of being executed in accordance with the legislative
13 intent.

14 **SECTION FIVE. Effective Date.**

15 This Ordinance shall take effect and be in full force thirty (30) days after its approval by
16 the Mayor, or thirty (30) days after its adoption over the Mayor’s veto.

Summary
Board Bill Number 50
Introduced by Alderman Rasheen Aldridge
June 18, 2026

An ordinance repealing Ordinance 71212, as codified in Chapter 8.108A of the Revised Code of the City of St. Louis, and any other ordinances or portions of ordinances codified Chapter 8.108A that are inconsistent with this ordinance, and establishing updated regulations for the licensing and operation of mobile food vendors, including designated commercial vending markets, predetermined vending locations, permit display requirements, and administrative oversight by the Streets Department.

**BOARD BILL NUMBER 50 INTRODUCED BY ALDERMAN RASHEEN ALDRIDGE
CO SPONSORS: PRESIDENT MEGAN GREEN**

1 An ordinance repealing Ordinance 71212, as codified in Chapter 8.108A of the Revised Code of
2 the City of St. Louis, and any other ordinances or portions of ordinances codified Chapter
3 8.108A that are inconsistent with this ordinance, and establishing updated regulations for the
4 licensing and operation of mobile food vendors, including designated commercial vending
5 markets, predetermined vending locations, permit display requirements, and administrative
6 oversight by the Streets Department.

7 **WHEREAS**, mobile food vending within the City of St. Louis has historically been limited in
8 scope and availability, resulting in underutilization of economic opportunities for small and local
9 entrepreneurs; and

10 **WHEREAS**, the City seeks to expand designated commercial vending markets to promote
11 equitable access to business opportunities and to activate underutilized commercial corridors;
12 and

13 **WHEREAS**, increasing permissible hours of operation for mobile food vendors to later evening
14 hours will support nightlife, enhance public safety through increased activity, and contribute to
15 the overall economic vibrancy of the City; and

16 **WHEREAS**, the City recognizes the importance of balancing economic development with the
17 interests of residents and brick-and-mortar businesses through clear and enforceable regulations;
18 and

19 **WHEREAS**, strengthening oversight, enforcement mechanisms, and complaint investigation
20 procedures will improve accountability and ensure compliance with applicable laws and
21 regulations; and

1 **WHEREAS**, the City desires to modernize its regulatory framework governing mobile food
2 vendors and sidewalk vendors to better reflect current economic conditions and community
3 needs.

4 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

5 **SECTION ONE. Ordinance 71212, as codified in Chapter 8.108A of the Revised Code of**
6 **the City of St. Louis and any other ordinances or portions of ordinances codified therein**
7 **that are inconsistent with this ordinance are hereby repealed in their entirety, and in lieu,**
8 **the following text is inserted:**

9 **8.108A.010 - Definitions**

10 "City Park" means any area maintained by the Director of Parks, Recreation and Forestry
11 including any sidewalk immediately adjacent to such an area but not extending past the curb line
12 of such sidewalk.

13 "Coupon" means any ticket, certificate, note, voucher, or other instrument issued by a
14 manufacturer or merchant that may be redeemed for a financial discount, additional goods or
15 services, or rebate when purchasing specific goods or services.

16 "Festival vendor" means any person who sells or offers for sale any goods, wares, merchandise,
17 flowers, horticultural products, services, food or beverages from a booth, stall, stand, table,
18 wagon, pushcart, handcart or other vehicle, or from a pack, basket or similar container, or hand-
19 held display at a parade, fair or festival for which the City has issued a permit.

20 "LRA owned property" means any property owed in fee simple by the Land Reutilization
21 Authority of the City of St. Louis.

1 "Popup" vendor" means any person who engages in a temporary or transient business in the City,
2 selling goods, wares, merchandise, flowers, horticultural products, services, food or beverages,
3 and who for the purpose of carrying on such business, hires, leases or occupies any lot, or any
4 portion thereof, for the exhibition or sale of goods, wares or merchandise.

5 "Roadway" means that portion of the street or alley, including the median if any, between the
6 regularly established curbs, or that portion ordinarily used for vehicular traffic. Specifically
7 including in the definitions, the Kingshighway Memorial Boulevard Median located from Dr.
8 Martin Luther King Drive to West Florissant Boulevard

9 "Sampling" means to knowingly distribute or furnish without charge, or cause to be furnished or
10 distributed without charge any goods, wares, phones, merchandise, flowers, horticultural
11 products, food or beverages from a table, wagon, pushcart, handcart or other non-motorized
12 vehicle, or from a pack, basket or similar container, or hand-held display.

13 "Sidewalk" means that portion of a street, intended for the use of pedestrians, between the curb
14 line or lateral boundary of a roadway and the adjacent property line.

15 "Sidewalk Vendor" means any person who sells or offers for sale on any public sidewalk or
16 public right of way, other than a roadway or roadway median, **within the downtown area only**
17 **with downtown being defined as the general boundaries of Cole St. on the North, to**
18 **Interstate Highway 70 (I-70) Northward to Carr St. southward to Leonor K. Sullivan Blvd**
19 **on the East, westward to Chouteau Ave. on the South, northward to Tucker Blvd on the**
20 **West to Cole St,** any goods, wares, merchandise, flowers, horticultural products, services, food

1 or beverages from a booth, stall, stand, table, wagon, pushcart, handcart or other non-motorized
2 vehicle, or from a pack, basket or similar container, or hand-held display.

3 "Soulard market area" means the area bounded by Lafayette Street on the south, Seventh Street
4 on the east, Marion Street on the north and Interstate highway 55 on the west

5 **“Mobile Food Vendor” or “Vehicle Vendor”** means any person who sells or offers for sale any
6 goods, wares, merchandise, services, food, or beverages from a **self-contained, motorized**
7 **vehicle designed and equipped for such sales**, operating on a public roadway.

8 "Vend or vending" means to sell or offer for sale any goods, wares, merchandise, flowers,
9 horticultural products, services, food or beverages, or offer for free or permit the offering for free
10 of any goods, wares, merchandise, flowers, horticulture products, services, food or beverage,
11 regardless of value, or any coupon, regardless of value, as an inducement to purchase other
12 goods or services, or to draw customers to a store, business, website or other online platform in
13 order to stimulate sales of goods or services.

14 **8.108A.020 - Vending prohibited—Exceptions.**

15 A. No person shall sell or offer for sale or permit the offering or selling of any goods, wares,
16 merchandise, flowers, horticultural products, services, food or beverages upon any public
17 sidewalk, street, roadway, or roadway median within the City of St. Louis except in those areas
18 designated by ordinance as Vending **Markets** or offer for free or permit the offering for free of
19 any goods, wares, merchandise, flowers, horticulture products, services, food or beverage,
20 regardless of value, or any coupon, regardless of value, as an inducement to purchase other
21 goods or services, or to draw customers to a store, business, website or other online platform in

1 order to stimulate sales of goods or services upon any public sidewalk, street, roadway, or
2 roadway median within the City of St. Louis except in those areas designated by ordinance as
3 Vending **Markets**.

4 B. No person shall sample, sell or offer for sale or permit the offering or selling of any goods,
5 wares, merchandise, flowers, horticultural products, services, food or beverages upon any LRA
6 owned property within the Kingsway East, Kingsway West, Penrose, and Mark Twain
7 Neighborhoods.

8 C. No person shall sell or offer for sale or permit the offering or selling of any goods, wares,
9 merchandise, flowers, horticultural products, services, food or beverages upon any privately
10 owned lot, within the Kingsway East, Kingsway West, Penrose, and Mark Twain
11 Neighborhoods, in those areas prohibiting vending except for festival vendors.

12 D. Notwithstanding any other provision of this ordinance or of Chapter 8 of the Revised Code of
13 the City of St. Louis, no person shall be permitted to vend on any public sidewalk or within any
14 public right-of-way within the area known as the South Downtown Project Area as defined in
15 Ordinance 65668, unless such person is a designated redeveloper for the South Downtown
16 Project Area or
17 has entered into a valid vending agreement with a designated redeveloper for the South
18 Downtown Project Area and such person has otherwise complied with all requirements of
19 Chapter 8 of the Revised Code of the City of St. Louis, as amended by the ordinance:

20 1. A tract of land being located in all of Blocks 6465, 6466, 6467, 106, 6509, 1409,
21 160, 161, 162, 147, and 148 and part of Blocks 188, 425, 417, 418, 419, and 422 of

1 the City of St. Louis, Missouri being more particularly described as follows:

2 2. Beginning at the intersection of the Easterly line of former 9th Street vacated by
3 Ordinance No. 9191 and the Southerly line of Walnut Street, thence along the easterly
4 line of former 9th Street and its direct prolongation Southerly to the Northern Line of
5 Gratiot Street, thence along last said Northerly line to the Westerly line of 4th Street,
6 thence along last said Westerly Line to the Southerly line of Walnut Street, thence
7 along last said Southerly line to the Easterly line of former 9th Street, and the Point of
8 Beginning.

9 E. No vending shall be permitted within the Wharf Vending District as regulated by the
10 provisions of Ordinance 61362.

11 F. Notwithstanding the provisions of this section, no person shall be permitted to vend on any
12 public sidewalk or within any public right-of-way within the following area, unless such person
13 has entered into a valid vending agreement with the Convention and Visitors Commission:

14 The area bounded as follows: Beginning at the intersection of the line created 100 feet West of
15 Ninth Street and 100 feet North of Cole Street, thence East along such 100-foot North line of
16 Cole Street to its intersection with the West right-of-way line of I-70, thence South along such
17 West right-of-way line of I-70 to its intersection with the line created 100 feet South of
18 Washington Avenue, thence West along such 100-foot South line of Washington Avenue, to its
19 intersection with the 100-foot West line of 9th Street, thence North along such 100-foot West
20 line of 9th Street to its point of beginning.

21 **8.108A.030 - Vending Commercial Markets Established.**

1 The following areas are designated as **Vending Commercial Markets** within the City of St.
2 Louis. These designated markets shall be the only allowed locations for vending., every vending
3 business operated within a Vending Commercial Market shall comply with the rules and
4 regulations adopted in the ordinance codified in this chapter.

5 **A. *Cherokee Commercial Vending Market* means streets intersecting Cherokee Street**
6 **between Jefferson Avenue and Louisiana Avenue only between the curb line of**
7 **Cherokee Street and the first alley located north or south on the same block face.**

8 **B. *City Park Vending Market* shall mean any area maintained by the Director of Parks,**
9 **Recreation and Forestry.**

10 **C. *Downtown Commercial Vending Market* means the public right-of-way along Market**
11 **Street between the intersections of South 8th Street and South 16th Street and the**
12 **public right-of-way along Chestnut Street between the intersections of Market**
13 **Street and N 15th Street and the public right-of-way along Chestnut Street between**
14 **the intersections of N 14th Street and N 15th Street**

15 **D. *Downtown West Commercial Vending Market* means the public right-of-way along**
16 **Olive Boulevard between the intersections of North 23rd eStreet and Jefferson**
17 **Avenue; and the public right-of-way along Pine Street between the intersections of**
18 **North Beaumont Street and N Leffingwell Ave.**

19 **E. *Grand Center Commercial Vending Market* means the public right-of-way along**
20 **McPherson Avenue between the intersections of Lindell and Vandeventer Avenue;**

1 **and the public right-of-way along Washington Avenue between the intersections of**
2 **North Leonard Avenue and North Theresa Avenue.**

3 **8.108A.040 - Applicability.**

4 This chapter shall not be construed to forbid merchants occupying with their goods, wares,
5 merchandise, flowers, food or beverages, a limited portion of the sidewalk adjacent to the
6 property occupied by them in conformity with the conditions of a permit obtained from the
7 Department of Streets or the Board of Public Service, or prevent or prohibit the sale or offering
8 for sale any goods, wares, merchandise, flowers, food or beverages:

9 A. By merchants pursuant to Ordinance 60950, approved on July 18, 1988; or

10 B. The delivery of any goods, wares, merchandise, flowers, food or beverages to any
11 residence or business within the aforementioned geographical areas; or

12 C. During any period of time for which a festival, fair or parade permit has been issued by
13 the Street Department or the Board of Public Service for a festival, fair or parade to be
14 conducted within any of the aforementioned areas.

15 **PART I. - VENDORS LICENSE**

16 8.108A.050 - Vending business—Permitted—License required.

17 No person shall operate a business as a sidewalk vendor, vehicle vendor, itinerant vendor, or
18 festival vendor within Vending District without first having obtained a license according to the
19 provisions of this chapter. No person shall act as an agent or an employee for any person licensed
20 under the provisions of this chapter unless such person has first obtained an identification
21 certificate from the License Collector. No licensee shall permit any other person to act as agent

1 or employee for such licensee unless such person has first obtained an identification certificate
2 from the License Collector.

3 **8.108A.060 - Vendor's license—Application—Contents.**

4 Application for a license shall be made in writing on a form provided by the License Collector,
5 and signed by the applicant. If the applicant is a corporation, a duly authorized agent shall sign
6 the application. The application shall contain the following information:

7 A.The full name, residence address and business address of the applicant and any employee of
8 the applicant

9 B.The business telephone number of the applicant;

10 C.The type of license sought by the applicant;

11 D.A general description of the item or items to be sold;

12 E.A full face photograph of the applicant and a full face photograph of the applicant's employees,
13 if applicable;

14 F.A written statement of clearance certifying that no current or past earnings and /or property
15 taxes are due and payable to the City;

16 G.A statement from the Director of Revenue of the State of Missouri certifying that the applicant
17 is not delinquent in the payment of any sales tax if the list of delinquent taxpayers provided to
18 the City by the Director of Revenue indicates a delinquency on the part of such person.

19 Any such other information as may be required by the License Collector.

1 Subsequent to the issuance of a license, the licensee shall be required to notify the License
2 Collector within 10 days of any changes in the information made part of the application.

3 **8.108A.070 - Issuance of license—Contents—Exhibition.**

4 Upon the filing of the completed application, the payment of the proper license fee as prescribed
5 in this chapter, the License Collector shall deliver to the licensee a license.

6 Every license shall be numbered consecutively, and shall show the name, occupation and place
7 of residence of the licensee and the period for which the license is issued.

8 Every license shall be color-coded in a manner to be determined by the License Collector.

9 Every license shall state the Vending District(s) in which the license shall be valid for the
10 licensee to legally operate their vending business and every license shall instruct the licensee that
11 the license is not legal in any other Vending District or Non Vending District.

12 Each licensee shall carry the license with him and shall exhibit it whenever required by any
13 police officer or other officer authorized under the laws or ordinances to make
14 arrests.8.108A.080 - Identification certificate—Application—Contents.

15 Application for an employee identification Certificate shall be made in writing on a form
16 provided by the License Collector, and signed by the applicant. The application shall contain the
17 following information:

- 18 A. The full name, residence address and business address of the applicant;
- 19 B. The name of the applicant's employer;
- 20 C. A full face photograph of the applicant;
- 21 D. Any such other information as may be required by the License Collector.

1 The License Collector is authorized to charge a non-refundable application processing fee of
2 \$20.00 to be collected at the time of application. Subsequent to the issuance of an identification
3 certificate, the certificate holder shall be required to notify the License Collector within 10 days
4 of any changes in the information made part of the application. Each certificate holder shall carry
5 the certificate with him and shall exhibit it whenever required by any police officer or other
6 officer authorized under the laws or ordinances to make arrests.

7 8.108A.090 - Corporate applicant qualifications.

8 Each corporate applicant for a vending license shall be qualified to do business under the laws of
9 the State of Missouri.

10 8.108A.100 - Applicability of Health Code—Inspection.

11 All licensees and their employees shall be subject to and comply with all applicable requirements
12 and standards for dispensing and purveying food contained in Title Eleven of the Revised Code,
13 as amended, and rules and regulations promulgated thereunder by the Health Commissioner. All
14 food held, offered for sale, sold or given away by licensees shall be subject to and comply with
15 all applicable requirements for such food of the Revised Code and the rules and regulations
16 promulgated thereunder by the Health Commissioner.

17 8.108A.110 - Health inspections and analysis.

18 It shall be the duty of every licensee to permit inspections to be made and, when required, to
19 furnish samples of any foods kept, offered for sale or given away by the licensee as often as may
20 be deemed necessary to determine that the foods are free from adulteration, are not misbranded,
21 and do not contain an excessive number of microorganisms or their toxins. The licensee shall

1 answer all reasonable and proper questions and furnish records of the sampled product. Samples
2 shall be examined or analyzed by or under the direction of the City's Department of Health, and a
3 record of each such examination or analysis shall be made and kept in its office.

4 **PART II. - SIDEWALK AND VEHICLE VENDORS**

5 **8.108A.120 - Sidewalk and vehicle vendor's license—Application.**

6 Every individual who desires a license as a sidewalk or vehicle vendor shall make application
7 therefore in conformity with the provisions of this chapter relating to applications for licenses.

8 The fee for a sidewalk or vehicle vendor's license shall be \$200.00 per year. A non-refundable
9 application processing fee of \$25.00 shall be collected at the time of application; provided,
10 however, that upon the granting of a license, the amount of the application fee shall be credited
11 to the fee for said license.

12 **A. Licensed sidewalk vendors shall operate only in locations approved by permit and**
13 **administered by the Streets Department. The Street Department approves and**
14 **administers the locations where licensed sidewalk vendors may operate. The Street**
15 **Department does not permit "roaming" vending. The Street Department shall**
16 **maintain twenty (20) predetermined and approved sidewalk vending locations in the**
17 **downtown area where sidewalk vendors may operate according to the specified**
18 **conditions of their permit.**

19 **Licensed sidewalk vendors permit shall be approved prior to issuance by the Board**
20 **of Public Service. No such permit shall be approved unless it has been recommended**
21 **by the Director of Streets.**

22 **8.108A.130 - Sidewalk or vehicle vendor's license—Term.**

23 Any sidewalk or vehicle vendor's license issued according to the provisions of this chapter shall
24 be valid until December 31 of the year in which this chapter is enacted. Thereafter all licenses
25 shall be valid for one (1) year beginning on January 1 and ending on December 31. Renewal of
26 licenses shall be permitted beginning on December 1.

1 No license shall be issued under this chapter except for the full license period and the full license
2 fee.

3 **8.108A.140 - Additional permit requirements.**

4 The license collector shall issue the license to the applicant upon his meeting the following
5 conditions:

6 A. Present proof of compliance with all requirements deemed necessary by the Department
7 of Health, the Department of Streets, the Department of Public Safety or the Department
8 of Parks, Recreation and Forestry; and

9 B. Present proof of insurance in the amount of twenty-five thousand dollars/fifty thousand
10 dollars bodily injury coverage and property damage in the amount often thousand dollars
11 with an insurance company of good standing on each vehicle used in the operation of the
12 vending business.

13 **C. Present proof of insurance of a liability policy for one million dollars (\$1,000,000),
14 and the City of St. Louis must be listed as an additional insured.**

15 **8.108A.150 - Rules and regulations.**

16 **A. The business of sidewalk vending shall only be permitted between the hours of 6:00
17 a.m. and 11:00 p.m.**

18 **B. The business of mobile food vending shall only be permitted between the hours of
19 6:00 a.m. and 1:00 a.m.**

20 C. No pushcart or other vehicle related to the operation of a vending business shall be
21 located on any City sidewalk or other public way during non-vending hours, nor shall any
22 such pushcart or other item be parked, stored or left overnight.

23 D. A licensed vendor may not block the passage of the public through a public area or
24 interfere with access to ramps, curb cuts or other conveniences for individuals with
25 disabilities. If a sufficient crowd gathers to transact business with a licensed vendor such
26 that the passage of the public through a public area is blocked or that access to ramps,
27 curb cuts or other conveniences for individuals with disabilities is blocked a police
28 officer may disperse that portion of the crowd that is blocking the passage of the public.

29 E. A licensed vendor may not conduct a vending business in a public area so as to obstruct
30 access to private property, except with the prior written consent of the owner or manager
31 of the property.

32 F. The conduct and behavior of all licensed vendors shall comply in all respects with
33 existing noise ordinances.

34 G. No licensed vendor shall conduct a vending business within 150 feet from an existing
35 business which sells or offers for sale comparable goods or merchandise, **except when
36 operating within a designated vending market that is not located on a principal**

1 **arterial street and is located within a Local Commercial and Office District as**
2 **defined in Chapter 26 of the City Code.**

3 H. No licensed vendor shall conduct a vending business within 300 feet of a fair or festival
4 unless such vendor has first obtained the written permission of the permit holder of the
5 fair or festival and has been issued a festival vendor's license under the provisions of this
6 chapter.

7 I. Licensed vendors shall keep the sidewalks, street and other spaces adjacent to their
8 vending sites or locations clean and free of paper, peelings and refuse of any kind. All
9 trash or debris accumulating within fifteen (15) feet of any vending stand shall be
10 collected and disposed of by the vendor each day of operation.

11 J. Persons engaged in food or beverage vending shall affix to their pushcart a receptacle for
12 litter that shall be maintained and emptied regularly and marked as being for litter.

13 K. Licensed vendors may not put refuse from the operation of their pushcart in or beside any
14 public trash container or in any drain along or in the streets or sidewalks.

15 L. Licensed vendors may not leave their pushcart unattended at any time.

16 M. A pushcart shall not be motor powered. Nothing in this paragraph shall prohibit the
17 transportation of a licensed vendor's pushcart to and from the licensed vendor's
18 authorized location by a motor-powered vehicle.

19 N. The Director of Streets shall formulate any additional rules and regulations necessary for
20 the proper administration of this chapter. Rules and regulations shall be maintained in the
21 office of the Director of Streets and shall be available for public inspection during
22 ordinary business hours.

23 **O. The Director of Streets shall maintain all applications and records for licensed**
24 **vendors and shall publicly post on the Department's website a current list of all**
25 **approved vendors operating within the City, including permit numbers and**
26 **authorized locations. The Director shall update such list as necessary and shall**
27 **distribute monthly notification reports summarizing approved vendor permits and**
28 **locations to any person or entity that requests to receive such reports.**

29 **8.108A.155- Mobile Food Vendor Permit Display.**

30 **Every licensed mobile food vendor shall display a permit decal issued by the Streets**
31 **Department. The permit decal shall contain a unique permit number assigned by the City**
32 **and shall be affixed to the exterior of the vending vehicle in a conspicuous location visible**
33 **from the public right-of-way.**

34 **The permit decal shall meet the following requirements:**

35 **A. The decal shall be no less than six (6) inches in diameter if circular, or no less than**
36 **six (6) inches by six (6) inches if square.**

- 1 **B. The assigned permit number shall be displayed in contrasting characters not less**
- 2 **than two (2) inches in height.**
- 3 **C. The decal shall be affixed to the upper passenger-side front windshield or the**
- 4 **exterior service side of the vehicle, unobstructed and clearly visible from the street.**
- 5 **D. The decal shall be tamper-resistant and issued exclusively by the Streets**
- 6 **Department.**
- 7 **E. No vendor shall operate a mobile food vending vehicle without the required permit**
- 8 **decal properly displayed.**
- 9 **F. The permit decal may include a scannable code linking to the City’s public database**
- 10 **of licensed mobile food vendors.**

11 **8.108A.160 - License transfer prohibited.**

12 No transfer of ownership shall be allowed on any license issued hereunder.

13 **8.108A.170 - Licensed vendor's vehicles.**

- 14 A. Every wagon, cart or other vehicle used by a licensed vendor in or about his business
- 15 shall have the name of the owner and his address plainly, distinctly, and legibly painted
- 16 in letters and figures at least two inches in height in a conspicuous place on the outside of
- 17 each side of every such wagon, cart or other vehicle, and such name and address shall be
- 18 kept so painted plainly and distinctly at all times while such wagon, cart or other vehicle
- 19 is in use during the continuance of the license covering the use of such wagon, cart or
- 20 other vehicle.
- 21 B. No vehicle used for vending, selling or peddling within the City shall interfere with or
- 22 impede the flow of traffic on any City street. No vending vehicle shall violate any traffic
- 23 or parking laws, including the prohibition of double parking of the City.
- 24 C. Whenever the vehicle is stopped for the purpose of making a sale, it shall be stopped at
- 25 the right hand curb of the street at the extreme right hand edge of the pavement and shall
- 26 be legally parked. No sale shall be made from any such vehicle from other than the curb
- 27 side when said vehicle is legally parked or to any person who is standing in the normally
- 28 traveled portion of a City street or alley. At such stops the vehicle's motor shall be turned
- 29 off unless its operation is essential to producing the product sold.
- 30 D. No vehicle may be parked or stored in a restricted parking area.
- 31 E. Each vending vehicle subject to the provisions of this chapter shall be equipped with:
- 32 a. mechanical and electrical signaling device which while the vehicle is stopped to
- 33 make sales, will display flashing signals plainly visible from the front and rear,
- 34 during the day or night, indicating that sales therefrom are being made;
- 35 b. A receptacle for the disposal of wrappers, papers, containers and other trash.

1 F. All vehicles used in the sale of the products described in this chapter must be kept in a
2 clean and sanitary condition at all times, and when containing loads or parts of loads of
3 such products, they must be kept only in sanitary places that meet with the rules and
4 regulations of the City Health Department.

5 **G. All Vehicle Vendors must comply with the display requirements of Section**
6 **8.108A.155.**

7 **PART III. - FESTIVAL VENDORS**

8 **8.108A.180 - Festival vendor license—Application.**

9 Every individual who desires to operate a vending business at a festival, fair or parade shall
10 make application for a festival vendor license in conformity with the provisions of this chapter
11 relating to applications for licenses. The fee for a festival vendor's license shall be \$75.00. A
12 non-refundable application processing fee of \$25.00 shall be collected at the time of application;
13 provided, however, that upon the granting of a license, the amount of the application fee shall be
14 credited to the fee for said license. The sponsor of the fair, festival or parade and the vendor shall
15 be jointly and severally liable for obtaining a festival vendor's license from the License
16 Collector.

17 **8.108A.190 - Exemptions.**

18 Any vendor at a fair or festival which is three (3) calendar days or less in duration or any
19 vending business which is operated at any fair, festival or parade solely for the benefit of a not-
20 for-profit organization as defined by Section 501 (c) (3) of the Internal Revenue Code shall be
21 exempt from the payment of a festival vendor license fee. Festival vendors shall not be required
22 to obtain employee identification certificates for individuals who assist the licensee in the
23 operation of a festival vending business. Exempted festival vendors shall be required to comply
24 with all other provisions of this chapter.

1 **8.108A.200 - Festival vendor's license—Term.**

2 A festival vendor's license shall only be valid for the period of time during which the fair,
3 festival or parade is held.

4 **8.108A.210 - Festival vendor's license—Contents.**

5 In addition to any other requirement contained in this chapter, the festival vendor's license shall
6 include name and address of sponsor of fair, festival or parade, name and address, social security
7 number and federal identification number of organization or vendor, type of article to be sold,
8 days of vending, and other information deemed necessary by the License Collector.

9 **8.108A.220 - Registration in advance.**

10 All festival vendors shall be registered at least twenty-one (21) days prior to the fair, festival or
11 parade at which they intend to sell goods or merchandise. The License Collector may waive this
12 provision for good cause shown.

13 **8.108A.230 - Additional license and permit requirements.**

14 No festival vendor offering any goods, wares, merchandise, food or beverage exclusively at a
15 fair, festival or parade pursuant to the provisions of this chapter, is required to have any
16 additional business or merchants license except for a license or permit required by the excise
17 laws of the City.

18 **8.108A.235 - Sampling prohibited within festival areas.**

19 No person shall knowingly distribute or furnish without charge, or cause to be furnished or
20 distributed without charge any goods, wares, merchandise, flowers, horticultural products, food
21 or beverages from a table, wagon, pushcart, handcart or other non-motorized vehicle, or from a
22 pack, basket or similar container, or hand held display upon any public sidewalk, street, park,

1 roadway, or roadway median within any area designated by valid City of St. Louis permit as a
2 festival area.

3 **8.108A.310 - Rules and regulations for City Parks Vending Districts.**

4 A. Except as provided in Chapter 22.20 of the Revised Code, as amended, pertaining to
5 awarding concession contracts in City parks, no person shall vend or operate a vending
6 business in any City park without first having obtained a license in accordance with the
7 provisions of this chapter and a permit from the Director of Parks, Recreation and
8 Forestry.

9 B. The Director of Parks, Recreation and Forestry is authorized to establish rules,
10 regulations and fee schedules not inconsistent with the provisions of this chapter
11 necessary for the proper administration of operating a vending business within City Park
12 Vending Districts; Such rules, regulations and fee schedules shall be maintained in the
13 office of the Director and shall be available for public inspection during ordinary
14 business hours.

15 **8.108A.315 - Reserved.**

16 **PART V. - GENERAL PROVISIONS**

17 **8.108A.320 - Applicability—Soulard Market vendors—Contracted to concessionaires.**

18 The provisions of this chapter shall not apply to any person operating a business within the
19 Soulard Market Area under an agreement with the Director of Public Utilities or any person who
20 has entered into a concession contract with the City of St. Louis.

21 **8.108A.340 - Applicability—Sellers of farm produce or products or seller's employees.**

1 The provisions of Section 8.108A.050 of this chapter requiring vendors within the City of St.
2 Louis to obtain a license shall not apply to the sale of any farm produce or farm products
3 including but not limited to any horticultural products, fruits, vegetables, garden products, butter,
4 eggs, or poultry by any farmer or producer, or any employee of any farmer or producer, who
5 shall grow or process such farm produce or farm products.

6 **8.108A.350 - Complaints and Violation of chapter—Confiscation and release of goods.**

7 **Any formal complaints about an operating mobile food vendor shall be reported to the**
8 **Citizen’s Service Bureau.**

9 **Each alleged violation will be investigated by the Streets Department for legitimacy; if**
10 **three legitimate violations are substantiated, then the food truck permit shall be suspended**
11 **for 2 weeks; if five violations are determined to exist, then the food truck permit will be**
12 **revoked for one calendar year.**

13 Any goods, wares, merchandise, flowers, horticultural products, food or beverages sold or
14 offered for sale by a vendor who is charged with a violation of this chapter shall be confiscated
15 by the police department or the health department and held pending the prosecution of such
16 violation.

17 A. Any goods, wares, merchandise, flowers, horticultural products, services, food or
18 beverages being held pursuant to this section shall only be released upon notification by
19 the warrant officer for municipal violations that such goods, wares, merchandise, flowers,
20 horticultural products, services, food or beverages are no longer necessary for
21 prosecution.

1 B. If such goods, wares, merchandise, flowers, horticultural products, services, food or
2 beverages are not redeemed by the vendor or the vendor's agent within a reasonable time
3 after the disposition of any summons issued for a violation of this chapter, they may be
4 disposed of in any manner deemed in the best interest of public health and safety.

5 **8.108A.355 - Review Period**

6 **The Streets Department shall conduct a review of the implementation and effectiveness of**
7 **this ordinance within one (1) year of its effective date and shall provide a report of its**
8 **findings and any recommendations to the Board of Aldermen.**

9 **8.108A.360 - Penalty.**

10 Any person who is found guilty or enters a plea of guilty to a violation of any provision of this
11 chapter, or who knowingly furnishes false information on any license or permit application
12 required by this chapter, shall be subject to a fine of not less than \$100.00 nor more than \$500.00
13 or to a term of imprisonment of not more than ninety (90) days or both a fine and imprisonment.

14 **8.108A.370 - Revocation of license.**

15 The License Collector shall revoke any vendor's license issued herein if the licensee is found
16 guilty or enters a plea of guilty to a violation of any provision of this chapter or violates any
17 license regulation promulgation under the authority of this chapter. A licensee shall not be
18 entitled to a refund of the fees paid for any license which is subsequently revoked as provided
19 herein.

FISCAL NOTE
BOARD BILL NUMBER 50

Preparer's Name Cheryl Campbell

Phone Number or Email Address (will be available publicly) campbellch@stlouis-mo.gov

Bill Sponsor Alderman Rasheen Aldridge

Bill Synopsis:	<i>Repeals Chapter 8.108A of the Revised Code of the City of St. Louis and establishes updated regulations governing the licensing and operation of mobile food vendors, including designated commercial vending markets, predetermined vending locations, permit display requirements, licensing requirements, complaint investigations, enforcement procedures, and administrative oversight by the Streets Department.</i>
Type of Impact:	<i>Indeterminate Fiscal Impact</i>
Agencies Affected:	<i>Streets Department; License Collector; Department of Health; Department of Public Safety; Board of Public Service; Department of Parks, Recreation and Forestry; Citizen's Service Bureau.</i>

SECTION A

Does this bill authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? X Yes No
- An undertaking of a new service for which no funding is provided in the current adopted city budget? X Yes No
- A commitment of city funding in the future under certain specified conditions? Yes X No

- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ___ Yes ___ X No
- An execution or initiation of an activity as a result of federal or state mandates or requirements? ___ Yes ___ X No
- A capital improvement project that increases operating costs over the current adopted city budget? ___ Yes ___ X No
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? ___ Yes ___ X No

If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.

SECTION B

- Does the bill require the construction of any new physical facilities? ___ Yes ___ X No

- If yes, describe the facilities and provide the estimated cost:

- Is the bill estimated to have a direct fiscal impact on any city department or office? ___ X Yes ___ No

- If yes, explain the impact and the estimated cost:

The Board Bill assigns new and expanded administrative and enforcement responsibilities to multiple City departments, including administration of predetermined vending locations, issuance of permit decals, maintenance of public vendor records, complaint investigations, reporting requirements, enforcement activities, and preparation of a one-year implementation review. The Board Bill does not provide sufficient information to determine staffing requirements, equipment needs, administrative costs, enforcement workload, technology costs, implementation expenses, or anticipated fee revenue. Therefore, the fiscal impact cannot be determined from the Board Bill language and is indeterminate.

- Does the bill create a program or administrative subdivision? ___ Yes ___ X No

- If yes, then is there a similar existing program or administrative subdivision? ___ Yes ___ No

- If yes, explain the how the proposed programs or administrative subdivisions may overlap:

- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:

The Board Bill may result in additional operating and administrative costs associated with permitting, inspections, complaint investigations, enforcement activities, permit decal production, maintenance of public vendor records, website updates, reporting requirements, and program administration. Although the Board Bill authorizes licensing fees and other permit-related revenues, it does not provide sufficient information to estimate anticipated expenditures, revenues, or funding sources. Therefore, the fiscal impact is indeterminate.

Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

Financial Estimate of Impact on General Fund			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	<i>Indeterminate</i>	<i>Indeterminate</i>	<i>Indeterminate</i>
Additional Revenue	<i>Indeterminate</i>	<i>Indeterminate</i>	<i>Indeterminate</i>
Net	<i>Indeterminate</i>	<i>Indeterminate</i>	<i>Indeterminate</i>
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	\$0	\$0	\$0
Additional Revenue	\$0	\$0	\$0
Net	\$0	\$0	\$0

- Describe any assumptions used in preparing this fiscal note:

This fiscal note is based solely on the Board Bill language. While the Board Bill establishes additional administrative, permitting, enforcement, reporting, and oversight responsibilities for multiple City departments, it does not identify the anticipated number of permit applications, staffing requirements, workload increases, equipment needs, technology requirements, implementation costs, enforcement costs, or projected licensing and fine revenues. Therefore, the fiscal impact cannot be determined from the Board Bill language and is indeterminate.

- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:

Board Bill – Food Truck Regulations.

- Have the financial estimates of this bill been verified by the City Budget Division?
_____ Yes ___X___ No
 - If yes, by whom? _____ .

Summary
Board Bill Number 55
Introduced by Alderwoman Alisha Sonnier
June 26, 2026

An ordinance that amends Chapter 3.160 of the City of St. Louis Revised Code of Ordinances to add definitions and a section prohibiting the award of tax incentives to data centers; containing a severability clause; and containing an emergency clause.

**BOARD BILL NUMBER 55 INTRODUCED BY ALDERWOMAN ALISHA SONNIER
CO-SPONSORS: PRESIDENT MEGAN E. GREEN/ALDERWOMAN SHAMEEM
CLARK-HUBBARD**

1 An ordinance amending Chapter 3.160 of the City of St. Louis Revised Code of Ordinances to add
2 definitions and a section prohibiting the award of tax incentives to data centers; containing a
3 severability clause; and containing an emergency clause.

4 **WHEREAS**, the growth of data centers throughout the region has sparked robust public discussion
5 regarding their impacts on surrounding communities; and

6 **WHEREAS**, data centers typically generate relatively few permanent jobs while consuming
7 substantial amounts of electricity and water, placing additional demands on local infrastructure
8 and utility systems; and

9 **WHEREAS**, the City should use tax incentives strategically to support development that would
10 not otherwise occur and that delivers meaningful economic and community benefits to City
11 residents;

12 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

13 **SECTION ONE.** *Definitions.*

14 The following definitions shall be inserted into, or shall amend, Chapter 3.160.010 of the Revised
15 Code of the City of St. Louis:

16 1. **Data Center** means a facility, or a discrete portion of a facility, used for the storage,
17 management, processing, and transmission of digital data and that houses computer or
18 network equipment, systems, servers, appliances, and other associated components related
19 to digital data storage, processing, and related operations. Data Center uses include data
20 storage facilities, server farms, artificial intelligence training or processing, image

1 processing, cloud computing, email servicing, and similar uses. A Data Center may be a
2 primary or a secondary use of a facility.

3 2. **Data Center, Major:** Major Data Center means a Data Center with gross floor area
4 of two hundred fifty thousand (250,000) square feet or more, or a Maximum Power
5 Demand of thirty (30) megawatts or more.

6 3. **Data Center, Standard:** Standard Data Center means a Data Center with gross floor
7 area of ten thousand (10,000) square feet or more but less than two hundred fifty thousand
8 (250,000) square feet, and a Maximum Power Demand greater than five (5) megawatts but
9 less than thirty (30) megawatts.

10 4. **Data Center, Micro:** Micro Data Center means a Data Center with gross floor area
11 of less than ten thousand (10,000) square feet and a Maximum Power Demand of five (5)
12 megawatts or less.

13 5. **Tax Incentives:** The term “Tax Incentives,” as currently defined under Chapter
14 3.160.010(ab), shall be repealed and replaced with the following: Tax Incentives means
15 any tax incentive, tax abatement, tax exemption, tax credit, payment in lieu of taxes, or
16 financing benefit administered, approved, authorized, or granted by the City or any
17 Decision-Making Body, including without limitation: (a) tax increment financing under the
18 Real Property Tax Increment Allocation Redevelopment Act, §§ 99.800–99.865 RSMo;
19 (b) real property tax abatement under the Urban Redevelopment Corporations Law
20 (Chapter 353), §§ 353.010–353.190 RSMo; (c) tax abatement granted through the Land
21 Clearance for Redevelopment Authority, §§ 99.300–99.660 RSMo; (d) tax abatement
22 granted through the Planned Industrial Expansion Authority, §§ 100.300–100.620 RSMo;

1 (e) real or personal property tax abatement associated with the issuance of industrial
2 development bonds under §§ 100.010–100.200 RSMo (Chapter 100); (f) local tax benefits
3 under the Enhanced Enterprise Zone program, §§ 135.950–135.973 RSMo; and (g) any
4 successor, substitute, or comparable tax incentive hereafter authorized by Missouri law and
5 administered by the City or a Decision-Making Body.

6 **SECTION TWO.** *Prohibition of Tax Incentives for Data Centers.*

7 The following shall be inserted into Chapter 3.160 as a new Section 3.160.040, titled “Prohibition
8 of Tax Incentives for Data Centers”:

9 1. **Prohibition.** Notwithstanding any other provision of the Revised Code of the City
10 of St. Louis, no Tax Incentive shall be approved, authorized, granted, recommended, or
11 extended for any project that consists of, or includes as a principal component, the
12 development, construction, expansion, or operation of a Data Center. No application for a
13 Tax Incentive for such a project shall be accepted, processed, or approved by the City, the
14 Board of Aldermen, or any Decision-Making Body. This prohibition applies regardless of
15 the number of permanent jobs the Data Center creates, and regardless of whether the Data
16 Center is a lawful, existing, or nonconforming use under the Zoning Code of the City.

17 2. **Scope; Mixed-Use Projects.** This prohibition applies to any project in which a
18 Data Center is a principal use. Where a Data Center is a component of a larger mixed-use
19 project, no Tax Incentive shall be applied to the portion of the project attributable to the
20 Data Center, and the applicant shall bear the burden of demonstrating, to the satisfaction
21 of the St. Louis Development Corporation (SLDC), that no prohibited benefit accrues to
22 the Data Center component.

1 3. **No Recommendation or Cooperation.** No officer, employee, department, or
2 Decision-Making Body shall propose, sponsor, negotiate, or execute any redevelopment
3 agreement, financing agreement, or chapter plan that would confer a Tax Incentive
4 prohibited by this Section.

5 4. **Effect of Violation.** Any Tax Incentive approved, authorized, granted,
6 recommended, or extended in violation of this Section is void and unenforceable, and
7 confers no right, benefit, or vested interest on any applicant, recipient, or successor. No
8 officer, employee, department, or Decision-Making Body shall disburse funds, execute or
9 perform any agreement, or issue any abatement, credit, exemption, or payment pursuant to
10 a Tax Incentive prohibited by this Section, and any agreement purporting to do so shall be
11 unenforceable against the City. The City may pursue any remedy available at law or in
12 equity, including recovery of the value of any benefit conferred in violation of this Section.

13 5. **Prospective Application.** This Section applies to applications submitted, and
14 approvals granted, on or after its effective date, and shall not impair any Tax Incentive
15 lawfully approved, or any vested contractual right under an agreement executed, before
16 that date.

17 6. **Limitation; State Incentives Unaffected.** This Section applies only to Tax
18 Incentives administered, approved, or granted by the City or a Decision-Making Body.
19 Nothing in this Section is intended to, or shall be construed to, repeal, limit, or affect any
20 tax credit, exemption, or incentive granted or administered by the State of Missouri,
21 including the state sales and use tax exemptions for data center projects under § 144.810
22 RSMo, except to the extent the City is separately authorized to limit the local portion
23 thereof.

1 **SECTION THREE.** *Severability.*

2 The provisions of this chapter shall be severable. If any provision of this chapter is found by a
3 court of competent jurisdiction to be invalid, preempted, or unconstitutional, the remaining
4 provisions of this chapter are valid unless the court finds that the valid provisions of this chapter
5 are so essentially and inseparably connected with, and so dependent upon, the void or preempted
6 provision that it cannot be presumed that the Board of Aldermen would have enacted the valid
7 provisions without the void or preempted ones, or unless the court finds that the valid provisions,
8 standing alone, are incomplete and incapable of being executed in accordance with the legislative
9 intent.

10 **SECTION FOUR.** *Emergency Clause.*

11 This being an ordinance for the preservation of the public peace, health, and safety, it is hereby
12 declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of
13 the Charter, and therefore this Ordinance shall become effective immediately upon its passage and
14 approval by the Mayor of the City.