

O'FALLON



MISSOURI



DEPARTMENT OF ECONOMIC DEVELOPMENT

100 North Main Street • O'Fallon, MO 63366

econdev@ofallon.mo.us • Phone: 636-379-5532 • Fax: 636-978-4144 • www.ofallon.mo.us



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ABOUT O'FALLON

It's important to know the City when choosing a location for your business. This section provides information about O'Fallon's amenities and its rich history.

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econddev@ofallon.mo.us • Phone: 636-379-5532 • Fax: 636-978-4144 • www.ofallon.mo.us



ABOUT O'FALLON

www.ofallon.mo.us

Dear Business Owner:

As Mayor of the City of O'Fallon, I take great pride in our community, with its dedicated businesses and enthusiastic residents. Along with our City Council and Staff, we consider our businesses to be partners in keeping our City as one of America's best. We work hand-in-hand with business owners – both large and small – to support our existing businesses, attract new opportunities and promote sales within our City.

Residents in our City demand excellence from our business and civic leaders. Together we strive to exceed these high expectations through open and honest communication to maintain our nationally-acclaimed quality of life.

Our Economic Development team is available to both new and existing businesses in order to help identify opportunities for growth and development within our great City. Our focus on business retention allows us to maintain a long-term relationship with our businesses, which, in turn, develop a dedicated customer base among our residents.

In addition, we understand that our businesses and the sales tax they generate drive our local economy and help O'Fallon remain a vibrant community. As such, we are committed to supporting our local businesses and encouraging our residents to spend their hard-earned money within our City limits. Our strategic plan to promote shopping and dining within our City offers our businesses an opportunity to promote themselves to our residents and their fellow business leaders.

The City of O'Fallon is committed to maintaining consistent communication with our residents and business owners. We welcome your thoughts, comments and ideas on how we can continue to improve our City and keep O'Fallon a great place to do business.

Should you have any questions about opening, operating or expanding a business in the City of O'Fallon, I encourage you to call me directly at 636-379-5500 or, if you prefer, please contact our Economic Development team at any time. We will work with you to help you and your business succeed.

Sincerely,

Bill Hennessy
Mayor
City of O'Fallon, Missouri



Elected Officials

Councilmembers

Ward 1

Dave Hinman
636-379-5581
dhinman@ofallon.mo.us

Rick Lucas
636-379-5582
rlucas@ofallon.mo.us

Ward 2

Tom "Duke" Herwick
636-379-5583
therwick@ofallon.mo.us

Rose Mack
636-379-5591
rmack@ofallon.mo.us

Ward 3

John Haman, Jr.
636-379-5585
jhaman@ofallon.mo.us

Richard "Rick" Battelle
636-379-5586
rbattelle@ofallon.mo.us

Ward 4

Bob Howell
636-379-5587
bhowell@ofallon.mo.us

Jeff Schwentker
636-379-5580
jschwentker@ofallon.mo.us

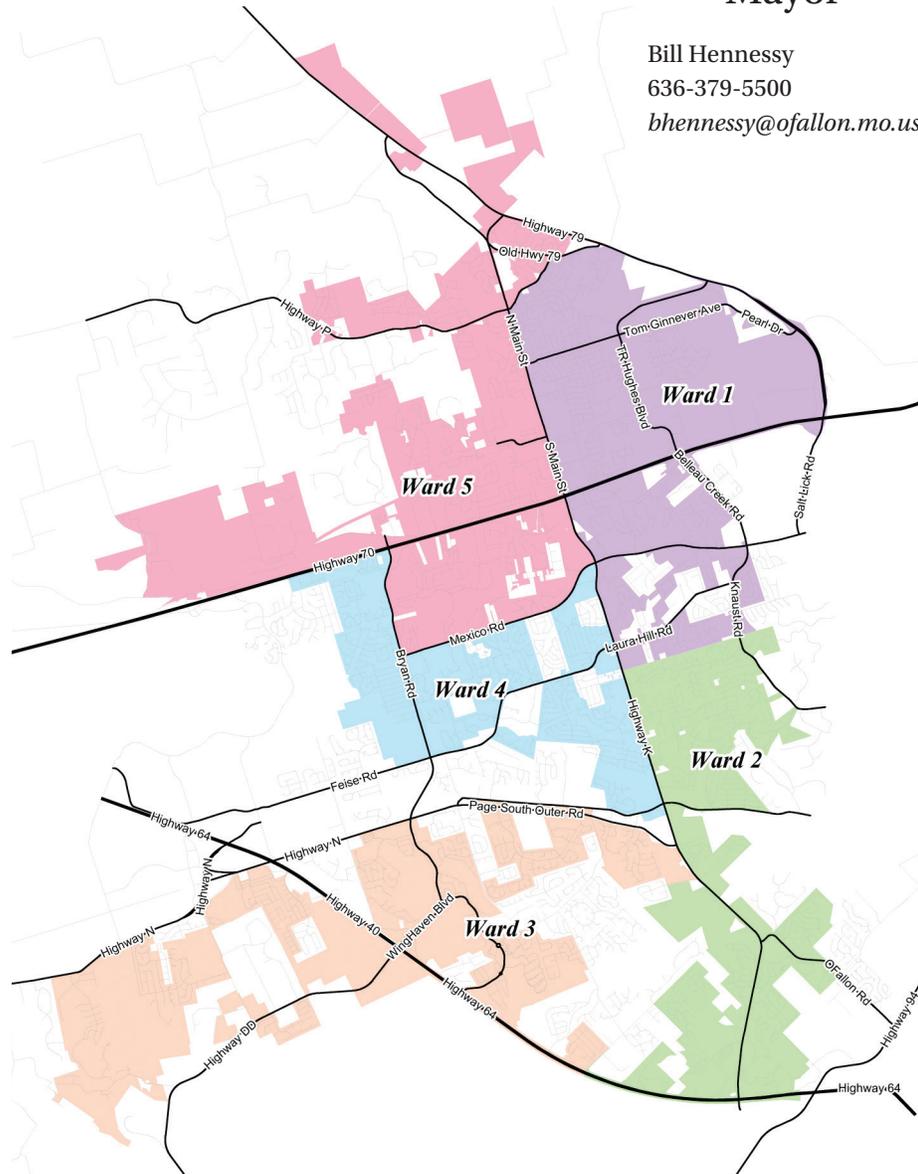
Ward 5

Debbie Cook
636-379-5588
dcook@ofallon.mo.us

Mike Pheney
636-379-5584
mpheney@ofallon.mo.us

Mayor

Bill Hennessy
636-379-5500
bhennessy@ofallon.mo.us





Retention, Expansion and Attraction

The City of O'Fallon is a business-friendly community in a business-friendly region. O'Fallon is included in the many accolades and recognitions bestowed on the State of Missouri, including Top 10 for Pro-business States, *Pollina Corporate*, 2015; 9th for business energy costs, *Small Business and Entrepreneurship Council*, 2016; and 11th lowest state for cost of living, *Missouri Economic Research and Information Center*, 2015.

The City of O'Fallon takes pride in fostering a pro-business atmosphere and in our City's wide-ranging ability to assist manufacturers, retailers and service providers.

Whether your business is well-established or brand new, O'Fallon's Economic Development Department can help you get your plans off the drawing board and your projects up and running.

Our department's resources can save you time and money by providing:

- Assistance in locating appropriate sites for expanding or building your business
- One-on-one site consultations on request
- Data on available properties, including demographic trends specific to each
 - Detailed demographic reports for 1, 3 and 5-mile radius
 - Consumer expenditure reports
 - Daytime employment reports for 1, 3, 5 and 10-mile radius
 - Traffic counts
 - And much more
- Guidance in navigating the necessary steps to build or expand your businesses
- Links to local, state and private business resources
- Sponsorship opportunities for promoting your business at popular City events

We welcome all inquiries – we are here for you! Please call O'Fallon's Economic Development staff and put our expertise to work for you.

Economic Development Department

| | |
|--|--|
| Patrick McKeehan <i>Director</i> | 636-379-5510 <i>pmckeehan@ofallon.mo.us</i> |
| Patty Brown <i>Specialist</i> | 636-379-5530 <i>pbrown@ofallon.mo.us</i> |
| Chad Cornwell <i>Coordinator</i> | 636-379-5634 <i>ccornwell@ofallon.mo.us</i> |
| Ann Beers <i>Administrative Assistant</i> | 636-379-5532 <i>abeers@ofallon.mo.us</i> |

Shop Local Campaigns

Keep it in the 'O' and It's All in the 'O'

In 2009, the City of O'Fallon launched a campaign to promote O'Fallon's businesses and encourage our residents to shop locally and keep sales tax dollars in our city. The "Keep it in the O" campaign was developed in response to the City's 2008 Retail Study, which is available for review at www.ofallon.mo.us/economic-development.

By encouraging our residents to patronize local businesses instead of those outside the City, the City of O'Fallon assists in promoting our local businesses without increasing their advertising budgets. This ongoing campaign includes:

- The creation of the "Keep it in the O" tagline and logo
- A comprehensive online Business Directory and Map detailing storefronts Citywide
- Business window clings
- Substantial advertising, including billboards, print, radio and television
- Partnerships between the City and businesses to offer free marketing opportunities



In an effort to grow on those ideals, the City is continuing a marketing campaign which greatly expands the target audience to outside residents and visitors to O'Fallon as well. The slogan "It's All in the O" is a way to show residents and non-residents alike all that O'Fallon has to offer.

Business Watch Program

Open to all city businesses, the O'Fallon Police Department's free Business Watch program strives to develop and maintain a cooperative crime-alert business network that:

- Provides alerts and information to businesses regarding neighborhood crime issues
- Educates businesses on the prevention and detection of crimes, such as shoplifting, fraud and the use of high-tech security equipment
- Provides tips on how to catch criminals in the act
- Advises businesses on how to provide timely, effective information to the police
- Provides information about the latest educational law enforcement resources, disaster preparedness and security issues
- Encourages mutually supportive monitoring of neighboring businesses

For more information, please call 636-379-5421 or visit www.ofallon.mo.us/PD/Business-Watch.





Community Contacts

City of O'Fallon Departments

| | |
|----------------------------|--------------|
| Main City Hall | 636-240-2000 |
| Administration | 636-379-5503 |
| Building Safety | 636-379-5660 |
| Inspection Line | 636-379-5595 |
| Citizens First | 636-379-5553 |
| City Clerk | 636-379-5555 |
| Code Enforcement | 636-379-5422 |
| Economic Development | 636-379-5532 |
| Engineering | 636-379-5596 |
| Environmental Services | 636-272-0477 |
| Finance | 636-379-5525 |
| Human Resources | 636-379-5438 |
| Municipal Court | 636-240-8766 |
| O'FallonTV | 636-379-5536 |
| Parks and Recreation | 636-379-5606 |
| Planning and Development | 636-379-5544 |
| Police Department | 636-240-3200 |
| Public Relations | 636-379-5508 |
| Public Works | 636-379-5556 |
| RSC (Renaud Spirit Center) | 636-474-2732 |
| Streets Division | 636-379-3807 |
| Tourism and Festivals | 636-379-5502 |
| Veterans' Affairs | 636-379-5577 |
| Volunteer Services | 636-379-5507 |
| Water and Sewer | 636-281-2858 |

Emergency Services *(see map on page 49)*

| | |
|--|--------------|
| Central County Fire & Rescue <i>www.centralcountyfire.org</i> | 636-970-9700 |
| Cottleville FPD <i>www.cottlevillefpd.org</i> | 636-447-6655 |
| Lake St. Louis FPD <i>www.lslfire.com</i> | 636-561-9200 |
| New Melle FPD <i>www.newmellefire.org</i> | 636-828-5528 |
| O'Fallon FPD <i>www.ofallonfire.org</i> | 636-272-3493 |
| St. Charles Co. Ambulance Dist. <i>www.sccad.com</i> | 636-344-7600 |
| Wentzville FPD <i>www.wentzvillefire.org</i> | 636-332-9869 |

United States Postal Service

401 Church Street
www.usps.com 636-272-3811

Utilities

AmerenUE
www.ameren.com 800-552-7583

AT&T
www.att.com 800-499-7928

CenturyLink Business
www.centurylink.net 636-332-3011

Charter Business
www.charterbusiness.net 636-387-6505

Cuivre River Electric
www.cuivre.com 800-392-3709

Duckett Creek Sewer
www.duckettcreek.com 636-441-1244

Laclede Gas
www.lacledegas.com 800-887-4173

Missouri American Water
www.amwater.com 866-430-0820

O'Fallon Water & Sewer 636-281-2858

Public Water District #2
www.waterdistrict2.com 636-561-3737

For county and state contact information, see pages 53 and 54. For local business associations and civic organizations, see page 55.

| Map ID | Name | Type |
|--------|---------------------------------------|---------|
| 1 | Mt. Hope Elementary School | Public |
| 2 | Westhoff Elementary School | Public |
| 3 | Living Word Christian High School | Private |
| 4 | Fort Zumwalt North High School | Public |
| 5 | Forest Park Elementary School | Public |
| 6 | J.L. Mudd Elementary School | Public |
| 7 | Assumption Catholic School | Private |
| 8 | Hope High School | Public |
| 9 | St. Dominic High School | Private |
| 10 | North Middle School | Public |
| 11 | First Baptist Christian Academy | Private |
| 12 | Rock Creek Elementary | Public |
| 13 | Fort Zumwalt West High School | Public |
| 14 | Fort Zumwalt South High School | Public |
| 15 | Progress South Elemenatary School | Public |
| 16 | South Middle School | Public |
| 17 | Dardenne Elementary School | Public |
| 18 | Immaculate Conception Catholic School | Private |
| 19 | Crossroads Elementary School | Public |
| 20 | Emge Elementary School | Public |
| 21 | Twin Chimneys Elementary School | Public |
| 22 | Ostmann Elementary School | Public |
| 23 | Liberty High School | Public |
| 24 | Webster University | College |
| 25 | Sommers Road Elementary | Public |
| 26 | Pheasant Point Elementary School | Public |
| 27 | DD Middle School | Public |
| 28 | West Middle School | Public |
| 29 | John Weldon Elementary School | Public |
| 30 | Francis Howell Middle School | Public |
| 31 | Lindenwood University | College |

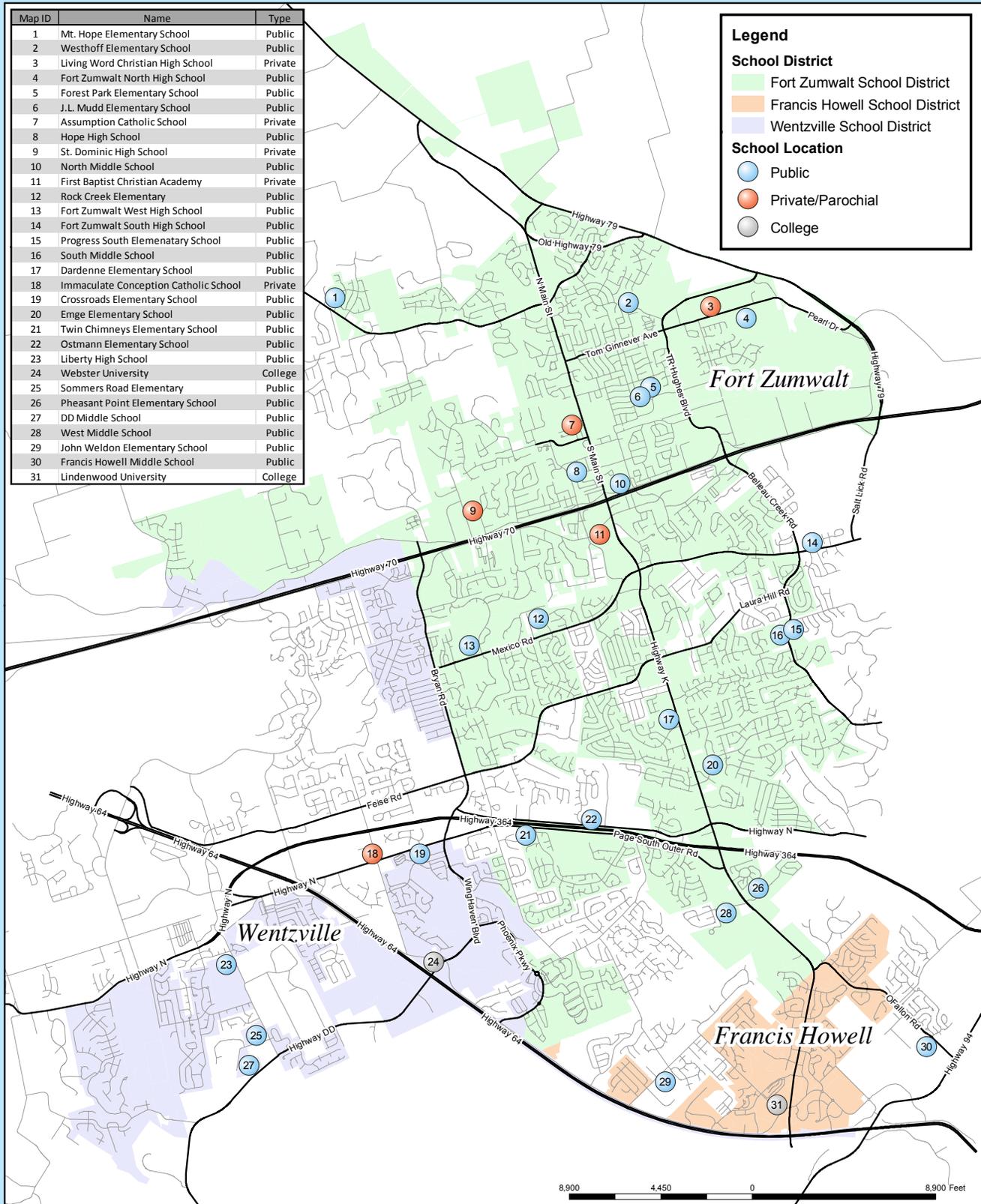
Legend

School District

- Fort Zumwalt School District
- Francis Howell School District
- Wentzville School District

School Location

- Public
- Private/Parochial
- College



Planning & Development
 Geographic Information System
 O'Fallon, Missouri

O'Fallon Education
 Information current through ordinance 6168
 Printed: 01/15/2016



M:\MAPS \SCHOOLS \SCHOOL DISTRICT MAP SMALL.mxd



Education

Residents may commute to nationally-recognized universities in metro St. Louis, or get an education at satellite campuses in O'Fallon.

Higher Education in O'Fallon

Lindenwood University O'Fallon South Campus

636-627-6600

www.lindenwood.edu

Graduate and undergraduate degrees are offered in Communications, Humanities and Business Administration.

St. Charles Community College

636-922-8000

www.stchas.edu

Associate degrees are offered for a variety of academic and applied science programs (business administration, law enforcement, early childhood education, skilled trades), as well as continuing education.

Webster University WingHaven Campus

636-561-2400

www.webster.edu/winghaven

Undergraduate degrees are offered in business, business administration, computer science, management and nursing. Graduate degrees are also offered in Business Administration, Finance, Human Resource Management, Information Technology Management and Management and Leadership.

Public Schools in O'Fallon

O'Fallon is served by three public school districts for children in grades K-12. These include Fort Zumwalt, Francis Howell and Wentzville school districts.

Private/Parochial Schools in O'Fallon

Some of O'Fallon's five private/parochial schools have been educating students since the late 1800s, while others are relatively new. They provide a quality education for children from preschool through high school, with many opportunities for parental involvement.

Libraries

St. Charles City-County Library

www.youranswerplace.org

As one of the largest public libraries in terms of use in the State of Missouri, the St. Charles City-County Library District stands out in its provision of special collections and services in several areas, including Business & Public Management, Government Documents, and Nonprofit Services. The following library branches are located in O'Fallon:

Deer Run Library

636-978-3251

1300 North Main Street

Library Express at WingHaven

636-561-3385

7435 Village Center Drive

Middendorf-Kredell Library

636-272-4999

2750 Highway K

Nationally-recognized Regional Universities

O'Fallon benefits from its proximity to some of the nation's premier schools, as rated in several national publications. *Forbes* magazine recently ranked Metro St. Louis as #12 in the nation for America's best colleges. All of the metro-area institutions listed here also feature prominently in *US News & World Report's* college rankings at both the graduate and undergraduate levels.

Missouri University of Science and Technology (Missouri S&T)

www.mst.edu

Missouri University of Science and Technology is a top research and innovation institution of higher learning located in Rolla, Missouri, and is part of the University of Missouri System. S&T has 25 research centers and institutes and offers over 97 degree programs in 39 areas of study with a high emphasis on engineering, sciences, mathematics business, humanities and liberal arts.

Saint Louis University (SLU)

www.slu.edu

A private, co-educational Jesuit university, with a campus in St. Louis and Madrid, Spain; Saint Louis University offers nearly 100 undergraduate programs that focus on academic excellence, life-changing research, compassionate health care, and a strong commitment to faith and service. SLU also offers nearly 80 post-baccalaureate programs, 22 of which are among the best in the nation, as ranked by *U.S. News and World Report* and 25 online programs.

Southern Illinois University (SIUE)

www.siue.edu

Southern Illinois University Edwardsville, is a coeducational, public Master's college and university in Edwardsville, Illinois, about 20 miles northeast of St. Louis, Missouri. SIUE awards degrees in undergraduate and graduate programs encompassing the arts, sciences, nursing, education, health (including dental and pharmacy), human behavior, business and engineering. SIUE offers a broad-based liberal education that is enhanced by hands-on research and real-world experiences.

University of Missouri–Columbia (Mizzou)

www.missouri.edu

University of Missouri–Columbia has more than 300 degree programs, including 89 online options and is one of only six public universities nationwide that has a medical school, veterinary medicine college and a law school on the same campus. Mizzou grants a significant percentage of bachelor's, master's and doctoral degrees in the state of Missouri. Mizzou's NCAA Division I athletic program has 20 sports, many ranked in the top 25 nationally.

University of Missouri–St. Louis (UMSL)

www.umsl.edu

The University of Missouri–St. Louis is a public research university. Bachelor's, Master's, and doctoral programs are offered through the College of Arts and Sciences, College of Business Administration, College of Education, College of Nursing, and College of Optometry. They also have Pierre Laclede Honors College, Graduate School, School of Fine and Performing Arts, School of Social Work, Joint Undergraduate Engineering Program with Washington University and many other Centers & Institutes.

Washington University (Wash U)

www.wustl.edu

Washington University in St. Louis is a private research university with seven graduate and undergraduate schools that encompass a broad range of academic fields. The undergraduate program offers more than 90 fields of study with over 1,500 courses. The University College, with more than 50 programs of study is the division for adult, evening and professional studies in Arts & Sciences and administers the Summer School.



Quality of Life

With the philosophy of “family first,” the City of O’Fallon, Missouri, has achieved phenomenal growth for more than two decades, making it one of the fastest-growing cities in the nation. The belief that the opportunity to live, work and play within the same community should be readily available supports the strong family values that are O’Fallon’s greatest asset and the foundation on which the City continues to build its future.

- O’Fallon continues to receive national accolades. The following are among its honors:
 - Named one of the “Best Cities for Young Families” by *ApartmentList.com*, 2016.
 - *Military Times* listed the City of O’Fallon, Missouri as one of the countries “Best for Vets: Places to Live,” 2016.
 - Named 20th “Safest City in Missouri” by *safewise.com*, 2015
 - Named 5th on “America’s Safest Cities” by *CQ Press*, 2008–2015
 - Named one of the “Best Small Cities for Singles,” coming in at #8 in the country by *datingadvice.com*, 2015
 - Named one of America’s “Best Places to Live” by *Money* magazine in 2006, 2008, 2010, 2012 and 2014
 - Named 39th “Fastest Growing Community” for small cities (population of less than 100,000) and 2nd “Fastest in Job Growth” by *Wallet-hub*, 2014
 - Named one of the “Best Places in Missouri to Own a Home” and rated 5th in state for homeownership by *Nerdwallet*, 2014
- 37.5% of O’Fallon residents 25 years of age and older earned a college degree according to the 2010–2014 American Community Survey 5-year estimates.
- Nearly 1,600 businesses call O’Fallon home, satisfying the tastes and styles of almost everyone. Shopping and dining experiences range from large retail chains to small independent businesses.
- O’Fallon is rooted in community tradition through its numerous attractions and events including the 9/11 memorials, Veterans Memorial Walk, Heritage & Freedom Fest, Fall Fest and Celebration of Lights.
- More than 450 acres of parks are located throughout the City. Recreational facilities include the City’s own Renaud Spirit Center (indoor recreation complex), Alligator’s Creek Aquatic Center and T.R. Hughes Ballpark. Also in the community is the O’Fallon Family YMCA.
- Public infrastructure continues to be a significant City focus, with over \$17.2 million budgeted for the street and road improvement funding in 2016 for infrastructure improvements and maintenance.
- BJC Progress West Hospital is a state of-the-art hospital that complements numerous urgent care facilities and doctors’ offices located throughout the City.
- O’Fallon has a low poverty rate of 4.9% (*American Community Survey 2010–2014*, U.S. Census Bureau).
- St. Charles County ranks as one of the Top 25 Tech Counties in the country (*Progressive Policy Institute*, 2015).
- St. Charles County Arts Council Gallery showcases local artists and supports events within the County.
- St. Louis is ranked #5 in “Best Cities to Start a Business” (*WalletHub*, 2016).
- Missouri has the 11th lowest cost of living in the nation (Missouri Economic Research and Information Center, 2015 Annual Cost of Living).
- Missouri ranks among the top 10 pro-business states in the U.S. (*Pollina Corporate*, 2015).
- Missouri ranks as the 3rd lowest on corporate tax rate and 8th lowest on property tax (*Tax Foundation*, 2016).



Parks and Recreation

O'Fallon has some of the finest family recreation in the region, with excellent athletic fields in our parks, a state-of-the-art indoor recreation center, leisure activities for all ages, recreational and competitive sports leagues and great golfing on public and semi-private courses.

O'Fallon's 66,000 square foot indoor recreation complex, the Renaud Spirit Center (RSC), is fully equipped for all ages and abilities and offers a superb fitness center, a natatorium with a 10,000 square foot pool and 185 foot water slide, 16,000 square foot state of the art gymnasium, an art gallery, classrooms, wet and dry food courts, locker rooms, showers, and changing rooms for families and those with disabilities.

The City of O'Fallon also has some of the finest athletic fields in the metro area for team sports such as soccer, football and baseball. In addition to the state-of-the-art indoor recreation complex, the Renaud Spirit Center, the City also has Alligator's Creek Aquatic Center outdoor pool. *For a detailed list of park amenities, see page 12.*

If you love baseball, O'Fallon's T.R. Hughes Ballpark is the home of the popular River City Rascals minor league baseball team. Parking is free, with game prices and lively entertainment geared to families.

WingHaven Country Club in O'Fallon has an 18-hole Jack Nicklaus-designed golf course. The Falls Golf Club and The Links at Dardenne are also popular 18-hole golf courses. All three have outstanding pro shops, restaurants and driving ranges.

Each year, the City also sponsors festivals, special events, concerts, live theater and art exhibits with the help of businesses and volunteers. A partial list includes:

- O'Fallon Jammin' Outdoor Concerts are held every Tuesday evening in June, July and August.
- Founders' Day in May focuses on our City's history and the good old days.
- O'Fallon's Heritage & Freedom Fest is one of the biggest Independence Day celebrations in the metro area, with nationally-known headline entertainment, a carnival, parade, fireworks, family shows.
- The O'Fallon Fall Fest in October features live music, a street dance, family entertainment, arts and crafts vendors.
- January's Cabin Fever Daze is a two-day event held in O'Fallon Sports Park featuring skating, winter games and activities for the entire family.
- Drive through the annual Celebration of Lights to see a mile of spectacular lights and whimsical holiday scenes in Fort Zumwalt Park.
- O'Fallon TheatreWorks presents locally-produced productions of award-winning musicals each spring and dramas each fall.
- Monthly art exhibits showcase local artists at the Cultural Arts Center Gallery in the RSC.
- Numerous athletic leagues and events for all ages, including a triathlon and 5K races.



Parks and Recreation (cont.)

Each O'Fallon park offers a first-rate place to relax, get some exercise or simply enjoy the outdoors. All parks, except for Knaust Park, have outdoor pavilions that can be reserved for family and company picnics. Also, the Renaud Spirit Center has indoor facilities that can be reserved for meetings and special events.

Civic Park

Facilities include the Alligator's Creek Aquatic Center outdoor swimming complex, an ADA-accessible playground and walking path, a large bandstand for summer concerts and other activities. The park is also home to the O'Fallon Historical Society Log Cabin.

Dames Park

Football is the name of the game at Dames Park, which has two football practice fields and a full-sized game field with bleachers. The park also offers a fitness course, a one-mile exercise path and the Omer Dames Vietnam War Memorial.

Fort Zumwalt Park

O'Fallon's most historic park is also its most scenic, with native oak, hickory, locust, catalpa, persimmon and willow trees growing around pretty Lake Whetsel. The park's historic features include a limestone chimney marking the site of Zumwalt's Fort (a War of 1812 settler fort) currently being reconstructed, and the Darius Heald Home, built *circa* 1884-1886. The restored home can be rented for upscale events. The park also has a one-mile exercise path, a full playground, 18-hole disc golf course and picnic tables.

Knaust Park

This neighborhood park has a playground and a walking path.

O'Fallon Municipal Centre

O'Fallon's City Hall/Police Department complex includes a full-sized gymnasium with a stage used for O'Fallon TheatreWorks' musicals, dramas and theater programs for youngsters.

O'Fallon Sports Park

O'Fallon's premier soccer park has a 12-field soccer complex, a cricket field, and a state-of-the-art indoor recreation center, the RSC (Renaud Spirit Center) and the Cultural Arts Center Gallery. The park also contains a demonstration rain garden. The RSC is available for meetings and special events.

O'Fallon Veterans Memorial Walk

Honoring all U.S. military personnel, veterans and American soldiers from all eras, this striking memorial features an eternal flame, a platoon of bronze military boots positioned as though marching in unison, the insignias of all U.S. military branches of service, a POW/MIA flag and a reflecting pool.

Ozzie Smith Sports Complex and T.R. Hughes Ballpark

O'Fallon's baseball complex includes T.R. Hughes Ballpark, home of the River City Rascals minor league baseball team and a museum, the St. Charles County Amateur Sports Hall of Fame. The ballpark is available for special events. The sports complex also offers seven lighted baseball-softball diamonds for league play.

Paul A. Westhoff Memorial Park

This neighborhood park offers amenities for nearly everyone: lighted baseball and softball diamonds, pee wee fields, a sand volleyball court, horseshoe pits, basketball courts, tennis courts, two playgrounds, and Westhoff Plaza, a BMX and skateboard park. Brendan's Playground is a universally-accessible playground designed so that children of all abilities can play together.



History

In 2014, O'Fallon celebrated *Money* magazine's recognition – again – of our City as one of the nation's "100 Best Places to Live." How we got there is a tale of entrepreneuring and of business leaders who wore many hats.

German immigrant Nicholas Krekel was O'Fallon's first resident and first retailer in 1856, and in 1857, the first postmaster and first railroad agent, as well. He operated his store out of his house, the first home built in O'Fallon.

He settled here because his older brother, Judge Arnold Krekel (who also owned a newspaper), purchased land, plotted a town and donated some of the property for a new railroad line.

In 1912, the City incorporated with about 600 residents. O'Fallon's first mayor, Fred Jacoby, built the first drug store and started the first telephone service, which he installed himself, including a switchboard in his store. Mayor Jacoby also started the town's first band and invented a grain reaper.

In 1939, with only \$50 in the general fund, Mayor Paul A. Westhoff, Sr., cast the decisive vote to build the City's first sanitary water and sewer system, launching an era of progress and expansion.

To help the City build the system, St. Mary's Institute donated \$5,000. St. Mary's is O'Fallon's oldest corporation, founded by the Sisters of the Most Precious Blood to support their educational endeavors.



America entered World War II not long afterward and O'Fallon residents found jobs at the government's new TNT-manufacturing plant built near Weldon Spring.

By 1956, O'Fallon's population had grown to 1,357. The City's three-day Centennial celebration, which included a beard-growing contest, drew spectators from many neighboring towns. About this time, O'Fallon's first subdivisions were started. A sign was posted along the highway, "O'Fallon, a Good Place to Live." Many residents commuted to manufacturing jobs in St. Louis.



Still, until the early 1970s, O'Fallon remained roughly 20 blocks square in size, mostly on the north side of I-70. The town was so small that if there was trouble, officers usually had an idea who caused it. And the area was so rural that officers occasionally got called out to handle stray cattle wandering across a road.

In the mid-1990s, O'Fallon began an aggressive program of City-wide infrastructure improvements that supported phenomenal residential, retail and manufacturing growth, resulting in a 25 percent increase in the number of available jobs. O'Fallon was officially a boomtown.

(continued on next page)

History (cont.)

At the same time, a new industry based on O’Fallon’s past emerged – tourism. Although, as a town, O’Fallon began with Arnold and Nicholas Krekel, the City’s historic sites include early American and Native American history, a War of 1812 settler fort and Civil War history.

Accordingly, City officials, citizens and business people moved to preserve and restore several buildings: Westhoff Grain and Mercantile Co., Westhoff Light and Power Co., O’Fallon’s railroad depot, the Darius Heald Home (built circa 1884 and open for tours in the summer), an 1870s log cabin (now the O’Fallon Historical Society Museum) and the east, west and south wings of St. Mary’s Institute educational building, which is now the O’Fallon Municipal Centre (City Hall and the O’Fallon Police Department.)

In 2006, *Money* Magazine for the first time ranked O’Fallon among America’s 100 “Best Places to Live” and O’Fallon celebrated its Sesquicentennial, or 150th anniversary, with a year-long series of events spotlighting the City’s history.

The year 2006 also marked the 100th anniversary of O’Fallon’s Fire Protection District. A century ago, the all-volunteer department’s chief fire-fighting equipment was a fire hose measuring about a block and a half and powered by water pumped from a pond.

In 2015, the O’Fallon Community Foundation and the City of O’Fallon completed the reconstruction of an important American historic site, Jacob Zumwalt’s settler fort, which sheltered families from Native American attacks during the War of 1812.

Today, O’Fallon’s borders have expanded to about 30 square miles and our population is more than 85,000. The same railroad line that started our City is still in operation. The original house built by Nicholas Krekel has been purchased by the City to bolster heritage tourism. And O’Fallon’s business-friendly legacy continues with a wealth of opportunities for modern entrepreneurs.



Patriot Day Ceremony



DEMOGRAPHICS

Everything from population, tax rates and traffic counts to household income and spending habits for the City of O'Fallon may be found in this section.

100 North Main Street • O'Fallon, MO 63366

econdev@ofallon.mo.us • Phone: 636-379-5532 • Fax: 636-978-4144 • www.ofallon.mo.us



Community Profile

The City of O'Fallon is located in the central portion of eastern Missouri, located in St. Charles County, just thirty minutes west of St. Louis City limits. The City encompasses 29.76 square miles, with ideal access to Interstate 70 in the north and Interstate 64 in the south.

Not only is the City of O'Fallon at the center of one of Missouri's fastest growing counties, it is also near the population center of the United States. O'Fallon is about fifteen minutes from one of the nation's major airports, with interstates and other federal and state highways serving our community.

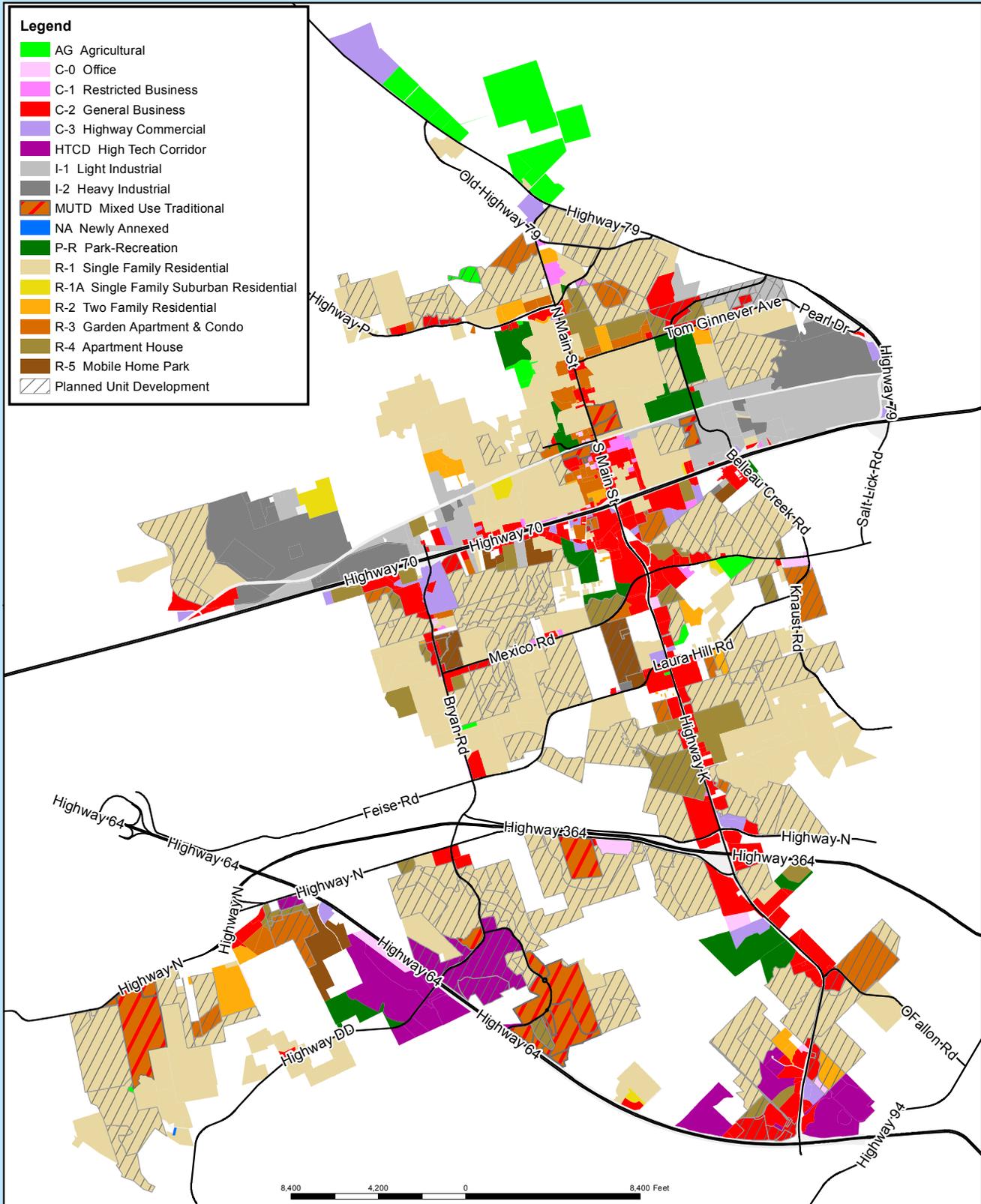
O'Fallon's economy is as diverse as the people who comprise its community. With over 1,600 businesses and more than 70 retail centers, many major types of industry make their home in the City. From world renowned companies such as Citi, MasterCard International, SunEdison, Schneider Electric/APC and True Manufacturing, to family-owned businesses such as McGurk's Public House, Kitaro Bistro of Japan, Mozingo Music and Ethyl's Smokehouse, the City welcomes businesses of all kinds to lay their roots in O'Fallon.

If you are considering expanding or relocating your business, please contact the City's Economic Development Department at 636-379-5532 to speak to a professional and obtain a listing of the available buildings and sites.



Legend

- AG Agricultural
- C-0 Office
- C-1 Restricted Business
- C-2 General Business
- C-3 Highway Commercial
- HTCD High Tech Corridor
- I-1 Light Industrial
- I-2 Heavy Industrial
- MUTD Mixed Use Traditional
- NA Newly Annexed
- P-R Park-Recreation
- R-1 Single Family Residential
- R-1A Single Family Suburban Residential
- R-2 Two Family Residential
- R-3 Garden Apartment & Condo
- R-4 Apartment House
- R-5 Mobile Home Park
- Planned Unit Development



Planning & Development
 Geographic Information System
 O'Fallon, Missouri

O'Fallon Zoning
 Information current through ordinance 6168
 Printed: 01/15/2016



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Demographic Statistics

Last 10 Fiscal Years

| Fiscal Year | O'Fallon Population ¹ | O'Fallon Housing | O'Fallon Unemployment Rate ² |
|-------------|----------------------------------|------------------|---|
| 2015 | 85,397 | 32,051 | 3.3% |
| 2014 | 84,381 | 31,643 | 4.2% |
| 2013 | 83,377 | 31,224 | 4.6% |
| 2012 | 81,979 | 30,819 | 4.8% |
| 2011 | 80,519 | 30,211 | 5.9% |
| 2010 | 79,329 | 26,930 | 7.0% |
| 2009 | 79,158 | 26,563 | 7.4% |
| 2008 | 78,058 | 26,194 | 5.4% |
| 2007 | 76,884 | 25,800 | 4.0% |
| 2006 | 74,482 | 24,994 | 3.8% |

¹ Population statistics are estimates derived from the US Census and City of O'Fallon housing data. The 2000 US Census showed O'Fallon's population as 46,169, and the 2010 US Census showed 79,329.

² US Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics Data for O'Fallon, MO, extracted annual rate March 2016.

Population Trends

The City of O'Fallon has been one of the fastest growing cities in the St. Louis metropolitan area and St. Charles County has been one of the fastest growing counties in the State of Missouri for three decades. It is also one of the fastest growing areas in the nation.

According to statistics from the Census Bureau, from 2000 – 2010, O'Fallon's population increased by 71.8%. In the same timeframe, St. Charles County's population increased by 26.9%, the State of Missouri by 7.0% and the United States by 9.7%.

O'Fallon Population Trend

| Year | Population |
|------|------------|
| 2010 | 79,329 |
| 2000 | 46,169 |
| 1990 | 18,698 |
| 1980 | 8,677 |
| 1970 | 7,018 |

St. Charles County Population Trend

| Year | Population |
|------|------------|
| 2010 | 360,485 |
| 2000 | 283,883 |
| 1990 | 212,907 |
| 1980 | 144,107 |
| 1970 | 92,954 |

Missouri Population Trend

| Year | Population |
|------|------------|
| 2010 | 5,988,927 |
| 2000 | 5,595,211 |
| 1990 | 5,117,073 |
| 1980 | 4,917,000 |
| 1970 | 4,677,000 |

United States Population Trend

| Year | Population |
|------|-------------|
| 2010 | 308,745,538 |
| 2000 | 281,421,906 |
| 1990 | 248,709,873 |
| 1980 | 226,545,805 |
| 1970 | 203,392,031 |

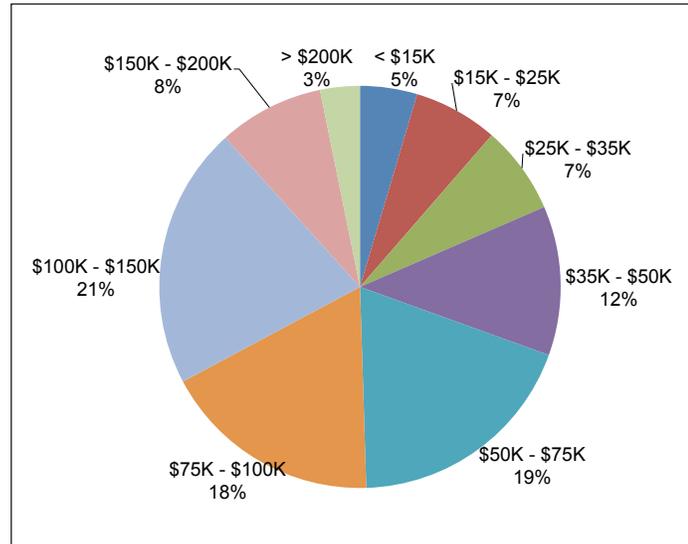
Source: U.S. Census Bureau



Households by Income

| | 2000 Census | 2015 Estimate | 2020 Projection |
|--------------------------|-------------|---------------|-----------------|
| Average Household Income | \$64,429 | \$86,466 | \$93,490 |
| Median Household Income | \$60,143 | \$76,022 | \$82,052 |
| Per Capita Income | \$21,774 | \$31,826 | N/A |

2015 Household Income



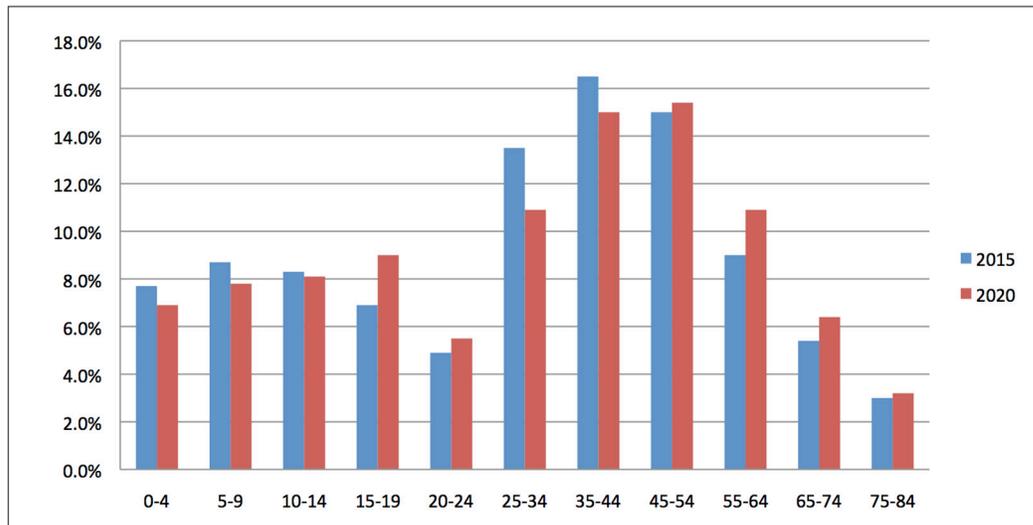
Housing Values

| | 2000 Census | 2015 Estimate | 2020 Projection |
|---------------|-------------|---------------|-----------------|
| Average Value | \$136,780 | \$208,183 | N/A |
| Median Value | \$132,763 | \$216,106 | N/A |

Data compiled by the St. Charles City-County Library District Business/Public Management Department. Data is sourced from ESRI and presented by Business Decision.

Population by Age

| | 2010 Census | 2015 Estimate | 2020 Projection |
|--------------------------|-------------|---------------|-----------------|
| Median Age of Population | 34.3 | 37.7 | 38.1 |



Data compiled by the St. Charles City-County Library District Business/Public Management Department.
Data is sourced from ESRI and presented by Business Decision.

Cost of Living

St. Louis' cost of living is the second lowest among the nation's 20 largest metropolitan areas for 2014 according to the Council for Community and Economic Research. The Cost of Living Index provides a useful and reasonably accurate measure to compare management and executive level cost of living differences among urban areas.

| Metro Area | Index | Metro Area | Index | Metro Area | Index |
|-------------------------|-------------|--------------------|-------|-------------------|-------|
| Tampa, FL | 91.6 | Minneapolis, MN | 108.2 | Los Angeles, CA | 140.3 |
| St. Louis, MO-IL | 92.5 | Baltimore, MD | 112.8 | San Diego, CA | 144.8 |
| Detroit, MI | 95.3 | Miami, FL | 112.3 | Boston, MA | 144.3 |
| Dallas, TX | 96.1 | Riverside City, CA | 116.1 | Washington, DC | 146.8 |
| Phoenix, AZ | 95.9 | Chicago, IL | 116.2 | San Francisco, CA | 176.4 |
| Houston, TX | 98.2 | Philadelphia, PA | 119.5 | New York, NY | 227.4 |
| Atlanta, GA | 99.9 | Seattle, WA | 140.3 | | |

Source: "ACCRA Cost of Living Index, 2015 Average Annual Data" Council for Community and Economic Research, February 2016.



Building Permits

Residential Building Permits

Single Family and Villa Permits for New Construction
(Last Five Fiscal Years)

| Year | Total Permits | Estimated Value |
|------|---------------|-----------------|
| 2015 | 436 | \$60,895,449 |
| 2014 | 432 | \$51,398,331 |
| 2013 | 394 | \$50,202,467 |
| 2012 | 310 | \$35,788,912 |
| 2011 | 272 | \$30,811,948 |

Source: City of O'Fallon Building Division

Commercial Building Permits

Commercial Permits, Commercial Alterations/Additions,
and Multi-Family Permits
(Last Five Fiscal Years)

| Year | Total Permits | Estimated Value |
|------|---------------|-----------------|
| 2015 | 261 | \$64,568,399 |
| 2014 | 229 | \$46,297,665 |
| 2013 | 215 | \$65,417,868 |
| 2012 | 143 | \$53,600,048 |
| 2011 | 159 | \$25,615,088 |

Source: City of O'Fallon Building Division

St. Charles County Hourly Wages

| Occupation | Mean Wage | Entry Wage | Experienced Wage |
|---|-----------|------------|------------------|
| Architecture & Engineering | \$35.71 | \$21.48 | \$42.82 |
| Arts, Design, Entertainment, Sports & Media | \$18.76 | \$9.95 | \$23.17 |
| Building and Grounds Cleaning and Maintenance | \$13.26 | \$9.15 | \$15.32 |
| Business & Financial Operations | \$29.92 | \$15.92 | \$36.92 |
| Community & Social Service | \$19.70 | \$12.40 | \$23.34 |
| Computer & Mathematical | \$36.11 | \$22.37 | \$42.98 |
| Construction & Extraction | \$28.32 | \$18.37 | \$33.29 |
| Education, Training & Library | \$22.39 | \$11.05 | \$28.06 |
| Food Preparation & Servicing | \$10.07 | \$8.36 | \$10.92 |
| Healthcare Practitioners & Technical | \$33.41 | \$16.99 | \$41.62 |
| Healthcare Support | \$12.53 | \$9.51 | \$14.04 |
| Installation, Maintenance & Repair | \$21.12 | \$12.96 | \$25.20 |
| Legal | \$28.74 | \$16.55 | \$34.83 |
| Life, Physical & Social Science | \$31.48 | \$16.73 | \$38.86 |
| Management | \$52.15 | \$24.79 | \$65.83 |
| Office & Administrative Support | \$16.56 | \$10.57 | \$19.55 |
| Personal Care and Service | \$10.83 | \$8.36 | \$12.07 |
| Production | \$17.85 | \$10.37 | \$21.60 |
| Protective Services | \$19.29 | \$8.47 | \$24.69 |
| Sales & Related Occupations | \$17.15 | \$8.31 | \$21.57 |
| Transportation & Material Moving | \$15.45 | \$8.69 | \$18.82 |

Source: Missouri Economic Research and Information Center (MERIC) for St. Charles County MO; extracted March 2016.

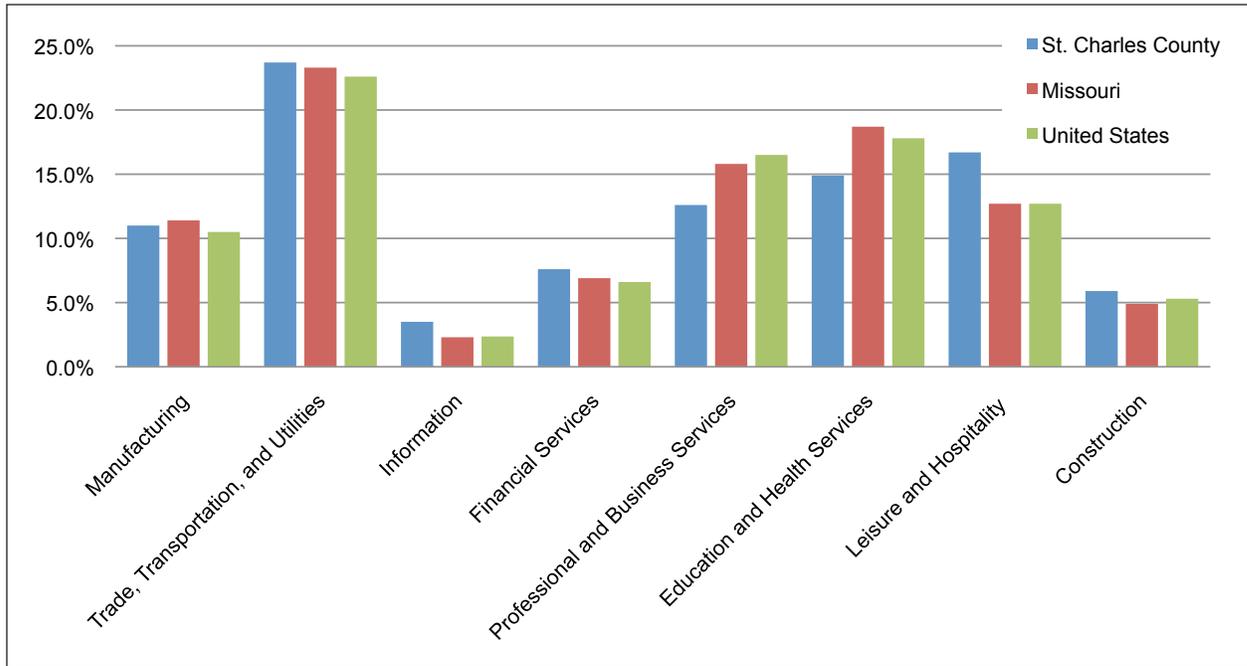
2015 Labor Availability

| Workforce Measure | O'Fallon | County |
|-------------------|----------|---------|
| Labor Force | 46,645 | 211,987 |
| Employment | 44,996 | 203,253 |
| Unemployment | 1,649 | 8,754 |
| Unemployment Rate | 3.3% | 3.9% |

Source: US Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics Data for O'Fallon, MO; extracted February 2016.



2014 Employment By Industry



Note: Construction Data for St. Louis MSA is not disclosable.

Source: US Department of Labor, Bureau of Labor Statistics, Percentage of Employment calculated from Quarterly Census of Employment and Wages Data; extracted February 2016

St. Charles County Location Quotients

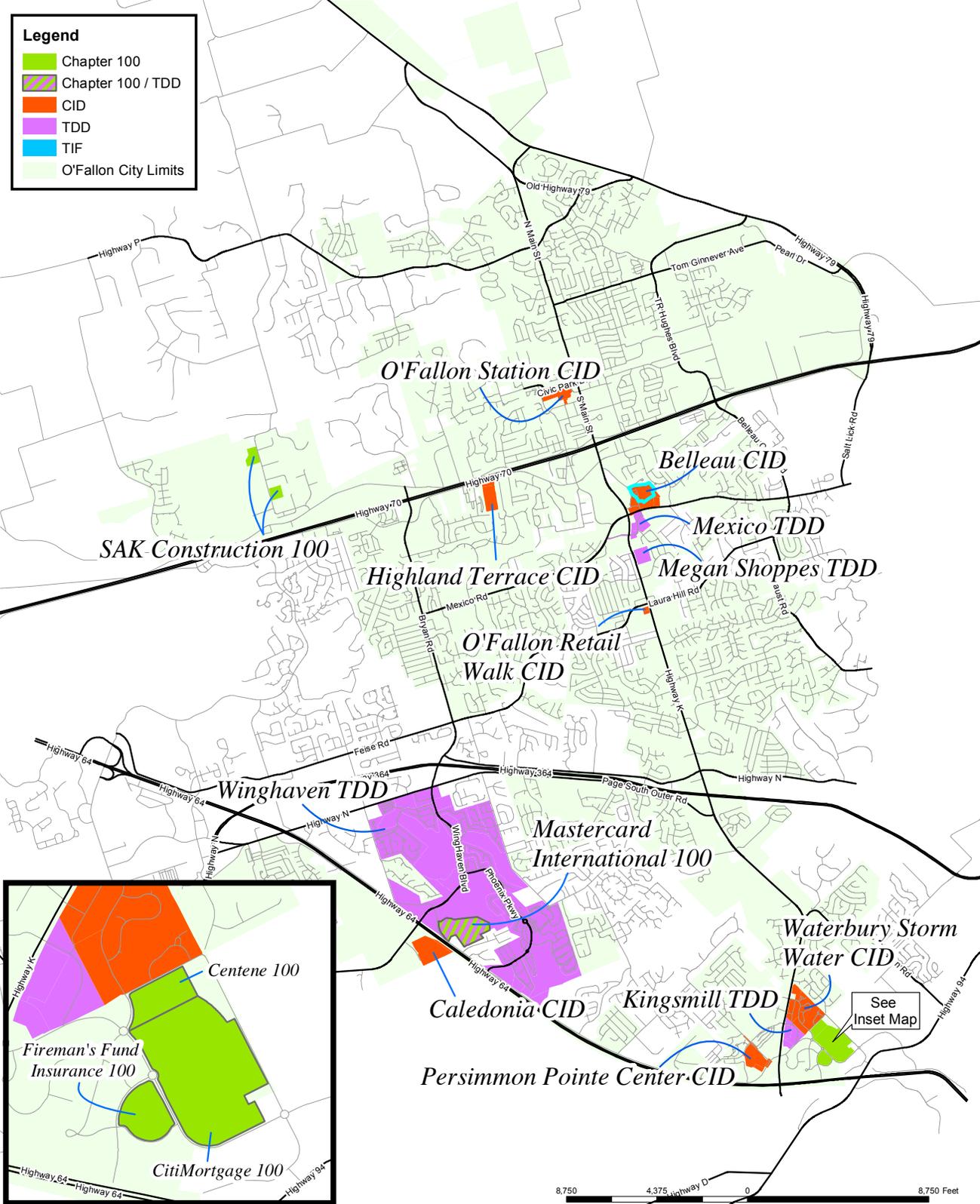
Top 5 Location Quotients in St. Charles County in 2014

(Compared to United States)

| | |
|--|------|
| Arts, entertainment, and recreation – NAICS 71 | 1.67 |
| Information – NAICS 51 | 1.48 |
| Accommodation and Food Services - NAICS 72 | 1.26 |
| Finance and Insurance – NAICS 52 | 1.25 |
| Retail Trade – NAICS 45-45 | 1.23 |
| Retail Trade – NAICS 45-45 | 1.19 |

Source: US Department of Labor, Bureau of Labor Statistics, Location Quotients calculated from Quarterly Census of Employment and Wages Data; extracted February 2016.

- Legend**
- Chapter 100
 - Chapter 100 / TDD
 - CID
 - TDD
 - TIF
 - O'Fallon City Limits



Planning & Development
 Geographic Information System
 O'Fallon, Missouri

O'Fallon Special Taxing Districts

Information current through ordinance 6168
 Printed: 01/15/2016



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Tax Information

2015 Sales Tax within City Limits of O'Fallon

| | General Sales | Qualified Food Sales |
|---|---------------|----------------------|
| State of Missouri: General | 3.000% | — |
| State of Missouri: Education | 1.000% | 1.000% |
| State of Missouri: Conservation | 0.125% | 0.125% |
| State of Missouri: Parks & Soil | 0.100% | 0.000% |
| St. Charles County: General | 0.750% | 0.750% |
| St. Charles County: Transportation | 0.500% | 0.500% |
| St. Charles County: Capital Improvements | 0.250% | 0.250% |
| St. Charles County: Regional Parks | 0.100% | 0.100% |
| St. Charles County: Comm. Services for Children | 0.125% | 0.125% |
| City of O'Fallon: General | 1.000% | 1.000% |
| City of O'Fallon: Parks and Storm Water | 0.500% | 0.500% |
| City of O'Fallon: Transportation | 0.500% | 0.500% |
| Total Sales Tax | 7.950% | 4.850% |

Utility Taxes: Ameren UE - 4.8%, all others - 5.0%

Transient Guest (Lodging) Tax: 5.0%

NOTE - The City of O'Fallon has Transportation Development Districts (TDD) and Community Improvement Districts (CID) within its boundaries. A TDD includes an additional increment of sales tax applied to purchases. A CID can impose a real property tax and/or a sales tax. It is the business owner's responsibility to determine if the business is located in one of these districts. Although these districts are located within the City limits, they are considered a separate political subdivision apart from the City of O'Fallon. Please see the O'Fallon Special Taxing Districts map on page 24 for locations of TDD's & CID's.

Questions regarding sales tax rates should be directed to the Missouri Department of Revenue at www.dor.mo.gov or 573-751-3505. For general questions, you may contact the local office at 314-877-0177.

Source: State of Missouri Department of Revenue

Tax Information (cont.)

2015 Real/Personal Property Taxes Per \$100 Assessed

Last Five Fiscal Years

| Taxing Authority | 2015 | 2014 | 2013 | 2012 | 2011 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|
| City of O'Fallon (**) | \$0.5846 | \$0.5512 | \$0.5512 | \$0.5512 | \$0.4838 |
| State of Missouri | \$0.0300 | \$0.0300 | \$0.0300 | \$0.0300 | \$0.0300 |
| St. Charles County | \$0.0000 | \$0.0016 | \$0.0016 | \$0.0016 | \$0.0016 |
| St. Charles County Road & Bridge | \$0.1962 | \$0.2025 | \$0.2025 | \$0.2025 | \$0.2025 |
| Fort Zumwalt School District (***) | \$4.7446 | \$4.8438 | \$4.8438 | \$4.7936 | \$4.7611 |
| St. Charles County Library District | \$0.2200 | \$0.2270 | \$0.2270 | \$0.2181 | \$0.2181 |
| O'Fallon Fire Protection District (****) | \$0.6665 | \$0.7004 | \$0.6999 | \$0.6148 | \$0.6148 |
| St. Charles County Developmental Disability | \$0.1410 | \$0.1455 | \$0.1455 | \$0.1398 | \$0.1398 |
| St. Charles County Ambulance | \$0.2619 | \$0.2628 | \$0.1565 | \$0.1477 | \$0.1421 |
| St. Charles County Alarm & Dispatch | \$0.0378 | \$0.0390 | \$0.0390 | \$0.0390 | \$0.0390 |
| St. Charles County Community College | \$0.2140 | \$0.2196 | \$0.2196 | \$0.2196 | \$0.2196 |
| Total* | \$7.0966 | \$7.2234 | \$7.1166 | \$6.9579 | \$6.8524 |

Use the following values if the property is located in one of these fire or school districts:

| | | | | | | |
|-------------------|----------------|----------|----------------|----------|------------|----------|
| School districts: | Francis Howell | \$5.0203 | Wentzville | \$5.2117 | | |
| Fire districts: | Central County | \$0.8752 | Lake St. Louis | \$0.5525 | Wentzville | \$0.7960 |
| | Cottleville | \$0.9319 | New Melle | \$0.6906 | | |

* All commercial real property is charged a surcharge of \$.53 per \$100 of assessed valuation. This is an additional tax that is a replacement for the merchants and manufacturers tax, which was discontinued as a result of a reassessment in 1985. The tax is shared on a proportional basis within each county based on lost revenue from 1985.

** City property tax rate includes general operating and debt service levy. Prior to 2008, the City's property tax rate also included a parks levy.

*** The City lies within three public school districts. Fort Zumwalt School District is reported for informational purposes since it claims the largest portion of the City.

**** The City lies within six fire protection districts. O'Fallon Fire Protection District is reported for informational purposes since it claims the largest portion of the City.

2015 City of O'Fallon Property Tax Rates per \$100 Assessed Valuation

| | |
|---|-----------------|
| General | \$0.3438 |
| Parks | \$0.0000 |
| Debt Service | \$0.2408 |
| Total O'Fallon Property Tax Rate | \$0.5846 |

Source: St. Charles
County Assessor's
and Collector's Office



Major Employers in O'Fallon

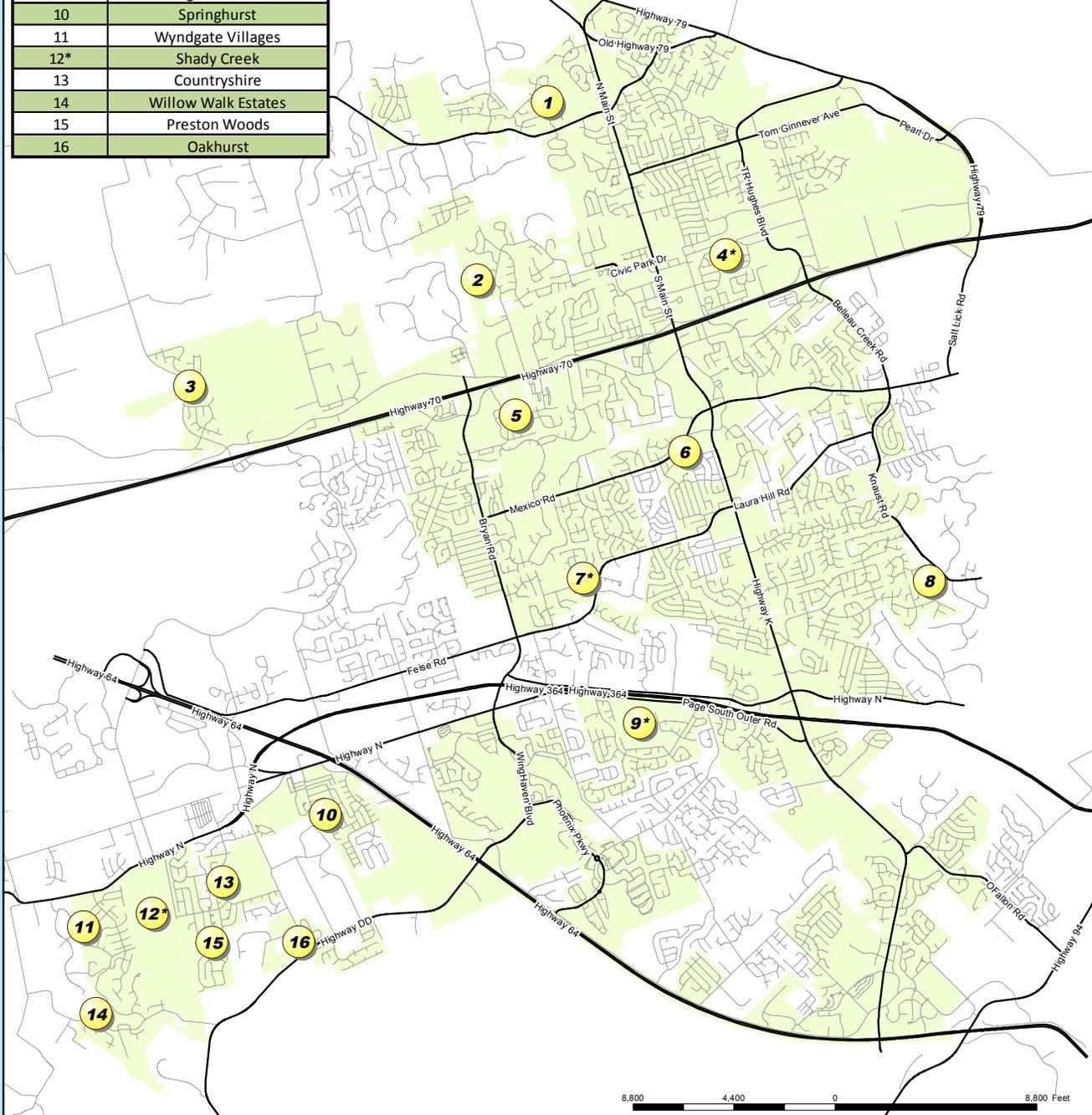
Ranking of employers is determined by the self-reported number of employees to the City as of January 2016.

| Business | Product or Service | Employees |
|---|---|-----------|
| Citi | Financial Services | 3,800 |
| Fort Zumwalt School District | Education | 2,006 |
| MasterCard International, LLC | Global Technology Headquarters | 1,960 |
| True Manufacturing Company Inc | Freezers and Commercial Coolers Manufacturer | N/A |
| City of O'Fallon | Municipal Services | 703 |
| Allianz of O'Fallon (Formerly Fireman's Fund) | Insurance Agency | 624 |
| SunEdison SemiConductor | Silicon Wafer Manufacturer | 550 |
| Wentzville School District | Education | 421 |
| Progress West Hospital | Medical Services | 396 |
| Synergetics, USA, Inc. | Surgical Instruments and Supplies | 375 |
| Wal-Mart Supercenter | Discount Retail Department Store | 365 |
| SAK Construction, LLC | Pipe rehabilitation and Tunneling Contractor | 319 |
| Delmar Gardens/Garden Villas of O'Fallon | Skilled Nursing Care and Retirement Community | 289 |
| Nortak Global HVAC | Heating and Cooling Components | 253 |
| Level 3 Communications | Managing voice, internet and data networking solutions | 252 |
| O'Fallon Family YMCA | Recreational Facility | 238 |
| McDonalds | Fast Food Restaurant | 227 |
| Air Evac Lifeteam | Corporate Headquarters for Medical Air Transportation | 222 |
| Schnucks Markets/Kitchen | Grocery Store/Manufacturing and Food Preparation Center | 220 |
| Walgreens | Retail Drug Store | 193 |
| Rothman Furniture | Furniture Store | 188 |
| Shop 'N Save | Grocery Store | 187 |
| McKesson Corporation | Pharmaceutical wholesalers | 147 |
| Target Store | Discount Retail Department Store | 147 |
| Frank Leta Honda | Automotive Dealership | 138 |

Source: City of O'Fallon Economic Development Department

| Map ID | Name |
|--------|----------------------------|
| 1 | Hyland Green |
| 2 | Villas at Waldon Pond |
| 3 | Brookside Villages |
| 4* | Wabash Woods |
| 5 | Magnolia |
| 6 | Weatherby Landing |
| 7* | Muirfield Manor |
| 8 | Auburn Trace |
| 9* | The Villages at Montrachet |
| 10 | Springhurst |
| 11 | Wyndgate Villages |
| 12* | Shady Creek |
| 13 | Countryside |
| 14 | Willow Walk Estates |
| 15 | Preston Woods |
| 16 | Oakhurst |

The City has 12 subdivisions with 10 or more lots under development as of January 1, 2016. There are also four subdivisions (4*, 7*, 9*, 12*) that are currently in the plan review process. Affordable housing and annexations are helping fuel the development.



Planning & Development
 Geographic Information System
 O'Fallon, Missouri

Subdivisions Under Development

Information current through ordinance 6177

Printed: 02/04/2016





O'Fallon Retail Goods & Services Expenditures

| | Spending Potential Index | 2015 Average Spent per O'Fallon Family | Total Spent for O'Fallon Residents |
|--|--------------------------|--|------------------------------------|
| Apparel and Services | 118 | \$2,738.73 | \$83,493,053 |
| Men's | 118 | \$510.46 | \$15,561,741 |
| Women's | 118 | \$954.59 | \$29,101,567 |
| Children's | 120 | \$447.53 | \$13,643,517 |
| Footwear | 116 | \$528.24 | \$16,103,779 |
| Watches & Jewelry | 126 | \$182.29 | \$5,557,221 |
| Apparel Products and Services | 118 | \$115.63 | \$3,525,227 |
| Computer | | | |
| Computers and Hardware for Home Use | 119 | \$257.98 | \$7,864,848 |
| Portable Memory | 120 | \$6.43 | \$196,004 |
| Computer Software | 119 | \$24.16 | \$736,634 |
| Computer Accessories | 120 | \$22.97 | \$700,352 |
| Entertainment & Recreation | 119 | \$3,950.49 | \$120,434,748 |
| Fees and Admissions | 128 | \$828.57 | \$25,259,778 |
| TV/Video/Audio | 115 | \$1,505.32 | \$45,891,066 |
| Cable and Satellite Television Services | 113 | \$1,009.34 | \$30,770,781 |
| Televisions | 120 | \$177.38 | \$5,407,759 |
| Satellite Dishes | 120 | \$1.89 | \$57,728 |
| VCRs, Video Cameras, and DVD Players | 118 | \$13.00 | \$396,405 |
| Miscellaneous Video Equipment | 145 | \$15.61 | \$475,895 |
| Video Cassettes and DVDs | 118 | \$38.00 | \$1,158,449 |
| Video Game Hardware/Accessories | 117 | \$26.92 | \$820,810 |
| Video Game Software | 118 | \$32.43 | \$988,801 |
| Streaming/Downloaded Video | 126 | \$7.25 | \$221,114 |
| Rental of Video Cassettes and DVDs | 119 | \$28.06 | \$855,329 |
| Installation of Televisions | 141 | \$1.58 | \$48,031 |
| Audio | 120 | \$147.92 | \$4,509,487 |
| Rental and Repair of TV/Radio/Sound Equip. | 110 | \$5.92 | \$180,478 |
| Pets | 117 | \$663.39 | \$20,224,244 |
| Toys and Games | 118 | \$144.70 | \$4,411,459 |
| Recreational Vehicles and Fees | 119 | \$258.41 | \$7,877,920 |
| Sports/Recreation/Exercise Equipment | 126 | \$239.04 | \$7,287,250 |
| Photo Equipment and Supplies | 129 | \$104.47 | \$3,184,818 |
| Reading | 116 | \$176.96 | \$5,394,739 |
| Catered Affairs | 124 | \$29.64 | \$903,475 |
| Food | 116 | \$9,913.36 | \$302,218,640 |
| Food at Home | 115 | \$5,990.14 | \$182,615,449 |
| Bakery and Cereal Products | 114 | \$832.85 | \$25,390,222 |
| Meats, Poultry, Fish, and Eggs | 114 | \$1,312.41 | \$40,010,070 |
| Dairy Products | 115 | \$644.81 | \$19,657,829 |
| Fruits and Vegetables | 115 | \$1,132.63 | \$34,529,424 |
| Snacks and Other Food at Home | 115 | \$2,067.44 | \$63,027,904 |

| | Spending Potential Index | 2015 Average Spent per O'Fallon Family | Total Spent for O'Fallon Residents |
|---|--------------------------|--|------------------------------------|
| Food (cont.) | 116 | | |
| Food Away from Home | 119 | \$3,923.22 | \$119,603,191 |
| Alcoholic Beverages | 118 | \$654.65 | \$19,957,537 |
| Nonalcoholic Beverages at Home | 113 | \$564.90 | \$17,221,453 |
| Financial | | | |
| Investments | 104 | \$2,858.83 | \$87,154,406 |
| Vehicle Loans | 125 | \$5,313.64 | \$161,991,729 |
| Health | | | |
| Nonprescription Drugs | 114 | \$147.42 | \$4,494,253 |
| Prescription Drugs | 114 | \$569.00 | \$17,346,628 |
| Eyeglasses and Contact Lenses | 119 | \$107.11 | \$3,265,480 |
| Home | | | |
| Mortgage Payment and Basics | 132 | \$12,409.34 | \$378,311,289 |
| Maintenance and Remodeling Services | 126 | \$2,120.38 | \$64,641,873 |
| Maintenance and Remodeling Materials | 121 | \$361.80 | \$11,029,752 |
| Utilities, Fuel, and Public Services | 115 | \$5,839.14 | \$178,011,871 |
| Household Furnishing and Equipment | | | |
| Household Textiles | 117 | \$115.51 | \$3,521,565 |
| Furniture | 124 | \$641.85 | \$19,567,348 |
| Rugs | 118 | \$29.11 | \$887,487 |
| Major Appliances | 124 | \$333.78 | \$10,175,544 |
| Housewares | 119 | \$85.93 | \$2,619,767 |
| Small Appliances | 113 | \$51.94 | \$1,583,364 |
| Luggage | 122 | \$11.25 | \$342,952 |
| Telephones and Accessories | 115 | \$57.75 | \$1,760,681 |
| Household Operations | | | |
| Child Care | 129 | \$578.24 | \$17,628,336 |
| Lawn and Garden | 120 | \$518.88 | \$15,818,425 |
| Moving/Storage/Freight Express | 112 | \$83.16 | \$2,535,070 |
| Housekeeping Supplies | 116 | \$837.84 | \$25,542,380 |
| Insurance | | | |
| Owners and Renters Insurance | 124 | \$624.02 | \$19,023,982 |
| Vehicle Insurance | 118 | \$1,430.46 | \$43,608,995 |
| Life/Other Insurance | 125 | \$575.98 | \$17,559,476 |
| Health Insurance | 118 | \$3,115.02 | \$94,964,461 |
| Personal Care Products and Services | 120 | \$559.30 | \$17,050,817 |
| School Books and Supplies | 119 | \$214.24 | \$6,531,302 |
| Transportation | | | |
| Vehicle Purchase (Net Outlay) | 122 | \$4,914.01 | \$149,808,437 |
| Gasoline and Motor Oil | 118 | \$4,125.41 | \$125,767,261 |
| Vehicle Maintenance and Repair | 119 | \$1,330.42 | \$40,559,151 |
| Travel | | | |
| Airline Fares | 123 | \$587.22 | \$17,902,107 |
| Lodging on Trips | 125 | \$565.65 | \$17,244,500 |
| Auto/Truck/Van Rental on Trips | 133 | \$44.74 | \$1,363,895 |
| Food and Drink on Trips | 123 | \$573.34 | \$17,478,967 |

Data note: The Spending Potential Index is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to total due to rounding.

Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Transportation

Roads

The City of O'Fallon, located 12 miles west of St. Louis County, is served by many primary thoroughfares including:

- Interstate 70
- Interstate 64 (US 40/61)
- Missouri Route 79
- Missouri Route 364
- Missouri Route K
- Missouri Route M
- Missouri Route N

Other major highway/interstates in the metropolitan area include, Interstate 44, Interstate 55, Interstate 170, Interstate 270, Missouri Route 94 and Missouri Route 370.



Distances to Major Metropolitan Areas

| City | Miles | Days by Motor Freight | Days by Railroad |
|-------------|-------|-----------------------|------------------|
| Atlanta | 562 | 2 | 3 |
| Chicago | 309 | 1 | 1 |
| Cleveland | 550 | 2 | 2 |
| Dallas | 624 | 2 | 2 |
| Denver | 835 | 2 | 2 |
| Kansas City | 235 | * | * |
| Los Angeles | 1827 | 4 | 5 |
| Memphis | 315 | 1 | 1 |
| Minneapolis | 573 | 2 | 2 |
| New Orleans | 694 | 2 | 3 |
| New York | 987 | 3 | 4 |
| St. Louis | 20 | * | * |

* Same day travel

Truck Transportation

The City of O'Fallon is home to three over-the-road truck terminals: AC Trucking, B&Z Logistics, Lorna Express and S&H Transportation.



Missouri has the 7th largest highway system. (Missouri Department of Economic Development, 2015)

Transportation (cont.)

Air

Located just 14 miles east of the City of O'Fallon is Lambert International Airport. Passenger and air cargo service is available nonstop to most U.S. cities by the following carriers: Air Canada, Air Choice One, Alaska, American, Cape Air, Delta, Frontier, Southwest, United and U.S. Airways. Airports that service private and corporate flights include:

- Spirit of St. Louis Airport, located only minutes away in nearby Chesterfield, offers a 7,485 ft. runway with full instrument landing systems.
- MidAmerica St. Louis Airport serves as the St. Louis region's second full service commercial airport and is located in St. Clair County, Illinois.
- Smartt Field, owned by St. Charles County, is located near Portage de Sioux, Missouri.
- Creve Coeur Airport is a small general aviation airport located in Maryland Heights, Missouri.
- St. Louis is poised to become a cargo hub for direct trade with international partners, such as China. This would make St. Louis only the third point of entry for China into the United States, as well as its gateway to the Midwest.
- Lambert St. Louis International Airport is ranked as the nation's 13th safest airport (*Travel & Leisure*, 2013).
- Lambert St. Louis International Airport is served by the MetroLink light rail system, which connects the Airport to downtown St. Louis

Rail

www.nscorp.com

The City of O'Fallon is served by Norfolk & Southern Railroad with its main line adjacent to most of our industrial sites.

Water

www.modot.mo.org/multimodal/index.htm

Local port facilities for barge transportation for the City of O'Fallon are located in St. Louis.

Source: City of O'Fallon Economic Development Department



O'Fallon Traffic Counts

| Year | Month | Route | ADT | Lanes | Data Source |
|------|-------|---|--------|--------|------------------|
| 2010 | Mar | Bryan Road at Mexico Road | 26,843 | 4 | City of O'Fallon |
| 2010 | Oct | Bryan Road at White Magnolia | 28,274 | 4 | City of O'Fallon |
| 2014 | Sep | Bryan Road, North of Feise Road | 30,068 | 4 | City of O'Fallon |
| 2015 | Jan | Bryan Road, South of Mexico Road | 21,305 | 4 | City of O'Fallon |
| 2014 | Mar | Cool Springs Industrial Dr, between T.R. Hughes and Cool Springs Rd | 3,175 | 2 | City of O'Fallon |
| 2010 | Oct | Civic Park Drive West of Main Street | 3,260 | 2 | City of O'Fallon |
| 2010 | Oct | Eggering Drive, North of Sonderen | 2,803 | 2 | City of O'Fallon |
| 2014 | Nov | Feise Road, East of Bryan Road | 10,582 | 2 | City of O'Fallon |
| 2012 | Mar | Highway DD at Caledonia | 7,113 | 2 | MoDOT |
| 2010 | Mar | Highway 79 at Old Highway 79 | 3,770 | 6 | MoDOT |
| 2010 | Mar | Highway 79 at Highway M | 2,888 | 6 | MoDOT |
| 2010 | Mar | Highway 79 at TR Hughes | 2,756 | 6 | MoDOT |
| 2012 | Mar | Highway 79, between T R Hughes Boulevard and Salt River Road | 17,004 | 2 to 4 | MoDOT |
| 2012 | Mar | Highway 79, between Salt River Road and I-70 Westbound Ramp | 19,069 | 4 | MoDOT |
| 2012 | Mar | Highway K, between I-70 to Mexico Road | 41,581 | 5 to 7 | MoDOT |
| 2012 | Mar | Highway K, between Mill Pond Drive to Hwy N | 35,107 | 5 to 7 | MoDOT |
| 2012 | Mar | Highway K, between Weldon Springs Road to I-64 (US 40/61) | 33,977 | 7 | MoDOT |
| 2010 | Oct | Highway K at Christina Marie | 45,132 | 12 | MoDOT |
| 2014 | Apr | Highway K at Crusher | 28,658 | 12 | MoDOT |
| 2010 | Oct | Highway K at Dardenne Elementary | 42,528 | 9 | MoDOT |
| 2010 | Sep | Highway K at Highway N | 51,431 | 12 | MoDOT |
| 2010 | Oct | Highway K at Hutchings Farm | 44,890 | 12 | MoDOT |
| 2010 | Sep | Highway K at I-64, North End | 31,347 | 6 | MoDOT |
| 2010 | Sep | Highway K at I-64, South End | 19,881 | 5 | MoDOT |
| 2010 | Oct | Highway K at I-70 North | 39,436 | 6 | MoDOT |
| 2010 | Oct | Highway K at I-70 South | 46,010 | 6 | MoDOT |
| 2010 | Oct | Highway K at Laura Hill Road | 50,751 | 12 | MoDOT |
| 2010 | Sep | Highway K at Mexico Loop Road | 43,918 | 12 | MoDOT |
| 2010 | Sep | Highway K at Mexico Road | 52,136 | 12 | MoDOT |
| 2010 | Oct | Highway K at North Outer Road | 30,961 | 12 | MoDOT |
| 2010 | Oct | Highway K at O'Fallon Pointe | 42,637 | 12 | MoDOT |
| 2010 | Sep | Highway K at O'Fallon Road | 34,928 | 6 | MoDOT |
| 2010 | Oct | Highway K at Royallsprings Parkway | 46,371 | 12 | MoDOT |
| 2010 | Sep | Highway K at South Outer 364 | 40,784 | 6 | MoDOT |
| 2010 | Oct | Highway K at Target | 44,490 | 12 | MoDOT |
| 2010 | Sep | Highway K at Technology | 36,012 | 12 | MoDOT |
| 2010 | Oct | Highway K at Veterans Memorial Parkway | 47,996 | 12 | MoDOT |
| 2010 | Sep | Highway K at Waterbury Falls | 32,545 | 12 | MoDOT |
| 2010 | Sep | Highway K at Waterford Crossing | 38,479 | 12 | MoDOT |

(continued on next page)

| Year | Month | Route | ADT | Lanes | Data Source |
|------|-------|--|---------|-------|------------------|
| 2009 | Mar | Highway P at Dames Park | 2,261 | 12 | MoDOT |
| 2012 | Mar | Highway P, between St. Paul Road and Main Street | 10,836 | 2 | MoDOT |
| 2012 | Mar | Highway N, between Bates Road to Highway K | 15,890 | 3 | MoDOT |
| 2012 | Mar | Highway N, between Highway K to Motherhead Road | 13,654 | 3 | MoDOT |
| 2009 | Mar | I-64 (US 40/61) at Route DD North | 17,149 | 6 | MoDOT |
| 2009 | Mar | I-64 (US 40/61) at Route DD South | 11,815 | 6 | MoDOT |
| 2009 | Mar | I-64 (US 40/61) North Outer Road at MasterCard | 6,930 | 6 | MoDOT |
| 2009 | Mar | I-64 (US 40/61) North Outer Road at WingHaven Boulevard | 19,537 | 12 | MoDOT |
| 2012 | Mar | I-64 (US 40/61), between Highway DD to Highway K | 61,031 | 5 | MoDOT |
| 2012 | Mar | I-70, between Highway K to Highway 79 | 116,496 | 7 | MoDOT |
| 2012 | Mar | Main Street, near Hwy 79 | 4,163 | 2 | MoDOT |
| 2011 | Sep | Main Street, between West Terra Lane and Pitman Street | 24,917 | 4 | City of O'Fallon |
| 2015 | Apr | Main Street, between Pitman Street and Church Street | 25,103 | 4 | City of O'Fallon |
| 2014 | Jul | Main Street, between Hwy P and Tom Ginnever | 17,253 | 4 | City of O'Fallon |
| 2010 | Sep | Main Street, North of 3rd Street | 22,092 | 4 | City of O'Fallon |
| 2009 | Apr | Mexico Loop Road, East of Highway K | 3,499 | 2 | City of O'Fallon |
| 2009 | Apr | Mexico Loop Road, West of Highway K | 3,319 | 2 | City of O'Fallon |
| 2011 | Oct | Mexico Road at Bramblett Road | 19,151 | 4 | CBB |
| 2010 | Oct | Mexico Road, between Washington Crossing & Presidents Landing | 11,094 | 4 | City of O'Fallon |
| 2015 | Jan | Mexico Road, between Bramblett Road and Sonderen Avenue | 14,588 | 4 | City of O'Fallon |
| 2010 | Oct | North Cool Springs Rd between Cool Springs Ind. & Tom Ginnever | 1,844 | 2 | City of O'Fallon |
| 2008 | Nov | Phoenix Parkway at WingHaven Boulevard | 3,176 | 2 | City of O'Fallon |
| 2009 | Mar | East Pitman, between Main Street and Sonderen Avenue | 4,415 | 2 | City of O'Fallon |
| 2014 | Oct | Sommers Road, South of Hwy N | 6,817 | 2 | City of O'Fallon |
| 2010 | Mar | Sonderen at Veterans Memorial Parkway | 1,116 | 4 | City of O'Fallon |
| 2009 | Mar | Sonderen Street, North of Pitman | 5,691 | 2 | City of O'Fallon |
| 2010 | Oct | St. Joseph, East of Main Street | 3,379 | 2 | City of O'Fallon |
| 2010 | Sep | Tom Ginnever between Main Street and TR Hughes | 6,513 | 4 | City of O'Fallon |
| 2012 | Apr | Tom Ginnever at Cool Springs Plaza | 9,696 | 4 | City of O'Fallon |
| 2010 | Nov | Tom Ginnever between TR Hughes and Highway 79 | 4,453 | 4 | City of O'Fallon |
| 2014 | Oct | T.R. Hughes, between Tom Ginnever and Highway 79 | 1,541 | 4 | City of O'Fallon |
| 2010 | Oct | Veterans Memorial Parkway East of Sonderen | 8,851 | 2 | City of O'Fallon |
| 2014 | Nov | Veterans Memorial Parkway, between Hwy K and Sonderen | 6,202 | 2 | City of O'Fallon |
| 2014 | May | Weldon Springs Rd, between Crusher Dr and Fieldstone Farms | 7,920 | 2 | City of O'Fallon |
| 2014 | May | Weldon Springs Road, North of Crusher Road | 8,543 | 2 | City of O'Fallon |
| 2015 | Mar | West Pitman, between Main Street and Woodlawn Avenue | 4,175 | 2 | City of O'Fallon |
| 2009 | Mar | West Terra Lane, East of Hoff Road | 5,942 | 2 | City of O'Fallon |
| 2009 | Mar | West Terra Lane, West of Bryan Road | 6,126 | 2 | City of O'Fallon |
| 2014 | Nov | West Terra Lane, West of Hoff Road | 2,691 | 2 | City of O'Fallon |
| 2010 | Nov | WingHaven Boulevard at Phoenix Parkway | 17,638 | 4 | City of O'Fallon |
| 2009 | Apr | WingHaven Boulevard at St. Lukes, Northbound | 12,906 | 4 | City of O'Fallon |
| 2013 | Dec | Winghaven Boulevard, between Highway N and Phoenix Parkway | 18,661 | 4 | City of O'Fallon |
| 2010 | Mar | Woodlawn Avenue, North of Pitman Street | 7,271 | 2 | City of O'Fallon |
| 2010 | Mar | Woodlawn Boulevard at Civic Park Drive, Northbound | 3,107 | 2 | City of O'Fallon |



CITY PROCEDURES/REQUIREMENTS

In establishing your business, you will need to know about the City's procedures and requirements for items such as permits, signage, utilities, etc., which are outlined in this section.

100 North Main Street • O'Fallon, MO 63366

econdev@ofallon.mo.us • Phone: 636-379-5532 • Fax: 636-978-4144 • www.ofallon.mo.us



Open in the ‘O’

The City of O’Fallon, Missouri, is the proud home to nearly 1,500 businesses and more than 83,000 residents. Consistently named one of America’s Best Places to Live, O’Fallon has developed a reputation as a business-friendly community. The Open in the ‘O’ program is our next step in promoting our local businesses. This new initiative is designed to provide personal assistance to small businesses that choose to build or expand in O’Fallon.

Helping You Get Open In The ‘O’

We know that running a small business is a daunting task, and starting a small business can be even more intimidating. To encourage and assist you in seeing your business plan become a reality, the Open in the ‘O’ program includes a team of staff members who are ready to roll up their sleeves and guide you through the process of opening, relocating or expanding your business in O’Fallon. We can help you with government requirements, rules and regulations and get you started on the right foot in your new venture. We encourage you to call 636-379-5467 for an appointment with one of our team members, and we look forward to working one-on-one with you on your project.

An important note: Before leasing, purchasing or otherwise committing to a property, we strongly advise you to research the zoning and physical layout of the building and confirm that the site is appropriate for the use intended. The Open in the ‘O’ program can help you understand how City code restrictions or limitations may impact your operation and identify building and site modifications that may be required to open your business.

Getting Off To A Great Start With The City’s Feasibility Inspection

Having as much information as possible about your business and the building and site you are considering helps us to make sure the information and guidance we give you is right for your particular business. Therefore, O’Fallon’s Planning and Development staff will meet you at your potential location to conduct a “feasibility inspection” of your proposed site. This inspection is done as a courtesy to give you an idea of any improvements or modifications that may be required to meet City codes. That way, you can determine anticipated costs and expenses in finalizing your budget and plans.

This inspection is not intended as a construction inspection and in no way certifies the overall soundness or suitability of the building, structure, site or other elements. If you are considering purchasing a building, we encourage you to secure the services of a certified and licensed inspection agency as well. Additionally, the local fire districts also require their own inspections.

Determining Your Needs

In complying with City codes, there are two basic categories with differing requirements:

1. Change of Tenant (Same business type)

If you are occupying or relocating to a building or space that was previously occupied by the same type of business as yours, there are generally very few changes required to the building or site. Exceptions to that rule may include:

- If the building has been damaged or altered without permits
- If a serious or life-threatening safety issue or code violation exists
- Necessary maintenance, such as replacing dead landscaping, patching potholes or striping parking spaces

2. Change in Type of Use in a Commercial Building

The “change in the type of use” may require review and approval from the Planning and Zoning Commission and possibly the City Council. This will be discussed with the business owner during the feasibility inspection and noted in the feasibility report. Change of use almost always requires upgrading to comply with current codes, and usually requires changes to the building and site. Some of the improvements that may be required are:

Site updates:

Additional parking; ADA-parking and signage; paving the parking lot; driveway widening for access; providing for and screening of the dumpster pad; stormwater and/or drainage improvements; additional landscaping; approved sign location.

Building updates:

ADA accessibility throughout the structure; additional restrooms; exit lights; emergency lighting; electrical changes

If any of the above site improvements are needed, you may need to submit a Site Plan to the Planning and Zoning Commission for review and approval. Additional building permits also will be required prior to construction. Your Open in the 'O' advisor will help you understand the required permits.

Please note: The Fire Marshall from the appropriate fire district also will be invited to the feasibility inspection, and may have additional requirements.

Reviewing The Inspection Results

After the inspection, you will receive a copy of the Feasibility Inspection Report. We will follow up with you to go over the results, explain required changes and discuss the next steps in your process, including whether your plans need to be submitted to the Planning and Zoning Commission for review.

Based on the outcome of the inspection, your project may only require minor improvements to the site and a business license, signs, and occupancy permit for you to open your business. In that case, staff will explain what you need to do.

However, if the inspection shows significant changes or improvements are required, including conditional use permits and zoning changes, staff will assist you in your next step, which may include submitting applications to the Planning and Zoning Commission – and ultimately the City Council – for review.

Preparing and Submitting Construction Plans For Review

Staff can guide you through the process of having your request placed on the Planning and Zoning Commission and City Council agendas for review and approval. To begin the process, you should use your Feasibility Inspection Report to assist you in determining what improvements need to be

done. Staff can provide you with the appropriate applications to be completed. Each application has a checklist for the information that will be required.

If you are working with a design professional, be sure to provide them with a copy of these forms. Some plans may require professional preparation by a Missouri-registered architect and/or engineer. Staff will advise you if that is the case.

Don't Forget Your Signs

Signs are a very important part of any business. In O'Fallon, each sign requires a separate permit. This can be handled by a dedicated sign contractor who also can often help you design effective signage that meets City regulations, as well as manufacture and install your signs.

Obtaining A Certificate Of Occupancy

After you have received formal approval for the improvements to your site and building plans, and all your building and site improvements have been completed, the general contractor will call for the final inspection of the building and site work. When everything is inspected and approved, you will be issued a certificate of occupancy, allowing you to move in.

Getting Your Business License

You are now ready for the final step, obtaining a business license through the City's Finance Department. New business licenses cost \$50, and must be renewed each year no later than June 30. The annual renewal fee is \$15; a late renewal fee costs \$50. The business license application is available on our website at www.ofallon.mo.us. For any questions regarding business licenses, please call 636-379-5526.

Additional licenses, such as a liquor license, also may be required. Your Open in the 'O' advisor will assist you in determining what else is required.

Home occupations require both a business license, which is \$50, and a home occupation permit for a one-time fee of \$15, also issued by the Finance Department.

Open For Business

Congratulations! You're ready to Open in the 'O!' Be sure to contact our Economic Development Department at 636-379-5532 and the O'Fallon Chamber of Commerce at 636-240-1818 to research local marketing opportunities.



Permits and Licenses

All forms may be downloaded from the City's website at www.ofallon.mo.us/forms or contact the Economic Development Department at EconDev@ofallon.mo.us or 636-379-5532. Additional licenses and permits may be required by St. Charles County and the State of Missouri. Contact information for the county and state may be found on page 54.

Commercial Building Permits and Projects Affidavit

Fee: Based on the cost of construction, with a \$100 minimum fee.

Permits are required from the Building Division when constructing or altering a structure or making an addition; demolishing or moving a structure; making a change of occupancy; installing or altering any equipment; and moving a lot line which affects the existing structure. When doing any of the above, both the Building Permit and Commercial Projects Affidavit are required. For more information, please contact the Building Division at 636-379-5433.

Business License – New and Renewal

New Business Fee: \$50

Annual Renewal Fee: \$15

Every business operating in the city limits is required to obtain a business license from the City. Licenses expire annually on June 30. Applications are mailed to all licensees each May. Failure to renew will result in additional fees, as well as missing out on many marketing opportunities that the City offers. For more information, please contact the Economic Development Coordinator at 636-379-5634.

Conditional Use Permit (CUP)

Minimum Fee: \$100

A use or occupancy of a structure, or a use of land, permitted only upon issuance of a conditional use permit and subject to the limitations and conditions specified therein. For more information, please contact the Planning and Development Department at 636-379-5467.

Home-Based Business Permit

Fee: \$15

In addition to the Business License, in-home businesses are required to obtain a Home-Based Business Permit. This is a one-time fee as long as the location or type of occupation does not change. For more information, please contact the Planning and Development Department at 636-379-5467.

Live Entertainment Application

Live Entertainment Business Application

Fee: \$250

This license is for businesses that provide live entertainment on an ongoing basis. The license is issued for a one year period from July 1 – June 30.

Live Entertainment Special Event Application

Fee: \$50

This license is designed for any organization or business that wishes to have no more than two live entertainment events within a one year period. A maximum of two licenses may be issued between July 1 – June 30, each of which shall not exceed five consecutive days in duration.

For more information, please contact Administration at 636-379-5503.

Permits and Licenses (cont.)

Liquor License

Fee: Variable

Any business or organization that will be selling alcohol at the business location or special event is required to obtain an O'Fallon Liquor License. After obtaining an O'Fallon Liquor License, please apply for a State of Missouri Liquor and St. Charles County Liquor License. For more information, please contact Administration at 636-379-5503.

Sign Permits

Fee: Variable

Guidelines on permanent, temporary, specialty display and special use signage regulations are available on pages 41-46. For more information, please contact the Planning and Development Department at 636-379-5467.

Temporary/Specialty Use Application

Temporary Use Fee: \$15

This permit is required for an activity that occurs for a specified period of time. Examples include outside special events, Christmas tree sales, etc. that are held on the premise.

Temporary Tent Fee: \$200

A temporary structure is described as a nonpermanent structure that is erected for a temporary use. Once all the conditions of the permit have been met and the structure has been removed, \$100 of the application fee is refundable upon request.

For more information, contact the Planning and Development Department at 636-379-5467.

Zoning

Minimum Fee: \$100

All businesses must be in compliance with O'Fallon's City Zoning Ordinances*. Please contact the Planning and Development Department at 636-379-5467.

* See page 16 for City of O'Fallon Zoning Map.



Commercial Development Procedures

Approval Process for Construction of New Buildings and Parking Lots, and Additions to Existing Buildings and Parking Lots

1. Complete the necessary applications* for proposed development and submit to the Planning and Development Department with requested information, i.e., sealed plans, fee, legal description etc. All information should be provided by the deadline for that month.
2. Staff will review applications and prepare a staff report for the Planning and Zoning Commission. A copy of this report, along with an agenda will be sent to all applicants approximately one (1) week prior to the meeting.
3. Upon approval from the Planning and Zoning Commission, requests for rezoning, conditional use permits and area plans are forwarded to the City Council for their approval; however, site plans receive final approval from the Planning and Zoning Commission.
4. After approval from the Planning & Zoning Commission, application for construction site plan review is made to the Engineering Department. The submitted plans are then reviewed to ensure they meet the requirements of the Planning and Zoning Commission and City of O'Fallon Ordinance, as outlined in Chapter 405: Subdivision and Land Development. After construction site plan approval, building permits may be issued in accordance with City requirements and if required, an application for record plat, based on the approved preliminary plat or final plan, may be made. A grading application may be made per City requirements and approved separately from the construction site plans. Acceptance of public infrastructure is outlined in the above referenced Chapter 405. All City ordinances are accessible on the City's website.
5. Applications for a building permit can be made concurrently with the site plan and construction plan approval. The City of O'Fallon enforces the 2009 International Building Code, 2008 National Electric Code, 2009 International Plumbing Code, 2009 International Residential Code, 2009 International Energy Conservation Code, 2009 International Fuel Gas Code, 2009 International Fire Code and the 2009 Mechanical Code. Building permits are not issued until construction site plans are approved through the Engineering Department.
6. Upon final inspection and approval of the facility by the Building and Code Enforcement Division, an occupancy permit will be issued.

Note: These procedures may be subject to change.

* For applications and additional information, please contact the City of O'Fallon's Building and/or Planning and Development Department at 636-240-2000 or www.ofallon.mo.us/forms.

2016 Meeting Dates and Deadlines

Planning and Zoning Commission

Location: O'Fallon Municipal Centre
 Meeting at 7:00 p.m.
 Workshop at 6:00 p.m.

Generally meets on the first Thursday
 of each month.

| Month | Meeting Date | Submittal Deadline Date |
|-----------|--------------|-------------------------|
| January | 01/07/2016 | 12/04/2015 |
| February | 02/04/2016 | 12/31/2015 |
| March | 03/03/2016 | 01/29/2016 |
| April | 04/07/2016 | 03/04/2016 |
| May | 05/05/2016 | 04/01/2016 |
| June | 06/02/2016 | 04/29/2016 |
| July | 07/07/2016 | 06/03/2016 |
| August | 08/04/2016 | 07/01/2016 |
| September | 09/01/2016 | 07/29/2016 |
| October | 10/06/2016 | 09/02/2016 |
| November | 11/03/2016 | 09/30/2016 |
| December | 12/01/2016 | 10/28/2016 |

City Council

Location: O'Fallon Municipal Centre
 Meeting at 7:30 p.m.
 Workshop at 5:30 p.m.

Generally meets on the second and fourth Thursday
 of each month.

| Month | Meeting Date | Submittal Deadline Date |
|-----------|--------------|-------------------------|
| January | 01/14/2016 | 12/18/2015 |
| | 01/28/2016 | 12/31/2015 |
| February | 02/11/2016 | 01/15/2016 |
| | 02/25/2016 | 01/29/2016 |
| March | 03/10/2016 | 02/12/2016 |
| | 03/24/2016 | 02/26/2016 |
| April | 04/14/2016 | 03/18/2016 |
| | 04/28/2016 | 04/01/2016 |
| May | 05/12/2016 | 04/15/2016 |
| | 05/26/2016 | 04/29/2016 |
| June | 06/09/2016 | 05/13/2016 |
| | 06/23/2016 | 05/27/2016 |
| July | 07/14/2016 | 06/17/2016 |
| | 07/28/2016 | 07/01/2016 |
| August | 08/11/2016 | 07/15/2016 |
| | 08/25/2016 | 07/29/2016 |
| September | 09/08/2016 | 08/12/2016 |
| | 09/22/2016 | 08/26/2016 |
| October | 10/13/2016 | 09/16/2016 |
| | 10/27/2016 | 09/30/2016 |
| November | 11/10/2016 | 10/14/2016 |
| December | 12/08/2016 | 11/10/2016* |

**Date adjusted due to holiday.*



Commercial and Industrial Zoning District Summary

The City of O'Fallon has the following zoning districts that allow for commercial or industrial uses. Due to additional information and requirements, please refer to the City's Zoning Code available at www.ofallon.mo.us for regulations specific to each district. See Appendix "A" in the Zoning Code for a listing of permitted and conditionally permitted uses for each district. See page 16 for the City of O'Fallon Zoning Map.

| Zoning District Site Area | Minimum Site Area | Minimum Lot Width Building Line Feet | Maximum Lot Coverage Percentage | Minimum Yard Setback Requirements (Feet) | | | Maximum Height Requirements Feet |
|---|----------------------|--------------------------------------|---------------------------------|--|------------------|------------------|----------------------------------|
| | | | | Front Yard | Side Yard | Rear Yard | |
| C-0/Office District Section 400.115 | 5 Acres ¹ | 75 | 25% | 25 | 10 | 35 | N/A |
| C-1/Restricted Business District Section 400.120 | 1 Acre ¹ | 70 | 30% | 25 | N/A | 25 | 35 |
| C-2/General Business District Section 400.125 | 5 Acres ¹ | 25 | N/A | 25 | N/A | N/A | 50 |
| C-3/Highway Commercial District Section 400.130 | 5 Acres ¹ | 25 | 30% | 30 | 20 | 25 | 35 |
| I-1/Light Industrial District Section 400.140 | 5 Acres ¹ | 75 | 50% | 30 | 20 | 35 | 50 |
| I-2/Heavy Industrial District Section 400.150 | 5 Acres ¹ | 75 | 50% | 30 | 25 | 50 | 50 |
| MUTD/Mixed Use Traditional Development District Section 400.161 | 5 Acres | N/A ³ | N/A ³ | N/A ³ | N/A ³ | N/A ³ | 50 ⁵ |
| HTCD/High Tech Corridor District Section 400.145 ⁴ | 5 Acres ² | 100 | 50% | 30 | 20 | 35 | 50 |

1. When not adjacent to existing commercial or industrial districts. When adjacent to existing commercial or industrial districts, there are no minimum lot size requirements.
2. When not adjacent to an existing industrial district. When adjacent to an existing industrial district, there are no minimum lot size requirements.
3. "Mixed Use Traditional District" developments allow for site flexibility to facilitate better site planning, see Section 400.161 for more information.
4. "High Tech Corridor District" developments have additional setback, height exceptions and transitional strip requirements, see Section 400.145 for more information.
5. The Planning and Zoning Commission and City Council may allow an additional height to a maximum of six (6) stories.
6. Refer to Chapter 402: Trees & Landscaping of the Zoning Code for landscaping and bufferyard requirements.

Home-Based Business Restrictions and Requirements

Restrictions: Home occupations shall be permitted as an accessory use to a residential use in any zoning district subject to the requirements of this Section, with the exception of the following uses which are prohibited:

1. Appliance repair
2. Automobile, truck, trailer, or motor vehicle service/repair/painting (other than personal)
3. Eating or drinking establishments
4. Equipment rental
5. Furniture stripping and similar activities
6. Mortuaries and embalming
7. Nursery schools, kindergartens, or home daycare services having more than four children at any one time (not including relatives of the operator)
8. Private clubs, including fraternity and sorority houses
9. Retail or wholesale sales with customers coming to the residence (excluding home parties)
10. Stables or kennels
11. Storage of construction material or contractor equipment
12. Veterinarian services, animal hospitals, pet grooming, or pet adoption services
13. Any use listed as a Conditional Use in a commercial or industrial zoning district

Requirements: Condensed version. For full version go to www.ofallon.mo.us/forms

1. No physical alteration of the residential exterior; no parking on street or on non-approved surfaces
2. No outdoor display or storage of goods, materials, parts or equipment on site
3. Compliance with all applicable sections of the City's Municipal Code
4. No signage on site except as allowed under section 410.090 H of the City Sign Code
5. No excess generation of smoke, noise, odor, vibration, pollution, interference, etc will be allowed
6. No appreciable increase in utility consumption (water, gas, electric, trash, etc), or in delivery traffic, above what is average for a typical residence in the subject's neighborhood will be allowed
7. Max of two (2) Home Occupations per dwelling; each Home Occupation must maintain a current business license
8. A home occupation permit shall be issued only to the individual occupying a dwelling as his/her residence. As such, Home-Based Business Permits shall not be transferable and shall terminate upon sale or transfer of the property to a new owner.
9. Any individual requesting a Home-Based Business Permit for the retail sale or retail storage of firearms, weapons, potentially lethal items, or hazardous materials shall indicate on their permit application the exact nature of their business. The individual must have complied with all Federal, State and local regulations dealing with the handling of firearms, weapons, potentially lethal items, or hazardous materials prior to submitting the request for a Home-Based Business Permit. The City of O'Fallon may request proof of compliance at time of application and/or any time the permit is in effect.
10. No person shall be engaged in such home occupation other than the resident of the dwelling and no more than two (2) nonresident individuals.



Permanent Signage Regulations

Maximum Number of Signs: The maximum number of signs per lot is defined as the sum of the total allowable number of free-standing signs and the total allowable number of wall signs.

Free-Standing Signs: A maximum of one (1) free-standing sign is allowed per lot.

Wall Signs:

- *Single Tenant Buildings:* A maximum of one (1) wall sign per facade will be allowed, except in cases where the facade fronts onto an adjacent property that is residentially zoned. Attached wall signs are prohibited on any facade fronting on property that is zoned or used for residential purposes.
- *Multi-tenant Buildings:* A maximum of one (1) wall sign is allowed on each tenant unit with a public entrance and on any façade with a view from a roadway or parking lot. In the case of an end-cap unit the tenant of said unit will be allowed one (1) wall sign on the side of the building facing the roadway or parking lot. Common walls (elevations with no entrances or accesses) may have allowed directory signs. In cases where all the tenants are accessed through one (1) common entrance, one (1) sign per tenant is allowed, as long as the total square footage of all signage on the facade added together does not exceed the maximum amount of signage allowed for that facade. Attached wall signs are prohibited on any façade fronting to property that is zoned or used for residential purposes.

Height of Sign: Wall signs shall not extend beyond the limits of the wall they are attached to. For freestanding signs, the overall sign structure may not exceed twelve (12) feet in height. Only wall signs and freestanding signs not exceeding eight (8) feet in height are permitted in residential zoning districts. However, pylon signs up to thirty-five (35) feet in height are permitted in the interchange sign district. Signs up to twenty (20) feet in height may be permitted within large shopping centers located on a site in excess of ten (10) acres or more.

Sign Area: Sign Area is defined as the size of the sign face (panel) measured in square feet, as determined by the calculations herein. The supporting structure or

bracing of a sign shall not be counted as a part of the sign area unless such structure or bracing is made a part of the sign's message. Where a sign has two display faces (panels) back to back, the area of only one (1) face (panel) shall be considered the sign area. Where a sign has more than one (1) display face (panel) not back to back, the maximum area which can be viewed simultaneously from any point, shall be considered the sign area.

Calculations: The maximum permitted sign area of an individual sign is computed based on the type of sign as follows:

- *Free Standing Signs for Single Tenant Buildings:* The size of the sign face shall be no greater than seventy-five one hundredths of a percent (0.75%) of the floor area of all primary and accessory structures on site, or seventy (70) square feet, whichever is less. A permitted ground sign face may be at least twenty-four (24) square feet regardless of the building's floor area; or may be smaller than twenty-four (24) square feet at the applicant's discretion.
- *Free Standing Signs for Multiple Tenant Developments:* Multiple-tenant developments shall be allowed the option to erect either a Directory Sign or Center Sign.
 - *Directory Sign:* A single sign identifying the different tenants in a development.
 - The sign area shall be equal to either thirty-five (35) percent of the development's linear footage along the right-of-way or 150 square feet, whichever is less.
 - If the sign has two faces (back to back) tenant panels shall have the same configuration on both sides.
 - *Center Sign:* A single sign identifying the development as a whole instead of listing the tenants in the development.
 - The sign area shall be equal to either twenty (20) percent of the development's linear footage along right-of-way or 70 square feet, whichever is less.

Permanent Signage Regulations (cont.)

- A Center Sign shall display the name and/or logo of the multiple-tenant development, a street address, or other non-advertisement items of information.
- No other free-standing signs are permitted, except as specifically called out in this Chapter.
- *Wall Signs:* The maximum permitted area of a wall sign for an individual tenant unit or building façade shall be equal to a percentage of the square footage of the respective tenant unit or building face.

For multi-tenant buildings with a common entrance, this percentage applies to the allowable wall signs per façade for the structure as a whole, therefore only one such sign shall be allowed if the maximum percent or maximum sign area square footage is used in a single sign. The following sign area percentages shall apply:

| Building / Tenant Unit Face (in square feet) | Percent of Building Face Allowed for Signage | Maximum Sign Area (in square feet) |
|---|---|---------------------------------------|
| 0 – 1000 | 7.50% | 70 |
| 1001 – 2500 | 7.25% | 150 |
| 2501 – 5000 | 6.00% | 250 |
| 5001 – 7500 | 5.00% | 325 |
| 7501+ | 4.50% | 375 |

- *Accessory Signs:* Accessory signs are regulated in the same manner as other wall signs. The maximum permitted area of an individual accessory sign shall be equal to five percent (5%) of the square footage of the accessory building’s wall or canopy façade or thirty (30) square feet, which ever is less.
- *Secondary Identification Signs:* Attached secondary identification signs displaying the occupation, service and/or product located upon the premise. The maximum area of the one (1) primary attached sign and secondary signs shall not cumulatively exceed the allowable wall signage found in Section 410.070 (3) (c).
- *Secondary Directional Signage:* These signs may be located on a project, site or development exceeding ten (10) acres in size, provided that the signs located on any site shall not exceed twenty-eight (28) square feet in area and no sign should be more than ten (10) feet in height or located closer than fifty (50) feet to a public or private right-of-way.
 - (i) These types of signs shall be designed to accommodate the names of all businesses/ buildings with directional arrows within a development. Each business or building will be prohibited from having individual directional signage unless otherwise specified within Chapter 410.
- *Large Shopping Center Directory:* A multi-tenant shopping center occupying a site in excess of ten (10) acres in size:
 - (i) The sign shall not exceed twenty (20) feet in height and two hundred twenty-five (225) feet in sign area. Signs mounted upon an individual pole shall be prohibited.



Permanent Signage Regulations (cont.)

Items of Information: All signs shall be limited to one (1) business name, unless it is a directory sign, whereby each tenant panel will be allowed one business name. Including the business name, a maximum of eight (8) items of information may be displayed on a sign.

Commercial Address Plates: Each permitted freestanding sign shall contain a placard that displays the assigned numerical street address of the subject property. In the case of multi tenant signs, the placard shall list the numerical addresses or suite numbers for each tenant unit within the building. The dimensions of the address plate shall be a size not more than 10% of the allowed square footage of the sign face (for single tenant signs) or 30% of the allowed square footage of the sign face (for directory signs.)

This additional square footage shall not count against the sign's allowed square footage; and the addresses listed shall not count against the sign's allowed number of items of information.

Illumination: All illuminated signs shall comply with all applicable codes and regulations, including Section 400.277 of the *O'Fallon Zoning Code* that refers to Exterior Lighting Standards. In addition all electrical equipment and devices shall be UL listed and approved for their proposed use.

Placement: Any sign erected within the City limits must be placed in accordance with the following regulations:

Setbacks for Free Standing Signs: All free-standing signs shall be located a minimum of ten (10) feet away from any right-of-way line and/or property line and a minimum of three (3) feet from the back of any curbing or sidewalk. All signs shall abide by the regulations for visibility at corners, including visibility corners from driveways and the street it intersects per Section 400.260 of the *O'Fallon Zoning Code*.

Location of Wall Signs: Wall signs may only be placed on a façade that does not front on residentially zoned property. No maximum permitted height is provided for wall signs except that no sign shall be higher than the building wall on which it is mounted. Signs shall not encroach upon any window, doorway, or architectural feature.

Placement Within or on a Frame: All signs designed for a pre-existing structure or frame shall be designed to fit the frame or structure as though it were the original sign. Any portion of any sign or unused remaining frame or structure shall be subject to removal.

Additions to Existing Signs: No sign over four (4) square feet in area may be attached to another sign without being designed as an integral part of the original sign. No signs may be attached to, or cover up, any portion of a sign's frame, structure or base unless originally designed or subsequently redesigned for that purpose. *Wall Signs:* The maximum permitted area of a wall sign for an individual tenant unit or building façade shall be equal to a percentage of the square footage of the respective tenant unit or building face.

For multi-tenant buildings with a common entrance, this percentage applies to the allowable wall signs per façade for the structure as a whole, therefore only one such sign shall be allowed if the maximum percent or maximum sign area square footage is used in a single sign. The following sign area percentages shall apply:

Temporary Signage Regulations

Periodically, businesses may obtain a permit to temporarily erect additional signage on site associated with special events or uses such as store sales or promotions, openings, closing and seasonal uses. These rules shall apply to both temporary signs and specialty displays.

Number: Once a business obtains a Temporary Sign Permit, they may display one sign for each permit obtained. (In the case of lot with multiple frontages, the applicant may display a maximum of two (2) temporary signs/specialty displays on a single permit, so long as each sign is facing a different street.)

Duration: Temporary Sign Permits may be obtained in any number for any length of time provided that the applicant does not exceed ninety (90) days of display time during any one calendar year. The start date is specified by the applicant at the time the permit is obtained.

Size: Temporary business signs shall not exceed forty-eight (48) square feet in size. This includes attention getting devices and signs carried by Barkers. The area of streamers and similar displays shall not be limited or included within this maximum square footage.

Type: Temporary business signs maybe wall signs, freestanding signs, banners or barkers. Out of the ordinary, unique attention-getting devices such as, but not limited to, pennants, streamers, tassels, balloons, etc., shall be prohibited as part of or attached to the sign; and all temporary signs are exempt from the limit on the items of information. Changeable copy signs, electronic message signs or any signs otherwise prohibited by this Chapter are not permitted.

Height: Free-standing temporary signs shall not exceed twelve (12) feet in height. Signs or attention getting devices attached to the building shall not exceed the height of the principal structure nor be erected upon or above the roof including when hung from poles or other accessory structures.

Installation and Removal: Banners shall remain securely mounted and tightly hung to two (2) posts or by an alternative method approved by the Administration Officer, for the duration of time that the banner is installed. Flag banners, such as feather and teardrop flags must be secured by being staked into the ground. All mounting devices (posts, stakes, etc.) shall be removed at the time that the temporary sign is removed.

Placement: Temporary Signs/Specialty Displays may be moved within the limits of the lot at any time during the duration of the permit, so long as each sign complies with the following:

Setbacks for Free Standing Signs: All free-standing specialty displays must be fully contained within the subject property; shall be located on the subject property a minimum of five (5) feet from the right-of-way line or property line; a minimum of three (3) feet from the back of any curb; and shall abide by the regulations for visibility corners including visibility corners from driveways and the street it intersects per Section 400.260 of the *O'Fallon Zoning Code*. The applicant will be asked to call out the location of the sign when the permits are issued and spot inspections may be used by Staff to verify the sign is suitably located.

Location of Wall Signs: No maximum permitted height is provided for wall signs (including banners), except that no sign shall be higher than the building wall on which it is mounted. Signs shall not encroach upon any window, doorway, or architectural feature.

Barkers: Barkers may only operate under permission of the owner of the site on which the event occurs, or in a designated public space (common ground, sidewalks, etc) and may not operate in the public right-of-way. Their activities shall not impede vehicular or pedestrian traffic, or constitute a safety hazard. For each Barker on site under the age of 16, there shall be one competent person of legal majority on site to supervise their activities.

Sandwich Boards: A sandwich board sign, not exceeding eight (8) square feet per face, may be placed no further than twenty (20) feet from the front entrance of a business while opened. Each business shall be allowed a maximum of one (1) sandwich board sign per public entrance. At no time should a sandwich board sign block a public sidewalk or designated parking space or be placed within a green space. Sandwich boards shall only be displayed during hours of operation and do not require a sign permit.



Specialty Display Signage Regulations

Off Premise Directional Signs: To assist the public in locating and navigating to various amenities within the City of O'Fallon, the City will allow Commercial entities, with valid permits, to install, at specified locations within the city, additional signage to promote both businesses and developments operating within the city limits. The primary purpose of these signs will be way finding and providing direction to potential consumers of both commercial and residential developments within the City and will be divided into two categories:

Annual Use: These signs are semi-permanent; once installed; they may be left in place as long as the entity advertised is actively conducting business transactions, are not in a state of disrepair and maintain current information and apply for renewal on a yearly basis. In addition to all other applicable parts of this chapter, all signs used under this section must adhere to the following:

- The business or development being advertised must be located within the City of O'Fallon.
- Signs shall be free standing and shall not exceed thirty-two (32) square feet in sign face size.
- These signs shall be out of any public rights-of-way, out of the applicable sight triangles and shall require the written approval of the property owner of the lot on which the signs are placed.
- Sign shall only contain business name and the business the petitioner is advertising, directions and prices.
- A separate annual permit shall be required for each Annual Use Off Premise Directional Sign installed within the City. The Permit Fee is identified in the Schedule of Fees, Costs and Expenses within Appendix B of Title IV: Land Use. Failure to pay the fee prior to placement of the sign shall result in a citation. Each sign shall be considered a separate violation. Each annual use sign will expire at the end of the calendar year and will be subject to submitting a renewal application. The Fee for a renewal is identified in the Schedule of Fees, Costs and Expenses within Appendix B of Title IV: Land Use.

Weekend Use: These signs are to be displayed during the higher volume traffic periods on the weekends. The signs may not contain any product or pricing information, only the business or subdivision name and an arrow or similar directional aide. In addition to all other applicable parts of this Chapter, all signs used must adhere to the following:

- Signs may only be displayed between 6 p.m. Fridays and 6 a.m. Mondays of the same weekend
- Shall be free standing and shall not exceed four (4) square feet in area, or six (6) feet in height from the adjacent finished grade.
- Placement of such signs shall be prohibited on private property without the express permission of the property owner.
- Signs shall not be placed as to interfere in any way with public health or safety. Such signs placed within the State right of way are further subject to the rules and regulations of the Missouri Department of Transportation.
- No such sign shall be attached to any utility structure, tree, fence, or any public or existing private sign standard.
- An annual permit shall be required for each entity requesting to place Weekend Directional Signs within the City. The Annual Permit Fee is identified in the Schedule of Fees, Costs and Expenses within Appendix B of Title IV: Land Use. Failure to pay the fee prior to placement of the signs shall result in a citation. Each sign shall be considered a separate violation.

Special Use Signage Regulations

Interchange Sign: An interchange sign is a modified freestanding sign that can be installed on a lot adjacent to the right-of-way of a highway or service road. Interchange signs are to be used in place of, not in addition to, the permitted freestanding signs allowed on the site. Interchange signs are allowed only on non-residentially zoned properties adjacent to the right-of-way for Interstates 70 and 64 and Route 364; or fronting on East or West Terra Lane. Properties fronting on Veteran's Memorial Parkway; Technology Boulevard; or the outer roads adjacent to Highway 40/64 and Route 364 may be granted pole signs if they can prove, via a sight line study, that they have visibility from I-70, I-64 or Route 364.

- A maximum of one (1) free-standing Interchange Sign per lot shall be permitted to be installed up to a maximum height of thirty-five (35) feet.
- The sign face shall have a clearance of at least ten (10) feet from the surrounding ground level.
- Interchange Signs will be allowed to increase their size by adding in fifty (50%) of their allowed area to their total.
- Interchange signs shall comply with all other requirements for free-standing signs unless amended by this Chapter.
- As part of the sign permit application, the applicant will be required to submit a scaled drawing/rendering showing the size of the proposed sign in relation to the surrounding structures and topography. The drawings shall be prepared by a licensed or registered professional. (i.e. architects, engineers.)

Changeable Copy Signs: Changeable copy signs will only be allowed as wall or free-standing signs, if, they are included as part of the permitted permanent signage. The lines of changeable copy shall be designed as an integral part of the sign and not added to the same pole or structure without being designed as part of the original sign.

Electronic Message Signs: Electronic message signs will only be allowed as wall or free-standing signs, if, they are included as part of the permitted permanent signage. The electronic message center shall be designed as an integral part of the sign and not added to the same pole or structure without being designed as part of the original sign. All electronic message centers shall adhere to the following:

- A maximum of one (1) message shall be displayed during each item frame. No continuous or rolling displays shall be permitted.
- The minimum display time per message shall be five (5) seconds;
- The intensity of the lights used in the message board shall not constitute a visual hazard for vehicular or pedestrian traffic and shall comply with all requirements of section 400.277 of the Zoning Code.

Vehicular & Trailer Signs: Vehicular and trailer signs shall include, but are not limited to, signs, lettering, logos, or other advertisement which are mounted, attached, or painted on trailers, boats or vehicles which are parked and left stationary near the business or development which is the subject of the vehicular or trailer sign. Vehicular and trailer signs in compliance with the following regulations shall be allowed to be parked within non-residential zoning districts:

a. Any vehicle or trailer as referenced in Section 355.110, Subsection (F), classified by the Department of Transportation (DOT) as Class Three (3) and above and any step van or any trailer displaying signage or advertising shall be parked behind the building face of any multi-tenant development.

For purposes of this Section "building face" shall mean the façade of the building which faces any public street. Further, for purposes of this Section, the phrase "in front of the building face" shall not be construed as limited to directly in front of the building, but instead shall be construed as the entire area, running from side property boundary to side property boundary, between the building face and the public street.

Where parking is not available behind the building face of a multi-tenant development, the vehicle or trailer with signage shall be parked in the parking space closest to the business that utilizes said vehicle or trailer.

Occupants of single-tenant buildings shall be prohibited from parking vehicles or trailers with signage in the parking spaces closest to the right-of-way or private street.

b. All vehicles shall be parked within a properly designated parking space and shall not encroach upon any drive aisle or sidewalk.

Exceptions: The following vehicles and trailers shall be exempt from the above-listed regulations:

- a. Mini busses or vans Class 3 or below predominately used in the routine transportation of people to and from a place of business.
- b. Construction-related vehicles parked on property under construction, service and delivery vehicles while services are being provided;
- c. Governmental and public safety vehicles; and
- d. Vehicles rented to the general public by a business whose primary purpose is the rental or sale of such vehicles, provided that such vehicles are not parked on any drive aisle, sidewalk or landscaped area.

Legend

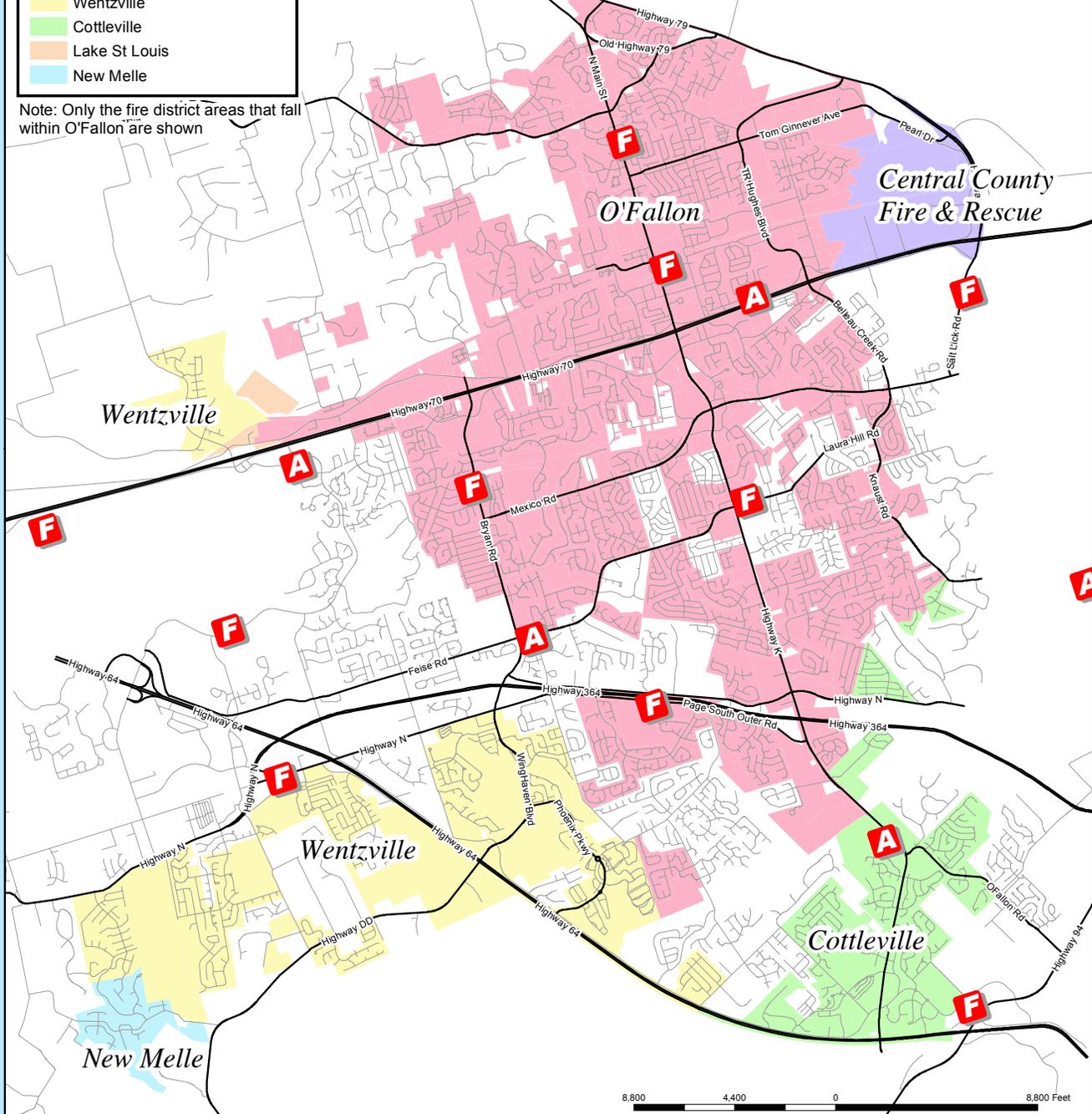
-  Fire Station
-  Ambulance Base

Fire Districts

-  O'Fallon
-  Central County Fire & Rescue
-  Wentzville
-  Cottleville
-  Lake St Louis
-  New Melle

Note: Only the fire district areas that fall within O'Fallon are shown

Fire District Information provided by the St. Charles County GIS.
 Further information is available by contacting:
 Information Systems Department
 201 N Second St.
 St. Charles, MO 63301
 Telephone (636) 949-7417
 Facsimile (636) 949-7483.



Planning & Development
 Geographic Information System
 O'Fallon, Missouri

O'Fallon Emergency Services

Information current through ordinance 6168

Printed: 01/15/2016



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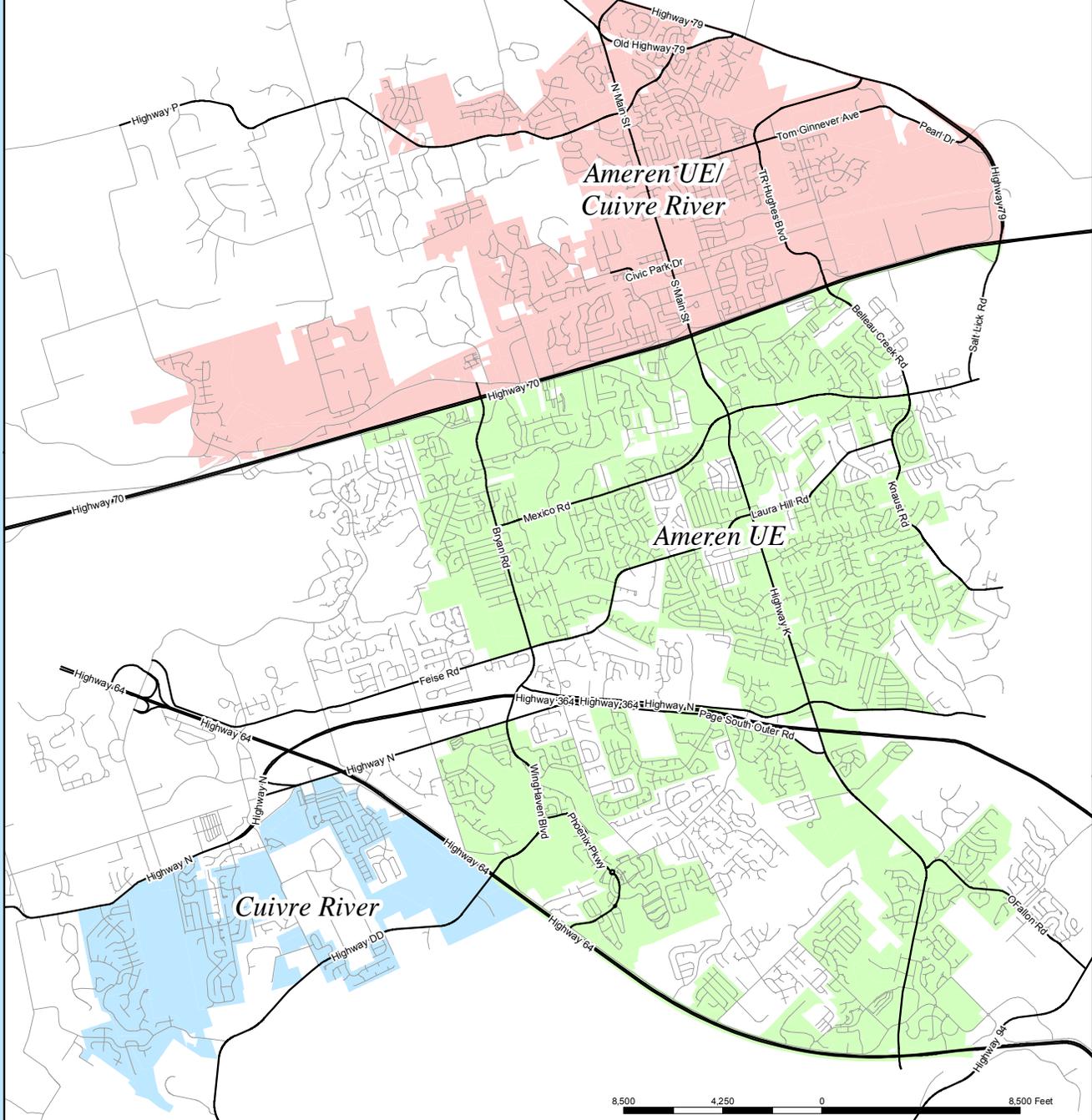
For contact information, please refer to "Community Contacts" on page 5.

Legend

Electric Service Areas

- Ameren UE/Cuivre River
- Ameren UE
- Cuivre River

Note: Only service areas that fall within O'Fallon are shown



Planning & Development
Geographic Information System
O'Fallon, Missouri

Electric Service Areas

Information current through ordinance 6168

Printed: 01/15/2016



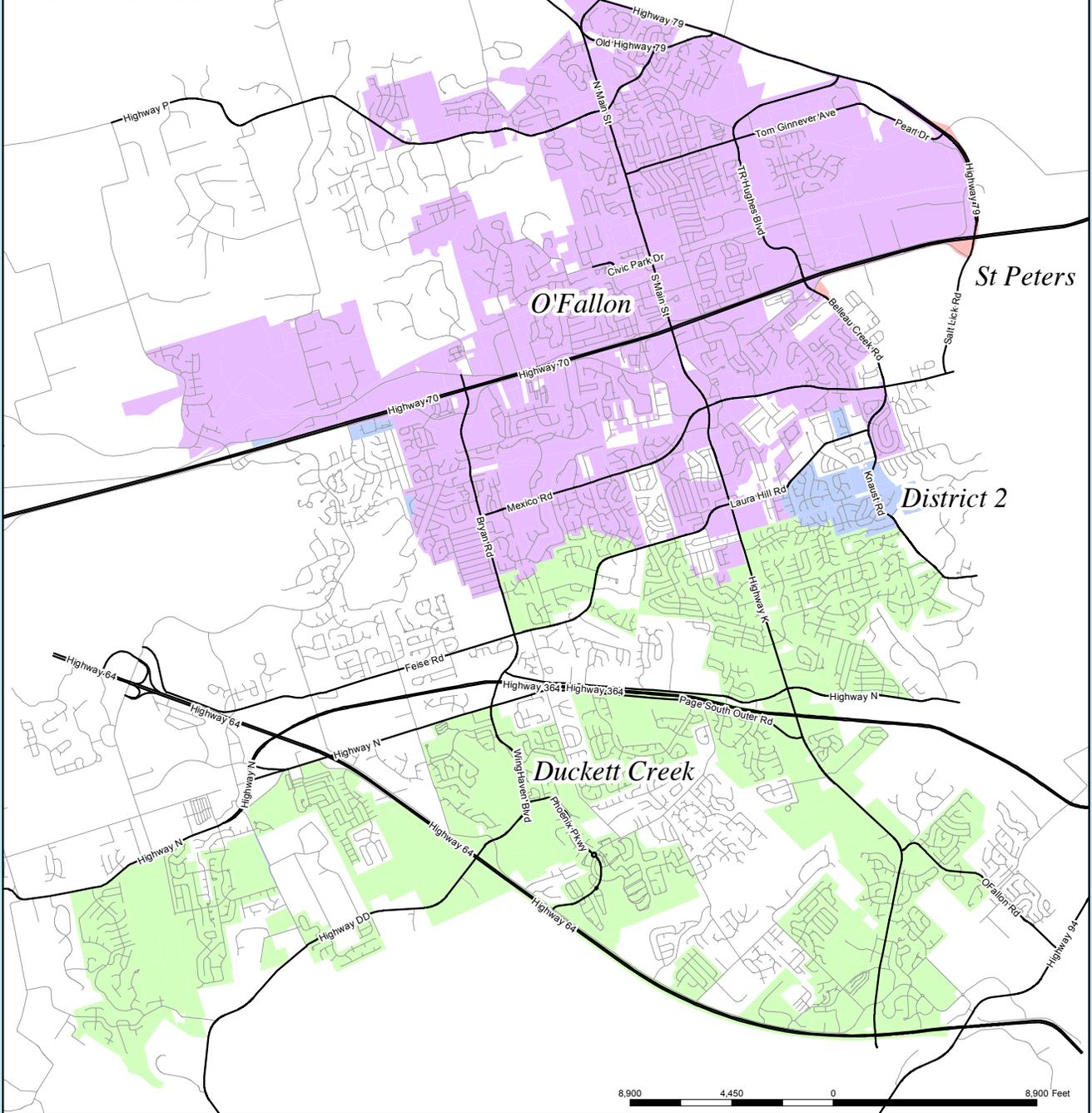
M:\Maps\Cuivre_River\Electric Service Areas.mxd

Legend

Sanitary Sewer Districts

- O'Fallon
- St Peters
- Duckett Creek
- District 2

Note: Only the sewer district areas that fall within O'Fallon are shown



Planning & Development
Geographic Information System
O'Fallon, Missouri

O'Fallon Sewer Districts

Information current through ordinance 6168

Printed: 01/15/2016



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For contact information, please refer to "Community Contacts" on page 5.



RESOURCES/OPPORTUNITIES

For help with marketing/expanding your new or existing business, this section contains resources to help you, along with other opportunities, to get involved with the community.

100 North Main Street • O'Fallon, MO 63366
econdev@ofallon.mo.us • Phone: 636-379-5532 • Fax: 636-978-4144 • www.ofallon.mo.us



Business Resources

Economic Development Center of St. Charles County

5988 Mid Rivers Mall Drive
St. Charles, MO 63304
636-441-6880
www.edcsc.com

The Economic Development Center (EDC) provides a range of flexible financings to assist with the growth plans of small, medium and large businesses. The EDC offers business consultations, loan programs, demographics and other information on regional trends, as well as a small business incubator program.

Missouri Business Portal

www.business.mo.gov

This website is a single point of entry for business registration, filings, licenses and permits for doing business in the State of Missouri.

Missouri Department of Economic Development

301 W. High Street
P.O. Box 1157
Jefferson City, MO 65102
573-751-4962
www.ded.mo.gov

The Missouri Department of Economic Development provides up-to-date regional economic analyses, searchable lists of licensed professionals, electronic site selection options and more.

SCORE (inside EDC of St. Charles County)

5988 Mid Rivers Mall Drive
St. Peters, Missouri 63376
636-447-5000
www.stlouis.score.org

SCORE (Service Corps of Retired Executives) provides no-cost, confidential business counseling tailored to meet the needs of your business and your personal objectives. SCORE also offers workshops and seminars for a modest fee, for both start-up entrepreneurs and existing businesses.

University of Missouri Extension Office Small Business Development Center

260 Brown Road
St. Peters, MO 63376
636-970-3000
www.missouribusiness.net/sbdc

The Small Business Development Center is designed to deliver up-to-date counseling, training and technical assistance in all aspects of small business management. Services include assisting small businesses with financial, marketing, production, organization, engineering and technical problems and feasibility studies. The website also has information for writing a business plan that is a requirement for banks when considering lending startup capital.

St. Charles City-County Library

Refer to "Key Community Contacts" for branches
www.youranswerplace.org/business-services-public-management

The Library provides research support for businesses and individuals seeking demographics, business plan assistance, GIS data and more.

St. Charles County Missouri Career Center Division of Workforce Development

212 Turner Boulevard
St. Peters, MO 63376
636-255-6060
www.work.sccmo.org
www.missouricareersource.com

The St. Charles County Missouri Career Center offers employer services including posting job openings, in-house computer training classes, monthly job fairs, conference/meeting rooms, video conferencing, audio/video equipment, Rapid Response and much more.

County and State Requirements

Please contact each entity below to determine individual business requirements.

Federal Firearms License

www.atf.gov/firearms

The Federal Firearms license is required to be filed by all persons who intend to engage in the business of manufacturing, importing or dealing in firearms. Firearms licenses are also issued to persons who wish to be collectors of curio and relic firearms. In addition, the applicant is required to notify the St. Charles County Sheriff's Office at 636-949-3010.

Missouri Department of Revenue

Harry S Truman State Office Building
301 West High Street
Jefferson City, MO 65101
573-751-3505
www.dor.mo.gov

The Department of Revenue is the location to register for various business taxes including sales tax, vendor's use tax, consumer's tax, withholding tax, unemployment tax, corporate income/franchise tax and much more.

Missouri Department of Public Safety: Alcohol & Tobacco Control

1738 East Elm Street, Lower Level
Jefferson City, MO 65101
573-751-2333 and 573-751-2964
www.atc.dps.mo.gov

After obtaining your City liquor license you must apply for a State of Missouri and St. Charles County liquor license. You will need to obtain the State license first, before applying to the County.

Missouri Secretary of State

Business Services

600 West Main Street
State Capitol, Room 208
Jefferson City, MO 65101
573-751-4936
www.sos.mo.gov/business

The Secretary of State is the location to file fictitious name registration, search for registered business names and find other business information and services.

St. Charles County Government

201 North Second Street, Room 205
St. Charles, MO 63301
636-949-7900
www.sccmo.org

The St. Charles County Government requires all businesses located within St. Charles County to obtain a Merchant & Manufacturer's License if they manufacture or sell products. The form is located on their website under the Finance Department. The St. Charles County food permit and liquor license may also be obtained through this contact information. For information on permitting and licensing for food service establishments go to *www.scchealth.org*.



Business Associations

Destination WingHaven Business Association

Contact: Jan Stanczak
636-561-2626
[facebook.com/DestinationWingHaven](https://www.facebook.com/DestinationWingHaven)

Downtown Neighborhood Association

Contact: Don Detrich, President
636-272-5025

O'Fallon Chamber of Commerce & Industries

Contact: Erin Williams
636-240-1818
www.ofallonchamber.org

Civic Organizations

American Legion Post 388

Contact: Jeanne Reek
636-219-0553
www.alpost388.mo.org

O'Fallon Knights of Columbus

Contact: Kevin Hudnut
636-978-3639
www.thecompass2269.com

O'Fallon Senior Center

Contact: Lynn Dacey
636-272-4180

O'Fallon Community Foundation

Contact: Jeanette Koechner Thomas
314-795-0288
www.ofalloncommunityfoundation.org

O'Fallon Lions

Contact: Terri Brittingham
913-547-2555

VFW Post 5077

Contact: Lynette Lewis
636-272-1945
www.vfw5077.org

O'Fallon Elks

Contact: Rick Lucas
636-240-7736
www.elks.org

O'Fallon Optimist

Contact: Cyndy Schwab
636-544-0102

O'Fallon Kiwanis

Contact: Tom Shea
636-240-0678
www.ofkiwanis.com

O'Fallon Rotary

Contact: Danton Troyer
314-432-2229
www.ofallonmo.rotary-clubs.org

City Event Sponsorship

Event sponsorship is a terrific way to win brand recognition for your business and get involved with the community, too. Sports, theater, outdoor concerts, festivals – O’Fallon’s sponsorship opportunities abound. Our city’s smaller events attract hundreds of people and our festivals draw thousands.

Athletic Events

Contact Roy Hays, Recreation Manager, 636-474-8102 or rhays@ofallon.mo.us

5K Challenge Run & Movie in the Park, May

This family-friendly event is bolstered by a 5K obstacle course, awards and T-shirts. This evening event also includes music, food trucks and an outdoor movie.

Charitable Community Event

Project HOME Golf Tournament

4-Person Scramble, May

Contact Alexis Jaegers, Public Assistance Specialist/CDBG, 636-379-5411 or ajaegers@ofallon.mo.us

Project HOME funds provide special assistance to low-income residents and/or residents with disabilities.

Our belief is that every resident, regardless of income, should have a safe and healthy home to live in.

Concerts, Festivals and Special Events

Contact Marsha Seymour, Tourism and Festivals Manager, 636-379-5502 or mseymour@ofallon.mo.us

O’Fallon Founders’ Day, May

Enjoy old-fashioned games and crafts, live music, family entertainment, exhibits of archaeological artifacts, a model railroad layout, tours of the Darius Heald Home and Zumwalt’s Fort.

O’Fallon Jammin’ Outdoor Concerts

Tuesday evenings, June through August

Bring a lawn chair or blanket for lawn seating around the Civic Park bandstand and hear popular cover and tribute bands play oldies, pop, country, rock and more.

O’Fallon Heritage & Freedom Fest, July

O’Fallon’s three-day Fourth of July celebration features a popular patriotic parade, fireworks, festival grounds with live entertainment, carnival rides, kids’ activities, food and beverages and more.

RSC Art & Family Festival, September

Come dressed for fun and exercise! Free admission, free kids’ activities, food, artists and vendors.

O’Fallon Fall Fest, October

This popular two-day festival in Civic Park offers a little bit of country-in-the-city with live music, a street dance, arts and crafts booths, family shows, activities for all ages, festival food and more.

Fall Fest Run, October

Held just before the opening of the Fall Fest, this well-organized 5K and 10K run/walk is fun for all ages.

Celebration of Lights, November and December

A drive-through holiday light display held at Fort Zumwalt Park. Each scene is designed and funded by local organizations, churches and businesses.