

**AN ORDINANCE** of the City of Neosho amending Chapter 405 Zoning Regulations, Article II District Regulations by repealing and replacing Section 405.120 District "C-2" General Business District, Paragraph A. Use Regulations to add a new use for seasonal sale of fireworks and by repealing and replacing Section 405.130 District "C-3" Commercial Business District, Paragraph A. Use Regulations to add a new use for year-round sale of fireworks of the Code of Ordinances.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEOSHO, MISSOURI, as follows:

**Section 1.** That Chapter 405 Zoning Regulations, Article II District Regulations, Section 405.120 District "C-2" General Business District, Paragraph A. Use Regulations is repealed in its entirety replaced with a new Section 405.120 District "C-2" General Business District, Paragraph A. Use Regulations to be hereby adopted to read as follows:

"Chapter 405 Zoning Regulations"

"Section 405.120 District "C-2" General Business District"

"A. Use Regulations. In "C-2" General Business District no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one (1) or more of the following uses: (for exceptions see Section 405.180, "Special Use Permits" and Section 405.200, "Non-Conforming Uses").

1. Any use permitted in "C-1" Retail Business District.
2. Antique shop, including secondhand stores.
3. Automobile parking lots.
4. Bakeries, employing five (5) or less persons.
5. Banks.
6. Bicycle repair shops.
7. For-profit schools and colleges.
8. Computer sales and service.
9. Craft brewery, which is defined as a production of between ten thousand one (10,001) and fifty thousand (50,000) barrels a year.
10. Dancing, aerobics, karate, and reducing salons.
11. Department and clothing stores (new and used).
12. Earth station antenna sales and service for the purpose of satellite reception.
13. Eating establishments.
14. Electric appliance and "fix-it" shops.
15. Fireworks- seasonal, as defined in Section 215.195(B).
16. Food market.
17. Frozen food lockers for individual or family use.
18. Furniture store, including secondhand.
19. Glass shop.

20. Hardware store.
21. Household merchandise.
22. Jewelry store.
23. Ornamental iron sales rooms, but not forging, stamping, or casting.
24. Pet shop, including grooming.
25. Radio and television store and service.
26. Shoe store, including repairs and service.
27. Sporting goods store.
28. Storage garages for automobiles, boats, trucks and recreational vehicles.
29. Taverns and nightclubs.
30. Theaters, excluding drive-in theaters.
31. Wholesale sales office or sample room.
32. Accessory uses customarily incident to any of the above uses.

Note: No dismantled or inoperable vehicles, parts, equipment, or material may be stored or displayed in front or side yard and such use shall not be obnoxious or offensive.”

**Section 2.** That Chapter 405 Zoning Regulations, Article II District Regulations, Section 405.130 District “C-3” Commercial Business District, Paragraph A. Use Regulations is repealed in its entirety replaced with a new Section 405.130 District “C-3” Commercial Business District, Paragraph A. Use Regulations to be hereby adopted to read as follows:

“Chapter 405 Zoning Regulations”

“Section 405.130 District “C-3” Commercial Business District”

“A. Use Regulations. In "C-3" Commercial Business District no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one (1) or more of the following uses: (for exceptions see Section 405.180, “Special Use Permits” and Section 405.200, “Non-Conforming Uses”).

1. Any use permitted in "C-2" General Business District.
2. Assembly halls and fraternal orders.
3. Automobile and truck, boat, trailer, recreational vehicle, farm, or irrigation equipment, motorcycles, and other motor vehicles, rooms, or yards, sales, service, maintenance, or repair.
4. Bowling alleys.
5. Buildings, structures, and premises for public utility services, or public service corporations, which buildings or uses the Council, after report to the Planning and Zoning Commission, deems reasonably necessary for public convenience or welfare.
6. Bus passenger stations.



7. Car wash.
8. Commercial recreation buildings.
9. Convenience stores.
10. Dry cleaning establishments, employing five (5) or less persons, and using non-explosive cleaning fluids.
11. Equipment rental.
12. Fireworks – year-round as defined in Section 215.195(A).
13. Fuel stations.
14. Greenhouses (commercial).
15. Gymnasium.
16. Hospital for small animals (if within an enclosed building).
17. Laundries employing five (5) or less persons.
18. Miniature golf courses.
19. Package liquor stores.
20. Plumbing and heating and air-conditioning shops.
21. Printing and publishing plants (including book binding).
22. Public garages.
23. Radio and television broadcasting stations and studios, except towers (excluding church broadcasting stations).
24. Riding stables and tracks.
25. Shops for custom work, or manufacture of articles to be sold at retail only, on premises, and provided that the space occupied by the manufacturing permitted therein shall not exceed fifty percent (50%) of the total floor area of the entire building, and further, provided that such manufacturing use is not obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
26. Skating rinks.
27. Storage in bulk of, or warehouse for, such materials as are incidental to the sale at retail on the premises.
28. Swimming pools (commercial), water slides, and other water-related activities.
29. Tourist courts, subject to the following:
  - a. The number of tourist units shall not exceed the number obtained by dividing the total square foot area of the site by one thousand two hundred (1,200).
  - b. A distance of at least ten (10) feet to be maintained between buildings.
  - c. Each tourist cabin unit have a minimum enclosed area of two hundred (200) square feet and be provided with heating facilities, a lavatory, toilet, and tub or shower with hot and cold running water. Sanitary and water supply facilities and stalls shall be subject to approval of the City Health Officer.
30. Retail lumberyards.
31. Marijuana cultivation facility (if within an entirely enclosed building).

[Ord. No. 377-2023, 1-17-2023]

- 32. Marijuana-infused products manufacturing facility (if within an entirely enclosed building).
- 33. Marijuana testing facility (if within an entirely enclosed building).

[Ord. No. 377-2023, 1-17-2023]

- 34. Accessory uses customarily incident to any of the above uses.

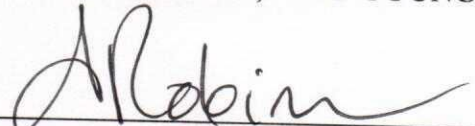
Note: No dismantled or inoperable vehicles, parts, equipment, or material may be stored or displayed in front or side yard and such use shall not be obnoxious or offensive.”

**Section 3.** All ordinances or parts of ordinances in conflict herewith are hereby repealed, but shall otherwise remain in full force and effect.

**Section 4.** This Ordinance shall be effective August 6, 2024.


PASSED BY THE COUNCIL OF THE CITY OF NEOSHO, MISSOURI, this 6<sup>th</sup> day of August, 2024, by a vote of 6-0.

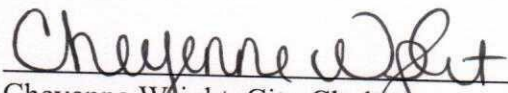
CITY OF NEOSHO, CITY COUNCIL

  
 \_\_\_\_\_  
 Ashton Robinson, Mayor Pro Tempore

APPROVED AS TO FORM:

ATTEST:

  
 \_\_\_\_\_  
 Derek A. Snyder, City Attorney

  
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 Cheyenne Wright, City Clerk

CITY SEAL

