
 AN ORDINANCE AMENDING SECTIONS 402.020
 AND EXHIBIT OF CHAPTER 405 – LAND USE TABLE – OF THE WELDON
 SPRING, MISSOURI, MUNICIPAL CODE

WHEREAS, That Missouri cities of the fourth class, Weldon Spring being such, have the authority from time to time to amend, supplement, change, modify or repeal its regulations and restrictions pursuant to the provisions of Chapters 71, 79, and 89 of the Missouri Revised Statutes; and

WHEREAS, notice of public hearing in regard to the changed regulations proposed in this Ordinance were published at least fifteen (15) days in advance of the Public Hearing held by the Planning & Zoning Commission on July 1, 2024, and the Public Hearing held by the Board of Aldermen on July 11, 2024; and

WHEREAS, the Planning & Zoning Commission has recommended the following amendments, which are outlined and set out in this legislation and “Exhibit A”, to the Board of Aldermen for consideration; and

WHEREAS, the Board of Aldermen has taken up this matter based upon the recommendation made by the Planning & Zoning Commission of the City of Weldon Spring, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:

SECTION 1: That Section 402.020 of the Municipal Code is hereby amended to add these definitions as follows:

Section 402.020: Definitions

AEROSPACE PRODUCTS AND PARTS MANUFACTURING: An industry that provides the design, development, and production of various components and systems for aircraft or spacecraft.

COMPUTER COMPONENTS DISTRIBUTION: A business that is primarily engaged in the wholesale distribution of components for computers, computer peripheral equipment, loaded computer boards, and/or computer software.

CONFERENCE CENTER: A facility used for conferences, banquets, weddings, and seminars, and may include accommodations for food preparations and eating, recreation, entertainment, resource facilities, and meeting rooms.

COMPUTER SYSTEMS DESIGN: Establishments primarily engaged in providing expertise in the field of information technologies through one or more of the following activities: (1) writing, modifying, testing, and supporting software to meet the needs of a particular customer; (2) planning and designing computer systems that integrate computer hardware, software, and communication technologies; (3) on-site management and operation of clients' computer systems and/or data processing facilities; and (4) other professional and technical computer related advice and services.

ELECTRONIC COMPONENTS DISTRIBUTION: A business which distributes products, such as capacitors, resistors, microprocessors, bare and loaded printed circuit boards, electron tubes, electronic connectors, computer modems, Crystals and crystal assemblies, electronic, Electron tubes, LCD (liquid crystal display) unit screens, Microwave components, Piezoelectric devices, printed circuit laminates, switches for electronic applications, and Transducers (except pressure).

HIGH-TECH MANUFACTURING: An industry that uses advanced technologies to transform and upgrade conventional manufacturing. This would include manufacture of computers, computer peripherals, communications equipment, and similar electronic products, and establishments that manufacture components for such products.

MICRO-BREWERY: A business whose primary activity is the brewing and selling of beer, with an annual production of 10,000 barrels or less.

MICRO-WINERY: A small wine producer that sources its grape product from an outside supplier or an off-site vineyard, with an annual production of 10,000 gallons or less.

SECTION 2: That the Land Use Table Attachment, which is shown as "Exhibit A", in Chapter 405 of the City of Weldon Spring, Missouri, Municipal Codes is hereby amended as follows:

- Aerospace Products and Parts Manufacturing is permitted in the High-Technology Office "HTO" zoned district.
- The word "Entertainment" is omitted from the *Art, Entertainment, Museum, Park and Recreation* land use category.
- Automotive Filling Station (Convenience Store) requires a Conditional Use Permit for the Planned Commercial "PC" zoned district.
- Barber Shop. Beauty Salon, or Spa requires a Conditional Use Permit for the Planned Commercial "PC" zoned district.

- Church, Temple, Synagogue (places of worship) requires a Conditional Use Permit for the General Commercial “GC” and Planned Commercial “PC” zoned district.
- Clinic-Out Patient (Medical, Dental, etc.) is permitted in the Medical “MED” zoned district.
- Co-Branded Structure (Gas, Food Sales, etc.) requires a Conditional Use Permit for the Planned Commercial “PC” zoned district.
- Computer Components Distribution is permitted in the High-Technology Office “HTO” zoned district.
- Computer Systems Design is permitted in the High-Technology Office “HTO” zoned district.
- Conference Center is permitted in the High-Technology Office “HTO” and Planned Commercial “PC” zoned district zoned districts.
- Data Center is permitted in the High-Technology Office “HTO” zoned district.
- Drug Store (Pharmacy) is permitted for the Planned Commercial “PC” zoned district.
- Electronic Components Distribution is permitted in the High-Technology Office “HTO” zoned district.
- Food/Bakery Products Manufacturing is permitted in the Light Industrial “LI” zoned district.
- Furniture, Appliance, or Electronic Sales requires a Conditional Use Permit for the High-Technology Office “HTO” zoned district.
- High-Tech Manufacturing is permitted in the High-Technology Office “HTO” zoned district.
- *The Mini-Warehouse (Self Storage Facility)* category is omitted from the Land-Use Table.
- Micro-Brewery/Micro-Winery requires a Conditional Use Permit for the High-Technology Office “HTO” and the Planned Commercial “PC” zoned districts.
- Parks, Playgrounds & Open Space (Public) is permitted in the Medical “MED” zoned district
- The word “Martial Arts” is added to the *Schools (Studios, Art, Dance, Music, or Beauty)* land use category.
- *Schools (Middle & High)* category is omitted from the Land-Use Table.
- Tattoo Establishments (State Licensed) is no longer permitted in the Planned Commercial “PC” zoned district and requires a Conditional Use Permit in the General Commercial “GC” and the Medical “MED” zoned districts
- The word “Entertainment” is added to the *Theater and Performing Arts* land use category and the land use category is no longer permitted in the Medical “MED” zoned district.
- Warehouse, Mini Self-Storage land use category requires a Conditional Use Permit for the General Commercial “GC” zoned district

- Warehouse, Storage, and Wholesale Trade land use category requires a Conditional Use Permit for the High-Technology Office "HTO" zoned district.

All the amended changes to the Land Use Table in Section 2 of this Ordinance are referenced in "Exhibit A" of this Ordinance.

SECTION 3: That this ordinance shall be in full force and effect from and after its enactment and approval.

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS 25th DAY OF July 2024.



Donald D. Licklider, Mayor

Attest:



William C. Hanks, City Clerk



BILL NO. 1226

ORDINANCE NO. 24-13

To approve Bill #1226

Motioned: Conley

Seconded: Clutter

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	<u>X</u>	<u>---</u>	<u>---</u>
Clutter	<u>X</u>	<u>---</u>	<u>---</u>
Conley	<u>X</u>	<u>---</u>	<u>---</u>
Kolb	<u>X</u>	<u>---</u>	<u>---</u>
Martiszus	<u>---</u>	<u>---</u>	<u>---</u>
Yeager	<u>X</u>	<u>---</u>	<u>---</u>
Lickliger	<u>---</u>	<u>---</u>	<u>---</u>

Absent: Martiszus

Chapter 405: Land Use Table – Attachment 1

Land Use Table

The Land Use Table provides a tabular summary of the principal land uses allowed within each zoning district. Please refer to the specific district regulations and all other applicable requirements and procedures contained in Chapter 400.

- A. **Permitted (By-Right):** Uses identified in a zoning district column of the Use Table with a “e” are “permitted by-right” and shall be permitted in such zoning district subject to all other requirements of this Zoning Ordinance.
- B. **Conditional Uses:** Uses identified in a zoning district column of the Use Table with a “C” are “Conditional Uses” and shall be permitted in such zoning district in accordance with the standards and procedures contained in Article IX.
- C. **Unlisted Uses:** Any use not shown as a use permitted by right or a conditional use in a zoning district is specifically prohibited in that district. Uses not listed have been determined either not to be appropriate in any district, incompatible with certain existing uses, or sufficiently rare or unexpected as to be incapable of being listed at the time of adoption of this Code. Any use not shown as a use permitted by right or a conditional use in any zoning district, but constituting a use that is required to be permitted by law, shall be subject to the conditions of the most appropriate zoning district and the following requirements.
1. The use shall be permitted only to the extent required by law;
 2. The use shall be approved only as a Conditional Use in the City’s “LI” Industrial District, except if by law it is required to be permitted by right;
 3. The use shall be located no closer than 1,000 feet from any residence, residential property, park, school, or church, except as may be modified by the Board of Aldermen via a Conditional Use Permit;
 4. The use shall maintain a distance of at least 1,000 feet from any other such use having the same description, except as may be modified by the Board of Aldermen via a Conditional Use Permit;
- D. **Old Town” & Village Center Overlay (Shell Districts):** As of the adoption of this Chapter, no property may be rezoned to the “OT” Old Town District or “VC” Village Center. All preexisting “OT” and “VC” property shall be permitted all lawful uses as of the effective date of this Code. After the effective date of this Code revision, no additional land shall be rezoned to the “OT” or “VC” Overlay District. Any proposed subdivisions, including lot splits, change of use, new construction or other alterations not permitted under the respective district regulations shall require rezoning to an applicable zoning district. Use of property maintaining the “OT” and “VC” preexisting zoning shall be subject to all other regulations of this Code.

Chapter 405: Land Use Table – Attachment 1

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City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LJ	Reserved
RESIDENTIAL PRINCIPAL USES													
Dormitories									•				
Group Home	C	C	C	C	C	C							
Lofts										C			
Modular Home	C												
Multi-Family ("Apartment")										C			
Assisted Living, Congregate Care, Residential Care, Senior Housing, Skilled Nursing Facilities									•	C			
Single-Family (individual home sites)	•	•	•	•	•	•				C			
Single-Family (Conservation Subdivisions)	•	•	•	•	•	•				C			
Single-Family (Conventional Subdivisions)	C	C	•	•	•	C				C			
Townhomes, Condos, Multiplex										C			
Two-Family Attached ("Villa")						C				C			
NON-RESIDENTIAL PRINCIPAL USES													
Aerospace Components Manufacturing									•				
Agriculturally related limited commercial uses, i.e. commercial nursery activities.	C												

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Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LJ	Reserved
Antique Sales										•			
Arts, Museums, Parks & Recreation	•	•	•	•	•	•	•	•	•	•	•		
Automotive Customizing Shop											C	•	
Automotive Parts and Supply Store											•		
Automotive Filling Station (Convenience Store)										C	C	C	
Animal Production (beef & dairy cattle, poultry and egg production, and sheep & goat farming),	•												
Animal Production, limited (chicken egg production and animal aquaculture)	•	C											
Automotive Rental Agency											C	•	
Automotive Repair (Body/Paint) Shop											C	•	
Automotive (Vehicle, Boat, or RV) Sales											C		
Automotive Service Station (i.e. Jiffy Lube)											C		
Automotive Wash Services											C	•	
Bakeries (Retail)											•		
Bar, Tavern or Lounge										C	C		
Barber Shop, Beauty Salon or Spa							C			C	•		

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Use permitted as a conditional use:												C	
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LJ	Reserved
Bed and Breakfast Inns											•		
Broadcasting, Telecommunications, Radio, TV, and Cable Networks								•			•	•	
Building Material Sales & Services											•	•	
Bus, Truck & Rail Terminals												•	
Catering Service										•	•		
Cemetery, Crematory, and Mausoleum	C	C	C	C	C		•						
Church, Temple, Synagogue (places of worship)	•	•	•	•	•	•	•			C	C		
Clinic-Out Patient (Medical, Dental, etc.)							•	•	•	•	•		
Club, Civic, Religious, or Fraternal Organization							•	•	•	•	•	•	
Co-Branded Structure (Gas, Food Sales, etc.)										C	•	•	
Computer Components Distribution								•					
Computer Systems Design								•					
Conference Center								•		•			
Construction Contractor												•	
Couriers and Messengers								•					
Crop Production	•	•											

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Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LI	Reserved
Data Center								•		C	C		
Day Care – Adult				C	C		•		•				
Day Care – Child Nursery	C	C		C	C		•		•		•		
Drug Store (Pharmacy)									•	•	•		
Dry Cleaning & Laundry Pick-up								•		•	•	•	
Dry Cleaning Plant												•	
Electronic Components Distribution								•					
Equipment Sales, Rental & Leasing												•	
Financial Services-banking								•		•	•		
Fishing Lakes	•	C											
Food/Bakery Product Manufacturing												•	
Forestry and Logging	•	•										C	
Funeral Home, Mortuaries										C	C		
Furniture, Appliance or Electronics Sales								C			•	•	
Golf Courses and Country Clubs	•	C	•	•	•	•	•	•			•	•	
Golf, Miniature												•	

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Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LI	Reserved
Greenhouse, Plant Nursery & Garden Supplies	C											•	
Grocery Store- Retail										•			
Hospital									•				
Health Care, Social Services, Vocational Rehab, and Family Services							•	•	•	•	•		
Health Club, Fitness Center & Gymnasiums								•	•	•	•		
High-Tech Manufacturing								•					
Hotel								•		•			
Hotel, Extended Stay										C	C		
Industrial, Heavy												C	
Industrial, Light									C			•	
Information Services and Data Processing								•		•	•		
Kennels, Pet Care, and Dog Daycares	•	C								•	•		
Liquor Store										•	•		
Laundromat- self service											•		
Massage Therapy Establishment (licensed)											C	•	
Micro-Brewery/Micro-Winery								C					

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Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LI	Reserved
Night Club, Dance Hall or Private Club										C			
Office								•	•	•	•	•	
Park, Playgrounds & Open Space (Public)	•	•	•	•	•	•	•	•	•	•	•	•	•
Postal, Mail, and Coping Services							•	•	•	•	•	•	•
Printing & Publishing Facility								•	•	•	•	•	•
Psychiatric and Substance Abuse Hospitals							C		C				
Public Administration, Police, Fire, Government	•	•	•	•	•	•	•	•	•	•	•	•	•
Public Administration, (Other than Weldon Spring)	C	C	C	C	C	C	C	C	C	C	C	C	C
Recreation Facility or Area (Commercial)								•	•	•	C	•	•
Repair Services										C	•	•	•
Research, Development & Testing Services								•	•	•	C	•	•
Restaurant, Fast Food								C	C	•	•	•	•
Restaurant, General								•	•	•	•	•	•
Retail Sales & Services							•		•	•	•	•	•
Resale (Consignment) Sales, Thrift Shops										•	•	•	•
Schools (Studios), Art, Dance, Martial Arts, Music or Beauty								•		•	•	•	•
Schools, Business, Vocational or Trade School								•	•	•	•	•	•

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Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LI	Reserved
Schools (College, Junior College)								•		•	•	•	
Schools, Public (Elementary and Secondary)	•	•	•	•	•	•	•			•	•	•	
Schools, Private (Elementary and Secondary)	C	C	C	C			C			•			
Tanning Salon (State licensed)									•	•			
Tattoo Establishment (State licensed)									C		C		
Telecommunication Antennas (concealed, roof-mounted, stealth, and utility pole-mounted) by administrative permit via Section 405.215 & 405.175 as an accessory use.	•						•	•	C	•	•	•	
Tobacco Store											C		
Wireless communication Towers as per Section 405.225(B) as an accessory use.	C						C	C		C	C	C	
Theater, Cinemas,											C		
Theater, Entertainment, and Performing Arts											C	C	
Utilities, Major (water & wastewater treatment plants, power generation facilities, transmission towers, substations, lift stations, and similar uses)	C									C	C	C	
Utilities, Minor (lift stations, water towers, and similar uses)	C	C	C	C	C	C			•	•	C	C	
Vaporizer (Vap)/Electric Cigarette (E-Cig) Store												C	
Veterinary Clinic								•	•	•	•	•	

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Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LJ	Reserved
Warehouse, Mini (Self-Storage)										C	C	•	
Warehouse, storage, and wholesale trade								C		C		•	
Reserved													