

BILL NO. 22-17

ORDINANCE NO. 2329

**AN ORDINANCE AMENDING "APPENDIX A" TO
CHAPTER 405 "LISTING OF PERMITTED AND
CONDITIONAL USES" OF THE MUNICIPAL CODE OF
THE CITY OF WARRENTON, MISSOURI**

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF
WARRENTON, MISSOURI, AS FOLLOWS:

Section I. That "Appendix A" of Chapter 405, of the Municipal Code of the City of Warrenton, Missouri pertaining to "Listing of Permitted and Conditional Uses" is hereby deleted and a new "Appendix A" is hereby adopted and shall be in words and figures as set forth on Exhibit "A" attached hereto and made a part of hereof.

SECTION II. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

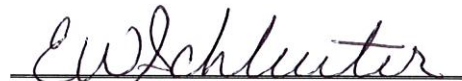
SECTION III. This Ordinance shall take effect and be in full force from and after the passage and approval thereof.

READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Warrenton, Missouri, this 18th day of April, 2018.



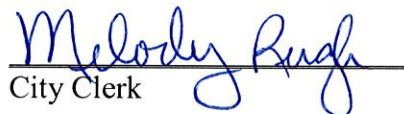
President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 18th day of April, 2018.



Mayor

ATTEST:



City Clerk

“P” = A permitted use, a Site Plan per Section 405.390 may be required.
“C” = A use that requires a Conditional Use Permit per Section 405.340.
Uses which are not specifically listed in Appendix A as “P” (permitted) or “C” (conditionally permitted) are PROHIBITED.

APPENDIX A. LISTING OF PERMITTED AND CONDITIONAL USES

Use Category	Specific Use Type	ZONING DISTRICTS												
		AG	R-1	R-2	R-3	RC-1	RC-2	C-1	C-2	C-3	C-4	M-1	M-2	OPR
	5. Transitional living				C									
2. INSTITUTIONAL AND CIVIC														
A. Cemetery	1. Cemetery--not less than 20 acres is required for establishment or enlargement	P										P	P	
B. Community services	1. Senior center or community activity center					P	P	P	P	P	*	P	P	
	2. Philanthropic or religious affiliated club, institution or organization								P	P	*			
	3. Animal control center												C	
C. Cultural facilities	1. Museums, art galleries	P				C	C	C	P	P	*	P	P	
	2. Art display, outdoor	P				C	C		C	C	*	C	C	
	3. Opera houses, concert hall								P	P	*	P	P	
	4. Library	P	C	C	C	C	P	P	P	P	*	P	P	
D. Day care for adults or children	1. Adult day care					C	C	C	C	C	*	C	C	
	2. Child day care					C	C	C	C	C	*	C	C	
E. Detention facilities	1. Detention facilities: privately operated jails or honor camps, private reformatories or											C	C	

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	juvenile detention facilities													
	2. Private probation offices					C	C	C	P	P	*	P	P	
F. Health care facilities	1. Clinics (outpatient)--medical or dental offices or clinics; counseling centers					P	P	P	P	P	*	P	P	
	2. Chiropractors, State-licensed massage therapy, acupuncturists					P	P	P	P	P	*	P	P	
	3. Medical, dental or X-ray non-patient facilities							P	P	P	*	P	P	
	4. Substance abuse treatment facility--inpatient and/or outpatient							C	C	C	*	C	C	
	5. Hospital or other inpatient facility/non-substance abuse counseling center					C	C	C	C	C	*	C	C	
	6. Nursing home/convalescent care				C	C	C	C	C	C	*			
G. Parks and open space, recreation and entertainment	1. Recreational facility, public	C	C	C	C			C	C	C	*	C	C	C

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	2. Recreational facility, private	C	C	C	C			C	C	C	*	C	C	C
	3. Amusement park	C									*	C	C	
	4. Athletic fields, private	C	C	C	C			C	C	C	*	C	C	P
	5. Athletic fields, public													P
	6. Commercially operated outdoor recreation facilities including only the following: batting cage, driving range, golf center, miniature golf or golf course, water slide or go-kart track	C						C	C	C	*	C	C	
	7. Cinema theater--indoor								P	P	*	P	P	
	8. Theater, drive-in								C	C	*	C	C	
	9. Indoor athletic and exercise clubs; sports and recreation clubs; gymnasiums, boys and girls clubs; except gun clubs and shooting clubs					C	C	C	C	C	*	C	C	
	10. Billiard, pool hall, video arcade	C				C	C	C	C	C	*	C	C	C
H. Private clubs,	1. Lodge or other private club								C	C	*	C	C	

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	lodges													
I. Religious or religious assembly	1. Church or place of worship, including residential components such as convents and monasteries	P	P	P	P	P	P	P	P	P	*	P	P	
J. Schools	1. Private and parochial with boarding on-site							C	C	C	*	C	C	
	2. Private and parochial--no boarding					P	P	P	P	P	*	P	P	
	3. Public schools, elementary, middle and secondary	P				P	P	P	P	P	*	P	P	
	4. Dance/art/music schools					P	P	P	P	P	*	P	P	
	5. Vocational and technical schools; business schools; post-secondary colleges, universities					P	P	P	P	P	*	P	P	
K. Telecommunications facilities	1. Telecommunication towers and facilities as per regulations of Section 405.280	C	C	C	C	C	C	C	C	C	*	C	C	
L. Utility, basic	1. Telephone switching stations, electrical substations and utility service facilities							C	C	C	*	C	C	

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M. Utility corridors	1. Pipelines for oil and gas or other passageways for bulk transport of energy products													
3. COMMERCIAL USE														
A. Entertainment event, major	1. Indoor entertainment facility	C				C	C	C	P	P	*	C	C	P
	2. Outdoor facilities	C						C	C	C	*	C	C	P
	a. Fairgrounds													P
B. Lodging	1. Hotels and motels								P	P	*	P	P	
	2. Bed and breakfast inn					P	P	P	P	P	*			
	3. RV parks and campgrounds	C												
	4. Fishing resorts	C												
	5. RV layover stop									P				
C. Offices	1. Professional business office other than health care facilities					P	P	P	P	P	*	P	P	
D. Parking facilities	1. Commercial automobile parking facility, garage or lot							C	P	P	*	P	P	
E. Printing and publishing	1. Offset letterpress, wholesale publishing, catalogues											P	P	
	2. Newspaper publishing											P	P	

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F. Laboratories and research	1. Industrial, medical, research-testing or experimental laboratory (non-patient)							C	C	C	*	P	P	
	2. Medical research facility, including biological and genetic, industrial research facility, including hazardous or combustible materials											C	C	
G. Retail sales and service	1. Alcohol sales--retail package liquor							C	C	C	*	P	P	
	2. Animal clinic/hospital--veterinarian	P				C	C	C	C	C	*	P	P	
	3. Automobile categories (see vehicle service, vehicle sales and leasing sections)													
	4. Bakery--commercial or wholesale bakery with limited walk-in retail trade							C	C	C	*	P	P	
	5. Bakery--retail trade					P		P	P	P	*	P	P	
	6. Beverage bottling works											C	C	
	7. Bank, credit union and financial					P	P	P	P	P	*	P	P	

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	8. Bar, tavern, nightclub (less than 2,500 square feet)								C	C	*	C	C	
	9. Bar, tavern, nightclub (more than 2,500 square feet)								C	C	*	C	C	
	10. Contractors and trade shops--off-site operation and storage (storefront only)					C	C	P	P	P	*	P	P	
	11. Contractors and trade shops--indoor operations and outdoor storage (including storage of heavy equipment and vehicles)									C	*	P	P	
	12. Contractors and trade shops--outdoor storage and operations (including storage of heavy equipment and vehicles)									C	*	P	P	
	13. Delivery and dispatch services (vehicles on-site)								C	C	*	P	P	
	14. Farm feed store, including storage of liquid and solid fertilizer, farm implement sales and repair	P							C	C	C	*	P	P

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	15. Food service, catering (no on-site service)							P	P	P	*	P	P	
	16. Food service--walk-in, walk-up restaurants, walk-in, walk-in restaurants with drive-in and/or drive-thru						C	C	P	P	*	P	P	
	17. General retail and repair of goods													
	a. Indoor operations, display and storage					P	P	P	P	P	*	P	P	
	b. Indoor operations with outdoor display and storage								P	P	*	P	P	
	18. General retail, rental and repair of goods--outdoor operations, display and storage; rental of equipment and machinery								C	C	*	P	P	
	19. Greenhouse, plant nursery	P						C	C	C	*	C	C	
	20. Kennel--indoor; dog day care	C						C	C	C	*	C	C	
	21. Kennel--outdoor	C							C	C	*	C	C	

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	22. Laundromat, self-service							C	P	P	*	P	P	
	23. Laundry service--walk-in trade including dry cleaning, pressing, dyeing							C	P	P	*	P	P	
	24. Laundry service--no walk-in trade including diaper service, linen service, uniform service											P	P	
	25. Manufactured homes, modular building components sales and service											C	C	
	26. Mortuary, funeral home								P	P	*	P	P	
	27. Personal services					P	P	P	P	P	*	P	P	
	28. Pawnbrokers and secured personal credit loans								C	C	*	C	C	
	29. Seasonal merchants with display of goods	P						P	P	P	*	P	P	
	30. Day merchants with display of goods	P						P	P	P	*	P	P	
	31. Sexual businesses											C	C	
	32. Shopping center/mall							C	C	P	P	*	P	P

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	33. Superstore/big box store							C	P	P	*	P	P	
	34. Strip mall					C	C	P	P	P	*	P	P	
H. Storage	1. Mini-warehouse or other self-service storage units with no outdoor storage									C	*	C	C	
	2. Mini-warehouse or other self-service storage units with outdoor storage											C	C	
I. Vehicle service	1. Motor vehicle service and repair								C	C	*	C	C	
	2. Motor vehicle body shop							C	C	C	*	C	C	
	3. Motor vehicle wash								C	C	*	C	C	
	4. Gasoline sales or gasoline station						P	P	P	P	*	P	P	
	5. Tire recapping and storage								P	P	*	P	P	
	6. Truck stop/travel plaza without overnight stay									C	*	C	C	
J. Vehicle sales and leasing	1. Motor vehicle sales, including leasing and rental of new/used autos, trucks, motorcycles, RVs, trailers and							C	C	P	*	P	P	

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	boats													
K. Vehicle storage	1. Impoundment lot; RV, boat, bus and camper storage lot; wrecked vehicle storage lot											C	P	
	2. Junk yards, salvage yards, wrecking yards												C	
4. INDUSTRIAL														
A. Industrial service manufacturing and production	1. Indoor operations, indoor/outdoor storage and loading--no hazardous material or liquids									C	*	P	P	
	2. Indoor or outdoor operations with outdoor storage or use of hazardous materials or liquids											C	C	
	3. Machine shop, welding									C	*	C	C	
	4. Concrete mixing plant, asphalt, cement batch plant											C	C	
B. Assembly, distribution, manufacturing, processing, production,	1. Distribution facilities, wholesale sales, manufacturing/distribution											C	C	

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	2. Helipad							C	C	C	*	C	C	
	3. Bus/railroad depot									C	*	C	C	
C. Mining	1. Oil or gas drilling													
	2. Extraction of coal, including quarries, mines, sand, fire-clay and gravel pits													

Where two zoning districts are applicable to a use, the more restrictive zone shall govern.

* Per Bill No. 501, Ordinance No. 501, approved May 7, 1985, "C-4" Planned Commercial Shopping Center Zoning District including all permitted uses and all conditional uses in the "C-1", "C-2", "C-3" and "C-4" Zoning Districts without a conditional use permit.