

3. VETERINARY

An animal care facility operated by licensed veterinary practitioners primarily engaged in the practice of veterinary medicine, dentistry, animal surgery, or testing services for licensed veterinary practitioners. Examples include pet clinics, dog and cat hospitals and animal hospitals, veterinarians' offices, and veterinary testing laboratories, or veterinary training facilities. No grooming or pet boarding is allowed in this use.

4. STABLE

Stables and boarding facilities for horses and similar large animals.

14-200-05-B. ARTIST WORK OR SALES SPACE

Floor space devoted to the production, showing, or sale of art. Typical uses include art galleries and artist studios, but not including art museums. Art museums are classified in the "Libraries and Cultural Exhibits" use category.

14-200-05-C. BUILDING MAINTENANCE SERVICES

Provision of maintenance and custodial services to commercial and industrial establishments. Typical uses include janitorial, landscape maintenance and window cleaning services. Also includes exterminator services for residential, commercial or industrial applications.

1. Carpet and Floor Covering Stores

Supplies, sales and service of carpet, tile, wood, or composite materials for floor finishing. Includes the sale and support of materials incidental to finishing floors such as pre-packaged grout, glues, tools and equipment.

14-200-05-D. BUSINESS EQUIPMENT SALES AND SERVICES

Sales, rental, or repair of office, professional and service equipment and supplies to companies rather than to individuals. Excludes automotive and heavy equipment sales or service. Typical uses include office equipment and supply firms, small business machine repair shops and hotel equipment and supply firms.

2. HVAC and Electrical Equipment

Supplies, sales and service of HVAC component and other similar electrical equipment and components, for distribution to retailers or wholesalers for resale.

14-200-05-E. BUSINESS SUPPORT SERVICES

Provision of clerical, employment, protective, or minor processing services to firms rather than individuals. Typical uses include employment agencies and telephone answering services and business or trade schools. Business or trades schools that involve outdoor storage or manufacturing processes are not considered business support services, but rather are to be classified in an Industrial use group category.

14-200-05-F. COMMUNICATIONS SERVICE ESTABLISHMENTS

Broadcasting and other information relay services accomplished through use of electronic and telephonic mechanisms. Excludes services classified as "major utilities and services" and "Minor Utilities." Typical uses include recording studios, television and radio studios, telecommunication service centers and telegraph service offices.

14-200-05-G. Health Club and Gyms

Health club, fitness, gymnasium or exercise facility when including equipment and space for weight-lifting and cardiovascular activities.

14-200-05-GH. EATING AND DRINKING ESTABLISHMENTS

Provision of prepared food or beverages for on- or off-premises consumption. Typical uses include restaurants, taverns and nightclubs.

1. Restaurants Sit-Down

Establishments primarily engaged in providing food services to patrons who order and are served while seated and pay after eating (waitress/waiter services). These establishments may provide this type of food service to patrons in combination with selling alcoholic beverages, providing carryout services, or presenting live nontheatrical entertainment. This also includes establishments know as cafeterias, grill buffets, or buffets, primarily engaged in preparing and serving meals for immediate consumption using cafeteria-style or buffet serving equipment, such as steam tables, refrigerated areas, display grills, and self-service nonalcoholic beverage dispensing equipment.

14-200-05-HI. ENTERTAINMENT AND SPECTATOR SPORTS

Provision of cultural, entertainment, athletic and other events to spectators. The following are spectator sports and entertainment use types:

1. SMALL VENUE

Entertainment and spectator sports establishments with a capacity of no more than 149 persons. Typical uses include small theaters and meeting or banquet halls.

2. MEDIUM VENUE

Entertainment and spectator sports establishments with a capacity of more than 149 and fewer than 500 persons. Typical uses include theaters and meeting or banquet halls.

3. LARGE VENUE

Entertainment and spectator sports establishments with a capacity of 500 persons or more. Typical uses include large theaters, cinemas and meeting or banquet halls.

4. OUTDOOR ENTERTAINMENT AND SPECTATOR SPORTS

Outdoor entertainment and spectator sporting establishments of types and sizes. Typical uses include sports stadiums, amphitheaters, and drive-in movie theaters.

14-200-05-IJ. FINANCIAL SERVICES

Financial or securities brokerage services. Typical uses include banks, savings and loans, credit unions, consumer investment businesses, pawn shops and short-term loan services.

1. SHORT-TERM LOAN SERVICES

Businesses that loan money on a short-term basis to the general public as an element of their operation, including businesses offering title loans, payday loans, signature loans and small loans under Chapter 367 or Section 408.500 RSMo., and other similar businesses, but not including banks, savings and loan associations or credit unions that are licensed by appropriate state and federal agencies, or retail credit financing institutions that are licensed under Chapters 364 or 365 RSMo., or pawnbrokers governed by Chapter 367 RSMo., or retail merchants governed by Chapter 400.2 RSMo.

2. PAWN SHOPS

Businesses that lend money on the security of pledged goods or that is engaged in the business of purchasing tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time. Pawnshops and pawnbrokers are further governed by Chapter 367 RSMo.

14-200-05-JK. FOOD AND BEVERAGE RETAIL SALES

Retail sale of food and beverages for home consumption. Typical uses include groceries, liquor stores and

wine stores.

14-200-05-~~KL~~. FUNERAL AND INTERMENT SERVICES

Provision of services involving the care, preparation or disposition of human and animal dead. The following are funeral and interment services use types:

1. CEMETERY/MAUSOLEUM/COLUMBARIUM

Land or facilities used for burial of the dead.

2. CREMATING

Crematory services involving the purification and reduction of a body by fire. Typical uses include crematories and crematoriums.

3. UNDERTAKING

Undertaking services such as preparing the dead for burial and arranging and managing funerals. Typical uses include funeral homes and mortuaries.

14-200-05-~~LM~~. GASOLINE AND FUEL SALES

A building or portion thereof used for offering for sale at retail to the public, fuels, oils and accessories for motor vehicles, where repair service and automobile washing is incidental, where no storage or parking space is offered for rent and where no motor vehicles or recreational equipment are offered for sale or rent.

14-200-05-~~MN~~. LODGING

Provision of lodging services on a temporary basis with incidental food, drink and other sales and services intended for the convenience of guests. The following are lodging use types:

1. SHORT TERM RENTAL

A single-family or two-family dwelling unit, managed by the property owner or a property management company, for short-term lodging. A Short Term Rental shall contain four (4) or fewer guestrooms for occupancy to 10 or fewer total occupants, with no more than two (2) adults per bedroom, in which meals shall not be provided to guests. A dwelling unit in a Short Term Rental shall be rented in its entirety and individual rooms shall not be rented to separate parties during the same period of time. For the purposes of this term, a guest is a person who rents a room in a short term rental establishment for no more than 30 consecutive days.

(History: Ordinance No. 18946)

2. BED AND BREAKFAST

An owner- or manager-occupied detached house for short-term lodging which does not meet the definition of Short Term Rental. Meals may be provided to guests. For the purposes of this term, a guest is a person who rents a room in a bed and breakfast establishment for no more than 30 consecutive days.

(History: Ordinance No. 18946)

3. HOTEL/MOTEL

An establishment, other than a detached house, in which short-term lodging is offered for compensation and that may or may not include the service of one or more meals to guests. Typical uses include hotels, motels and boarding houses. For the purposes of this term, a guest is a person who rents a room in a hotel/motel establishment for no more than 30 consecutive days. **A Hotel is better defined as a building in which ingress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all hours. A hotel may include restaurants, taverns, club rooms, public banquet halls, ballrooms, and meeting rooms or conferences centers.**

(History: Ordinance No. 18946)

4. Conference and Retreat Center

A facility used for assemblies or meeting of the members or representatives of a group, such as convention centers and banquet halls. This does not include clubs, lodges or other meeting facilities of private or nonprofit groups that are primarily used by group members.

14-200-05-~~NO~~. MEDICAL SERVICE

Personal health services including prevention, diagnosis and treatment, rehabilitation services provided by physicians, dentists, nurses and other health personnel and medical testing and analysis services. Typical uses include medical and dental offices, medical/dental laboratories, health maintenance organizations and government-operated health centers. Establishments that provide analytic or diagnostic services, and related services such as medical imaging and forensics. Excludes use types more specifically classified, such as hospitals.

14-200-05-~~OP~~. OFFICE

~~Professional, governmental, executive, management or administrative offices of private organizations or government agencies. Typical uses include government offices, administrative offices, legal offices and architectural firms.~~ A building or facility for a firm or organization that primarily provides professional, executive, management or administrative services such as accounting, advertising, architectural, consulting, planning, computer software consulting, data management, engineering, medical assistance programs, dental, chiropractic or other care professional service, environmental analysis, insurance, interior design, investment, graphic design, law, real estate offices, or drafting. Information services such as print or software publishing, internet publishing or web production. It includes research and development, scientific and technical research services that do not involve laboratory facilities. It includes medical offices or clinics, banks or financial services, and office that are incidental to retail, production, storage or other activities.

14-200-05-~~PQ~~. PARKING, NON-ACCESSORY

Parking that is not provided to comply with minimum off-street parking requirements and that is not provided exclusively to serve occupants of or visitors to a particular use, but rather are available to the public at-large. A facility that provides both accessory parking and non-accessory parking is classified as non-accessory parking.

14-200-05-~~QR~~. PERSONAL SERVICES

Informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include hair salons, barber shops, beauty shops, nail salons, tattoo parlors, fortune telling studios, health clubs, and yoga or dance studios, driving schools and martial arts studios.

14-200-05-~~RS~~. REPAIR AND LAUNDRY SERVICES, CONSUMER

Provision of repair, dry cleaning or laundry services to individuals and households, but not to firms. Excludes vehicle and equipment repair. Typical uses include laundry/dry cleaning drop-off stations (with no dry cleaning on the premises), hand laundries, appliance repair shops, locksmiths, shoe and apparel repair and musical instrument repair.

14-200-05-~~SI~~. RETAIL SALES

Businesses involved in the sale, lease or rent of new or used products, merchandise to consumers. Typical uses include drug stores, grocery stores, department stores and apparel stores.

14-200-05-~~TU~~. SPORTS AND RECREATION, PARTICIPANT

Provision of sports or recreation primarily by and for participants. (Spectators would be incidental and on a nonrecurring basis). Examples include bowling alleys, skating rinks, billiard parlors, driving ranges and miniature golf courses.

14-200-05-UV. VEHICLE SALES AND SERVICE

Sales of motor vehicles or services related to motor vehicles. The following are vehicle sales and service use types:

14-200-05-W. Data Processing and Hosting

Establishments that provide infrastructure for hosting or data processing services. These establishments may provide specialized hosting activities, such as web hosting, streaming services or application hosting; provide application services provisioning or may provide general timeshare mainframe facilities to clients. An example is a data center.

14-200-05-X. Research and Development

An establishment primarily engaged in the research, development and controlled production of high technology electronics, industrial or scientific products or commodities for sale. This classification includes biotechnology firms and manufacturers of nontoxic computer components. Includes government research such as space research and technology.

1. CAR WASH/CLEANING SERVICE

A building or site containing facilities for washing automobiles. It may use automatic production line methods—a chain conveyor, blower, steam cleaning device, or other mechanical device—or it may provide space, water and equipment for hand washing, cleaning or detailing of automobiles, whether by the customer or the operator.

2. HEAVY EQUIPMENT SALES/RENTALS

Sale, retail or wholesale and/or rental from the premises of heavy construction equipment, trucks and aircraft, together with incidental maintenance. Typical uses include heavy construction equipment dealers and tractor trailer sales.

3. LIGHT EQUIPMENT SALES/RENTALS

Sale, retail, wholesale, or rental from the premises of autos, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, recreational vehicles and boat dealers, together with incidental maintenance. Typical uses include automobile and boat dealers, car rental agencies and recreational vehicle sales and rental agencies.

4. MOTOR VEHICLE REPAIR

An establishment primarily engaged in maintenance, repair, servicing, or painting of motor vehicles.

(a) LIMITED MOTOR VEHICLE REPAIR

An establishment for passenger cars and light trucks that provides replacement of a part or repair of vehicle parts and wear parts that does not involve body work or painting or require removal of the engine, head or pan, transmission, or differential. Customers generally wait in the vehicle or on the premises while the service is performed; vehicles are not kept overnight. Such services include, but are not limited to: glass installation, brake and muffler shops, auto detailing services, window tinting, radio and stereo installation, tire and battery stores, tune-up, quick lube and fluid change businesses, and auto diagnostic centers.

(b) GENERAL MOTOR VEHICLE REPAIR

Vehicle repair activity other than those outlined in “Limited Motor Vehicle Service”. Examples include, but are not limited to: auto body repair and painting, engine overhaul and replacement, transmission repair and replacement, and the repair or servicing of commercial vehicles or heavy equipment. Customers generally do not wait on the premises for the repair to be completed, and vehicles are usually left over night.

(History: Ordinance No. 17782)

14-200-05-~~WY~~. VEHICLE STORAGE AND TOWING

The storage of operating, or non-operating, motor vehicles or vehicle towing services. The following are vehicle storage and towing use types:

1. VEHICLE STORAGE/TOW LOTS

An establishment engaged in the temporary storage of operating or non-operating motor vehicles. Typical uses include towing services, private parking tow-aways (tow lots), and impound yards. Does not include the sale, rental, salvage, dismantling or repair of vehicles or automobile salvage or wrecking yards.

2. TOW LOTS, LIMITED

An establishment for the temporary storage of passenger cars and light trucks usually awaiting insurance adjustment or transport to a repair shop and where motor vehicles are kept for a period of time not exceeding 90 days.

(History: Ordinance No. 17988)

14-200-05-~~WZ~~. CONSTRUCTION SERVICES

Establishments that construct, or assist in, the construction of buildings and improvements. This includes, but is not limited to: heating/air conditioning contractors, painters, plumbers, roofers, landscapers, carpenters, and electricians.

(History: Ordinance No. 17782)

14-200-6 INDUSTRIAL USE GROUP

The industrial use group includes uses that produce goods from extracted materials or from recyclable or previously prepared materials, including the design, storage and handling of these products and the materials from which they are produced. It also includes uses that store or distribute materials or goods in large quantities. The industrial use group includes the following use categories:

14-200-06-A. JUNK/SALVAGE YARD

An open area where waste or scrap materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including but not limited to scrap iron and other metals, rags, and rubber tires. A junk or salvage yard includes an auto wrecking yard, but does not include waste-related uses or recycling facilities.

14-200-06-B. MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICES**3. ARTISAN**

On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment. Typical uses include woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts or very small-scale manufacturing uses that have no negative external impacts on surrounding properties.

4. Computer Product Manufacturing

Establishments that primarily build computers, computer peripherals, audio and video equipment and similar electronic products but not the manufacture of raw materials.

5. Light

Manufacturing of finished parts or products, primarily from previously prepared materials. Typical uses included building computers, computer peripherals, communications equipment, and similar electronic products but not the manufacture of raw materials. Assembly of electrical equipment, appliances and other manufacturing and production that typically have no negative external impacts on surrounding properties.

the tenant; but in no case may storage spaces in a residential storage warehouse facility function as an independent retail, wholesale, business, or service use. Spaces may not be used for workshops, hobby shops, manufacturing, or similar uses. Human occupancy is limited to that required to transport, arrange and maintain stored materials.

14-200-06-F. WAREHOUSING, WHOLESALING AND FREIGHT MOVEMENT

Storage, wholesale sales and distribution of materials and equipment. Typical uses include storage warehouses, moving and storage firms, trucking or cartage operations, truck staging or storage areas, wholesale sales of materials and equipment to parties other than the general public.

14-200-06-G. WHOLESALING & WAREHOUSING

Wholesale sales, storage and distribution of materials and equipment to the public and to parties other than the general public.

14-200-06-GH. WASTE-RELATED USE

Uses that receive solid or liquid wastes or recyclable material from others for transfer to another location and use that collect sanitary wastes or recyclable material or that manufacture or produce goods or energy from the composting of organic material.

14-200-7 OTHER USE GROUP

The “other” use group includes the following:

14-200-07-A. AGRICULTURE, CROP

The use of land for the production of row crops, field crops, tree crops; timber, bees, apiary products, or fur-bearing animals.

14-200-07-B. AGRICULTURE, ANIMAL

The feeding, breeding, raising or holding of cattle, swine, poultry or other livestock, whether held in a confinement area or open pasture.

14-200-07-C. AGRICULTURE, URBAN

The use of land for a home garden or community garden.

1. HOME GARDEN

A garden maintained by one or more individuals who reside in a dwelling unit located on the subject property to grow and harvest food and/or horticultural products for personal consumption or for sale or donation.

2. COMMUNITY GARDEN

An area of land managed and maintained by a group of individuals to grow and harvest food and/or horticultural products for personal or group consumption or for sale or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

(History: Ordinance No. 17727)

14-200-07-D. DOMESTIC, NON-FARM ANIMALS

The keeping of domestic, non-farm animals, including hooved animals, such as horses miniature horses, llamas, Alpacas, goats and sheep; small animals and fowl, that are used for purely noncommercial purposes.

(History: Ordinance No. 17642)

14-200-07-E. OUTDOOR ADVERTISING

The use of a site for the placement of off-premise signs.

NONCONFORMITY

Any nonconforming lot, nonconforming sign, nonconforming structure or nonconforming use.

ORNAMENTAL TREES

Low-growing trees, including those species of trees that reach a height between 15 to 30 feet. Sometimes referred to as “understory” trees.

OUTDOOR VENDING MACHINE

Any self-contained or connected appliance, machine, and/or storage container located outside or in a non-enclosed space that dispenses or provides storage of a product or service. Newspaper racks, phones, and automatic teller machines are not considered or regulated as vending machines.

PAD SITE DEVELOPMENT

Separate lots or parcels encompassed by, or contained within a shopping center, office park or business park/**PUD** that are physically separated from the main shopping center building or buildings, with their primary egress points located from within the shopping center, office park or business park/**PUD**, and may or may not have direct access to adjoining public streets.

PARCEL

A lot, tract or other division of land.

PARKING LOT PERIMETER

The planted area outside the perimeter of the paved area of a parking lot, measured from the edge of the parking lot outwards.

PLAT

A map, plan, chart or drawing indicating the subdivision or re-subdivision of land filed or intended to be filed for record.

P.M. PEAK HOUR

The hours between 4:00 p.m. and 6:00 p.m. during the weekdays, Monday through and including Friday, at which the average traffic volume is highest.

PRINCIPAL BUILDING

A building or buildings in which the principal use or uses of the premises is contained, housed, or situated.

PROPERTY LINES

The lines bounding a lot.

RECREATIONAL VEHICLE/EQUIPMENT

Any motor vehicle or trailer designed and used as a travel trailer, camper, motor home, tent trailer, truck camper, boat, personal watercraft, snowmobile, camping trailer or any other vehicle or equipment designed for temporary living purposes or recreational activities. This definition shall not include hauling trailers designed and normally used for over-the-road transporting of property, equipment, merchandise, livestock and other objects but not equipped for human habitation.

RECREATIONAL VEHICLE SPACE

An area of ground within a recreational vehicle park designated for the temporary accommodations of one recreational vehicle.