

8. All trash receptacles and dumpsters shall have an enclosure surrounding them which will effectively screen the units from public view.
9. There shall be no more than two (2) vending machines outside of a building on any premises.

ARTICLE X

"C-2" General Commercial District

Section 400.360. "C-2" General Commercial District.

[R.O. 1998 § 400.360; CC 1988 App. A §8; Ord. No. 1424 §1, 9-5-1989]

The regulations set forth in this Article, or set forth elsewhere in this Chapter when referred to in this Article, are the regulations in the "C-2" General Commercial District.

Section 400.370. Permitted Uses.

[R.O. 1998 § 400.370; CC 1988 App. A §8.1; Ord. No. 1424 §1, 9-5-1989; Ord. No. 1509 §2, 11-5-1990; Ord. No. 2011 §1, 4-7-1998; Ord. No. 2262 §3, 11-4-2002]

- A. Retail sales, of less than forty thousand (40,000) square feet, excluding retail sales of used items. [Ord. No. 2951 §1, 3-2-2015; Ord. No. 3025, 10-3-2016]
- B. Personal services, including but not limited to a barbershop, beauty parlor, cleaning and laundry pickup establishments, photographers, shoe repair, tailoring and dressmaking, but excluding pawn shops and establishments whose primary business is check cashing and related services.
- C. Household services, including but not limited to appliance repair, bicycle repair, carpeting and draperies, electrical, heating and cooling, painting, plumbing, radio and television repair and upholstery.
- D. Banks, savings-and-loan associations, credit unions, stock brokers and title companies.
- E. Offices, including but not limited to business, dental, general, laboratory, medical, radio and television and research.
- F. Public building or facility of any kind used by any City, County, State or Federal agency.
- G. Public elementary, junior high and senior high schools and parochial and private schools offering a similar curriculum.
- H. Uses having the same or similar characteristics as the foregoing uses.
- I. Notwithstanding the foregoing provisions of Section 400.370 relating to permitted uses, "short-term loan establishments" and "title lender establishments" are excluded as permitted uses within this district.

Section 400.380. Accessory Uses.**[R.O. 1998 § 400.380; CC 1988 App. A §8.2; Ord. No. 1424 §1, 9-5-1989]**

- A. Accessory building and uses customarily incident to the above uses.
- B. Any building used primarily for any of the above enumerated purposes may have not more than forty percent (40%) of the floor area devoted to storage purposes incidental to such primary use.
- C. Outside sales area shall not be more than ten percent (10%) of the floor area of the main building.
- D. Outside storage shall not be more than ten percent (10%) of the floor area of the main building, shall be located in the rear yard, and shall be screened from view with a fence or plant material to a height of six (6) feet.
- E. More than one (1) main building may be located upon the lot but only when such buildings conform to all open space requirements around the lot for this district.

Section 400.390. Special Uses.**[R.O. 1998 § 400.390; CC 1988 App. A §8.3; Ord. No. 1424 §1, 9-5-1989; Ord. No. 1517 §4, 12-10-1990; Ord. No. 1532 §2, 3-4-1991; Ord. No. 1618 §1, 4-6-1992; Ord. No. 1654 §1, 12-7-1992; Ord. No. 1885 §1, 8-5-1996; Ord. No. 1918 §1, 12-2-1996; Ord. No. 1949 §1, 5-6-1997; Ord. No. 1988 §1(a), 12-1-1997; Ord. No. 2262 §4, 11-4-2002; Ord. No. 2281 §§1 — 2, 3-3-2003; Ord. No. 2508 §§1 — 2, 12-8-2007; Ord. No. 2550 §1, 7-18-2008; Ord. No. 2551 §1, 8-7-2008; Ord. No. 2707 §1, 4-6-2011]**

- A. The following uses may be permitted under the procedures and subject to the requirements specified in Article XVI of this Chapter, Special Use Regulations.
 1. Any use designated as a permitted use in Section 400.370 with over forty thousand (40,000) square feet in floor area.
 2. New motor and vehicle dealerships, with ancillary auto repair and used car sales.
 3. Auto repair garages, body shops, auto parts, filling stations, and car washes.
 4. Bakery.
 5. Day-care centers and nursery schools.
 6. Drive-in or drive-through establishments or drive-in or drive-through facilities as an accessory to any other establishment.
 7. Hotels and motels, and establishments offering accommodations to transient overnight guests.
 8. Entertainment places, including but not limited to archery, billiard parlor, bowling alley, dancing, racquetball, roller-skating rink, tennis facility, theater, video games, physical fitness, and weight-lifting facility.
 9. Hospitals and institutions.

10. Food and beverage services, including, but not limited to, bars, taverns, catering establishments, ice cream parlors, doughnut shops and restaurants.
11. Liquor stores.
12. Massage therapy, as defined in Section 324.240, RSMo., provided that:
 - a. Each person performing massage therapy shall be a member of the American Massage Therapy Association, and shall have completed three hundred (300) hours classroom training from a school accredited by the AMTA in a curriculum defined by the AMTA, including but not limited to, massage therapy and technique, anatomy, physiology, first aid and CPR, or have passed the AMTA membership entrance examination.
 - b. Each applicant shall obtain and maintain at all times that such applicant is authorized to engage in massage therapy within the City of St. Ann, comprehensive general liability insurance coverage with a limit of not less than one million dollars (\$1,000,000.00) coverage for each occurrence.
 - c. Each applicant shall file with the application for special permit written references from not less than three (3) professionally qualified persons attesting to the competence and character of the applicant.
 - d. Each room in which massage therapy is to be given shall contain no mirrors and shall have a door lockable from the inside.
 - e. Sexual massage and any form of sexual contact between a therapist and person receiving therapy is prohibited.
 - f. Each applicant shall comply with all applicable regulations of any governmental agency having jurisdiction.
 - g. Conviction of any offense involving moral turpitude shall be cause for consideration of revocation of the permit.
13. Office/warehouse, provided that the site shall abut a commercially zoned area; the site is not within five hundred (500) feet of any residentially zoned property or a church; the office usage shall be at least ten percent (10%) of the floor area of the building or buildings; there shall be no materials stored outside and no outside fabrication; and there shall be no inside storage of flammable, hazardous or toxic materials except as permitted by the BOCA Code.
14. Private clubs or lodges.
15. Public or private schools, other than authorized in Section 400.370, junior colleges and colleges, including but not limited to business, commercial, computer, dancing, day-care centers, martial arts, music, trade, and vocational.
16. Residential or outpatient facilities for the treatment of alcohol and other drug abuse, provided that not more than five (5) persons shall reside in any such residential facility at any one time.
17. Undertaking establishment.

18. Veterinarian and animal hospitals.
19. Cleaning plants, laundromats and laundries.
20. Airport patron parking, provided that:
 - a. Such parcel shall be used only for airport patron parking and related administrative functions and ancillary services and, conditioned on the issuance of a special permit pursuant to Subsection (21) of this Section, may be used for automobile rental facilities, including offices for administrative purposes and customer services for such facility.
 - b. The minimum area of such parcel shall be five (5) acres.
 - c. Any such parcel shall be located within fifteen hundred (1,500) feet of I-70.
 - d. Parking spaces shall be a minimum of nine (9) feet wide by nineteen (19) feet long, provided that spaces for valet parking shall be a minimum of eight (8) feet wide by nineteen (19) feet long. Main drive lanes shall be a minimum of twenty-four (24) feet wide and interior drive lanes shall be a minimum of twenty-two (22) feet wide.
 - e. Such parcel shall be monitored and staffed continuously with an adequate number of security personnel, as determined by the St. Ann Police Chief.
 - f. Continuous unimpeded access to the parcel by emergency vehicles shall be provided at all times.
 - g. Where such parcel adjoins residentially zoned property, a masonry or concrete wall or a wrought-iron fence, to a minimum six (6) feet in height and a maximum eight (8) feet in height, with an approved architectural detailed finish shall be installed and maintained in good condition at all times along said boundary. Where such lot adjoins commercially zoned property, a chain-link fence a maximum of eight (8) feet in height shall be installed and maintained in good condition at all times along said boundary.
 - h. Any building, other than a pay booth, shall be set back not less than thirty (30) feet from any property line and shall be constructed of brick.
 - i. Curbs and pavement shall be set back not less than ten (10) feet from any property line, except for drives for entrance to or exit from the parcel.
21. Automobile rental facilities, including offices for administrative purposes and customer services for such facility, provided that:
 - a. The site shall have a minimum frontage of eighty (80) feet and a lot area of ten thousand (10,000) square feet.
 - b. Business hours may be twenty-four (24) hours per day, daily, or such lesser hours as determined by the Board of Aldermen if deemed warranted by the Board of Aldermen.
 - c. There shall be no auto repair or servicing on the site, other than periodic oil changes and car washes for the automobiles provided for rental, except that

this provision shall not apply when car rental occurs on property that is also being used as a licensed and approved automobile repair facility, and all such repair services will be provided within an enclosed structure.

- d. There shall be no sales of new or used vehicles.
 - e. There shall be no exterior public address system.
 - f. All other regulations of the "C-2" Zoning District shall be applicable.
22. Residential care facility, provided that:
- a. Such facility shall be located on a tract not less than one and one-half (1.5) acres in size.
 - b. Such facility shall house only residents who are ambulatory and a minimum of fifty-five (55) years of age.
 - c. Such facility shall be staffed twenty-four (24) hours a day at all times.
 - d. There shall be a maximum of forty (40) residents at any time.
 - e. The facility structure shall be one (1) story, grade level access design only.
 - f. Such structure, its use and operation shall comply fully with all applicable building, fire and life safety codes of each public body having jurisdiction thereof.
 - g. Such facility shall be licensed by the State of Missouri, Department of Social Services, Division of Aging, as a residential care facility.
23. Short-term loan establishments and title lender establishments, provided that no such use shall be located within five hundred (500) feet of any other short-term loan establishment or title lender establishment, which shall be measured by the distance between two (2) points which are the intersections of the extensions of lines perpendicular to the main entry door and the center lines of the main public roadways fronting the main entry door. There shall be no more than three (3) short-term loan or title lender establishments permitted in the "C-2" General Commercial District.
24. Retail sales of any used goods, wares, and merchandise, provided that: **[Ord. No. 2951 §2, 3-2-2015; Ord. No. 3025, 10-3-2016]**
- a. Outdoor placement of used goods for display or storage shall be prohibited. This prohibition shall also include the dropping off of goods to be sold or stored on the premises.
 - b. This use shall not be construed to permit consignment shops, pawns shops or similar type activities as determined by the Director of Public Services.
 - c. There shall be no more than three (3) businesses engaged in the sales of used goods, wares, or merchandise in the "C-2" General Commercial District.

Section 400.400. Parking Requirements.

[R.O. 1998 § 400.400; CC 1988 App. A §8.4; Ord. No. 1424 §1, 9-5-1989; Ord. No. 1759 §1, 6-6-1994; Ord. No. §1988 §1(b), 12-1-1997]

A. Location Of Parking Spaces And Vehicle Types That May Be Parked.

1. Parking spaces shall be ten (10) feet by twenty (20) feet, and they may be located and vehicles may be parked in the front, side or rear yards.
2. Parking requirements for uses not specifically listed shall be the same as required for a similar use. When fractional spaces result, the spaces required are the next whole number. In the case of mixed uses, the spaces required are the sum of the uses computed separately. Whenever an existing building is changed as to use or is enlarged in floor area, the spaces provided shall comply with these full parking requirements set forth herein. Whenever an existing building is enlarged, all existing and additional parking spaces and drives shall be paved with concrete or asphalt.
3. Service stations and garages may maintain a wrecker when used exclusively for and in conjunction with service performed at the place of business for which they are licensed, but a wrecker shall not be used to haul and store vehicles.
4. No trucks, truck trailers, or vehicles of any type shall be on skids, jacks, or any other device that will make them immobile or inoperable, except for emergency repairs for a period of forty-eight (48) hours.
5. Auto repair garages and body shops shall not store or temporarily store any vehicle to be repaired for a period of more than fifteen (15) days. This does not include vehicles that are garaged or vehicles which may be authorized for storage for longer periods by the Board of Aldermen under special use permit.

B. Number Of Required Spaces. [Ord. No. 2876 §1, 11-4-2013]

1. Bowling alley: five (5) parking spaces for each alley.
2. Business, professional or public office building, studio or bank: three (3) parking spaces, plus one (1) additional parking space for each four hundred (400) square feet of floor area over one thousand (1,000).
3. College or schools: one (1) parking space for each student and one (1) parking space for each teaching station.
4. Community center, library, museum or art gallery: ten (10) parking spaces plus one (1) additional space for each five hundred (500) square feet of floor area in excess of two thousand (2,000) square feet.
5. Dwellings, single-family: one (1) parking space for each dwelling unit.
6. Drive-in or drive-through establishments: one (1) parking space for each four (4) seats and ten (10) waiting spaces for each drive-through window.
7. Entertainment, assembly or exhibition places, all without fixed seats: one (1) parking space for each two hundred (200) square feet of floor area used therefor.

- a. Where the premises are used as a dance hall, or for fund-raising or similar uses: one (1) parking space for each twenty-five (25) square feet of floor space used therefor;
 - b. Where any entertainment, assembly or exhibition place provides fixed seating: one (1) space for each two (2) seats.
8. Handicapped parking: with a minimum of one (1) space for the first twenty-five (25) spaces in the parking lot; with one (1) additional space for every fifty (50) spaces in the lot over twenty-five (25) spaces; with dimension of twelve (12) feet by twenty (20) feet; located in the spaces nearest the front entrance; with level (sidewalk or ramp) access to the front entrance of the building.
 9. Hospital: one (1) parking space for each four (4) beds.
 10. Hotel or motel: one and one-half (1 1/2) parking spaces for each sleeping room or suite plus one (1) space for each two hundred (200) square feet of commercial floor area.
 11. Medical or dental clinic: one (1) parking space for each two hundred (200) square feet of floor area.
 12. New motor or vehicle dealerships: one (1) space for each three hundred (300) square feet of floor area, one (1) space for each one thousand (1,000) square feet of open sales area, and three (3) spaces for each bay in all types of service areas.
 13. Pharmacy: one (1) space for each three hundred (300) square feet of floor area.
 14. Plumbing shop or similar service establishment: one (1) parking space for each three (3) persons employed therein.
 15. Private club or lodge: one (1) parking space for each three hundred (300) square feet of floor area.
 16. Restaurant, night club, cafe or similar recreation or amusement establishment: one (1) parking space for each four (4) seats.
 17. Retail store, personal service establishment, household service establishment or automotive service establishment, except as otherwise specified herein: two (2) parking spaces plus one (1) parking space for each two hundred fifty (250) feet of floor area.
 18. Sanitarium, convalescent home, for the aged, or similar institution: one (1) parking space for each four (4) beds.
 19. Theater or auditorium (except school): one (1) parking space for each four (4) seats or bench-seating spaces.
 20. Used car lots and similar open sales displays: one (1) parking space for each one thousand (1,000) square feet of sales display area. When such open sales display is located on a lot with any other use permitted by this Chapter, the parking provided shall be in addition to that required by the other use.

21. Retirement care facility: one (1) parking space per five (5) residents, plus one (1) space for each staff member on duty, plus one (1) space for each one thousand five hundred (1,500) square feet of building area for visitor parking.

Section 400.410. Loading Requirements.

[R.O. 1998 § 400.410; CC 1988 App. A §8.5; Ord. No. 1424 §1, 9-5-1989]

- A. There shall be provided at the time any building is erected or structurally altered, off-street loading space in accordance with the following requirement. Each loading space shall be twelve (12) feet by thirty-five (35) feet with direct access to a driveway, alley or street.
 1. All Commercial Uses. One (1) space for each fifteen thousand (15,000) square feet of floor area, or fraction thereof in excess of three thousand (3,000) square feet. Where such place is located in a manner that a truck must back directly from a major street into the loading space, a maneuvering space of not less than forty-nine (49) feet shall be provided.
 2. Enlargements And Extensions. No building or part thereof heretofore erected which is used for any of the purposes specified above, shall hereafter be enlarged or extended unless off-street loading space is provided in accordance with the provisions of this district.

Section 400.420. Area Requirements.

[R.O. 1998 § 400.420; CC 1988 App. A §8.6; Ord. No. 1424 §1, 9-5-1989]

- A. Minimum Depth Of Front Yard. Sixty (60) feet.
- B. Minimum Width Of Side Yard. No side yards are required except on the side of a lot abutting a residence district, in which case there shall be a side yard of not less than thirty (30) feet.
- C. Minimum Depth Of Rear Yard. Thirty (30) feet.
- D. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot, except that the buildable width of such lot shall not be reduced to less than thirty (30) feet. No accessory building shall project beyond the front yard line on either street.
- E. Where lots have a double frontage, the required front yard shall be provided on both streets.
- F. Filling station pumps, pump islands, canopies and cashier kiosks may occupy the required yards; provided, however, that they are not less than fifteen (15) feet from the right-of-way lines, and not less than fifty (50) feet from the boundary of any residential district.
- G. Minimum Lot Area For Single-Family Residences. Six thousand five hundred (6,500) square feet. Minimum lot area for all other uses: ten thousand (10,000) square feet.

- H. Minimum Lot Width For Residences. Sixty (60) feet at the building line. Minimum lot width for all other uses: eighty (80) feet at the building line.

Section 400.430. Height Requirements.

[R.O. 1998 § 400.430; CC 1988 App. A §8.7; Ord. No. 1424 §1, 9-5-1989]

The maximum height is forty-five (45) feet.

Section 400.440. Site Design Requirements.

[R.O. 1998 § 400.440; CC 1988 App. A §8.8; Ord. No. 1424 §1, 9-5-1989; Ord. No. 2951 §1, 3-2-2015]

- A. Whenever an existing non-residential building is enlarged or a new non-residential building is erected, the following site design requirements shall be provided:
1. Access And Circulation. All developed parcels shall provide an interior drive with a minimum width of twenty (20) feet. Parking lots shall provide ingress and egress at both ends of each parking bay or parking lot, with a provision for circulation of vehicles around the main building on the premises. Driveway openings shall be limited to one (1) drive per one hundred (100) feet of lot frontage and shall not exceed thirty-five (35) feet in width.
 2. Sidewalks And Drives.
 - a. Sidewalks shall be provided along the front property line of the property or on the street right-of-way between the property line and the edge of the street paving or curb; the location and design to be approved by appropriate Highway Department and/or Director of Public Services.
 - b. All roads and drives shall be paved with concrete or asphalt. Curb and gutters shall be provided along all roads and drives that do not abut parking spaces. All parking areas shall be edged with concrete curbs and gutters.
 3. Lighting. All parking areas and walkways shall be illuminated so as to produce a minimum illumination of one (1) footcandle within said areas. All exterior lighting shall be erected so as not to create more than five (5) footcandles of light or direct, objectionable light onto adjacent residential property. All lighting shall be served with underground cable. All exterior lighting shall be provided with high-pressure sodium vapor equipment.
 4. Landscaping.
 - a. Any part of lot area not used for buildings or other structures, or for parking, loading, or accessways shall be landscaped with grass, ground covers, trees, shrubs and pedestrian walks.
 - b. When the rear or side yard of a business use lot abuts any residential zone, a ten-foot landscaped buffer area shall be established and maintained along each such rear or side property lines. The buffer area shall contain a six-foot-high fence with air flow of fifty percent (50%), but no line of sight,

from four (4) to nine (9) feet from the property line and evergreen plant material, as specified by the Director of Public Services, with a minimum height of eight (8) feet, planted on six-foot centers.

- c. Foundation plantings shall be planted and maintained in a two-foot-wide bed along the front and side exterior walls of all buildings at the ratio of one (1) twenty-four-inch evergreen shrub for every ten (10) linear feet of exterior wall.
 - d. A ratio of one (1), two-inch caliper tree for every ten (10) parking spaces shall be required. Twenty-five percent (25%) of the total plantings shall be of the large shade tree category, as specified by the Director of Public Services.
5. Drainage. Surface or underground storm drainage facilities shall be provided for all roads and drives and parking areas. All storm drainage shall be directed into established surface or underground storm drainage facilities.
 6. The Board of Aldermen, after report and recommendation by the Planning and Zoning Commission, may vary the foregoing requirements where the character of the use or site is such to make unnecessary the full provisions of these requirements or create an unnecessary burden on the use of the site.
 7. All trash receptacles and dumpsters shall have an enclosure surrounding them which will effectively screen the units from public view.

ARTICLE XI

"C-3" Regional Shopping District

Section 400.450. "C-3" Regional Shopping District.

[R.O. 1998 § 400.450; CC 1988 App. A §8.50; Ord. No. 1424 §1, 9-5-1989; Ord. No. 1689 §1, 7-6-1993]

The regulations set forth in this Article, or set forth elsewhere in this Chapter when referred to in this Article, are the regulations of the "C-3" Regional Shopping District.

Section 400.460. Permitted Uses.

[R.O. 1998 § 400.460; CC 1988 App. A §8.501; Ord. No. 1424 §1, 9-5-1989; Ord. No. 1689 §1, 7-6-1993; Ord. No. 1821 §1, 7-6-1995; Ord. No. 2262 §5, 11-4-2002; Ord. No. 2789 §1, 6-27-2012]

- A. Permitted uses within the "C-3" Regional Shopping District are as follows:
 1. Retail sales or leases, including, but not limited to appliance, automotive sales (not including used motor vehicles), baby supplies, bookstore, boats, card and gift shop, carpeting, cellular phone, clothing, cosmetics, discount store, drug store, electronics, eye care, fabrics, florist, food/grocery store, furniture store, furrier, garden shop, hardware store, health foods, hobby shop, home improvement,