

701 E Pearce Blvd is currently zoned HD-3 with a light industrial land use/zoning district.

The purpose of “HD-3”/Historic Downtown Light Industrial/Loft District is to recognize existing uses, activities and facilities within the Historic District and, in particular, to facilitate and encourage adaptive reuse of such facilities in support of and conformance with the overall redevelopment and revitalization of the area identified in the Wentzville Downtown Phase II Implementation Plan and Program as the “Village Center” for pedestrian-oriented, mixed uses....

Current Permitted uses....

Light industrial and warehousing uses located wholly within existing structures, together with administrative offices in connection therewith

Incubator antique or retail malls or mini-malls, which may include art galleries and artists' and photographers' studios

Hotels and lodging facilities including bed and breakfast inns

Microbreweries which may include taverns and restaurants

Institutional, governmental and educational facilities, museums and cultural sites and facilities

Indoor recreational facilities

Multi-family residences and live/work units in loft arrangements.

Any adaptive reuse of an existing structure for a use not listed in this subsection (b), if approved pursuant to article VII of this chapter

Accessory uses to any of the foregoing permitted uses

In addition, the city would entertain a rezoning to the HD-2 zoning District, which allows a broad range of redevelopment options/opportunities which include....

Advertising and printing service establishments

Antique shops

Art and photographer studios

Automotive parts, accessories and tire stores (retail sales only)

Bakery and bake shops

Banks and other financial institutions which accept federally insured deposits

Day care facilities

Drug stores

Electronics and appliance repair and service establishments

Florists and gift shops

General merchandise retail sales

Groceries

Hardware stores

Hotels and lodging facilities including bed and breakfast inns

Institutional, governmental and educational facilities

Museums and cultural sites and facilities

Parks and indoor or outdoor recreational facilities

Personal service businesses including barber or beautician, dry cleaner, pet grooming, shoe repair, travel agency, tailor shop or similar

Public and private schools.

Professional offices including real estate, medical and dental offices

Restaurants and delicatessens

Theatres

Utility facilities

Multi-family residences and live/work units on and above the second story in conjunction with any of the foregoing permitted uses located on ground floors

Accessory uses to any of the foregoing permitted uses

Information provided by the city of Wentzville, more details may be found on at.....

HD-3

https://library.municode.com/mo/wentzville/codes/code_of_ordinances?nodeId=TIT4LAUS_CH405_ZO_ARTIIDIRE_S405.330HIDOLIINLODI

HD- 2

https://library.municode.com/mo/wentzville/codes/code_of_ordinances?nodeId=TIT4LAUS_CH405_ZO_ARTIIDIRE_S405.320HIDOCODI