

Chapter 405. Zoning Regulations

Article II. Use Regulations by Zoning District

Section 405.290. Zoning District "C-2" General Commercial District.

[Ord. No. 09-012 §1, 4-6-2009; Ord. No. 11-025 §2, 8-22-2011; Ord. No. 13-025 §1, 7-15-2013]

- A. *Purpose.* The general commercial district is intended to allow for a variety of commercial, retail and office uses along major thoroughfare routes within the City. Architectural design guidelines within this Section are intended to protect, preserve and enhance the visual and architectural appearance of said properties along these major traffic routes.
- B. *Permitted Uses.*
1. Any commercial structure and/or operation that provides, displays, advertises and sells goods, supplies and/or services to the general public.
 2. Any governmental office building and/or use.
- C. *Conditional Uses.*
1. Cell towers (see Section **405.500(H)**).
 2. When two (2) or more uses are requested on a parcel of record in a commercial district and the primary use is a permitted use and the secondary use requested is not, a conditional use permit shall be required. The applicant may submit a conditional use application for consideration by the Planning and Zoning Commission for the secondary non-permitted use as long as it is associated with and/or assists in the primary use and the conditional use to be granted complies with all of the applicable provisions of this Chapter. (See Section **405.500**.)
 3. *Cemeteries.* Cemeteries shall be a conditional permanent use and shall address the unique requirements of cemetery uses in a manner conducive to the public health, safety and general welfare and in accordance with the Comprehensive Plan of the City. Cemeteries shall only be allowed when all of the following conditions have been met:

[Ord. No. 14-016 §10, 4-21-2014]

- a. The property must be a single tract or parcel consisting of no less than one-half ($\frac{1}{2}$) acre.
- b. Only endowed cemeteries will be permitted, and, prior to approval, the applicant must comply with all relevant Missouri statutory requirements.
- c. Prior to approval the applicant shall show documentary proof from the Christian County Health Department that the proposed cemetery will meet all health standards required by the laws of the State of Missouri.
- d. The property must consist of a single tract or parcel not divided by any street, alley or other property.
- e. An administrative site plan approval, as set forth in Sections **410.220** through **410.230**, will be required prior to the issuance of any building permit for any cemetery-type structure or prior to the interment of any deceased person.
- f. Principal entryways must be clearly defined by architecturally treated entry gates.
- g. Around the property lines of all cemeteries a ten-foot-wide strip of land shall be devoted to a buffer between the cemetery and the adjacent property, including street rights-of-way. This buffer shall contain a decorative fence, wall or hedge which is a minimum of four (4) feet in height and a maximum of eight (8) feet in height. Fence details and landscaping plans for the buffer strip shall be submitted and approved with the required administrative site plan.
- h. No signs shall be permitted except for the following: cemetery identification sign which must be monument style, directional signs, signs displaying the hours and days of operation, signs displaying rules and regulations, headstones or other memorials.
- i. No signs shall be permitted to be attached to or hung from the required screening.
- j. Access to the cemetery shall be from a dedicated public street, and all driveways and internal streets shall conform to the standards set forth in Section **410.031** of this Title.
- k. The site plan shall provide for a minimum of one (1) parking space per acre of the cemetery. In addition parking spaces shall be provided for cemetery structures and/or employees when applicable.

D. *Non-Permitted Uses.*

1. All those uses permitted within "A-1", "R1-A", "R1-B", "R1-C", "R1-P", "R-2", "R-3", "R-4", "I-1" and "M" zoning districts.

- E. *Parking Regulations.* Off-street parking space shall be provided in accordance with the requirements set forth in Article **V** of this Chapter.
- F. *Dimensional Requirements.* Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Section **405.420** of this Chapter.
- G. *Signage Requirements.* Signage shall be installed in accordance with the requirements set forth in Chapter **407** of this Title.
- H. *Landscaping Requirements.* Landscaping shall be provided in accordance with the requirements set forth in Article **VI** of this Chapter.