

City of Pagedale, MO  
Tuesday, April 17, 2018

## Chapter 405. Zoning Regulations

### Article II. Districts and District Regulations

#### Section 405.050. "C" Commercial District.

[CC 2000 §§405.070 — 405.080; CC 1990 §§405.030, 405.070; Ord. No. 88 §§5, 10, 10-21-1951; Ord. No. 175 §1, 12-8-1955; Ord. No. 278 §§1 — 2, 2-25-1964; Ord. No. 801 §1, 11-15-1985; Ord. No. 1459 §1, 11-11-2010]

- A. *Use Regulations.* In the "C" Commercial District no building or land shall be used and no building shall be hereafter erected, converted or structurally altered, unless otherwise provided in this Section, except for one (1) or more of the following uses:
1. Any use permitted in "B" Four-Family District.
  2. Churches.
  3. Indoor theaters; provided that off-street parking space of one (1) automobile for each four (4) seats in the theater is provided for the parking of automobiles for all the customers of said theaters. Drive-in or outdoor theaters are not permitted.
  4. Bakery.
  5. Offices.
  6. Public garage, provided however, that any portion of the garage which is used for storage or repair purposes shall not be nearer than twenty (20) feet to the front line of the building.
  7. Restaurants.
  8. Sales or show room.
  9. Store or shop for the conduct of a retail business, provided that the following shall not be considered "the conduct of a retail business": operation of barbecue stands, hotdog stands and soft drink stands.
  10. Studio.
  11. Post office.
  12. Bank.
  13. Business or commercial school.
  14. Shoe repair shop.
  15. Tailor shop.
  16. Tire repair shop.
  17. Electric repair shop.
  18. Messenger or telegraph service station.

19. Millinery shop.
  20. Painting and decorating shop.
  21. Bowling alleys.
  22. Accessory buildings and uses customarily incident to the above uses, including signs not exceeding two hundred (200) square feet in area pertaining to the lease, hire or sale of a building or premises or to the advertisement of the business or any product sold on the premises; provided however, that no sign of a larger size or of any other character shall be permitted in the "C" District.
  23. (Reserved)
  24. Kennels.
  25. For additional use regulations see Section **405.060(B)**.
- 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. Any commercial buildings hereafter erected shall provide off-street parking space in the ratio of space for one (1) car for every four hundred (400) feet of floor space.
- D. *Height And Area Regulations.* In the "C" Commercial District the height of buildings, the minimum dimensions of yards and the minimum lot area per family shall be as follows:
1. *Height.* No building hereafter erected or structurally altered shall exceed five (5) stories or sixty-five (65) feet, with the exception of structure to be used for churches.
  2. *Front yard.* There shall be a front yard of not less than thirty (30) feet to the front line of the building and not less than twenty (20) feet to the front line of an open porch or paved terrace, provided however, that:  
Where lots comprising twenty percent (20%) or more of the frontage are developed with buildings having an average front yard with a variation of not more than ten (10) feet, the front yard shall be the average of the front yard already established.
  3. *Rear yard.* There shall be a rear yard having a depth of not less than twenty percent (20%) of the depth of the lot. Accessory buildings hereafter erected or structurally altered may occupy not more than thirty percent (30%) of the area of the required yard, provided however, that no accessory building shall be located within five (5) feet of any lot line.
  4. *Side yard.* Where a lot abuts upon the side of a lot zoned for single-family dwelling purposes or abuts upon the side of a lot upon which there was erected a dwelling at the time of the enactment of this Code, there shall be a side yard of not less than four (4) feet.
  5. *Lot area per family.* In the "C" Commercial District every single-family dwelling hereafter erected or structurally altered shall provide a lot area of not less than four thousand (4,000) square feet per family.

Provided however, that buildings erected for single-family dwelling purposes shall comply with the rear and the side yard regulations of the "A" Residence District.

Every dwelling hereafter erected or structurally altered above commercial building shall provide a lot area of not less than two thousand (2,000) square feet per family.