

Section 405.200. "C-2" Community Commercial District. [R.O. 2007 § 405.200; Ord. No. 1523 §§ 5.0800 — 5.0808, 5-11-1989; Ord. No. 2120 § 1, 3-10-1994; Ord. No. 2516 § 1, 8-8-1996; Ord. No. 2770 § 1, 11-13-1997; Ord. No. 3082 § 1, 8-12-1999; Ord. No. 3143 § 1, 11-18-1999; Ord. No. 3318 § 1, 10-12-2000; Ord. No. 3451 § 1, 5-24-2001; Ord. No. 3530 § 1, 9-27-2001; Ord. No. 3580 § 1, 1-10-2002; Ord. No. 3622 § 1, 3-14-2002; Ord. No. 3648 § 1, 5-9-2002; Ord. No. 4297 § 1, 6-9-2005; Ord. No. 4554 § 1, 6-22-2006; Ord. No. 4723 § 1, 1-26-2007; Ord. No. 5132 § 7, 1-8-2009; Ord. No. 5339 § 7, 2-25-2010; Ord. No. 5486 § 2, 10-14-2010; Ord. No. 5563 § 7, 3-24-2011; Ord. No. 5638 § 1, 8-25-2011; Ord. No. 5742 § 7, 4-30-2012; Ord. No. 5756 § 10, 5-24-2012; Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014; Ord. No. 6249 § 8, 10-23-2014; Ord. No. 6722 § 2, 3-23-2017; Ord. No. 6865, 11-9-2017; Ord. No. 7192, 8-22-2019; Ord. No. 7870, 10-26-2023; Ord. No. 8235, 12-18-2025]

- A. Purpose Of The District. The purpose of this district is to provide sufficient space in appropriate locations for the sale of convenience goods and personal services. Due to the increased space requirements and traffic associated with these retail users, such uses will be limited to the intersection of collector and arterial streets.
- B. Uses Permitted. Only the following buildings, structures and uses of parcels and lots are permitted; all others are expressly prohibited:
1. All uses permitted by the Planning and Zoning Commission in the "C-1" Neighborhood Commercial District except as otherwise noted. Permanent cosmetics shall be permitted as an accessory use to beauty shops, nail salons, spas and similar facilities.
 2. A building which is planned to hold more than five (5) businesses.
 3. General retail uses (including variety stores, decorating centers, craft supplies, book and stationery shops) and specialty item uses (including imported arts and crafts, novelties and home furnishings). Pawnshops shall be excluded.
 4. Financial and banking institutions (including drive-up facilities), real estate agencies and service, and mortician/mortuaries.
 5. Restaurants and food establishments within multiple tenant retail buildings, including restaurants with drive-through facilities.
 6. Food stores and supermarkets.
 7. Light automotive parts, service and repair facilities.
 8. Veterinary office/animal hospital including animal grooming.
 9. Public and private schools and churches and related structures.
 10. New and used computer equipment sales and computer software sales, fabrication and minor repairs.
 11. Commercial vehicle storage when the vehicles are not related to the businesses on the subject lot (subject to Planning Commission approval of the location).
 12. Temporary businesses (subject to Planning Commission approval of the location).

13. Day care centers.
 14. Medical/dental/optician clinics.
 15. Group homes.
 16. Dance/yoga studios, fitness/aerobics salons, martial arts studios and similar activities which are within a multi-tenant center and are less than three thousand (3,000) square feet in area.
 17. Motor vehicle rental, excluding truck rental.
 18. Therapeutic massage establishments.
 19. Banquet centers/conference centers, community centers and similar meeting facilities.
- C. Uses Permitted Upon Review And Approval By The Planning And Zoning Commission.
- D. Special Use Permit Required.
1. Convenience/food store with gasoline or petroleum products and services.
 2. Freestanding restaurants and food establishments, including drive-in food establishments; all taverns and bars.
 3. Car washes.
 4. Truck rental.
 5. Kennels, including interior and exterior areas, as defined by this Chapter.
 6. Dance/yoga studios, fitness/aerobics salons, martial arts studios and laser tag, paint ball and other indoor entertainment activities, except as referenced in Section 405.200(B).
 7. Wireless facilities, wireless support structures or camouflaged wireless support structures. A wireless facility, wireless support structure, or camouflaged wireless support structure must be on a property that is developed with a non-residential use.
 8. (Reserved)
 9. The sale and brokerage of firearms, including the transfer of firearms; firearm repair; ammunition sales.
 10. Nursing homes.
 11. (Reserved)
 12. Single unit residential uses and commercial uses, including office use, retail uses, and service uses, within the same structure.
 13. Distribution centers and accessory fabrication.
 14. Wind turbine — accessory.

- E. **Building/Structure Height.** No building or structure shall be erected or enlarged to exceed thirty-five (35) feet or two and one-half (2 1/2) stories in height except upon review and approval by the Planning and Zoning Commission.
- F. **Lot Area Requirements.** There are no minimum lot area requirements.
- G. **Yard Requirements.**
 - 1. **Front Yard.** All buildings shall be set back from the street right-of-way line to provide a front yard having not less than thirty (30) feet in depth.
 - 2. **Side Yard.** Side yard width shall be ten (10) feet except when adjacent to a residential district, then twenty (20) feet is required.
 - 3. **Rear Yard.** Rear yard depth shall be fifteen (15) feet except when adjacent to a residential district, then twenty-five (25) feet is required.
 - 4. A camouflaged wireless support structure or wireless support structure shall be located a distance of no less than one hundred (100) feet from any dwelling and no less than one hundred percent (100%) of the camouflaged wireless support structure's height or wireless support structure's height from the property boundaries. Additional setbacks from dwellings in excess of one hundred (100) feet may be stipulated in the special use permit in accordance with the provisions of Section 405.526(D). Setbacks from any other structures shall be set forth in the special use permit in accordance with the provisions of Section 405.526(D).
- H. **Screening And Landscaping.** See Section 405.390 "Landscaping and Screening".
- I. **Miscellaneous Requirements.**
 - 1. All exterior solid waste containers and container racks or stands shall be screened from public view. All screening shall be six (6) feet in height and of masonry construction that matches or complements the primary building on the site. All outside storage of materials, equipment or stock, including items for sale or items used in the operation of the business, shall be screened from public view unless waived by the Administrative Officer. Outside display of items for sale and outside storage of materials, equipment or stock shall be stored in an orderly fashion and shall be located as approved by the Planning Department.
 - 2. Where a "C-2" Community Commercial District is adjacent to any residential zoning district, a landscaped green belt at least ten (10) feet in width shall be provided continuously on the back and/or sides of the commercial property lines and shall consist of a compact evergreen hedge, foliage screening, solid masonry wall, solid wood fence, solid vinyl fence or other type of screening with a minimum height of six (6) feet above grade, so long as the degree of screening is not less than the screening afforded by the fence, and shall be maintained along the appropriate property line by the users of the "C-1" Neighborhood Commercial property. All landscaping shall be maintained in a healthy growing condition by the property owner, and the green belt shall not be used for off-street parking facilities or for loading space.

3. All yards unoccupied with buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in good condition the year round.
4. All of the lot used for parking of vehicles and storage and display, and all driveways used for vehicle ingress and egress shall be paved and maintained in accordance with Section 405.550(G) Off-Street Parking, Construction Standards (Drive Aisles and Parking).
5. All repair of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
6. Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent streets, and shall not be of a flashing or intermittent type.
7. Vehicles used in conjunction with the operation of a business shall be parked behind or next to the building housing the business when feasible. When a rear or side parking space is not feasible, the vehicle shall be parked so as to not obstruct visibility of the shopping center entrances. Parking of commercial vehicles unrelated to the businesses on the lot shall not be permitted unless otherwise authorized.
8. Temporary businesses, including plant sales and the sales of Christmas trees and holiday items, shall be located as approved by the Planning Department. All temporary businesses shall meet building setbacks of the underlying district.
9. Entrances shall conform to the standards contained in the City of St. Peters Design Criteria and Standard Specifications for Street Construction.
10. Businesses adjacent to, or integrated in, a shopping center or cluster of commercial facilities shall use the common access with other business establishments in that center.