

City of Sikeston, MO  
Tuesday, August 13, 2019

## Chapter 405. Zoning Regulations

### Article VII. District Regulations

#### Division 11.. "C-1", "C-2" and "C-3" Commercial Districts

##### Section 405.890. "C-1" Neighborhood Shopping District.

[R.O. 2009 § 17.26.010; Ord. No. 4888 § 2, 2-3-1992]

- A. *General Description.* This commercial district is for the conduct of retail trade and personal enterprises to meet the regular needs and for the convenience of the people of the adjacent residential areas. Because these shops and stores may be an integral part of the neighborhood and closely associated with residential requirements for light, requirements are more restrictive than in other commercial districts.
- B. *Uses Permitted.* See Table I in Section **405.920** of this Chapter.
- C. *Area Regulations.*
  - 1. The area requirements for dwellings shall be the same as the requirements of the "R-2" Residential District.
  - 2. See Table II in Section **405.920** of this Chapter for the area regulations for all other uses permitted in this district.
- D. *Height Regulations.*
  - 1. The height regulations for dwellings and buildings accessory to dwellings shall be the same as those of the "R-2" Residential District.
  - 2. For uses other than dwellings and buildings accessory to dwellings, see the Table in Section **405.920** of this Chapter.

##### Section 405.900. "C-2" General Commercial District.

[R.O. 2009 § 17.26.020]

- A. *General Description.* This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those delivery of retail goods.
- B. *Uses Permitted.* See Table I in Section **405.920** of this Chapter.
  - 1. Any downtown district, as may be designated by ordinance of the Sikeston City Council and located in whole or in part within a General Commercial "C-2" District, shall be subject to

additional restrictions as set forth in Table I, Table of Uses and shall be designated on City Zoning Maps as "C-2<sup>DT</sup>".

C. *Area Regulations.*

1. The area requirements for dwellings shall be the same as the requirements of the "R-5" Residential District.
2. See Table II in Section **405.920** of this Chapter for the area regulations for all other uses permitted in this district.
3. See the Tables in Section **405.920** of this Chapter for the area regulations for all uses other than dwellings.

D. *Height Regulations.*

1. The height regulations for dwellings and buildings accessory to dwellings shall be the same as those of the residential district.
2. For uses other than dwellings and buildings accessory to dwellings, see the Table in Section **405.920** of this Chapter.

## Section 405.910. "C-3" Highway Commercial.

[R.O. 2009 § 17.26.030; Ord. No. 4888 § 2, 2-3-1992]

A. *General Description.* This commercial district is for the conduct of commercial enterprises catering to the traveling public, for personal and business services, for general retail trade and for a limited number of other uses that are compatible with commercial activity. Because of the relationship of these uses to the adjacent highway and residential districts, appropriate considerations are necessary to protect the integrity of the function of the highway and to reduce the adverse impact on adjacent residential districts.

B. *Uses Permitted.* See the Table in Section **405.920** of this Chapter.

1. Any downtown district, as may be designated by ordinance of the Sikeston City Council and located in whole or in part within a Highway Commercial "C-3" District, shall be subject to additional restrictions as set forth in Table I Table of Uses and shall be designated on City Zoning Maps as "C-3<sup>DT</sup>".

C. *Area Regulations.*

1. The area requirements for dwellings shall be the same as the requirements of the "R-4" Residential District.
2. See the Table in Section **405.920** of this Chapter for the area regulations for all other uses permitted in this district.

D. *Height Regulations.*

1. The height regulations for dwellings and buildings accessory to dwellings shall be the same as those for the "R-5" Residential District.
2. For uses other than dwellings and buildings accessory to dwellings, see the Table in Section **405.920** of the Chapter.

## Section 405.920. Tables — Use, Height and Area Regulations.

[R.O. 2009 § 17.26.040]

- A. **Table 1—Uses.** The uses provided for in the "C-1" Neighborhood Shopping, the "C-2" General Commercial and the "C-3" Highway Commercial Districts are set forth in the table below. Where the letter "P" appears on the line of a use and in the column of a district, the listed use is permitted as a matter of right. Where the letters "CU" appears on the line of a use and in the column of a district, the listed use may be permitted by the Board of Adjustment as provided in Article V of this Chapter. In both cases, all uses shall be in compliance with all applicable provisions of this zoning ordinance and the Code of the City of Sikeston.  
[Ord. No. 5961 §§I, XX, 8-25-2014]

**Table 1. Permitted Uses**

A CATEGORY USE	B Zoning District—Conditional Or Permitted Use			
	"C-1", "C-2", "C-3", "DT"			"DT"
	"C-1"	"C-2"	"C-3"	Downtown
	Neighborhood	General	Highway	District
P = Permitted as a matter of right				
CU = May be permitted by the Board of Adjustment				
<b>Residential</b>				
Any use permitted in any residential district	P	P	P	P
Any use permitted on review in any residential district (a)	P	P	P	P
<b>Commercial, miscellaneous (b)(c)</b>				
Adult use, by license only (f)		CU		
Antique shop	P	P	P	P
Appliance shop		P	P	P
Arts school, gallery or museum	P	P	P	P
Artists materials, supply studio	P	P	P	P
Automobile parking lot	P	P	P	P
Automobile service station	CU	P	P	
Automobile repair, minor in conjunction with a service station	CU	P	P	
Baby shop	P	P	P	P
Bakery goods store	P	P	P	P
Bank	P	P	P	P
Barbershop	P	P	P	P
Beauty shop	P	P	P	P
Book or stationery store	P	P	P	P
Camera shop	P	P	P	P
Candy store	P	P	P	P
Catering establishment	P	P	P	P
Curio or gift shop	P	P	P	P
Drug shop or fountain	P	P	P	P
Dry goods store	P	P	P	P
Dairy products or ice cream store	P	P	P	P
Delicatessen	P	P	P	P

**Table 1. Permitted Uses**

<b>A</b>	<b>B</b>			
	<b>Zoning District—Conditional Or Permitted Use</b>			
	<b>"C-1", "C-2", "C-3", "DT"</b>			
	<b>"C-1"</b>	<b>"C-2"</b>	<b>"C-3"</b>	<b>"DT"</b>
<b>CATEGORY USE</b>	<b>Neighborhood</b>	<b>General</b>	<b>Highway</b>	<b>Downtown District</b>
P = Permitted as a matter of right				
CU = May be permitted by the Board of Adjustment				
Dress shop	P	P	P	P
Florist shop, greenhouse, nursery	P	P	P	P
Furniture store		P	P	P
Grocery store, quick shop	P	P	P	P
Hardware store		P	P	P
Jewelry or notion store	P	P	P	P
Lodge hall		P	P	P
Machine shop		P	P	P
Meat market	P	P	P	P
Medical facility (g)	P	P	P	P
Messenger or telegraph service	P	P	P	P
Musical instrument sales	P	P	P	P
Office business	P	P	P	P
Optometrist sales and service	P	P	P	P
Photographer sales and service	P	P	P	P
Restaurant, conventional		P	P	P
Self-service laundry or dry cleaning	CU	P	P	P
Sewing machine sales, instruction		P	P	P
Sporting goods sales		P	P	P
Shoe repair shop	CU	P	P	P
Tailor shop	P	P	P	P
Toy store		P	P	P
Variety store		P	P	P
Name plate and sign relating to the use of the store and premises or to products on the premises		P	P	P
Accessory buildings and uses customarily incidental to the above uses	P	P	P	
Frozen food locker		P	P	P
Kennel		CU	CU	
Laboratories, testing		P	P	
Laboratories, research		P	P	
Printing, publishing and allied industries		P	P	P

**Table 1. Permitted Uses**

A  CATEGORY USE	B  Zoning District—Conditional Or Permitted Use			
	"C-1", "C-2", "C-3", "DT"			
	"C-1" Neighborhood	"C-2" General	"C-3" Highway	"DT" Downtown District
P = Permitted as a matter of right				
CU = May be permitted by the Board of Adjustment				
Veterinary clinic for small animals all within enclosed structures (e)		P	P	
<b>Open Display Commercial (d)</b>				
Boat sales, service and minor repair		P	P	
Farm implement and machinery, new and used sales		P	P	
Metal and wood fencing, ornamental grillwork and decorative wrought iron work and play equipment sales		P	P	
Mobile home and travel trailer sales		P	P	
Monument sales		P	P	
New and used automobile sales		P	P	
Prefabricated house sales		P	P	
Trailers for hauling, rental and sales		P	P	
<b>Wholesale Trade</b>				
Motor vehicles and automotive equipment		P	P	
Drugs and allied products		P	P	CU
Piece goods, notions, apparel		P		
Groceries and related products		P	P	P
Electrical goods		P	P	P
Hardware, plumbing and heating equipment and supplies		P	P	P
Machinery equipment and supplies		P	P	
<b>Retail Trade</b>				
Building materials, hardware and farm equipment dealers		P	P	P
General merchandise		P	P	P
Automobile dealers		P	P	
Apparel and accessory stores		P	P	P
Furniture, home furnishings and equipment sales		P	P	P
Eating Places		P	P	P
Drinking places				

**Table 1. Permitted Uses**

A  CATEGORY USE	B  Zoning District—Conditional Or Permitted Use "C-1", "C-2", "C-3", "DT"			
	"C-1"	"C-2"	"C-3"	"DT"
	Neighborhood	General	Highway	Downtown District
P = Permitted as a matter of right				
CU = May be permitted by the Board of Adjustment				
Bars/taverns		P	P	P
Beer gardens		P	P	P
Private clubs		P	P	P
Nightclubs		P	P	
Miscellaneous retail stores	CU	P	P	
<b>Finance, Insurance and Real Estate</b>				
Banking	P	P	P	P
Credit agencies, other than banks	P	P	P	P
Security and commodity brokers, dealers, exchanges and services	P	P	P	P
Insurance carriers	P	P	P	P
Insurance agents, brokers and services	P	P	P	P
Real estate	P	P	P	P
Holding and other investment companies	P	P	P	P
<b>Services</b>				
Hotels, tourist courts and motels	CU	P	P	P
Rooming and boarding houses	P	P	P	P
Personal services	CU	P	P	P
Miscellaneous business services	CU	P	P	
Automobile repair, automobile services, garages		P	P	
Miscellaneous repair services	CU	P	P	
Motion pictures		P	P	P
Amusement and recreation services except motion pictures		P	P	P
Medical and other health services	P	P	P	P
Legal services	P	P	P	P
Educational services	P	P	P	P
Museums and art galleries	P	P	P	P
Non-profit membership organizations	P	P	P	P
Miscellaneous services	CU	P	P	
<b>Transportation, Communication, Electric, Gas and Sanitary Services</b>				
Railroad transportation		P	P	P

**Table 1. Permitted Uses**

A	B Zoning District—Conditional Or Permitted Use			
CATEGORY USE	"C-1", "C-2", "C-3", "DT"			
P = Permitted as a matter of right				"DT"
CU = May be permitted by the Board of Adjustment	"C-1" Neighborhood	"C-2" General	"C-3" Highway	Downtown District
Local and suburban transit and interurban highway passenger transportation				
Motor freight transportation and warehousing		P	P	P
Arrangement of transportation		P	P	P
Communication		P	P	P
Electric, gas and sanitary services		P	P	P
Accessory (DT)				
Buildings, structures and uses incidental to any of the above uses, provided that there shall be no manufacture, processing or compounding of products other than those expressly permitted except those that are customarily incidental and essential to commercial establishments		P	P	
<p>(a) Include all uses listed as permitted or conditional uses in a residential district, except the provision for Class A manufactured housing shall remain in a conditional use.</p> <p>(b) Retail stores and shops which do not exceed seven thousand (7,000) square feet of gross floor area per floor and which supply the regular customary needs of the residents of the neighborhood and which are primarily for their convenience.</p> <p>(c) In the "C-1" Neighborhood Shopping District, a building used for any of the uses enumerated in this category may not have more than forty percent (40%) of its floor area devoted to purposes incidental to the primary use. No material or goods offered for sale or stored in connection with the uses of this category shall be displayed or stored outside of a building.</p> <p>(d) The uses enumerated in this category shall comply with the following provisions:</p> <ol style="list-style-type: none"> <li>(1) All servicing of vehicles carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.</li> <li>(2) Driveways used for ingress and egress shall be a minimum of twenty-five (25) feet in width, exclusive of curb returns.</li> <li>(3) Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent land uses or the use of adjacent streets and shall not be of the flashing or intermittent type.</li> </ol> <p>(e) Subject to regulations and laws of the State of Missouri and the City of Sikeston.</p> <p>(f) Shall not be allowed (1) within one thousand (1,000) feet of another existing adult use or (2) within three hundred (300) feet of a pre-existing school, public park, church or tavern.</p> <p>(g) Drug and alcohol residential or outpatient treatment facilities may be permitted in "C-2" and</p>				

"C-3" Commercial Districts as a conditional use subject to the following conditions and success:

- (1) An application must be submitted to the City Manager specifying the location of intended use, number of occupants (not to exceed (4)), number of staff (sufficient to provide adequate supervision), proposed design of structure must reasonably conform to the exterior appearance of dwellings in the vicinity and compliance with Missouri State Statute governing the operations of such facility.
- (2) The proposed facility, either new or existing structure, must conform to current building codes of the City of Sikeston. Plans prepared by a Missouri certified architect will be required.
- (3) Adequate off-street parking must be provided.
- (4) Such facility shall not be located closer than one thousand (1,000) feet to any other similar substance abuse treatment facility.
- (5) After review of above-stated requirements, the City Manager will refer such application for public hearing to the City Planning and Zoning Commission for their consideration, review and recommendations.
- (6) The Planning Commission will forward a recommendation to the City Council on the application for their action.
- (7) The City Planner will issue or deny building permit for the application dependent upon Council action.

- B. *Yard Setback Requirements.* All buildings and structures in the "C-1" Neighborhood Shopping District, the "C-2" General Commercial and the "C-3" Highway Commercial Districts shall be set back from the centerline of State and Federal highways and lot lines to comply with the following yard requirements. (See Article VIII Height and Area Exceptions.)

**Table II. Yard Setback Requirements**

	"C-1"	"C-2"	"C-3"
<b>Minimum Yards</b>	<b>Neighborhood</b>	<b>General</b>	<b>Highway</b>
<b>Front yard depth</b>			
Major road (a)	25 feet		The greater of 75 feet from centerline or 25 feet from lot line
Minor road (b)	25 feet		25 feet
Side yard (c)	10 feet		
Rear yard	25 feet		

(a) State or Federal highway.

(b) All public streets and roads other than a State or Federal highway.

(c) Ten (10) feet or twelve and one-half percent (12½%) of the width of the lot, which ever is less.

- C. *Intensity Of Use, Lot Width, Coverage And Height Regulations.* Uses and lots in the "C-1" Neighborhood Shopping, "C-2" General Commercial and "C-3" Highway Commercial Districts, other than those uses and lots regulated by reference to the mandated requirements of the Residential District, shall comply with the following requirements:

**Table III. Intensity of Use, Lot Width, Coverage and Height Regulations**

	"C-1"	"C-2"	"C-3"
<b>Item</b>	<b>Neighborhood</b>	<b>General</b>	<b>Highway</b>
Area minimum	Adequate to provide yards and parking as required (a)		



**Table III. Intensity of Use, Lot Width, Coverage and Height Regulations**

	<b>"C-1"</b>	<b>"C-2"</b>	<b>"C-3"</b>
<b>Item</b>	<b>Neighborhood</b>	<b>General</b>	<b>Highway</b>
Lot width, minimum			
Coverage, Maximum (b)			
Stories	2½		
Feet	35	45	45

(a) See Art. X Off-Street Parking for off-street parking requirements.

(b) See Art. VIII Height and Area Exceptions for exceptions to those height limitations.