

Chapter 405. Zoning Regulations

ARTICLE III. Zoning Districts — Use and Regulations

Section 405.200. "C-1c" Commercial Local Business District.

[R.O. 2006 §405.200; CC 1985 §27-158; Ord. No. 87.28 Art. V §H, 10-1-1987; Ord. No. 92.22 §§4, 8, 8-19-1993; Ord. No. 96.21 §6, 6-20-1996; Ord. No. 98.15 §2, 6-18-1998]

A. *Permitted Uses.* In District "C-1c" no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered except for one (1) or more of the following uses (for exceptions, see Section **405.590** "Special Uses Require Special Permission", Article **VIII** "Non-Conforming Uses" and Article **X** "Board of Adjustment"):

1. All uses permitted in the District "C-1b". Condominiums built in this district must comply with requirements of Section **405.170(B)** and **(C)**. For the purposes of complying with the requirements of Section **405.170(B)** and **(C)**, the area of all of the building lots within condominium complexes may be combined with areas reserved for common use including, but not limited to, parking areas, recreational areas and storage areas. Maximum densities for condominiums in all "C" Districts shall be limited to one (1) unit per two thousand five hundred (2,500) square feet of lot area as specified in Section **405.430**.
2. Animal hospitals, clinics and kennels providing the establishment and runs are completely enclosed within a building.
3. Automobile public parking lots.
4. Barber and beauty shops.
5. Bicycle repair shops, electrical repair and "fix-it" shops.
6. Dry cleaners and laundries employing not more than five (5) persons.
7. Filling stations, limited to sale of motor fuel and accessories; also lubrications, washing and minor repairs but not including major repairs, body work, or paint booths.
8. Health spas.
9. Quick print shops.
10. Package liquor stores.
11. Pharmacy.
12. Photographic, dancing and art studios.
13. Restaurants, cafes, or cafeterias provided such activities are conducted within an enclosed building and are two hundred (200) feet or more from the nearest single- or two-family dwelling or residential zone; and provided such use of property is not adjacent to the Lake of the Ozarks.
14. Shoe repair shops.
15. Stores, shops and markets for retail trade provided all wares should be displayed, stored and sold from inside the building only.
16. Accessory uses customarily incident to any of the above uses.

17. Any retail business or use similar to those listed provided all wares shall be displayed, stored and sold from inside the building only and that such use is not noxious, or offensive by reason of vibration, noise, odor, dust, smoke, gas, light, or glare.
 18. Massage therapy establishment.
- B. *Coverage.* Main and accessory buildings shall not cover more than fifty percent (50%) of the lot area provided adequate parking is as required by this Chapter.
- C. *Water Supply And Sewage System.* Each lot within a "C-1c" Zoning District shall be served by a public water supply and a public sewer system at such time as the systems are installed and reasonably available.
- D. *Parking Regulations.* Off-street parking space shall be provided in accordance with the requirements set forth in Article **IX** of this Chapter.
- E. *Dimensional Requirements.* Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Section **405.430** of this Chapter.

Section 405.210. "C-1" General Commercial District.

[R.O. 2006 §405.210; CC 1985 §27-159; Ord. No. 87.28 Art. V §I, 10-1-1987; Ord. No. 92.22 §§5, 8, 8-19-1993; Ord. No. 96.21 §7, 6-20-1996; Ord. No. 98.15 §3, 6-18-1998; Ord. No. 05.44 §2, 9-15-2005; Ord. No. 07.27 §1, 6-21-2007]

- A. *Permitted Uses.* In District "C-1" no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered except for one (1) or more of the following uses (for exceptions, see Section **405.590** "Special Uses Require Special Permission", Article **VIII** "Non-Conforming Uses" and Article **X** "Board of Adjustment"):
1. All uses permitted in the District "C-1c", except for condominiums. Condominium developments under construction or with an approved preliminary plat prior to adoption of this Section (June 21, 2007), or condominium development as part of a mixed use planned unit development.
 2. Automobiles, trucks, and recreational vehicle sales and service.
 3. Automobile parking garages.
 4. Ambulance service offices or garages.
 5. Boat sales and service.
 6. Bus stations.
 7. Car wash establishments.
 8. Commercial or public tennis and handball courts.
 9. Frozen food lockers for individual or family use.
 10. Home improvement centers, limited to principal enclosed building provided that at least ninety percent (90%) of all wares shall be displayed, stored and sold from inside the building only.
 11. Lodges and private clubs.
 12. Marinas, boat sales and boat service.
 13. Nurseries and landscaping supplies.
 14. Photo engraving shops.
 15. Printing, letter and duplicating shops or plants.
 16. Schools operated as a business.
 17. Taverns, dance halls, night clubs and similar uses provided such activities are conducted within an enclosed building and are two hundred (200) feet or more from the nearest single- or two-family dwelling or

residential zone, not less than three hundred (300) feet from any hospital, school, or church; and provided such use of property is not adjacent to the Lake of the Ozarks.

18. Theaters and music shows.
 19. Bowling alleys, skating rinks, drive-in restaurants, any other retail trade, where persons are served in automobiles; provided however, that the same shall not be less than two hundred (200) feet from any existing hospital, school, or church, and shall be not less than two hundred (200) feet from a residential district.
 20. Any retail business or use similar to those listed above, provided all wares shall be displayed, stored and sold from inside the building only and that such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, light or glare.
 21. Restaurants with outdoor dining areas provided that such activities are not located within two hundred (200) feet of the nearest single or two-family dwelling or residential zone and are not located adjacent to the Lake of the Ozarks.
 22. Medical marijuana dispensary facilities subject to the use provisions outlined in Section **405.585**.
[Ord. No. 19.37, 6-20-2019]
 23. Comprehensive marijuana dispensary facilities subject to the use provisions outlined in Section **405.586**.
[Ord. No. 23.04, 2-16-2023]
 24. Microbusiness dispensary facilities subject to the use provisions outlined in Section **405.586**.
[Ord. No. 23.04, 2-16-2023]
- B. *Coverage*. Main and accessory buildings shall not cover more than seventy-five percent (75%) of the lot area provided adequate parking is as required by Article **IX** of this Chapter.
 - C. *Water Supply And Sewage System*. Each lot within a "C-1" Zoning District shall be served by a public water supply and a public sewer system at such time as the systems are installed and reasonably available.
 - D. *Parking Regulations*. Off-street parking space shall be provided in accordance with the requirements set forth in Article **IX** of this Chapter.
 - E. *Dimensional Requirements*. Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Section **405.430** of this Chapter.