

CITY OF STRAFFORD

BILL 23-76

ORDINANCE 1024

AN ORDINANCE TO AMEND THE NEIGHBORHOOD COMMERCIAL (NC), GENERAL COMMERCIAL (GC), AND HIGHWAY COMMERCIAL (HC) ZONING DISTRICTS, ADOPTING A LAND USE TABLE, MAKE NECESSARY CHANGES TO THE SECTION ON DEFINITIONS, AND AMEND THE SUPPLEMENTARY ZONING REGULATIONS IN CITY OF STRAFFORD, MISSOURI

WHEREAS, in order to promote the health, safety, morals, and the general welfare of the community, the City of Strafford regularly reviews and updates its zoning district requirements to ensure they contain the appropriate land uses and regulatory requirements consistent with the proper the growth, development, and redevelopment of the community; and

WHEREAS, zoning district regulations are made with consideration of the character of the district and its suitability for particular uses, with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the City of Strafford; and

WHEREAS, pursuant to Section 400.075 of the City Government Code, a Planning and Zoning Commission subcommittee formed in March 2021 for the purpose of reviewing the existing zoning code and recommend best practice updates consistent with the 2020 Comprehensive Plan; and

WHEREAS, the whole of the Planning and Zoning Commission conducted a review of subcommittee's proposed ordinance changes to the requirements of the NC "Neighborhood Commercial District," the GC "General Commercial District" and the HC "Highway Commercial District" and recommended a revised Zoning Code to the Board of Aldermen in March 2022; and

WHEREAS, the Board of Aldermen, while supportive of the need to update the commercial zoning, responded to input and concerns offered by citizens and interested parties in attendance at the March 21, 2022 Public Hearing, referred the proposed ordinance back to the Planning and Zoning Commission for further review in relation to changes impacting businesses and property owners in the Downtown Overlay District (DOD); and

WHEREAS, in further modifying the zoning ordinance in consideration to those businesses and property owners within the DOD, the Planning & Zoning Commission did, on October 10, 2023, unanimously recommend to the Strafford Board of Aldermen that the hereinafter identified revision to the NC "Neighborhood Commercial District," the GC

“General Commercial District” and the HC “Highway Commercial District” be approved; and

WHEREAS, pursuant to the provisions of Section 400.140 of the City Government Code, in considering changes to the text of Chapter 400 (Zoning Ordinance), the Board of Aldermen held a public hearing on December 18, 2023, to determine if said changes to the NC “Neighborhood Commercial District,” the GC “General Commercial District” and the HC “Highway Commercial District” be approved; and

WHEREAS, notice of such public hearing relating to this matter was published in the Marshfield Mail on December 6, 2023, such newspaper being a newspaper of general circulation in the City of Strafford, Missouri; and

WHEREAS, it is the considered opinion of the Board of Aldermen that Section 400.070 Definitions be amended as herein contained; and

WHEREAS, it is the considered opinion of the Board of Aldermen that Section 400.540 through Section 400.550 relating to the NC “Neighborhood Commercial District,” the GC “General Commercial District” and the HC “Highway Commercial District” be amended as herein contained; and

WHEREAS, it is the considered opinion of the Board of Aldermen that Section 400.563 titled “M-1’ and ‘M-2’ Permitted and Conditional Uses” be repealed and replaced to allow for a more comprehensive section titled “Permitted, Accessory, and Temporary Use Tables” be created as herein contained; and

WHEREAS, it is the considered opinion of the Board of Aldermen that Section 400.564 titled Supplementary Regulations be created.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF STRAFFORD, MISSOURI, AS FOLLOWS:

Section 1: The City does hereby amend Section 405.070 Definitions to add, delete, or modify new or existing definitions in the Zoning Ordinance as follows:

Section 400.070. Definitions

Note to Codifier: Only new or amended definitions are included in Section 400.070. All other existing definitions currently in section 400.070 are unchanged and remain part of the code.

Accessory Dwelling Unit - A residential dwelling unit located within a mixed use structure, developed in accordance with the applicable building code standards and allowed in zoning districts where the use is listed as an accessory use.

Animal Boarding Facility – A facility where animals owned by another person are temporarily boarded for pay, trade, barter, commission, or remuneration of any sort. Also commonly referred to as a “kennel.

Animal Hospital - A facility maintained by or for the use of a licensed veterinarian in the diagnosis, treatment, or prevention of animal diseases wherein the animals are limited to dogs,

cats, or other comparable household pets. Animals given medical or surgical treatment requiring overnight or extended care and boarding is incidental to such hospital use.

ANIMAL HOSPITALS (VETERINARY CLINICS)

~~An establishment where animals are admitted for examination and treatment by one (1) or more veterinarians and where there are facilities to lodge animals that are being treated.~~

Copy Shop – A facility for the reproduction of written, graphic, or photographic materials on a custom basis for individuals or businesses. Typical processes include, but are not limited to, photocopying, blueprint, and facsimile sending and receiving, the use of offset printing equipment, and collating and binding of booklets and reports. Other services may include document shredding, passport photo preparation, availability of mailing and shopping supplies and services, and commercial screen printing.

~~CHILD DAY CARE CENTER – A child day care program conducted in a location other than the provider's permanent residence, or separate from the provider's living quarters, where care is provided for children not related to the child care provider for any part of the twenty four (24) hour day. See "GROUP DAY CARE HOME".~~

~~CHILD DAY CARE HOME – See "FAMILY DAY CARE HOME".~~

~~CHILD DAY CARE GROUP HOME – See "FAMILY DAY CARE HOME".~~

Child Care Center - A child care facility where a provider licensed by the appropriate State of Missouri agency provides care for a child away from his/her own home for any part of the twenty-four- (24-) hour day, for compensation or otherwise, to supplement to parental responsibility for the child's protection, development, pre-elementary school education, and supervision. Child care centers include family child care homes, group child care facilities or programs, child care accessory uses, and uses for school-aged children over the age of four such as pre-schools, and kindergartens.

Child Care Accessory Use – A child care center use maintained or operated within a principal building or accessory building during periods when the principal building use is not occurring. A common example would include when all or a portion of a principal building or accessory building under the exclusive control of a religious organization is utilized as a group child care when religious services are not taking place.

Child Care, Group – A child care program where care is given by a person licensed by the appropriate State of Missouri agency as a group child care home provider for not more than twenty (20) children for any part of the twenty-four- (24-)hour day. A group child care home shall be in a location other than the provider's permanent residence. Also see Child Care Accessory Facility.

Child Care, Family – A child care program where care is given by a person licensed by the appropriate State of Missouri agency as a family child care home provider for no more than ten (10) children for any part of the twenty-four- (24-) hour day. A family child care home shall be located in the provider's permanent residence.

Day Care Center—Adult: Any place other than a family home in which persons receive adult daycare services during any part of a day not exceeding 12 hours in a 24-hour period licensed and regulated by the appropriate State of Missouri agency.

Day Care Home—Adult: A family home in which not less than four and not more than eight persons receive adult daycare services during any part of a day not exceeding 12 hours in a 24-hour period licensed and regulated by the appropriate State of Missouri agency.

Fuel Service Station - Any building, structure, or area of land primarily used for the retail sale of automobile fuels, oils, and accessories. Such an establishment may also offer retail convenience items or provide an accessory restaurant facility within the same principal building. An automatic car wash may also be freestanding or attached to the principal building as an accessory use.

Grocery Store – A retail establishment which primarily sells food, but also may sell other convenience and household goods.

Hospital - An institution where sick or injured persons are given medical care and, in the course of same, are housed overnight, fed, and provided nursing and related services, commonly referred to as in-patient care. Hospitals may include related facilities such as laboratories, training facilities, central service facilities, and staff offices. This definition shall not include drug rehabilitation facilities, halfway houses, convalescent or nursing homes, institutions for mentally ill individuals, or other similar facilities. Also see Clinic.

Liquor Shop Store—An establishment where alcoholic beverages are packaged in order to be sold for consumption off the property.

Mixed Use Structure - A building which contains accessory dwelling units commonly located above the ground floor, with shared or separate entrances with institutional, civic, office, commercial, or retail use located on the ground-floor.

Office, Professional - A building which provides workspace for licensed and/or registered professions, including but not limited to attorneys at law, planners, architects, engineers, musicians, artists, teachers, accountants, photographers, real estate agents and property managers, insurance agents, public stenographers, brokers, business consultants, computer services, government agencies, scientific research, and consulting services. Incidental offices that are customarily accessory to another use are allowed as part of an approved principal use.

Office, Professional—An office of a member or members of a recognized profession such as an accountant, architect, attorney, engineer, insurance agent, real estate agent, personal or family counselor, public stenographers or any other profession which is of the same general character.

Retail, Large Scale - Establishments primarily engaged in the sale of goods and materials to the general public and which have large amounts of exterior services and/or storage areas or in partially enclosed structures. Examples of this use type include lumberyards, building material sales, garden centers, and other similar uses. Extensive sales and service uses shall also include large scale retail establishments that exceed 50,000 square feet in size.

Self-Service Storage Facility - A building or group of buildings within a controlled-access and fenced area consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property, with no commercial transactions permitted other than the rental of the storage units. Also known as mini warehouses.

Skilled Nursing Facility - A home for the aged or infirm in which three (3) or more persons not of the immediate family are received, kept, and provided with food, shelter, and care for compensation. This term also includes facilities commonly referred to as nursing homes, residential care facilities, assisted living facilities, and convalescent centers but does not include hospitals, medical clinics, or similar institutions primarily devoted to the diagnosis and treatment of the sick or injured, or facilities providing care for addiction recovery, mental health issues, or communicable diseases.

Truck Stop - An establishment engaged primarily in the fueling, servicing, repair, or parking of tractor trucks or similar heavy commercial vehicles, including the sale of accessories and equipment for such vehicles. A truck stop may also include overnight accommodations, showers, an/or restaurant facilities primarily for the use of truck crews.

Section 2: The City does hereby amend Section 405.540 “NC” Neighborhood Commercial District, Section 405.545 “GC” General Commercial District, and Section 405.550 “HC” Highway Commercial District to add, delete, or modify new or existing text in the Zoning Ordinance as follows:

NOTE to Codifier: Text below for Sections 400.540 to 400.550 show all the existing code text, with amended text underlined and text to be deleted ~~struck through~~. If not underlined or struck through, the intent is that the text would remain the same. Some re-lettering and re-numbering within each subsection has occurred as well.

Section 400.540 “NC” Neighborhood Commercial District

A. Statement of Intent. This district is intended to provide for individual or small groups of retail and customer service establishments benefiting local residential neighborhoods. It is intended that "NC" Districts be connected to public water and sewer service and be located along collectors or higher classification streets. Uses should be limited to those which do not generate substantially increased traffic in the neighborhood.

B. Principal Permitted Uses – See Section 400.563 Table A

1. Day care centers.

2. Personal service establishments including beauty parlors, barbershops, dry cleaning and laundry pickup, shoe repair, self-service laundromats, and other services deemed by the Board of Aldermen to be of the same nature as outlined by the statement of intent.

3. Restaurants, cafes, and soda fountains excluding dancing or those with drive in, pick up, or drive through facilities.

4. Business and professional offices provided that they retain the character of the neighborhood in which they locate and that the total impervious surface area does not exceed fifty percent (50%) of the total lot area.

5. Public utilities, essential services, and other uses in accordance with Article II.

C. Conditional Uses Requiring Board of Aldermen Approval

1. See Section 400.563 Table A and Section 400.564 C.

2. See Section 400.564 (B) for requirements and limitations regarding conditional use permits.

D-C. Accessory Uses –

1. See Section 400.563 Table B – Accessory Uses

1. Exterior, directional and other incidental signs, provided that such signs shall comply with existing sign regulations at the time any building or occupancy permits are received.

2. A single family residential unit with the following conditions:

a. The residence is occupied by the owner and operator or a full time employee of the principal permitted use;

b. The structures, if separate, must remain on the same property and may not be subdivided independent of each other.

2-3. Any other accessory use or structure not otherwise prohibited customarily accessory and incidental to a principal permitted use.

E. Temporary Uses - See Section 400.563 Table C – Temporary Uses

F-E. Use Limitations.

1. All activities and permitted uses except off-street parking and loading facilities, and those permitted with conditional use permits shall be conducted entirely within a completely enclosed building.
2. No non-residential permitted use shall have a gross floor area ~~open to the public, including display, service and sales,~~ greater than four seven thousand five hundred (4,000-7,500) square feet.
3. Except for accessory residential dwelling units within a mixed use building, no accessory use shall have a gross floor area (excluding garage) exceeding four thousand (4,000) square feet.
4. No use shall be allowed unless connected to public water and sewer.

G-F. Bulk and Intensity of Use Restrictions

Area			Setback		
Lot Area	Height	Lot Frontage	Front Yard From Property Line	Side Yard From Property Line	Rear Yard From Property Line
No minimum	2½ story	70 feet	35 feet	None, except where adjoining "R" District, then 15 feet each side	10 feet

1. Maximum structural coverage of lot (including accessory buildings), ~~thirty-five~~ fifty percent (35% 50%)

H G. Open Space Requirements.

1. Minimum open space. Not less than ~~forty~~ thirty percent (~~40-30%~~) of the total lot area shall be devoted to open space including required yards and bufferyards. Open space shall not include areas covered by structures, parking areas, driveways and internal streets.
2. Maximum impervious surface. The combined area occupied by all permitted and accessory structures, paved parking areas and any other surfaces which reduce and prevent absorption shall not exceed ~~sixty~~ seventy percent (~~60 70%~~) of the total area.

I-H. Exception to Setback Requirements. [Ord. No. 769 §1, 6-20-2016]

1. The area within the City limits of Strafford bordered by Missouri Highway 125, Old Route 66 and Interstate Highway 44 are hereby declared an overlay zone where the minimum front yard is twenty-five (25) feet, where Highway Commercial District exists or upon future re-zoning to Highway Commercial District.

J I. Design Requirements.

1. A site plan showing the overall concept of the proposed use must be submitted and approved by the City Administrator. See Appendix A.
2. A landscape plan meeting all requirements in effect in the Zoning Regulations at the time of applications for permits shall be included with the site plan.
3. All structures in the "NC" Zoning District shall be constructed in a complementary nature of the most restrictive residential zoning district abutting the property. All materials, surface textures and colors should be compatible with the residential district it is intended to complement. If no residential development abuts the property, materials and colors shall be similar to the closest residential development to the proposed site. The following criteria will be considered in determining compatibility.
 - a. Roof lines and whether a proposed building will have a comparable roof pitch to existing buildings in vicinity.
 - b. Scale.
 - c. Orientation.
 - d. Proportion of surrounding development.

Design review shall be performed as part of site plan review.

4. ~~Refuse disposal~~ Trash and/or recycling receptable areas shall be landscaped and screened in accordance to landscape plans.
5. Mechanical and electrical equipment, including air conditioning units, shall be designed, installed and operated to minimize noise impact on surrounding

property. All such equipment, including that which may be roof mounted, shall be screened from public view.

6. Outdoor Lighting fixtures, including those which are pole-mounted or wall-mounted shall adhere to Section 400.800 (Exterior Lighting Standards) be designed to reflect away from any adjacent residential area.

Section 400.545 "GC" General Commercial District

A. Statement of Intent. This district is intended to provide for the orderly and attractive grouping at appropriate locations of commercial activities of a more general retail and wholesale nature, and service facilities serving a larger community trade area. All uses in the "GC" General Commercial District shall be connected to public water and sewer services.

B. Principal Permitted Uses See Section 400.563 Table A

1. Any use permitted and as regulated in the "NC" Commercial Districts except as hereinafter modified.

2. Automobile, truck, trailer, farm implement, boat sales and marine supply establishments for display, hire, sales and repair, including sales lots, provided all operations, other than display and sales, shall be conducted within a completely enclosed building. Buildings used for repair work shall be not less than one hundred (100) feet from any "R" District.

3. Banks and finance companies, including drive in type, department and variety stores, specialty shops, discount stores, studios, including commercial broadcasting schools.

4. Restaurant, liquor store, pool hall, bowling alley and similar enterprises, provided that:

a. Such use is conducted within a completely enclosed building(s).

b. Such building shall not be less than two hundred (200) feet from any "R" District.

5. Camper or travel trailer parks subject to a minimum size of five (5) acres and subject to the provision that any trailer or camper shall be distant at least one hundred (100) feet from any "R" District.

6. Drive-in eating and drinking establishments, summer gardens and roadhouses, including entertaining and dancing, providing the principal building is distant at least two hundred (200) feet from any "R" District.

7. Indoor theaters.

8. Self-service laundry and dry cleaning shops, interior decorating and paper hanging shops.

9. Hotels, motels.

10. Carpenter shops, electrical, plumbing and heating shops, printing, publishing, or lithographing shops, funeral home or mortuary, furniture upholstery; provided that any use shall be conducted with a completely enclosed building and shall be a distance of one hundred (100) feet from any "R" District. Such uses shall have a properly engineered dust collection system that prevents sawdust from escaping to the atmosphere. Sawdust and wood scraps shall not present a fire hazard and shall be screened from public view.

~~11. Pet shop, animal hospital, veterinary clinic or kennel, provided any structure or premises used for such purposes shall be distant at least fifty (50) feet from any "R" District and, provided further, that all animals shall be kept indoors.~~

~~12. Skating rinks, dance halls, arcades, sheet metal and sign paint shops, bakery, laundry, commercial greenhouses, but not within one hundred (100) feet of an "R" District.~~

~~13 Bottling of soft drinks and milk, or distribution stations, providing a building used for such processing and distribution shall be at least one hundred (100) feet from an "R" District.~~

~~14. The following uses: When conducted wholly within a completely enclosed building, or when conducted within an area enclosed on all sides with a solid wall or uniformly painted solid board fence not less than six (6) feet high. In any circumstance, such use may not take place within two hundred (200) feet of any "R" District or one hundred (100) feet of any dwelling unit.~~

~~a. Building material sales yard, not including concrete mixing.~~

~~b. Contractor's equipment storage yard or plant, or storage and rental of equipment commonly used by contractors.~~

~~c. Trucking and motor freight station or terminal. Developers of new and expanding facilities shall submit an auto turn modeling run for all tractor trailer movements with radii smaller than ninety (90) feet.~~

~~d. Warehousing and storage, including mini storage.~~

~~e. Retail lumberyard, including millwork only when incidental.~~

~~f. Storage and sale of grain, livestock feed or fuel; provided dust is effectively controlled during all operations.~~

~~g. Carting, express or hauling establishments, including storage of vehicles.~~

~~h. Stone or monument works not employing power driven tools; or if employing such tools, then only within a completely enclosed building.~~

~~i. The storage of no more than five (5) vehicles involved in a wrecking or towing business.~~

~~j. Any other use which is determined by the Board of Aldermen to be of the same general character as the above permitted uses.~~

~~15. Residential uses shall be permitted provided such uses are located above the first (1st) floor of non-residential uses so as to provide continuous non-residential uses on the first (1st) floor level along the street frontage. All such residential uses shall meet the City's building code, shall have means of ingress/egress independent from and outside the retail establishments, and shall meet all other provisions of this Article.~~

C. Conditional Uses Requiring Board of Aldermen Approval

1. See Section 400.563 Table A and Section 400.564 C.

2. See Section 400.564 (B) for requirements and limitations regarding conditional use permits.

~~1. Exterior, directional and other such signs incidental to the permitted use, provided that such signs comply with existing sign regulations at the time any building or occupancy permits are received.~~

~~2. Any other accessory use or structure, not otherwise prohibited, customarily accessory and incidental to principal permitted use.~~

D. C. Accessory Uses

1. See Section 400.563 Table B – Accessory Uses

~~1. Exterior, directional and other such signs incidental to the permitted use, provided that such signs comply with existing sign regulations at the time any building or occupancy permits are received.~~

2. Any other accessory use or structure, not otherwise prohibited, customarily accessory and incidental to principal permitted use.

E. Temporary Uses - See Section 400.563 Table C – Temporary Uses

F. Use Limitations.

1. No use shall be allowed unless connected to public water and sewer.
2. No uses shall be allowed which are objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, glare, vibration, refuse matter or water-carried waste.

G. Bulk And Intensity Of Use Restrictions.

Area				Setback (from Property Line)		
Lot Area	Lot Width	Building Maximum Height (Principal/Accessory)	Structural Lot Coverage (including Accessory Buildings)	Front Yard	Side Yard	Rear Yard
No minimum	No minimum	45 feet/25 feet	45% maximum	50 feet	None, unless adjacent to a more restrictive district, then 25 feet on <u>each the side(s) adjacent to the more</u>	10 feet, unless adjacent to a more restrictive district, then 25 feet.

					<u>restrictive district.</u>	
--	--	--	--	--	------------------------------	--

Note to Codifier: The Table format above is new but the regulations are identical to existing requirements, except as noted.

H.-G. Open Space Requirements

1. Minimum open space. Not less than thirty percent (30%) of the total lot area shall be devoted to open space including required yards and bufferyards. Open space shall not include areas covered by structures, parking areas, driveways and internal streets.
2. Maximum impervious surface. The combined area occupied by all permitted and accessory structures, paved parking area and any other surfaces which reduce and prevent absorption shall not exceed seventy percent (70%) of the total area.

I. H. Exception to Open Setback and Open Space Requirements. – See Section 400.564 D

- ~~1. Overlay zone. The City blocks bordered by Pine Street, Washington Street, Old Route 66 and Highway 125 and also along the north side of Pine Street between Washington Street and Highway 125 are hereby declared an overlay zone and are exempt from setback, open space requirements and Article XVI, Landscaping, Buffer Yard and Open Space Requirements.~~
- ~~2. Secondary overlay zone. The City blocks bordered by Old Orchard Street, McCabe Street (and by extension along the township line between Townships 19 and 30 of Range 20), Highway 125 and Old Route 66 and also the City blocks bordered by Washington Street, Commercial Street, Jefferson Street and Olive Street are hereby declared a secondary overlay zone where the minimum front yard is twenty five (25) feet. Minimum open space is not less than ten percent (10%) and is exempt from Article XVI, Landscaping, Buffer Yard and Open Space Requirements, where General Commercial District exists or upon future rezoning to General Commercial District.~~

J.-I. Design Requirements.

1. A site plan, showing the overall concept of the proposed use must be submitted and approved by the City Administrator. See Appendix A.
2. A landscape plan meeting all requirements in effect in the Zoning Regulations at the time of application for permits shall be included with the site plan.
3. ~~Refuse disposal~~ Trash and/or recycling receptacle areas shall be landscaped and screened in accordance to landscape plans.
4. Mechanical and electrical equipment, including air conditioning units, shall be designed, installed and operated to minimize noise impact on surrounding property. All such equipment, including that which may be roof-mounted, shall be screened from public view.
5. Outdoor lighting fixtures, including those which are pole-mounted or wall-mounted shall adhere to Section 400.800 (Exterior Lighting Standards) ~~Lighting shall be designed to reflect away from any adjacent residential area.~~

Section 400.550 “HC” Highway Commercial District

A. Statement of Intent. The Highway Commercial ("HC") District is designed to accommodate commercial activities that draw business primarily from and provide services primarily to Interstate Highway 44 and Missouri State Highway 125 and OO corridors.

B. Principal Permitted Uses. See Section 400.563 Table A

C. Conditional Uses Requiring Board of Aldermen Approval

1. See Section 400.563 Table A. and Section 400.564 C.
2. See Section 400.564 (B) for requirements and limitations regarding conditional use permits.

~~D-E~~. Accessory Uses –

1. See Section 400.563 Table B – Accessory Uses
2. ~~Exterior, directional and other such signs incidental to the permitted use, provided that such signs comply with existing sign regulations at the time any building or occupancy permits are received.~~
3. Any other accessory use or structure, not otherwise prohibited, customarily accessory and incidental to principal permitted use.

E. Temporary Uses - See Section 400.563 Table C – Temporary Uses

~~F-E~~. Use Limitations

1. No use shall be allowed unless connected to public water and sewer.
2. No uses shall be allowed which are objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, glare, vibration, refuse matter or water-carried waste.

G-F. Bulk and Intensity of Use Restrictions

Area				Setback (from Property Line)		
Lot Area	Lot Width	Building Maximum Height (Principal/Accessory)	Structural Lot Coverage (including Accessory Buildings)	Front Yard	Side Yard	Rear Yard
No minimum	No minimum	45 feet/25 feet	45% maximum	50 feet	None, unless adjacent to a more restrictive district, then 25 feet <u>on the side(s) adjacent to the more</u>	10 feet, unless adjacent to a more restrictive district, then 25 feet.

					<u>restrictive district, each side.</u>	
--	--	--	--	--	---	--

Note to Codifier: The Table format above is new but the regulations are identical to existing requirements, except as noted.

H. G. Open Space Requirements

1. Minimum open space. Not less than thirty percent (30%) of the total lot area shall be devoted to open space including required yards and bufferyards. Open space shall not include areas covered by structures, parking areas, driveways and internal streets.
2. Maximum impervious surface. The combined area occupied by all permitted and accessory structures, paved parking area and any other surfaces which reduce and prevent absorption shall not exceed seventy percent (70%) of the total area.

I. H. Exception to Setback Requirements

1. The area within the City limits of Strafford bordered by Missouri Highway 125, Old Route 66 and Interstate Highway 44 are hereby declared an overlay zone where the Minimum front yard is twenty-five (25) feet, where Highway Commercial District Exists or upon future re-zoning to Highway Commercial District.

J. I. Design Standards

1. A site plan showing the overall concept of the proposed use must be submitted and approved by the City Administrator See Appendix A.
2. A landscape plan meeting all requirements in effect in the Zoning Regulations at the time of application for permits shall be included with the site plan.
3. ~~Refuse disposal areas~~ Trash and/or recycling receptacle areas shall be landscaped and screened in accordance to landscape plans.
4. Mechanical and electrical equipment, including air conditioning units, shall be designed, installed and operated to minimize noise impact on surrounding property. All such equipment, including that which may be roof-mounted, shall be screened from public view.
5. Outdoor lighting fixtures, including those which are pole-mounted or wall-mounted shall adhere to Section 400.800 (Exterior Lighting Standards). ~~Lighting shall be designed to reflect away from any adjacent residential area.~~

Note for Codifier: The current code includes text in Section 400.563 that relates to the regulation of uses in the M-1 and M-2 zoning districts. All this language will now be replaced with new language in accordance with this ordinance revision. The “Supplemental” text that provides additional details specific to M-1 and M-2 Permitted

and Conditional Uses approved in 2020 by Ordinance 893 is now in Section 400.564 Supplemental Regulations

Section 3: The City does hereby repeal Section 405.563 (formerly "M-1" and "M-2" Permitted and Conditional Uses) and replace this section as follows:

Section 400.563 Permitted, Accessory, and Temporary Use Tables.

A. Purpose

1. The Permitted and Conditional Use table of this section (Table A) provides a tabular summary of the permitted and conditional land use types allowed within the Neighborhood Commercial "NC", General Commercial "GC", Highway Commercial "HC", Light Manufacturing or Industrial District "M-1", and General Manufacturing or Industrial District "M-2" zoning districts.

2. The Accessory Use table of this section (Table B) provides a tabular summary of the accessory land use types allowed within these same districts.

3. The Temporary Use table of this section (Table C) provides a tabular summary of the temporary land use types allowed within these same districts.

4. In the event of a conflict between the use regulations of this section and those found in the text of the zoning district regulations, the text of the zoning district regulations shall prevail.

B. Table Use Classifications

1. *Principal, Conditional, Accessory and Temporary uses.* For all principal, conditional, accessory, and temporary structures and uses within these districts, no building, land, or premises shall be used, boat and no building or structure shall be hereafter erected or altered except as listed in Tables A, B, or C unless otherwise provided for in these regulations.

a. *Permitted (by-right) uses.* Uses identified in a zoning district column of Table A with a "P" are "permitted-by-right" and shall be permitted in such zoning district, subject to any additional regulations as may be indicated in the "supplemental regulations" column and all other requirements of this chapter.

b. *Conditional uses.* Uses identified in a zoning district column of Table A with a "C" as "conditional uses" shall be permitted in such zoning district following Board Of Aldermen authorization per Section 400.564 B, subject to any additional regulations as may be indicated in the "supplemental regulations" column and all other requirements of this chapter. All conditional uses shall require the receipt of a conditional use permit prior to the issuance of a building permit. A conditional use permit may be obtained through the procedures and complying with the performance standards set forth in Article IV of this Title (See Sections 400.185-400.195 and Sections 400.210-400.215).

c. *Accessory uses.* Uses identified in a zoning district column of Table B with an "A" as "accessory use" shall be permitted in such zoning district, subject to any additional

regulations as may be indicated in the "supplemental regulations" column and all other requirements of this chapter.

d. Temporary uses. Uses identified in a zoning district column in Table C with an "T" as "temporary use" shall be permitted in such zoning district, subject to any additional regulations as may be indicated in the "supplemental regulations" column and all other requirements of this chapter.

e. Downtown Overlay District. The Downtown Overlay District (DOD) is defined as the area described in Section 400.545 H and Exhibits 1, 2 and 3 with the intent to allow for reduced building setbacks.

f. Unlisted uses. Uses not listed in Tables A, B, or C or without a letter in the corresponding zoning column in these tables have been determined to either not be appropriate in this district, incompatible with certain existing uses, or sufficiently rare or unexpected as to be incapable of being listed at the time of adoption of this Code. Amendments this Chapter shall follow the provisions of Title IV - Article V Amendments.

g. Supplemental regulations. The last column of Tables A, B, and C entitled "supplemental regulations" references additional supplemental requirements categorized by land use. Information in this column refers to specific sections found in this Chapter. Additional requirements, beyond those listed in the supplemental regulations column, may be required at the discretion of the city.

Table Principal and Accessory Uses	
Use is permitted by right:	P
Use permitted as a Conditional use:	C
Use permitted as an Accessory use	A
Use permitted as a Temporary use	T
Use not permitted:	<blank>

Table A – Permitted and Conditional Uses						
Zoning District	Commercial			Industrial & Manufacturing		Use Specific Standards
	NC	GC	HC	M-1	M-2	
RESIDENTIAL USES						
Household Living						
Mixed Use Building (Commercial and Residential Uses)	P	P	P			For Accessory Dwelling Units in Mixed Use Buildings, see Section 400.564 A. Accessory Residential Dwelling Uses
Multi-Family Use	C	C	C			
Residential Group Homes	P					
Skilled Nursing Facility	P	P	P			
PUBLIC/INSITUTIONAL USES	NC	GC	HC	M-1	M-2	Supp. Regs.

Adult & Child Care						
Group Childcare Center	P	P	C			For Family Childcare Centers, see 400.145 for home business permits
Daycare Center - Adult	P	P	C			For Daycare Homes for Adults, see 400.145 for home business permits
Community Services						
Assembly or lodge hall for organizations	C	P	P			
Cemetery or Mausoleum						See R-1 Conditional Uses (400.525 D.)
Churches, Places of Worship, and Religious Institutions	P	P	P			
Funeral home or mortuary		P	P	P		For M-1 and M-2 uses, see Supplementary Regulations (Section 400.564 C)
Health Care facilities including Medical and Health Care Clinics Ambulance Services, Medical Laboratories, Diagnostic Imaging Centers, Home Health Care Services, and Urgent Care centers	C	P	P			
Hospital			C			
Law enforcement, fire stations, and other emergency vehicle services.	C	P	P			
	NC	GC	HC	M-1	M-2	Supp. Regs.
Public Parks & Playgrounds	P	P	P			
Public governmental buildings owned and/or operated by a federal, state, or local government, or special district	P	P	P			
Schools	C	C	C			Includes schools for first (1st) through twelfth (12th) grade, kindergartens, and preschools for children over the age of 4.
Utilities & Communications						
Communication Antenna or Tower as a Principal Use				C	C	See Article XXI Telecommunications Towers. Also see Supplementary Regulations (Section 400.564 C.) for M-1 and M-2 uses

Public Utilities	C	C	C	P	P	
COMMERCIAL USES						
Agricultural and Animal-Related						
Animal hospitals when conducted wholly within an enclosed building	P	P	P			No overnight boarding of animals except those recovering from surgery. Also see Kennel.
Garden centers, commercial greenhouses, and nurseries, retail and wholesale		P	P			Noise Mitigation requirements shall apply. See Supplementary Regulations (Section 400.564 E) or the use must be located a minimum of one hundred (100) feet from any "R" District.
Animal Boarding Facilities (Kennels)		P indoors	P indoors; C outdoors*	P		Noise Mitigation requirements shall apply. See Supplementary Regulations (Section 400.564 E) OR the use must be located a minimum of two hundred (200) feet from any "R" District. *In HC, Animal Boarding Facilities are Conditional if use occurs outdoor (e.g. dogs can access outdoors from pen or spend extended periods outside.)
Pet stores and pet grooming	P	P	P			Noise Mitigation requirements shall apply. See Supplementary Regulations (Section 400.564 E) OR the use must be located a minimum of fifty (50) feet from any "R" District.
	NC	GC	HC	M-1	M-2	Supp. Regs.
Food & Beverage Service						
Restaurants and cafes	P*	P*	P*	P		For permitted uses in M-1, see

						Supplementary Regulations in Section 400.564 C. Drive in and drive through lanes are prohibited in NC. *Noise Mitigation requirements shall apply. See Supplementary Regulations (Section 400.564 E) OR the use must be located a minimum of two hundred (200) feet from any "R" District.
Guest Accommodations						
Bed & Breakfast	P	C				
Hotels and Motels		P	P			
Travel Trailer Park			P			Use requires a minimum size of five (5) acres Noise Mitigation requirements shall apply. See Supplementary Regulations (Section 400.564 E) OR the use must be located a minimum of one hundred (100) feet from any "R" District.
Office						
Banks, credit unions, and finance institutions, including those with automatic teller machines and drive-through facilities		P	P	P		For permitted uses in M-1, see Supplementary Regulations in Section 400.564 C.
Commercial or Trade School			P	P		
Laboratories — experimental, film, or testing				P		For permitted uses in M-1, see Supplementary Regulations in Section 400.564 C.
Offices, Professional	P	P	P			
Office, General	P	P	P			
Personal Services						
Consumer management and support services		P	P			This category includes travel agencies,

						security system monitoring and installation, tree and landscaping services, pest control, pool management, event planning, interior design, and carpet and upholstery cleaning services.
	NC	GC	HC	M-1	M-2	Supp. Regs.
Personal Goods and Services, General	P	P	P			This category includes health and personal care services, including cosmetics, beauty supplies, health supplements, optical goods, beauty parlors, barbershops, dry cleaning, laundromats and laundry pickup, shoe repair, tailors, licensed massage facilities, spas, and nail salons
Self-Service Storage Facilities (mini-warehouse storage)			C	P	P	For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.

	NC	GC	HC	M-1	M-2	Supp. Regs.
Recreation & Entertainment						
Recreational uses operated within a fully enclosed building, when operated for pecuniary profit.	C	P	P			This category includes bowling alleys, gymnasiums, gym/fitness centers and studios, skating rink, indoor archery and firing ranges, miniature golf course, billiard halls, or other similar places of amusement or entertainment occurring indoors.

						Noise Mitigation requirements shall apply. See Supplementary Regulations (Section 400.564 E) OR the use must be located a minimum of two hundred (200) feet from any "R" District.
Recreational uses predominantly located outdoors when operated for pecuniary profit.			C			This category includes commercial baseball fields, batting cages, outdoor swimming pools, golf driving ranges, livery stables and riding academies, amusement parks, the utilization of manned or remote-control motorized vehicles, or recreational uses including water slides or other similar places of amusement or entertainment occurring outdoors.
Theater, Indoor		P	P			
Theater, Drive In			C			

	NC	GC	HC	M-1	M-2	Supp. Regs.
Retail, General						
Air conditioning, carpenter shops, electrical, heating, plumbing, and roofing supplies, sales, and services			P	P		Use shall occur only in an enclosed building in Highway Commercial; Any dust-related nuisance shall be fully mitigated in all zoning districts. For permitted uses in M-1 and M-2, see Supplementary

						Regulations in Section 400.564 C.
Automobile and truck washes, including automated and self-service car washes where the customer provides the labor, the use of conveyers, blowers, and steam cleaning		P	P			
Automotive Parts and Accessories Stores		P	P			
Brewing or Distilling of Liquors and Alcohol Beverages, including microbreweries and wineries		C	P		P	Brewing and distilling limited to beer and wine in GC and HC. For permitted and conditional uses in M-2, see Supplementary Regulations in Section 400.564 C.
Clothing and Clothing Accessory stores, including shoes, jewelry, and luggage	P	P	P			

	NC	GC	HC	M-1	M-2	Supp. Regs.
Consumer goods rental services		P	P			This category includes home health equipment and formal wear. Outdoor display of equipment for rent limited to 15% of the GFA of building
Department, general merchandise, discount, and variety stores		P	P			
Drug Stores and Pharmacies	P*	P	P			*Drive in and drive through lanes are prohibited in NC.
Grocery stores	P	P	P			Maximum gross floor area of 7,500 square feet in NC
Furniture upholstery		P	P	P		For permitted uses in M-1, see Supplementary Regulations in Section 400.564 C.
Gun Shops and Indoor Firing Ranges		C	C			

	NC	GC	HC	M-1	M-2	Supp. Regs.
Home furnishing, floor covering, and furniture stores, and kitchen and bath stores, Interior decoration, paint, wallpaper, and paper hanging		P	P			
Household appliance and electronics stores, including cameras, cell phones, computers, and prerecorded music and movies stores		P	P			
Mobile home/manufactured home sales			P			Outdoor display of mobile home/manufactured homes. Office and sales transaction areas shall be located within an enclosed building
Outdoor Power Equipment Stores			P			
Retail lumberyard, including millwork only when incidental			P	P	P	For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.

	NC	GC	HC	M-1	M-2	Supp. Regs.
Specialty Food stores	P	P	P			This category includes Bakery, Meat Market, Fish and Seafood, Fruit and Vegetable, Confectionary and Nut, and other specialty food stores Outdoor display areas (not under roof) limited to 15% of GFA of building; Outdoor display areas must be located not less than 100 feet from residentially zoned area
Sporting Goods, Hobby and Book Stores, including Toy, Game, and Musical Instruments	P	P	P			
Videography, Photo, Music, and Art Studios	P	P				
Miscellaneous Retailers, such as Florists, Office Supplies and Stationery, Gift, and Souvenirs,	P	P	P			

Antiques, Art Dealers, and Pet Supply stores						
Transportation, Vehicles & Equipment Maintenance						

	NC	GC	HC	M-1	M-2	Supp. Regs.
Automobile and other motor vehicle and water craft repairs, sales, rentals, and services.		P	P	P	P	<p>Repair and sales include body and fender repair, rebuilding, painting, muffler service, battery, tire sales and installation, wheel and brake shops, and similar repair and service activities, EXCEPT salvage and dismantling.</p> <p>Except for display and sales, all activities shall be conducted within a completely enclosed building.</p> <p>Noise Mitigation requirements shall apply. See Supplementary Regulations (Section 400.564 E) OR the use must be located a minimum of 100 hundred (100) feet from any "R" District.</p> <p>For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.</p>
Fuel Service Stations, including emergency towing and repair services of not more than five (5) automobiles, accessory convenience stores, and accessory restaurant facilities		C	P	P		<p>Fuel service stations of less than 1.5 acres shall not provide truck parking in association with this use, whether on the same lot or on an adjacent lot. See Truck Stop</p> <p>Noise Mitigation requirements shall</p>

						<p>apply. See Supplementary Regulations (Section 400.564 E) OR the use must be located a minimum of two hundred (200) feet from any "R" District AND/OR 100 feet from any dwelling unit.</p> <p>For permitted uses in M-1, see Supplementary Regulations in Section 400.564 C.</p>
--	--	--	--	--	--	--

	NC	GC	HC	M-1	M-2	Supp. Regs.
Truck Stops			C	P	P	<p>See Definitions in Section 400.070. When comprised of a minimum of 1.5 contiguous acres, Truck Stops may allow for associated truck parking, on the same lot or adjacent lot(s). See Fuel Service Station</p> <p>For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.</p>
Bicycle sales, repairs, and rentals	P	P	P			<p>Repairs in enclosed buildings only; Outdoor display limited based on 15% of GFA of building;</p>
Heavy Vehicle and Outdoor Equipment Sales, Rental, and Servicing			P			
Parking areas, including garages, but not including outdoor storage of wrecked or otherwise damaged or immobilized vehicles.			P			
Postal and Mail Services, including couriers, express delivery, U.S. Postal Service facilities, and	C	P	P	P	P	<p>For permitted uses in M-1 and M-2, see Supplementary</p>

printing, publishing, or copy and lithographing shops						Regulations in Section 400.564 C.
Local Messengers and Delivery				P	P	For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.

	NC	GC	HC	M-1	M-2	Supp. Regs.
Wrecking or Towing Business				P	P	For permitted and conditional uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.
Rail Transportation and Related Support Activities, Freight Trucking, School and Employee Bus Transportation, Charter Buses, Support Activities for Road Transportation, Freight Transportation Arrangement, and Packing and Crating					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.
Trucking and motor freight station or terminal			P	P	P	For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.
Carting, express or hauling establishments, including storage of vehicles.			P	P	P	For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.
Automobile salvage yards, junk and scrape processing yards, and recyclable material processing					C	For conditional uses in M-2, see Supplementary Regulations in Section 400.564 C.
INDUSTRIAL USES						
Commercial Services						
General Contractor's Office				P	P	For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.
Storage and rental of equipment commonly used by contractors.			P	P	P	For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.

	NC	GC	HC	M-1	M-2	Supp. Regs.
Manufacturing, General (for uses not listed elsewhere in Table A)						
Manufacturing, Processing or Fabrication, provided use is not noxious, vibrating, or noise beyond confines, no emissions of dust, fumes, gas, odor, smoke or other particulate matter, or flammable ingredients.				P	P	For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.
Manufacturing, Processing or Fabrication of products from previously prepared materials which result in a final product or parts for a final product, including: -Sheet metal, welding or other metal working shop, excluding presses over twenty (20) tons rated capacity, drop hammers, and other noise producing machine operated tools.				P	P	For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.
Manufacturing, Processing or Fabrication which may be noxious or offensive by reason of the emission of odor, dust or particulate matter, volatile organic compounds, smoke, gas, noise or vibration.					C	For conditional uses in M-2, see Supplementary Regulations in Section 400.564 C.
Manufacturing, Processing, or Fabrication operations involving flammable ingredients (e.g. acetone, alcohol, flammable aerosols and/or solvents)					C	For conditional uses in M-2, see Supplementary Regulations in Section 400.564 C.

	NC	GC	HC	M-1	M-2	Supp. Regs.
Specific Manufacturing Uses						
Abrasive Product Manufacturing and Cut Stone and Stone Product Manufacturing					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.
Building material sales yards, of which the following may be accessory: Concrete mixing, lumberyards including incidental mill work, and open yards for storage			P – Not including concrete mixing.	P	P	Concrete mixing not allowed in HC Noise Mitigation requirements shall apply. See Supplementary Regulations (Section 400.564 E) OR the use must be located

						a minimum of two hundred (200) feet from any "R" District. For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.
Butter manufacturing/ Creamery and Milk processing/bottling plant				P	P	For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.
Carpet and rag cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust.				P	P	For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.
Clay and Glass Product Manufacturing					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.
Dry cleaning and/or laundry plants				P	P	For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.
Dye and Pigment Manufacturing					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.

	NC	GC	HC	M-1	M-2	Supp. Regs.
Fabric and Textile Mill Products, and Apparel Knitting and Sewing					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.
Fertilizer, compost manufacture or storage					C	For conditional uses in M-2, see Supplementary Regulations in Section 400.564 C.
Floor covering manufacturing such as linoleum, vinyl, and similar resilient flooring products. (For					C	For conditional uses in M-2, see Supplementary

Carpet/Rugs, see Fabric and Textile Mill products)						Regulations in Section 400.564 C.
Foundry, casting lightweight, non-ferrous metal or electric foundry, not causing noxious fumes or odors.				P	P	For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.
Fruit and Vegetable Canning					C	For conditional uses in M-2, see Supplementary Regulations in Section 400.564 C.
Grain and Oil Seed Milling Flour Mills					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.
Heating, Cooling and Air Purification equipment manufacturing					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.
Ice Manufacturing and cold storage plant				P	P	For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.
	NC	GC	HC	M-1	M-2	Supp. Regs.
Inflammable liquid, underground storage only				P	P	For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.
Machine Shops, Tool and Die Shops and similar establishments				P	P	For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.
Meat packing, excluding stockyards or slaughterhouses					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.
Metal Coating, Engraving, Heat Treating, and Allied Activities					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.
Metal Heat Treating, Metal Coating and Engraving, Electroplating, Plating, Polishing, Anodizing, and Coloring					P	For permitted uses in M-2, see Supplementary

						Regulations in Section 400.564 C.
Paint and Coating Manufacturing					C	For conditional uses in M-2, see Supplementary Regulations in Section 400.564 C.
Post-Harvest Crop Activities					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.
Printing Ink Manufacturing					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.

	NC	GC	HC	M-1	M-2	Supp. Regs.
Sawmill and Woodworking					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.
pet metal, welding, or other metal working shop with presses over twenty (20) tons rated capacity, drop hammers, and other noise producing machine operated tools.					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.
Steel, Aluminum, and Non-Ferrous Metal Manufacturing; Metalworking Machinery Manufacturing					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.
Small Electrical and Household Appliance Manufacturing					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.
Soap Manufacturing					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.
Wood Product Manufacturing and Veneer, Plywood, and Engineered Wood Product Manufacturing					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.

Vinegar Manufacturing, Yeast Manufacturing, Sugar Refining (except the refining of sugar beets)					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.
---	--	--	--	--	---	--

	NC	GC	HC	M-1	M-2	Supp. Regs.
Wholesale Trade						
Warehouse storage for the sale and distribution of durable and non-durable wholesale goods				P	P	For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C
Grain elevators					P	For permitted uses in M-2, see Supplementary Regulations in Section 400.564 C.
Above ground storage of bulk oil, gas, explosives and similar materials					C	For conditional uses in M-2, see Supplementary Regulations in Section 400.564 C.
Storage and sale of feed for livestock and plant seeds			P	P	P	For permitted uses in M-1 and M-2, see Supplementary Regulations in Section 400.564 C.
ACCESSORY USES – Table B						
	NC	GC	HC	M-1	M-2	Supplementary Regs
Accessory residential dwelling units within a mixed use building	A	A				See Supplementary Regulations Section 400.564 A.
Drive-Up Facility		A	A	A		
Car or Truck household facilities accessory to other principal use		A	A	A		
Drive-Through Lanes		A	A	A	A	
Home Occupations						See “Home Business” in Section 400.070 and 400.145
Exterior, directional and other incidental signs	A	A	A	A	A	Signs shall comply with existing sign regulations at the time any building or occupancy permits are received.
TEMPORARY USES – Table C						
	NC	GC	HC	M-1	M-2	Supplementary Regs

Temporary Construction Office or Yard	T	T	T	T	T	
Temporary Real Estate Sales/Leasing Office	T	T	T	T	T	
Temporary / Seasonal Sales Events	T	T	T	T		

Section 4: The City does hereby create Section 405.564 Supplementary Regulations as follows:

Section 400.564 Supplementary Regulations

A. Accessory Residential Dwelling Units

1. Accessory residential dwelling units within a mixed use building that also provides space for retail, customer service, and office establishments, are allowed with the following conditions:

a. The dwelling units must be within a mixed use building on the same property.

b. The mixed-use building may be partitioned through a condominium process, consistent with applicable State laws, to allow dwelling units, commercial retail and/or services, and office space (as allowed in the NC zoning district), and shared common areas within the building to be rented, leased, or owned separately.

c. There shall be at least 6,000 square feet of lot area per unit for the first two accessory dwelling units and at least 1,800 square feet of lot area per accessory dwelling unit thereafter. By way of example, a mixed-use building with four accessory dwelling units shall have at least 15,600 square feet of lot area.

d. Parking for accessory dwelling units shall be provided in a manner consistent with Article XVII – Parking.

e. Applicable building code requirements for residential and commercial uses shall be met.

B. Conditional Uses Requiring Board Of Aldermen Authorization.

1. Requirements and limitations regarding conditional use permits shall be based on the following considerations.

a. Size of the structure, amount of traffic generated, and number of employees associated with the use.

b. Impact of the use on the character of the surrounding neighborhood.

c. Impact of the use on the surrounding natural environment.

d. Operating hours of proposed use.

e. Any other conditions deemed necessary by the Board.

C. "M-1" and "M-2" Permitted and Conditional Uses.

1. All "M-1" District uses shall be free of objectionable nuisances in their operation and appearance or readily obviate or control any objectionable features which may otherwise result from the manufacturing processes by installation of appropriate abatement devices. This includes any vibration, smoke, noise, odor, glare, dust, refuse matter or waste, and other effects that may travel off-site.
2. "M-2" District uses which produce vibration, smoke, noise, odor, glare, dust, refuse matter or waste, and other effects that travel off premises are subject to additional mitigation or abatement, including greater setback and yard requirements, screening and fencing requirements, the issuance of a conditional use permit per Section 400.185, or any combination thereof.
3. All principal and accessory structures and uses within "M-1" and "M-2" Districts on lots which adjoin any "R" Residential Zoning District ("R-1," "R-2," or "R-3") shall adhere to the following:
 - a. Principal structures shall not be located less than two hundred (200) feet from a "R" District.
 - b. Accessory structures and uses customarily used for night operations shall not be located less than two hundred (200) feet of any "R" District.
 - c. If no night operations customarily occur, accessory structures and uses shall be at least one hundred (100) feet from a "R" District.
4. Conditional Uses Requiring Aldermen Authorization.
 - a. Any conditional use listed in the "M-2" category in Table A shall be prohibited, unless located not less than six hundred (600) feet from any "R" District, and not less than two hundred (200) feet from any other district except an "M-1" District; and unless authorized by the Board, subject to such conditions and requirements as may in the opinion of the Board be necessary to protect adjacent property and prevent conditions which may become noxious or offensive.
5. Development Standards.
 - a. Except for "Building material sales yards" and uses listed under the sales category in Table A, no retail sales or service shall be permitted except when incidental or accessory to a permitted use or except when specifically permitted pursuant to this Article. Further, the portion of the building or structure used for such retail sales or service shall not exceed twenty percent (20%) of the total square footage of the building or structure.
 - b. No building shall be used for residential purposes, except a watchman may reside on the premises.

Section 5: The City does hereby replace Section 400.545 (H) ("GC" General Commercial District - Exception To Setback And Open Space Requirements) with amended Section 405.564 (D) of the Supplementary Regulations relating to the Downtown Overlay District as follows:

D. Downtown Overlay District

1. Area: The land within the following boundaries shall constitute the “Downtown Overlay District” (DOD):

a. Downtown Overlay District – Sub Area 1: The City blocks bordered by Pine Street, Washington Street, Old Route 66 and Highway 125 and also along the north side of Pine Street between Washington Street and Highway 125. (See Exhibit 1);

b. Downtown Overlay District –Sub Area 2: The City blocks bordered by Old Orchard Street, McCabe Street (and by extension along the township line between Townships 29 and 30 of Range 20), Highway 125 and Old Route 66 (See Exhibit 2 - Overlay Zone Map 2); and

c. Downtown Overlay District – Sub Area 3: The City blocks bordered by Washington Street, Commercial Street, Jefferson Street and Olive Street (See Exhibit 3 - Overlay Zone Map 3).

Exhibit 1 – Overlay Zoning Map

[THIS AREA INTENTIONALLY LEFT BLANK]

Exhibit 2 – Overlay Zone Map 2



Exhibit 3 – Overlay Zone Map 3

2. Zoning Exemptions within the Downtown Overlay District. Existing and proposed principal buildings within the following subareas in the Downtown Overlay District shall adhere to the following provisions:

a. Downtown Overlay District – Sub Area 1:

i. Zoning Exemptions. Without regard to the underlying GC zoning district, existing and proposed principal buildings within Sub Area 1 shall be exempt from the GC zoning requirements contained in Section 400.545 relating to building setbacks, open space requirements, and Article XVI, Landscaping, Buffer Yard and Open Space Requirements.

b. Downtown Overlay District - Sub Area 2:

i. Zoning Exemptions. Where General Commercial (GC) zoning district exists or upon future rezoning to the General Commercial (GC) zoning district, existing and proposed principal buildings within Sub Area 2 shall adhere to a minimum front yard of twenty-five (25) feet, minimum open space shall not be less than ten percent (10%), and lots shall be exempt from Article XVI, Landscaping, Buffer Yard and Open Space.

c. Downtown Overlay District - Sub Area 3:

i. Zoning Exemptions. Where General Commercial (GC) zoning district exists or upon future rezoning to the General Commercial (GC) zoning district, existing and proposed principal buildings within Sub Area 3 shall adhere to a minimum front yard of twenty-five (25) feet, minimum open space shall not be less than ten percent (10%), and lots shall be exempt from Article XVI, Landscaping, Buffer Yard and Open Space Requirements.

Section 6: The City does hereby create Section 400.564 (E) (Mitigation of Noise for Specific Uses) as follows:

E. Mitigation of Noise for Specified Uses

1. Specified commercial uses in the NC, GC, and HC zoning districts in proximity to Residential zoning districts (R-1, R-2, R-3, and R-MHC) known to generate excessive and repetitive noise may negatively impact the use and enjoyment of residential property. To mitigate these impacts, these uses shall utilize either of the following alternatives:

a. Prior to the issuance of an occupancy permit, uses identified in 400.563 Table A or Table B as being subject to Noise Mitigation provisions of this subsection shall demonstrate to the City Administrator that noise-related nuisances that may impact any “R” district is sufficiently attenuated by a noise barrier such as a sound wall or berm, sound or acoustic barrier, or other architectural soundproofing device or technique on the interior or exterior of the building. The noise barrier shall be certified by a qualified acoustic engineer or architect; or

b. The building in which the noise-generating use is occurring shall be located no less than the distance specified in Section 400.563 Table A or Table B.

[THIS AREA INTENTIONALLY LEFT BLANK]

Section 7: This ordinance shall be in full force and effect from and after its date of passage.

PASSED AND APPROVED AT A REGULAR MEETING OF THE BOARD OF ALDERMEN OF THE CITY OF STRAFFORD, MISSOURI, THIS 2nd DAY OF January, 2024.

Ashley French, Mayor

ATTEST:

Sandy Strecker, City Clerk