

DIVISION I. GENERAL PROVISIONS

Sec. 6.020. Permitted, conditional and special use tables.

- A. Uses that are permitted by right or permitted by right but with conditions and uses permitted as special uses are shown in Table 6-1.
- B. In a PMIX District, permitted uses are specified as part of the zoning approval for each development.
- C. Any use not shown as a permitted, conditional or special use in a zoning district is specifically prohibited in that district.
- D. Uses that are allowed in the PMIX District pursuant to Table 6-1 may be modified by the Governing Body when it is determined that a better overall plan can be achieved.

Table 6-1
List of Permitted, Conditional and Special Uses

Use is permitted by right: P

Use is permitted by right but with conditions: C

Use may be permitted as a special use: S

Per approved plan: *

Use is not permitted:

	AG	RDR	RLL	R-1	RP-1	RP-2	RP-3	RP-4	PRO	NFO	TNZ	PO	CP-1	CP-2	CBD	CS	PI	AZ	PMIX
PRINCIPAL USES																			
Agriculture																			
Agriculture Operation	C	C																	
Horse Riding Stable, Track or Polo Field (Commercial)	C	C																	*
Plant nursery, garden center, greenhouse (Commercial)	C	C											S	S		S			*
Residential																			
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P								*
Dwelling, Single-Family Attached (Townhouse)						P	P	P	P	P	P				P				*
Dwelling, Two-Family ("Duplex")						P	P	P							P				*
Dwelling, Three-Family ("Triplex")							P	P							P				*

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Dwelling, Four-Family ("Fourplex")							P	P								P			*
Dwelling, Multi-Family (Apartment)								P								P			*
Dwelling, Loft									P	P	P	P	P	P	P				*
Dwelling, Zero-Lot Line Development					P	P	P	P	P	P	P					P			*
Short Term Rentals	C				C		C	C	C	C						C			
Convalescent, Nursing or Retirement Home	S	S	S	S	S	S	S	S	S				S	S	S				*
Group Home for Persons w/Disabilities, Hospice, or Special Care	S	S					S	S						S	S				*
Halfway House	S	S					S	S						S	S				*
Manufactured Home Park	S	S																	*
Offices																			
Accounting, Auditing or Bookkeeping Office										P	P	P	P	P	P	P	P	P	*
Advertising Agency										P				P	P	P	P	P	*
Bank													C	C	C	C	C	C	C*
Bank Drive-through													C	C	C	C	C	C	C*
Brokerage for Securities or Commodities									P				P	P	P	P	P	P	*
Building Contractor or Construction													P	P	P	P	P	P	*

Contractor Firm/Office (No Machinery, Equipment or Storage)																				
Business Office, General								P	P	P	P	P	P	P	P	P	P	P	P	*
Business Office, Professional or Trade Organization								P		P	P	P	P	P	P	P	P	P	P	*
Check cashing, business (See Unsecured Loan Business)																				
Employment or Personnel Agency												P	P	P	P	P	P			*
Engineering, Architectural or Other Professional Office								P	P	P	P	P	P	P	P	P	P	P	P	*
Financial Services												C	C	C	C	C	C			C
Financial Services with drive-up window or Drive-through facility												C	C	C	C	C	C			C
Insurance Company or Carrier								P		P	P	P	P	P	P	P	P	P	P	*
Legal Services Office								P		P	P	P	P	P	P	P	P	P	P	*
Management and Public Relations Service								P		P	P	P	P	P	P	P	P	P	P	*

Medical or Dental Offices or Labs											P	P	P	P	P	P	P	P	*
Political Organization Office									P		P	P	P	P	P	P	P		*
Real Estate Office									P		P	P	P	P	P	P	P		*
Secretarial or Court Reporting Service									P	P	P	P	P	P	P	P	P		*
Title Loan Business												C	C	C	C	C	C		C*
Unsecured Loan Business												C	C	C	C	C	C		C*
Retail Sales and Services																			
Adult Business															C		C		
Adult Entertainment Business														C		C			
Adult Personal Services														C		C			
Agricultural Sales and Services	C	C	C												C		C	C	*
Airline Ticket Office												P	P	P	P	P		P	*
Ambulance Service																	P	P	*
Apparel and Accessory Stores											P		P	P	P				*
Appliance Repair Service													C	C			C	C	*
Appliance Store													P	P	P	P			*
Arts and Crafts Studio											P		P	P	P	P	P		*
Audio/Video Sales and Rentals													P	P			P		*

Automotive Parking Garage or Lot											P	P		P	P	P	P		*
Automotive Parts and Supply Store														P		P	P	P	*
Automotive Rental Agency														C		C	C	P	*
Automotive Repair Services — Major Repairs														S		S	S		*
Automotive Repair Shop — Minor Repair														C		C	C		*
Automotive Sales or Lease														S		S	S		*
Automotive Service Station														C		C	C	C	*
Automotive Tire Store														P		P	P	P	*
Automotive Upholstery Shop (see Repair Services in Division II of this article)														C		C	C		*
Automotive Washing (See Car Wash)																			
Bakery (Retail)											P	P	P	P	P	P	P		*
Banquet Facilities														P	P	P			*
Bar/Tavern														C	C	C			*
Barber Shop								P		P	P	P	P	P	P	P			*
Beauty Shop								P		P	P	P	P	P	P	P			*
Beauty Supplies Store													P	P	P	P			*

Bed and Breakfast Inn (4—12 rooms)	S	S	S				S	S			P		S	S	S				*
Bed and Breakfast, Homestay (1—3 rooms)	S	S	S	S	S	S	S	S	S	S	P		S		S				*
Boat Dealers														S		S	S		*
Boats, Recreational vehicles and maintenance equipment storage	S	S	S	S	S	S	S	S				S	S	S		S	S	S	*
Book Store, News Dealers and Newsstands											P	P	P	P	P				*
Building or Ground Maintenance														P		P	P	P	*
Bus Terminal														P		P	P		*
Business or Vocational School												P	P	P		P	P	P	*
Camera and Photographic Supply Stores											P	P	P	P	P				*
Car Wash, Full Service Indoor														P		P	P	P	*
Car Wash, Self Service Bays													S	S		P	P		*
Catalog Sales and Direct Selling Office												P	P	P	P				*
Catering Service												P	P	P	P	P			*

Cemetery or Mausoleum	S	S	S	S	S	S	S	S											*	
Club House or Country Club	C	C	C	C	C	C	C	C				C	C	C					*	
Cocktail Lounge see Bar/Tavern														C*	C*	C*			*	
Commercial Art or Graphic Design Service										P	P	P	P	P	P	P	P	P	*	
Computer or Computer Software Store												P	P	P	P				*	
Computer Programming Repair or Data Processing Service												P	P	P	P	P	P		*	
Construction Materials Sales and Services														C			C	C	C	*
Convenience Store — C-Store													C	C	C	C	C	C	C*	
Crematories														S		S	S		*	
Custom Order Shop												P	P	P	P	P	P		*	
Dance Club														C*			C*		*	
Dance Studios or Schools													P	P	C				*	
Day Care Center (over 10 persons)											P	P	P	P			P	P	*	

Day Care, Group (5—10 persons)	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P		P	P		*
Direct Mail Advertising Service													P	P	P	P	P	P		*
Drug Store (Pharmacy)														P	P	P	P	P	P	*
Drug Store (Pharmacy) with Drive-Up Window/Facility														C	C	C	C	C	C	*
Dry Cleaners (Drop-Off/Pick-Up Only)														P	P	P	P	P	P	*
Dry Cleaners with Drive-up Window or Drive-through Facility														C	C	C	C	C	C	*
Electrical Repair Shops (See Repair Services Non-Automotive)														C	C		C	P	P	*
Electronic Equipment Sales or Service														P	P	P	P	P	P	*
Equipment Rental — Includes All Motorized Equipment Not Listed Elsewhere															S		S	S	S	*
Equipment Sales and Service (Heavy)															S		S	S	S	*
Exterminating Services															P		P	P		*

Financial Services													C	C	C	C	C	C	C	C
Financial Services with Drive-up Window or Drive-through Facility													C	C	C	C	C	C	C	C*
Freight Agency or Shipping Coordinator																	P	P	P	*
Funeral Home Services													P		P		P			*
Furniture and Equipment Store Lease/Rental															P	P	P	P	P	*
Garden Center, Plant Nursery or Greenhouse	C	C	C											S	S		S			*
General Merchandise Store														P	P	P	P		P	*
Gift, Novelty or Souvenir Shop											P	P	P	P	P	P				*
Golf Driving Range (Commercial) or Illuminated (Non-Commercial)	S														S			S		*
Golf, Miniature (Outdoor)															S		P			*
Grocery Store (General)															P	P	P			*
Grocery Store (Limited)														P	P	P	P		P	*
Hardware Store														P	P	P	P		P	*

Health Club or Fitness Center												P	P	P		P	S	S	*
Heavy Equipment Sales and Rental																S	S	S	*
Hobby, Toy and Game Shop												P	P	P	P				*
Home Furniture and Furnishings Store														P	P	P	P	P	*
Hospital												S		S		S			*
Hotel or Motel												S		S	S	S	P	P	*
Interior Designer										P	P	P	P	P	P	P			*
Jewelry Repair											P	P	P	P	P	P			*
Jewelry Store												P	P	P	P				*
Kennel W/Outside Runs																	P*	P	*
Laundromat, Coin Operated													P	P		P	P	P	*
Laundry, Dry Cleaning or Garment Services														P		P	P	P	*
Linen and Diaper Services														P		P	P		*
Limousine/Taxi Service														P		P		P	*
Liquor Store														P					*
LP Gas or Fuel Oil Sales																S	S	S	*
Luggage or Leather Goods Store													P	P	P				*

Martial Arts Studio													P	P	P	C	P	P		
Massage Therapist (In-home as Home Occupation)				S																
Massage Therapy/Parlor (as defined herein)											C	C	C	C	C	C				*
Manufactured Home Sales																	S	S		*
Marijuana																				
Medical Marijuana Dispensary Facility														C			C	C	C	C
Comprehensive Marijuana Dispensary Facility														C			C	C	C	C
Microbusiness Dispensary Facility														C			C	C	C	C
Medical Marijuana Cultivation Facility	C																	C		
Comprehensive Marijuana Cultivation Facility	C																	C		
Marijuana Testing Facility																			C	
Medical Marijuana Infused Products Manufacturing Facility																			C	
Comprehensive Marijuana-infused																			C	

Products Manufacturing Facility																			
Microbusiness Wholesale Facility																	C		
Medical Marijuana Transportation Facility																	C		
Marijuana Transportation Facility																	C		
Any Other Type of Marijuana-Related Facility or Business Licensed or Certified by the Department of Health and Senior Services, or its Successor, Under Article XIV of the Missouri Constitution													S			S	S	S	S
Motorcycle Sales, Rental or Service (No Outdoor Display)													P			P	P		*
Musical Instrument Store										P		P	P	P					*
Outdoor Gun Club, Skeet or Trap Shoot or Archery Range	S																S		*
Pawn Shop														C					
Paint or Wallpaper Store												P	P	P	P				*

Personal Enrichment School or Tutoring												P	P	P		P		P	*
Pet Grooming													P	P	P	P	P	P	
Pet Motel or Training														P		P	P	P	*
Pet Motel or Training with Outdoor Exercise Area														C		P	P	P	*
Photocopying and Duplicating Services												P	P	P	P	P		P	*
Photography Service										P	P	P	P	P	P		P	*	
Plumbing and Heating Equipment Dealers														P		P	P	P	*
Produce Stand, Outdoor (off-site)													S	S		S	S		*
Radio or TV Repair												P	P	P	P	P		P	*
Recording Studio														P	P	P			*
Recreation Facility or Area, Commercial or Non-Commercial (Indoor)													C	C		C	C	C	*
Recreation Facility or Area, Commercial (Outdoor)													S	S		S	S		*
Recreation Facility or Area, Non-Commercial (Outdoor)	S	S	S											S		S	S		*
Recreation Vehicle Sales, Lease or Rental														S		S	S	S	*

Repair Services, Automotive Major														S		S	S	S	
Repair Services, Automotive Minor														C		C	C	C	*
Repair Services, Non-Automotive												P	P		P	P	P	*	
Restaurant — Carry-out												P	P	P	P	P	P	*	
Restaurant — Delivery												P	P	P	P	P	P	*	
Restaurant — Drive-in														C		C	P	P	*
Restaurant — Drive-up														C		C	P	P	*
Restaurant — Drive-through														C		C	P	P	*
Restaurant — General														C	C	P	P	P	*
Restaurant — Limited										P		P	P	P	P	P	P	*	
Reupholstery or Furniture Repair Shop														P	P	P	P	P	*
Sewing, Needlework or Fabric Store										P		P	P	P					*
Shoe Repair Shop										P		P	P	P				P	*
Specialty Retail, (Gifts, Collectibles, Antiques, Cards, etc.)										P	P	P	P	P					
Sporting Goods Store or Bicycle Shop												P	P	P	P			P	*
Stationery Store											P	P	P	P	P				*

Storage Facility — Indoor Climate Controlled														S		S	S	S	*
Tattoo Parlor/Permanent Cosmetic Services/Body Piercing Studio														P			P		*
Television or Radio Broadcast Station														P	P	P	P		*
Theater (except Drive- in)														P	P	P			*
Theater, Drive-in	S															S	S		*
Theater, Performing Arts	S									P	P	P				S	S		*
Title Loan Business										C	C	C	C	C	C	C			C*
Travel Agency or Tour Operator										P	P	P	P	P			P		*
Travel Trailer Camp	S	S	S																*
Truck Sales and Lease														S		S	S		*
Unsecured Loan Business										C	C	C	C	C	C				C*
Used Merchandise Store (Excluding Pawn Shops)											P	P	P	P	P				*
Veterinarian	C										C	C			C	C	C		*
Yoga Studio										P	P	P	C	P	P				
Manufacturing, Industrial, Transportation and Storage																			

Apparel and Other Fabric Products																P	P		*
Asphalt Plant																	S		*
Aviation Field, Airport and Heliport																		P	*
Bakery (Wholesale)																P	P	P	*
Bottling Works																P	P	P	*
Cement, Lime, Gypsum and Plaster of Paris Manufacture																	S		*
Chemical and Allied Products																	S		*
Computer Equipment																P	P	P	*
Concrete Batch Plant	S																S		*
Construction Contractor — With Machinery, Equipment and Storage																C	C	C	*
Electronic Equipment and Components																P	P	P	*
Fabricated Metal Products																	P	P	*
Food and Kindred Products																P	P	P	*
Furniture and Fixtures																P	P	P	*
Garbage Processing Facility																			*

Industrial Park (May include Retail Uses)																	C		*
Landfill Sanitary and Demolition	S																S		*
Leather Products (Not Including Tanning and Finishing)																	P		*
Mining	S																S		*
Mini-Warehouse — Indoor													C				C	C	C
Mini-Warehouse Facility																	S	S	*
Miscellaneous Manufacturing Industries																	S	S	*
Office/Warehouse																	P	P	P
Oil and Gas Production																			*
Precision Instruments																	P	P	P
Printing and Publishing																	P	P	P
Railroad Lines, Yards or Station															S		S	S	*
Recycling Facility																		P	*
Research Service and Laboratory																	P	P	P
Rubber and Plastics Products																		P	P

Salvage Yard, Scrap Yard, Junkyard and Automobile Wrecking Yard																		S		*	
Sewage Treatment Facility	S																	S		*	
Sign Manufacture																		P	P	P	*
Solid Waste Transfer Station	S																	S		*	
Stone, Clay, Glass and Concrete Products																		S	S	*	
Tow Lot																		S		*	
Transportation Equipment																		P	P	*	
Trucking and Courier Service																		P	P	P	*
Underground Space	S																	S	S		*
Warehousing and Distribution																		P	P	P	*
Welding Repair Shop																			P	P	*
Semi-Public Uses and Utilities																					
Cemetery or Mausoleum	S	S	S	S	S	S	S	S													*
Church or Place of Worship	C*	C*	C*	C*	C*	C*	C*	C*	C*		C	C*	C*	C*	C*	C*	C*				*
Civic or Fraternal Organization											P	C	C	C	C	C	C				*
Fire Station - Municipal	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	*

Governmental Administration Building												P	P	P	P	P	P	P	*
Library												P	P	P	P	P			*
Museum or Art Gallery												P	P	P	P	P			*
Penal or Correctional Institution																			*
Post Office												P	P	P	P	P	P	P	*
Recreational Facility or Area (Non-Commercial)	S	S	S	S	S	S	S	S				S	S	S	S	S	S		*
Reservoir, Water Supply or Storage Facility	S	S	S	S	S	S	S	S				S	S	S	S	S	S		*
Sewage Treatment Facility	S																		*
School	P	P	P	P	P	P	P	P				P	P	P	P	P			*
Swimming Pool (Commercial)														S	S				*
Swimming Pool, Subdivision	C	C	C	C	C	C													*
Swimming Pool, Public	S	S	S	S	S	S	S	S		S		S	S	S	S	S			*
Telecommunication Tower/Antenna Mount	S	S	S									S	S	S	S	S	S		*
Utility Building and Services	C	C	C	C	C	C	C	C				C	C	C	C	C	C	C	*

ACCESSORY USES (See Division IV of this article)

(Ord. No. 6523, § 1, 12-18-2018; Ord. No. 8527, § 1, 12-18-2018; Ord. No. 8683, § 1, 7-16-2019; Ord. No. 9601, § 1, 1-17-2023)