**CITY OF DARDENNE PRAIRIE**
**2032 HANLEY ROAD**
**DARDENNE PRAIRIE, MO 63368**

# PLANNING & ZONING COMMISSION
# AGENDA
**MAY 13, 2015**
**7:00 P.M.**

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## CALL MEETING TO ORDER

## PLEDGE OF ALLEGIANCE

## ROLL CALL

Mayor Fogarty
Alderman Koch
Commissioners:
- Fine
- King
- Owens
- Collins
- Claspille
- Donahue
- Etzkorn
- Brockmann

## OPEN FORUM

## PUBLIC HEARINGS

1. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations.

## OLD BUSINESS

1. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations.

## APPROVAL OF MINUTES

Approval of 04-08-15 Minutes

## COMMISSION COMMUNICATIONS

## ADJOURNMENT

# MEMO

TO: Dardenne Prairie Planning and Zoning Commission

FROM: Luke R. Kehoe, P.E., CFM, LEED AP
Kehoe Engineering Company, Inc. (KEC)

DATE: April 30, 2015

SUBJECT: Planning and Zoning Commission Meeting Scheduled for May 13, 2015

Items for consideration at this meeting include:

## PUBLIC HEARINGS:

1. **Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations.**

A public hearing for this item was opened by the Planning and Zoning Commission at their meeting on February 11, 2015. Commercial districts are located within the City to permit the development of business activities and to protect adjacent areas against the encroachment of incompatible uses and to lessen the congestion on public streets.

Pursuant to discussion by the Planning and Zoning Commission, the following information was provided for discussion at the Planning and Zoning Commission meeting on February 11, 2015:

City of O'Fallon Municipal Code sections:
- "C-O" Office District
- "C-1" Restricted Business District
- "C-2" General Business District
- "C-3" Highway Commercial District

City of St. Peters Municipal Code sections:
- "C-1" Neighborhood Commercial District
- "C-2" Community Commercial District
- "C-3" General Commercial District

City of Wentzville Municipal Code sections:
- "C-O" Office District
- "C-2" General Commercial District
- "C-3" Highway Commercial District

From the discussion at the Planning and Zoning Commission meeting on February 11, 2015, the following land uses and business license items were reviewed by the City Attorney, City Engineer and City Clerk and were found to be either already covered by the current Municipal Code or an item that could be regulated by business license or police powers (not through the Planning and Zoning Commission).

- Firearms sales; Itinerant Vendors, Solicitors and canvassers (Article III Sec. 605.300-310, 605.365-370)
- Alcohol sales of any type (Section 600.020, 600.035, 210.660)
- Pawnbrokers (Chapt. 620)
- Tattoo and body piercing establishments (Chapter 612; 405.200 CUP in I-1)
- Adult businesses (Section 405.454 – Chapt 630)
- Tobacco (Section 210.620, 210.660 210.670)
- Drones (Article XII – Performance Standards)

- Massage Establishment (Chapter 610)
- Mechanical amusement centers (Chapt. 625)
- Private security officers (could be by regulated by business license)
- Cigarette/Cigar/Vapor sales (police powers – see enclosed State of Missouri Regulations)

Also from the discussion at the Planning and Zoning Commission meeting on February 11, 2015, the following land uses and business license items were reviewed by the City Attorney, City Engineer and City Clerk and were found to be items not currently within the City Code that would fall within the land use regulatory purview of the Planning and Zoning Commission pursuant to Section 89.020.1, RSMo.

1. Shooting Range (could be land use – CUP plus 405.480: Additional Development Requirement of Certain Uses)
2. Payday and title loan business (could be zoning – could be business license) – O'Fallon has enacted laws on this (see enclosed)
3. Smoking / Vapor Lounge (could be land use – CUP)
4. Various sized retailed (could be land use - CUP)

For your reference: RSMo. 89.020.1 -- For the purpose of promoting health, safety, morals or the general welfare of the community, the legislative body of all cities, towns, and villages is hereby empowered to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, the preservation of features of historical significance, and the location and use of buildings, structures and land for trade, industry, residence or other purposes.

At your meeting on March 11, 2015, the Planning and Zoning Commission voted to postpone the public hearing for this item until your meeting on April 8, 2015.

At your meeting on April 8, 2015, the Planning and Zoning Commission discussed the existing Municipal Code related to permitted and conditional uses with the C-1 and C-2 zoning districts and asked that comparative analysis be made to adjacent cities that fall within the bounds of potential site locations of businesses seeking to locate in the region.

Enclosed is a working document for possible C-1 and C-2 permitted and conditional uses. At your discretion, this document may be used as a working draft for a "proposed Section 405.180 and 405.190 of the City Code." Also enclosed is a Commercial Zoning Code Comparison Spreadsheet for comparing land uses from the various commercial zoning districts in the cities of O'Fallon, Lake St. Louis, Wentzville and St. Peters. The city of O'Fallon regulations was used as a base to generate potential permitted and conditional uses because this city has the most comprehensive and detailed list of uses of all the cities reviewed and, consistent with the discussion from previous Planning and Zoning commission discussions, a comparison can be made to other land use regulations from areas that are within the bounds of potential site locations of businesses seeking to locate in the region.

The city of O'Fallon has five different commercial zoning districts in its code. The C-1, Restricted Business District and C-2, General Business District, are most comparable to the C-1, Local Commercial District and C-2 General Commercial District in the city of Dardenne Prairies in terms of uses and expressed purpose. The enclosed working document for possible C-1 and C-2 permitted and conditional uses was generated using comparable, but more restrictive regulations from the adjacent cities' regulations. For example, in O'Fallon, restaurants are generally permitted uses. In St. Peters, however, a restaurant in a strip center is permitted, but one in free-standing

building is a conditional use. Therefore, the more restrictive use was used. In certain uses, compatibility with the stated purposes of Dardenne Prairie zoning districts was less obvious. For example, the various wholesale, manufacturing or heavy equipment related uses otherwise allowed as conditional uses in O'Fallon were not include in the enclosed working document for possible C-1 and C-2 permitted and conditional uses.

Also, uses in the City of Dardenne Prairie Code that are no longer likely to be compatible with the current development of the City (e.g., "amusement park or racetrack", "truck terminals", "Farm store or feed store including accessory storage of liquid or solid fertilizer", etc.) are not included in the enclosed working document for possible C-1 and C-2 permitted and conditional uses.

**NEW ITEMS:**

1. **None.**

**EXISTING ITEMS:**

1. **Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations.** From public hearing Item 1 above.

**INFORMATION ONLY:**

1. **None.**

Enclosures

cc: Board of Aldermen
Kim Clark, City Clerk
John Young, City Attorney

## SECTION 405.180: "C-1" LOCAL COMMERCIAL DISTRICT

A. *Purpose.* This district is composed of those areas of the City where the principal use is and ought to be local retail, service and restricted repair business activities which serve surrounding residential neighborhoods. This district is located within the City to permit the development of these business activities and to protect adjacent areas against the encroachment of incompatible uses and to lessen the congestion on public streets. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district have been excluded.

B. *Permitted Uses.*

2. Antique stores

3. Artist galleries

4. Athletic fields and playgrounds

5. Bank, savings and loans, and credit unions without drive through facilities (does not include check cashing, payday loans and similar facilities)

6. Bicycles (including parts and equipment) – retail and rental

7. Books, magazines, newspapers and similar printed materials – retail

8. Camera and photographic equipment and supplies – retail

9. China, glassware, and metalware – retail

10. Civic, social and fraternal associations

11. Clothing and apparel – retail

12. Delicatessen if located in a multi-tenant building and without drive-thru windows

13. Drug stores and pharmacies

14. Dry cleaning and laundry services

15. Florists

16. Garden centers, greenhouses (commercial) and nurseries – retail only

17. General stores and retail trade not elsewhere listed

18. Gift, novelty, and souvenir stores

19. Grocery stores and supermarkets.

20. Grooming (pet)

21. Hardware stores

22. Hobby stores

23. Ice cream and frozen desserts – retail

24. Libraries

25. Locksmiths

26. Martial arts studios

27. Medical devices, equipment, and supply stores

28. Offices – professional services (accounting, advertising, auditing, architecture, collection, computing, consultants, counseling, employment, engineering, governmental, insurance, investment, legal, management, real estate, travel, and similar uses)

29. Offices – medical services (chiropractic, dental, ophthalmic, physician, and similar uses)

30. Personal care services (health spas, tanning beds, massage services licensed by State of Missouri, barber and beauty shops and similar uses)

31. Photocopying and printing services

32. Photofinishing services

33. Photography studios

34. Post office and postal services

35. Recreation centers

36. Restaurants, coffee shops, bakeries and similar dining establishments if located in a multi-tenant building and without drive-thru windows

37. Schools (athletic, dance, recreational, trade and vocational)

38. Sporting goods stores

39. Tailoring, dressmaking, garment, shoe, and upholstery repair

40. Tobacco products (chewing tobacco, cigars, cigarettes, pipe tobacco, snuff, and similar products) – retail

C. *Conditional Uses.*

1. Alcoholic beverages (liquor, beer and wine) - retail

1. Appliances (including parts and equipment) – retail

2. Accessory Dwelling Unit, provided that no more than one accessory dwelling unit shall be permitted per lot.

3. Automobile and other motor vehicles– fuel sales (without repair services).

4. Automobile and other motor vehicles – drive-through oil change facilities.

5. Automobile parking lot or storage or parking garage

6. Banks, savings and loans, and credit unions with drive through facilities (does not include check cashing, payday loans and similar facilities)

7. Bars, pubs, nightclubs and taverns

8. Broadcast studios (internet, radio, and television).

9. Car washes (excluding semi-trailer trucks).

10. Convenience stores (with fuel sales)

11. Convenience stores (without fuel sales)

12. Country Clubs

13. Daycare centers

14. Delicatessen if located in a multi-tenant building and without drive-thru windows

15. Electricity regulating substations

16. Electronic apparatus and components – retail

17. Electronic entertainment and communication products – repair

18. Electronic entertainment and communication products (including parts and equipment) - retail

18. Farms (roadside stands) - retail

19. Furniture and home office furnishings – retail.

20. Health and fitness clubs

21. Hospitals on not less than five (5) acres.

22. Jewelry, watches, and clocks (including repair) – retail

23. Landscape nurseries and garden supply stores – wholesale

24. Laundromats

25. Medical clinics and laboratories

26. Microbreweries within restaurants and do-it-yourself beer and wine making stores

27. Mortuary

28. Museums

29. Musical instruments (including parts and supplies) – retail

30. Office equipment and business machines – repair

31. Outdoor storage or display in connection with, and accessory to, a permitted use on the site. Material, product, inventory, goods and/or equipment not displayed for sale or lease on the site may be permitted in the side and/or rear yard provided items are screened or enclosed by a masonry wall, sight-proof fence or equivalent landscape hedge not less than six (6) feet in height. Outdoor display of merchandise and goods for lease or sale at retail may be approved without screening subject to any conditions of the conditional use permit.

32. Pet stores

35. Pool and billiard halls

36. Restaurants, coffee shops, bakeries and similar dining establishments located in a stand-alone building and with or without drive-thru windows

37. Restaurants, coffee shops, bakeries and similar dining establishments located in multi-tenant buildings with drive-thru windows.

38. Restaurants, coffee shops, bakeries and similar dining establishments (without drive-thru windows) which sell or serve alcoholic beverages by the drink

39. Self-storage or mini-warehouses.

40. Schools (colleges and universities)

41. Secondhand merchandise (including consignment) – retail

42. Theaters, performing arts (indoor)

43. Theaters, motion picture (indoor)

44. Toy stores – retail

45. Veterinarian and animal hospitals

46. Wireless support structures and wireless facilities.

47. Accessory uses customarily incident to any conditional uses in this Section.

48. Any permissive or conditional use in the "R" Districts, except single-family dwellings, two-family dwellings and multiple-family dwellings.

**SECTION 405.190: "C-2" GENERAL COMMERCIAL DISTRICT**

A. *Purpose.* This district is composed of those areas of the City where the principal use is and ought to be general retail, service and repair business activities that serve the entire City. This district is located within the City to permit the development of these business activities and to protect adjacent areas against the encroachment of incompatible uses and to lessen the congestion on public streets. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district have been excluded.

B. *Permitted Uses.*

1. All uses permitted Section 405.180.B of this Code.

2. Arcades

3. Armed forces recruiting centers

4. Bait shops

5. Business associations and professional membership organizations

6. Carpet and floor covering stores

7. Charitable and welfare services

8. Convenience stores (without fuel sales)

9. Curtains, drapery, and upholstery – retail

10. Department and home improvement stores

11. Detective, private investigative and protective services

12. Discount and variety stores

13. Electricity regulating substations

14. Electronic apparatus and components – retail

15. Electronic entertainment and communication products – repair

16. Extermination and disinfecting services

17. Funeral homes, mortuaries, and crematoriums

18. Furniture and home/office furnishings – retail

19. Gift, novelty and souvenir stores

20. Golf (miniature)

21. Janitorial and cleaning services

22 Labor unions and similar labor organizations

23. Office equipment and other business machines – repair

24. Office equipment and other business machines – retail

25. Pet stores

26. Recording studios

27. Religious places of worship (churches, synagogue, temple, mosque, etc.)

28. Research, development and testing services

29. Secondhand merchandise (including consignment, but not including pawnshops) – retail

30. Theaters, motion picture (indoor)

31. Theaters, performing arts (indoor)

32. Toy stores

33. Veterinarian clinics and animal hospitals

C. *Conditional Uses.*

1. Accessory dwelling units, provided that no more than one accessory dwelling unit shall be permitted per lot.

2. Automobile and other motor vehicles, parts and equipment sales – retail

3. Automobiles and other passenger vehicles – rental services

4. Automobile, boat, truck or trailer sales or storage, new or used

5. Banquet hall and party centers

6. Bowling alleys

7. Commercial recreation not elsewhere listed, provided all buildings are two hundred (200) feet from a "R" District..

8. Contractor services (carpentry, electrical, general construction, HVAC, plumbing, roofing and similar services), including display and retail sale of parts and supplies.

9. Equipment rental and leasing services (including moving vans, trailers, and trucks).

10. Farm implements, machinery and equipment, sale and repair - retail.

11. Farmers markets.

12. Gun shops and gunsmiths

13. Kennels

14. Hotels, motels, extended stay hotels

15. Nursing, convalescent and rest homes

16. Photoengraving

17. Taxicab, limousine, and car service dispatch (office only)

18. Wholesale establishment or warehouse in a completely enclosed building.

19. Accessory uses customarily incident to any conditional uses in this Section.

20. All conditional uses permitted under Section 405.180.C of this Code.

DRAFT

P=Permitted; C=CUP; C-A = CUP by P and Z only; SP = P, but Site Plan Required

| Use Category | Dardenne Prairie | | O'Fallon | | Lakes St. Louis | | Wentzville | | St. Peters | |
|---|---|---|---|---|---|---|---|---|---|---|
| | C-1 | C-2 | C-1 | C-2 | OP | CB | C-1 | C-2 | C-2 | C-3 |
| Alcoholic beverages (liquor, beer, and wine), excluding microbreweries within restaurants and DIY beer and wine making stores- manufacturing | | | P | P | | | | P | | P |
| Ambulance and fire protection services | | | C | P | | | C | P | | |
| Amphitheaters | | | | C | | | C | C | | |
| Amusement park | | C | | | | | | C | | P |
| Animal adoption centers | | | | C | | | C | | | |
| Antique Stores | | | P | P | | | P | P | P | P |
| Appliances (household)- repair services | | | | P | | C | P | P | | |
| Appliances (including parts and equipment)-retail | C | C | C | P | | C | | P | | P |
| Aquariums | | | | P | | | | | | |
| Arcades | | C | | P | | SP | | C | | P |
| Archery range (indoor) | | C | | | | | | P | | |
| Arenas and fieldhouses | | | | C | | | | C | | |
| Armed forces recruiting centers | | | | P | | | | | | |
| Artist Galleries | C | C | P | P | | | C | | | |
| Arts and crafts supply stores | | | | P | | | | | P | P |
| Athletic fields, playgrounds, and tot lots | | | P | P | | | C | C | | |
| ATM (primary use) | | | | | | | | C | | |
| Auditoriums | | | | P | | C | C | P | | P |
| Automobile and other motor vehicles, parts and equipment sales- retail | | C | | P | | | | P | | C |

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| Use Category | Dardenne Prairie | | O'Fallon | | Lakes St. Louis | | Wentzville | | St. Peters | |
|---|---|---|---|---|---|---|---|---|---|---|
| | C-1 | C-2 | C-1 | C-2 | OP | CB | C-1 | C-2 | C-2 | C-3 |
| Automobile and other motor vehicles, towing services (storage limited to 24 hours) | | | | C | | | | | | |
| Automobile and other motor vehicles- fuel sales (without repair services | | | C | C | | SP | | | | |
| Automobile and other passenger motor vehicles-rental services | | C | | P | | | | C | C | C |
| Automobile and other motor vehicles- repair services (with or without fuel sales, excluding drive-thru oil change facilities) | C | C | | C | | | | P | | |
| Automobile and other motor vehicles- drive thru oil change facilities | C | C | C | P | | | | P | | |
| Automobile and other motor vehicles- retail (new and used) | | C | | C | | | | P | | |
| Automobile parking lots and garages (commercial) | C | C | C | C | | SP | C | C | | |
| Bait Shops | | | | P | | | | P | | |
| Banks, savings and loans, and credit unions with drive up | C | C | P | P | | C | | P | P | P |
| Banks and fiancial institutions without drive-up service | C | C | P | P | | P | P | P | P | P |
| Banquet halls and party centers | | | | C | | | | C | | |
| Bars, pubs, nightclubs, and taverns | C | C | C-A | C-A | | | C | C | C | P |
| Bed and breakfasts | | | C | C | | | C | C | | |

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| Use Category | Dardenne Prairie | | O'Fallon | | Lakes St. Louis | | Wentzville | | St. Peters | |
|---|---|---|---|---|---|---|---|---|---|---|
| | C-1 | C-2 | C-1 | C-2 | OP | CB | C-1 | C-2 | C-2 | C-3 |
| Bicycles (including parts and equipment) | | | P | P | | | P | P | P | P |
| Bicycles- rental services | | C | P | P | | | | | | |
| Blacksmith or welding services | | | | | | | | C | | |
| Boats and other marine vehicles, parts and equipment sales- retail | | C | | P | | | | | | |
| Boats and other marine vehicles- rental | | C | | P | | | | | | |
| Boats and other marine vehicles- repair services | | | | C | | | | | | |
| Books, magazines, newspapers, and similar printed materials- retail | C | | P | P | | | P | P | P | P |
| Books, magazines, newspapers, and similar printed materials- wholesale | | C | | C | | | | P | | |
| Bowling alleys | | C | | P | | SP | | C | | P |
| Broadcast studios (internet, radio and television) | C | C | | P | | | | P | | P |
| Building and construction materials- retail | C | C | | P | | | | C | | |
| Bus- passenger terminals | | | | C | | | | C | | C |
| Business associations and professional membership organizations | | | | P | | | | | | |
| Camera and photographic supplies- retail | C | C | P | P | | | P | P | P | P |
| Carpet and floor covering stores | | | | P | | | P | P | | |
| Car washes (excluding semi-trailer trucks) | | | C | P | | SP | | P | C | C |

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| Use Category | Dardenne Prairie | | O'Fallon | | Lakes St. Louis | | Wentzville | | St. Peters | |
|---|---|---|---|---|---|---|---|---|---|---|
| | C-1 | C-2 | C-1 | C-2 | OP | CB | C-1 | C-2 | C-2 | C-3 |
| Cemeteries and mausoleums (humans) | | | C | C | | | C | C | | |
| Charitable and welfare services | | | | P | | | | | | |
| Check cashing, payday loans and similar facilities | | | | C | | | | | | |
| China, glassware, and metalware-retail | C | C | P | P | | | | P | P | P |
| Civic, social, and fraternal associations | | | P | P | | | | | | |
| Civil defense and related activities | | | P | P | | | | | | |
| Clothing and apparel-retail | C | | P | P | | | P | P | P | P |
| Clothing and apparel-wholesale | | C | | C | | | | P | | |
| Commerical recreation not elsewhere listed (indoor) | | | | C | | | | | | P |
| Construction, material handling, and excavation equipment-retail | | | | C | | | | | | |
| Contractor services (carpentry, electrical, general construction, HVAC, plumbing, roofing, and similar services | | | | C | | | | P | | |
| Convenience stores (with fuel sales) | | | C | C | | SP | | | C | C |
| Convenience stores (without fuel sales) | | | C | P | | C | | P | C | C |
| Convention centers | | | | C | | | | | | |
| Country Clubs | | | C | C | | | | | | P |
| Crematorium, as an accessory use to mortuary | | | | | | | | C | | |

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|---|---|---|---|---|---|---|---|---|---|---|
| | C-1 | C-2 | C-1 | C-2 | OP | CB | C-1 | C-2 | C-2 | C-3 |
| Curtains, drapery, and upholstery-retail | C | C | | P | | SP | P | P | P | P |
| Daycare centers | | | C-A | C-A | | SP | C | P | P | P |
| Day Care- adult | | | | | | | | | | C |
| Delicatessens | | | P | P | | P | | P | | P |
| Department and home improvement stores | C | C | | P | | | | P | P | P |
| Detective, private investigative, and protective services | | | | P | | | | | | |
| Discount and variety stores | C | C | | P | | | | P | P | P |
| Driving Range (Golf) | | | | | | | | C | | P |
| Drug stores and pharmacies | C | C | P | P | | | P | P | P | P |
| Dry cleaners and laundering services | C | C | P | P | | P | P | P | P | P |
| Dwellings (boarding and rooming homes) | | | C | C | | | P | P | P | P |
| Dwellings (college and university dormitories) | | | | C | | | | | | |
| Dwellings (convents and rectories) | | | P | P | | | | | | |
| Dwellings (in a non-residental zoned structure) | | | C | C | | | | | | |
| Dwellings (senior community overlay district) | | | | C | | | P | P | | |
| Dwellings (fraternity and sorority homes- off campus) | | | | C | | | | | | |
| Dwellings (fraternity and sorority homes--on campus) | | | | C | | | | | | |
| Electric regulating substations | | | C | P | | | p | P | | |
| Electronic apparatus and components- retail | C | C | C | P | | | | P | P | P |

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| Use Category | Dardenne Prairie | | O'Fallon | | Lakes St. Louis | | Wentzville | | St. Peters | |
|---|---|---|---|---|---|---|---|---|---|---|
| | C-1 | C-2 | C-1 | C-2 | OP | CB | C-1 | C-2 | C-2 | C-3 |
| Electronic apparatus and components-wholesale | | C | | C | | | | P | | |
| Electronic entertainment and communication products-repair | | | C | P | | | P | P | P | P |
| Electronic entertainment and communication products (including parts and equipment)-retail | C | C | C | | | | | P | P | P |
| Equipment rental and leasing services (including moving vans, trailers, and trucks) | | C | | C | | | | P | | |
| Exhibition halls | | | | P | | | | | | |
| Exterminating and disinfecting services | | | | P | | | | P | | |
| Farmers markets | | | | C | | | | | | |
| Farm machinery and equipment-retail | | C | | P | | | | | | |
| Farm supplies (including feeds, grains, and hay)-retail | | C | | P | | | | P | | |
| Farms (roadside stands) | | | C | C | | | | | | |
| Florists | C | C | P | P | | | P | P | P | P |
| Food and beverage products (excluding alcoholic beverages) for human consumption (excludes bakeries, coffee shops, restaurants)--wholesale | | C | | C | | | | P | | |
| Funeral homes, mortuaries, and crematoriums | C | C | | P | | | | P | P | P |
| Furniture and home/office furnishings-repair | | | | P | | | C | C | | |

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| Use Category | Dardenne Prairie | | O'Fallon | | Lakes St. Louis | | Wentzville | | St. Peters | |
|---|---|---|---|---|---|---|---|---|---|---|
| | C-1 | C-2 | C-1 | C-2 | OP | CB | C-1 | C-2 | C-2 | C-3 |
| Furniture and home/office furnishings-retail | C | C | C | P | | C | P | P | P | P |
| Garden centers, greenhouses (commerical) and nurseries | C | C | P | P | | C | C | C | | P |
| General stores and retail trade not elsewhere listed | C | C | P | P | | | P | P | P | P |
| Gift, novelty and souvenir stores | C | C | P | P | | | P | P | P | P |
| Golf course | | | | | | | | C | | P |
| Golf (miniature) | | | | P | | | | C | | |
| Grocery stores | | | P | P | | P | | P | P | P |
| Grooming (pet) | C | C | P | P | | | C | P | | |
| Gun shops and gunsmiths | | | | C | | | | | C | C |
| Hardware stores | C | C | P | P | | P | | P | P | P |
| Health and Fitness clubs | | | P | P | | P | | C | C | |
| Heliport pads | | | | C | | | | | | |
| Historic monuments and sites | | | P | P | | | P | P | | |
| Hobby Stores | C | C | P | P | | | P | P | P | P |
| Hospitals | | | | P | | SP | | P | | P |
| Hotels/Motels/Extended stay hotels | | C | | | | C | | P | | C |
| Ice cream and frozen desserts-retail | C | C | P | P | | | | P | | P |
| Ice skating and roller skating rinks (indoor) | | C | | P | | SP | | C | | P |
| Industrial and commerical machinery (including parts and equipment)-wholesale | | C | | C | | | | P | | |
| Janitorial and cleaning services | | | | P | | | P | P | | |
| Jewelry, watches, and clocks (including repair)--retail | C | | P | P | | P | P | P | P | P |
| Kennels (boarding, breeding) | | C | | C | | | | C | C | P |

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| Use Category | Dardenne Prairie | | O'Fallon | | Lakes St. Louis | | Wentzville | | St. Peters | |
|---|---|---|---|---|---|---|---|---|---|---|
| | C-1 | C-2 | C-1 | C-2 | OP | CB | C-1 | C-2 | C-2 | C-3 |
| Labor unions and similar labor organizations | | | | P | | | | | | P |
| Landscape nurseries and garden supply stores | C | C | P | P | | C | C | C | | P |
| Laundromats | C | C | P | P | | | P | P | P | P |
| Laundry pickup and delivery services (clothing, diapers, linen, and similar services) | C | C | | C | | | P | P | | |
| Lawn Care | | | | | | | C | C | | |
| Libraries | | | P | P | | | P | P | | |
| Liquified petroleum gas and other fuel oils-retail | | | | C | | SP | | | | |
| Locksmiths | | | P | P | | | P | P | | |
| Lumberyard | | C | | | | | | | | |
| Mail order facilities | | | | P | | | | | | |
| Manufactured and mobile homes (including parts and equipment)-retail | | | | C | | | | | | C |
| Martial arts studios | C | P | P | P | | | | P | C | |
| Massage parlor-not license by state of missouri | | | | C | | | | | C | C |
| Medical devices, equipment, and supply store | | | P | P | | | | | | |
| Microbreweries within restaurants and do it yourself beer and wine making stores | | | C-A | C-A | | | | P | | P |
| Military administration, command, and communication centers | | | C | C | | | | | | |
| Monuments-retail | | | | P | | | | C | | |

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|---|---|---|---|---|---|---|---|---|---|---|
| | C-1 | C-2 | C-1 | C-2 | OP | CB | C-1 | C-2 | C-2 | C-3 |
| Moter freight terminals (including garages and equipment maintenance) | | | | C | | | | | | |
| Motion picture distribution services | | | | P | | | | | | |
| Museums | | | C | P | | | C | | | |
| Musical instruments (including parts and supplies)-retail | C | C | P | P | | | P | P | P | P |
| Natural gas (pipeline rights-of-way) | | | P | P | | | | | | |
| Natural gas (pressure control stations) | | | C | C | | | P | P | | |
| Nursing, convalescent, and rest homes (not within a senior community overlay district) | | | | C | | | P | P | C | C |
| Office equipment and business machines-repair | | | C | P | | | | P | | |
| Office equipment and business machines-retail | C | P | | P | | | P | P | P | P |
| Offices-professional services ( accounting advertising, aduiting, architecture, collection, computing, consultants, counseling, employment, engineering, governmental, insurance, investment, legal, management, real estate, travel, and similar uses) | P | P | P | P | P | P | P | P | P | P |

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| Use Category | Dardenne Prairie | | O'Fallon | | Lakes St. Louis | | Wentzville | | St. Peters | |
|---|---|---|---|---|---|---|---|---|---|---|
| | C-1 | C-2 | C-1 | C-2 | OP | CB | C-1 | C-2 | C-2 | C-3 |
| Offices-medical servies (chiropractice, dental, ophthalmic, physician, and similar uses) | P | P | P | P | P | C | P | P | P | P |
| Paper products-wholesale | | C | | C | | | | P | | |
| Parks (public) | | | P | P | | | P | P | | |
| Pawnshops | | | | C | | | | | | C |
| Personal care services (health spas, tanning beds, massage services licensed by state of missouri, barber and beauty shops, and similar uses) | C | C | P | P | | P | P | P | P | P |
| Petroleum and other hazardous liquids (pipeline rights of way) | | | P | P | | | | | | |
| Pet Stores | | | C | P | | C | P | P | P | P |
| Photocopying and printing service | C | C | P | P | | C | | P | P | P |
| Photofinishing services | | | P | P | | | | P | P | P |
| Photographic equipment (including parts and supplies) - retail | C | C | P | P | | | P | P | P | P |
| Photography Studios | C | C | P | P | | | | | P | P |
| Pool and billiard halls | | C | C | C | | | | C | | C |
| Post offices and private postal services | | | P | P | | | P | P | | |
| Printing and publishing (books, newspapers, magazines, and similar printed products) | C | C | | P | | | | P | | |
| Private clubs | | | | C | | C | | | | |

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|---|---|---|---|---|---|---|---|---|---|---|
| | C-1 | C-2 | C-1 | C-2 | OP | CB | C-1 | C-2 | C-2 | C-3 |
| Radio and television transmitting stations and relay towers | | | C | C | | | | | | |
| Railroads (passenger terminals) | | | P | P | | | | | | |
| Railroads (right of way) | | | P | P | | | | | | |
| Railroads (switching yards) | | | | | | | | C | | |
| Recording studios | | | | P | | | | | | |
| Recreational vehicles and equipment-retail | | | | C | | | | P | | C |
| Recreation centers | | | P | P | | | C | P | | |
| Recycling centers | | | | C | | | | | | |
| Religious places of worship (churches, temples, synagogues, mosques) | | P | C | P | | SP | P | P | P | P |
| Research, development, and testing services | | C | | P | P | | | P | | |
| Residences | | | | | | | | C | C | |
| Restaurants, coffee ships, bakeries, and similar dining establishments with drive-thru windows (Not freestanding) | | C | C | C | | SP | | C | P | P |
| Restaurants, coffee ships, bakeries, and similar dining establishments with drive-thru windows (freestanding) | | C | C | C | | SP | | | C | P |
| Restaurants, coffee ships, bakeries, and similar dining establishments without drive-thru windows (not freestanding) | C | C | P | P | | SP | P | P | P | P |

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| Use Category | Dardenne Prairie | | O'Fallon | | Lakes St. Louis | | Wentzville | | St. Peters | |
|---|---|---|---|---|---|---|---|---|---|---|
| | C-1 | C-2 | C-1 | C-2 | OP | CB | C-1 | C-2 | C-2 | C-3 |
| Restaurants, coffee ships, bakeries, and similar dining establishments without drive-thru windows (freestanding) | C | C | C | C | | SP | | | C | P |
| Restaurants, coffee shops, bakeries and wimilar dining establishments without drive-thru windows which sell or serve alcoholic beverages by the drink | C | C | C-A | C-A | | SP | C | P | P | P |
| Restaurants, coffee shops, bakeries and wimilar dining establishments without drive-thru windows which DO NOT sell or serve alcoholic beverages by the drink | C | C | P | P | | SP | | P | P | P |
| Restaurants, drive in | | | | | | SP | | | | |
| Schools, public or private | P | P | | | | | P | P | P | P |
| Schools (colleges and universities) | P | P | | C | | | C | C | | |
| Schools (athletic, trade, and vocational) | P | P | | P | | | | C | | |
| Second hand merchandise (including consignment)-retail | | | C | P | | | | | | C |
| Sewage pressure control stations | | | C | C | | | P | P | | |
| Sewage treatment facilities (membrane bioractors) | | | C | C | | | | | | |
| Signs and advertisting displays-manufacturing | | | | C | | | | | | |
| Small engine repair | | | | P | | | | | | |
| Sporting goods store | C | C | P | P | | | p | P | | |

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|---|---|---|---|---|---|---|---|---|---|---|
| | C-1 | C-2 | C-1 | C-2 | OP | CB | C-1 | C-2 | C-2 | C-3 |
| Stadiums | | | | C | | | | | | |
| Storage | C | C | | | | SP | | | | |
| Substance abuse facility | | | | C | | SP | | | | C |
| Tailoring, garment, shoe, and upholstery repair | C | C | P | P | | P | P | P | | |
| Tatoo and body piercing | | | | | | | | | | C |
| Taxicab, limousine, and car service dispatch | C | C | | P | | | P | P | | |
| Telephone (business office) | | | C | P | | | | | | |
| Telephone (exchange stations) | | | P | P | | | P | P | | |
| Theater, drive in | | C | | | | | | | | |
| Theaters, motion pictures (indoor) | C | C | | P | | C | C | | | P |
| Theaters, Performing arts (indoors) | | | C | P | | C | C | | | |
| Tobacco products (chewing tobacco, cigars, cigarettes, pipe tobacco, snuff, and similar products)--retail | C | C | P | P | | | | | | |
| Toy stores | C | C | | P | | | P | P | P | P |
| Truck (semi trailor) washes | | | | C | | | | | | |
| Veterinarian clinics and animal hospitals | | C | C | P | | SP | C | P | P | P |
| Video game arcades | | C | | P | | SP | | C | | |
| Water storage | | | C | C | | | | | | |
| Wireless telecommunication facilities (that do not include new or modified telecommunication support structures) | C | C | P | P | C | SP | | | C | C |

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|---|---|---|---|---|---|---|---|---|---|---|
| | C-1 | C-2 | C-1 | C-2 | OP | CB | C-1 | C-2 | C-2 | C-3 |
| Wireless telecommunication facilities (that include new or modified wireless telecommunication support structures) | C | C | C | C | C | SP | | | C | C |

**PLANNING & ZONING MINUTES** **APRIL 8, 2015**

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:00 p.m. The meeting was held at the Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were Mayor Fogarty, Alderman Koch, Commissioners Owens, Claspille, Brockmann, Donahue and Etzkorn. Commissioner's Fine, King and Collins were absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young.

**OPEN FORUM** – The following individual spoke:
Jim Mutz – 421 Parkshire Place Drive

**PUBLIC HEARINGS**

1. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations.

A motion was made by Commissioner Donahue, Seconded by Commissioner Brockman to postpone the public hearing. Motion passed unanimously.

**OLD BUSINESS**

1. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations.

A motion was made by Chairman Owens, Seconded by Commissioner Donahue to postpone the amendments. Motion passed unanimously.

**APPROVAL OF MINUTES**
Approval of 03-11-15 Minutes

A motion was made by Commissioner Donahue, Seconded by Commissioner Brockmann to approve the 03-11-15 Minutes. Motion passed unanimously.

**COMMISSION COMMUNICATIONS**
Commissioner Donahue recommended the school district superintendents be invited to a meeting to explain how the Planning & Zoning Commission decisions affect their revenue stream.
Commissioner Claspille mentioned the need for volunteers for the Clean Stream event. He also mentioned Missouri Clean Stream is working on an invasive plant removal project in BaratHaven for the fall.

**ADJOURNMENT**

A motion was made by Chairman Owens, Seconded by Commissioner Donahue to adjourn the meeting at 8:02 p.m. Motion passed unanimously.

Respectfully submitted,

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Kim Clark, City Clerk