

Sec. 30-45 C-4 Subdistrict A - Ellisville Business Park:

30-45.1: The regulations set forth in this section or set forth elsewhere in the Chapter, when referred to in this section, are the regulations in the C-4 Subdistrict A - Ellisville Business Park.

30-45.2 PURPOSE: To maintain an established Planned Business Park zoning classification as conforming for purposes of Sec. 30-3 with all site specific development plans and regulations.

30-45.3 APPLICABILITY OF PROVISIONS OF THIS SEC. The provisions of this section are contained in Ordinance Numbers 1082, 1173, 1175, 1350, 1384 and 1461 with the exception of enumerated permitted and conditional uses and numbers thereof, as amended, in any of the aforesaid ordinances. In the event of a conflict with Sec. 30-44 or other provisions of this Chapter the site specific provisions of Ordinance Numbers 1082, 1173, 1175, 1350, 1384 and 1461 shall control and prevail any inconsistent provision in this Chapter with the exception of application requirements, development procedures and permitted or conditional uses enumerated in this section, chapter and code.

30-45.4 PERMITTED USES:

- Church.
- General Office (excluding retail sales).
- Mini-bank as defined in Section 30-18. (Ord.#2266, Sec. 5, 7-1-98)
- Municipal Open Air Market.
- Public Building.
- Public Park.
- Public School.

(Ord. #2481, Sec. 5, 2-6-02)

30-45.5 CONDITIONAL USES:

- All permitted uses exceeding forty thousand (40,000) square feet in gross floor area.
- Any retail or service based business not set forth as a permitted use.
- Any retail or service based business not set forth as a permitted use, exclusive of manufacturing or light industrial uses as determined by the Code Enforcement Officer.
- Alarm Monitoring Service.
- Animal Clinic/Hospital/Grooming (excluding Kennels or Stables).
- Circus
- Community Center.
- Day Care/Child Development Center.
- Extended Care Facility.
- Financial Institution.
- Hospital.
- Library.
- Light industrial and manufacturing uses.
- Liquor Sales in Conjunction with Permitted Uses and Conditional Uses.
- Motor vehicle sales with or without ancillary rental or leasing pursuant to Section 30-17; limited to one such type business in this zoning district; no lot line to be within 300 feet of any residential subdivision platted and approved by the City of Ellisville.
- Museum.
- Nursing Home Facility.
- Post Office.
- Private, Civic, Fraternal or Charitable Club.
- Recreation Facility, Public or Private.
- Retail Sales.
- Retirement Complex
- School, College (other than public).
- Utility Facility.