

Section 400.300. "C-4" Ellisville Business Park Zoning District. [R.O. 2005 §30-45; CC 1997 §30-45; Ord. No. 1905 §16, 5-18-1994; Ord. No. 2266 §5, 7-1-1998; Ord. No. 2481 §5, 2-6-2002; Ord. No. 2932 §7, 2-4-2009; Ord. No. 2948 §4, 7-15-2009; Ord. No. 3095 §1, 12-19-2012; Ord. No. 3169 §2, 8-20-2014]

- A. *Purpose.* 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" Ellisville Business Park Zoning District and are designed to maintain an established business park zoning classification as conforming for purposes of Section 400.120 with all site-specific development plans and regulations.
- B. *Applicability Of Provisions Of This Section.* 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 this Section or other provisions of this Chapter, the site-specific provisions of Ordinance Numbers 1082, 1173, 1175, 1350, 1384 and 1461 shall control and prevail over 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.
- C. *Permitted Uses. [Ord. No. 3222 §1, 7-15-2015]*
General office and medical office.¹
Mini-shop as defined in Section 400.090.
Municipal open-air market.
Outdoor dining without table service.
Public building — City.
Restaurant, cafeteria, catering service.
Sporting goods store.
Toy store.
- D. *Conditional Uses. [Ord. No. 3222 §1, 7-15-2015; Ord. No. 3277 §2, 4-20-2016]*

1. **Editor's Note: Massage therapy services, which immediately followed, was deleted 5-17-2017 by § 3 of Ord. No. 3331.**

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Alarm monitoring service.
Animal clinic/hospital/grooming (excluding kennels or stables).
Any retail sales business not set forth as a permitted use,
exclusive of adult entertainment facility, manufacturing or light
industrial uses as determined by the Planning Director.
Automobile repair.
Automobile service.
Automobile wash.
Cell towers.
Church or other non-denominational place of worship.
Circus.
Craft/microbrewery, cidery, winery or distillery. **[Ord. No.
3372, 4-18-2018]**
Drive-through.
Dwelling, two-family.
Dwelling, multi-family.
Florist.
Food/beverage specialty shop.
Grocery store.
Liquor sales in conjunction with permitted uses and conditional
uses.
Massage therapy services.² **[Ord. No. 3331 § 3, 5-17-2017]**
Motor vehicle sales with or without ancillary rental or leasing.
Multi-tenant retail building.
Museum.
Nursing home and facilities.
Outdoor dining with table service.
Post office.
Private, civic, fraternal or charitable club.
Recreation facility, public or private.
Resale/consignment shop. **[Ord. No. 3345 § 3, 8-16-2017]**
Retail sales.

2. Editor's Note: The former conditional use of "microbrewery/winery boutique," which immediately followed, was repealed 4-18-2018 by Ord. No. 3372. See "craft/microbrewery, cidery, winery or distillery," herein.

Retirement complex.

School, college (other than public).

Shopping center.

Short term residential rentals. **[Ord. No. 3312 § 2, 3-15-2017]**

Storage facility.

Temporary food vendor, on lots utilized for permitted or conditionally approved uses.

Truck rental facility.

Used motor vehicle sales.

Utility facility or substation.

E. *Height Requirements.* No building or structure shall exceed three (3) stories or fifty-five (55) feet in height, this being in compliance with the Metro West Fire Protection District's regulations and requirements, except for those structures within five hundred (500) feet of the Sunnyridge Subdivision, which shall not exceed one (1) story or twenty (20) feet in height.

F. *Area Requirements.*³

1. The total area occupied by any building or storage area shall not cover more than seventy percent (70%) of the lot or tract on which same is erected or maintained.
2. There shall be no open storage of any products or inventory, except as permitted pursuant to Section 400.420(E)(2).
3. Minimum lot frontage for lots proposed shall be one hundred (100) feet and a minimum depth of one hundred fifty (150) feet. Irregular shaped lots may deviate from these requirements, provided the intent of this Section shall be satisfied.
4. *Front yard.* No structure or part of a structure shall be erected within thirty (30) feet of any public or private roadway right-of-way line.

Exception. The front building setback for properties within the Town Center, as defined in Section 400.090, shall be twenty (20) feet from the front property line, or as may be approved by the City Council. However, to make use of this exception, all parking shall be located behind the front

3. **Editor's Note: Also see Section 400.475, Building Setbacks And Yards.**

building line. Pedestrian accommodations and amenities, including, but not limited to, sidewalks, street furniture, pedestrian-level lighting, and landscaping, shall be provided within the front setback, between the building facade and street, as required by the City Council.

5. *Side yard.* No structure or part of a structure shall be erected within twenty (20) feet of a side lot line or within one hundred (100) feet of a side lot line when a change in zoning causes the side of a lot to abut a residential lot and/or use already in existence at the time of the change in zoning. **[Ord. No. 3210 §3, 2-18-2015]**
6. *Rear yard.* No structure or part of a structure shall be erected within twenty-five (25) feet of a rear lot line or within one hundred (100) feet of a rear lot line when a change in zoning causes the side of a lot to abut a residential lot and/or use already in existence at the time of the change in zoning. **[Ord. No. 3210 §3, 2-18-2015]**
7. When a change in zoning causes a lot to abut a residential lot and/or use already in existence at the time of the change in zoning, no structure or part of a structure shall be erected within one hundred (100) feet of any residential lot and/or use. **[Ord. No. 3210 §3, 2-18-2015]**
8. No structure or part of a structure shall be erected within three hundred (300) feet of the Sunnyridge Subdivision unless Subsection (F)(7) above is more restrictive.
9. A minimum of fifty (50) feet of the above buffer zones shall be planted with shade trees having a minimum diameter of six (6) inches at their base and spaced no more than twenty-five (25) feet apart. These trees shall be of the species listed in Section 405.420 of this Code. With regard to the area of property bordering residential property located in the City along the north property line of the area, the buffer zone requirement shall be as described above, but with the inclusion of an earthen berm fifteen (15) feet in height, with provisions for the natural flow of stormwater and with the option of providing comparably sized evergreen trees at suitable spacing subject to the specific approval of the Council after review of a landscape drawing adequately describing the proposed buffer. The buffer shall be continuous along this property line, unless the Council chooses to allow piecemeal development of the area.

G. *Parking Requirements.*

1. Off-street parking and loading requirements shall be in accordance with Section 400.490.
2. Within the Town Center, as defined in Section 400.090, parking shall be located behind the front building line.

H. *Signs And Advertising Devices.* Specific sign regulations for this planned business park district shall be the same as those contained in Chapter 410, Signs and Advertising Devices, of this Code.

I. *Construction Materials.* Materials selected for wall, floor and roof construction shall comply with provisions of the City Building Code. Any exterior construction material must be approved by a majority vote of the Architectural Review Board. Presentation of construction materials shall include renderings, photos, blueprints and other graphic aids as may be required to define the appearance of the finished product as well as its durability as to exterior construction.

J. *Performance Standards.* All uses within this district shall be subject to and governed by the provisions of Section 400.170 of this Chapter.

K. When the rear or side yard of a residential use lot abuts any commercial or institutional use lot and no landscaped buffer area complying with the provisions of Section 400.170 of this Chapter exists or is required on the commercial use lot abutting the residential use lot, a minimum of a twenty-five-foot landscaped buffer area shall be established and maintained along all rear and side property lines or as is required by specific zoning district requirements, whichever is greater. The buffer area shall contain evergreen plant material, as specified by the City Planner, with a minimum height of six (6) feet, planted on ten-foot centers. A fence located within the buffer shall be provided and maintained as required by Section 400.360 unless otherwise specified by the Council. Landscaped buffer areas required by this Section may be located within the rear yard where allowed. Additional buffering measures may be imposed by any conditional use permit for residential use to mitigate any negative impacts of abutting commercial or institutional uses.

L. *Construction To Comply With Building Code.* Any construction within this planned business park district shall be in conformity with the Building Code of the City.

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- M. *Construction Fees.* All construction fees as set out in this Code shall be applicable to this planned business park district.
- N. *Trash Containers.* Any trash containers located anywhere within this planned business park district shall be enclosed by brick enclosures and be sight-proof with sight-proof gates.
- O. *Rooftop Machinery.* No air conditioners or other mechanical devices which generate noise shall be placed on the roof of any structure within the planned business park district unless the units are completely buffered by an extension of the building roofline or buffered enclosure to reduce the noise emitted from said machinery.
- P. *Creek Bank Stabilization.* Developers shall incorporate creek bank stabilization as necessary along the banks of Caulks Creek with the goal of preventing undue stormwater erosion. Such stabilization shall be approved by the City Planner.