

ZONING REGULATIONS

400 Attachment 2

City of Park Hills

Table of Permissible Uses

[R.O. 2016 Ch. 400, Attachment 2; Ord. No. 1074-14 §10, 5-13-2014; Ord. No. 1089-14 §3, 8-12-2014; Ord. No. 1177-16 §2, 9-13-2016; Ord. No. 1218-17, 11-14-2017; Ord. No. 1385-20, 11-10-2020; Ord. No. 1403-21, 4-13-2021; Ord. No. 1548-23, 7-11-2023; Ord. No. 1633-25, 5-13-2025]

KEY:

- P - Permitted use
- SUP - Special use permit is required
- Blank - Use is not permitted

Use	R-1	R-2	R-3	MH	C-1	C-2	C-3 ⁵	M-1 ⁴	M-2 ⁴	M-3 ⁴
Accessory buildings and uses ²	P	P	P	P	P	P	P	P	P	P
Acid manufacture									SUP	SUP
Animal boarding or kennels	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Animal breeding facilities	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Agricultural uses except confined feeding operations	P	P			P	P		P		
Assembly and manufacture of household furniture, appliances					SUP	SUP		P	P	P
Assisted living facility ¹⁰					P					
Automobile car wash					P	P		P		
Automobile or trailer sales and display office					P	P		P		
Automobile wrecking, cars and parts storage and sale									SUP	SUP
Bakeries with baking and processing for retail trade on the premises only					P	P		P		
Bakery, creamery or milk processing plant								P	P	P
Banks and other financial institutions					P	P		P		

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Use	R-1	R-2	R-3	MH	C-1	C-2	C-3 ⁵	M-1 ⁴	M-2 ⁴	M-3 ⁴
Barbershops and beauty parlors					P	P				
Beauty shops	SUP	SUP	SUP							
Bed and Breakfast	SUP	SUP	SUP		P	P	SUP			
Bottling works or ice plant								P	P	P
Bowling alley or billiard parlor					P	P				
Building material yard with inside storage and no outdoor millwork					P	P		P		
Bus or taxi station					P	P		P		
Bus, truck or freight terminal						P		P	P	P
Business or commercial school					P	P		P		
Convenience store					P	P		P		
Cellular telephone towers and associated apparatus	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Cement, lime, gypsum, or plaster manufacture									SUP	SUP
Cemetery	SUP	SUP	SUP		SUP	SUP	SUP			
Crematorium								SUP	SUP	SUP
Child or day care centers	SUP	SUP	SUP		P	P		SUP		
Churches, places of worship, fraternal organizations, private club	SUP	SUP	P		P	P				
Motor vehicle repair and maintenance garages		SUP			P	P		P		
Dance hall or skating rink					P	P				
Dance or music academy					P	P				
Department or variety store					P	P		SUP		
Display room for wholesale merchandise stored elsewhere					P	P		P		
Distillation of bones and flue manufacture									SUP	SUP
Drive-in restaurant or theater					P	P		P		
Driving range					P					
Drug stores and medical prescription centers					P	P		P		

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Use	R-1	R-2	R-3	MH	C-1	C-2	C-3 ⁵	M-1 ⁴	M-2 ⁴	M-3 ⁴
Dwelling for resident watchman or caretaker								P	P	P
Dwelling single-family for mobile home park owner or operator				SUP						
Dwelling, multiple-family			P		P ¹¹	P ¹¹				
Dwelling, single-family attached		P ¹	P ¹							
Dwelling, single-family detached, including certain group and foster homes ⁹	P	P	P	SUP	P ¹¹	P ¹¹				
Dwelling, two-family		P	P		P ¹¹	P ¹¹				
Dyeing and cleaning establishment or laundry					P	P		P		
Experimental, film or testing laboratory						P		P	P	P
Explosive manufacture or storage									SUP	SUP
Extraction of sand, gravel, or any other raw material					SUP ⁶	SUP ⁶	SUP ⁶	SUP ⁶	SUP ⁶	SUP ⁶
Fabrication and repair of electric or neon signs, light sheet metal								P	P	P
Fairgrounds ¹²	P									
Farm machinery and equipment sales and service					P	P		P		
Fat rendering, fertilizer manufacture or tannery									SUP	SUP
Feed and seed store					P	P		P		
Freighting, transportation storage and truck yard or terminal								P	P	P
Frozen food locker or milk distribution station					P	P		P		
Furniture store					P	P		P		
Golf courses	P	P								
Grain processing or milling									P	P
Grocery stores, meat markets or delicatessens					P	P		P		

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Use	R-1	R-2	R-3	MH	C-1	C-2	C-3 ⁵	M-1 ⁴	M-2 ⁴	M-3 ⁴
Home occupations	P	P	P							
Hospital or medical clinic (not including veterinarian or animal hospital)			SUP		P	P		P		
Hotel or motel					P	P		P		
Ice cream or candy stores	SUP				P	P		P		
Intermediate care facility ¹¹					SUP		SUP			
Jewelry store					P	P				
Junk and salvage storage, treatment or bailing									SUP	SUP
Licensed marijuana transportation facility								P(4)	P(4)	P(4)
Licensed medical and comprehensive marijuana-infused product facilities,								P(4)	P(4)	P(4)
Licensed medical marijuana, comprehensive marijuana, and microbusiness wholesale cultivation facility undercover								P(4)	P(4)	P(4)
Liquor store					P	P				
Manufacture of articles made from previously prepared materials								P	P	P
Manufacture of bakery goods, bottling works - except rendering plants								P	P	P
Manufacture of boxes, crates, furniture or other wood products									P	P
Manufacture of clay, stone, or glass products									P	P
Manufacture of rugs, mattresses, pillows, and finishing of textiles									P	P
Manufacture or assembly of boats, bolts, nuts, sheet metal products									P	P
Manufacture or musical instruments, toys, novelties, or stamping								P	P	P

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Use	R-1	R-2	R-3	MH	C-1	C-2	C-3 ⁵	M-1 ⁴	M-2 ⁴	M-3 ⁴
Medical marijuana, comprehensive marijuana, and microbusiness dispensaries (indoor only)					P(4)	P(4)	SUP(4)			
Miniature golf					P	P				
Mining and quarrying									SUP	SUP
Mixing plants for cement, mortar, plaster or paving materials									P	P
Mobile home in approved mobile home parks				P						
Mobile homes in approved mobile home subdivisions				P						
Newspaper office					P	P		P		
Office and office buildings					P	P			P ³	P ³
Off-site parking and storage lots					SUP			SUP	SUP	SUP
Outdoor storage facilities					SUP			SUP		
Outdoor flea markets					SUP		SUP			
Painting, plumbing or tinsmithing shop					P	P		P		
Parking lots ¹³	SUP ⁷	SUP ⁷	SUP ⁷		P	P	P	P	P	P
Pawn shop					P	P				
Petroleum refinery									SUP	SUP
Petroleum storage, with fire dept. approval								SUP	SUP	SUP
Photo supply store					P	P		P		
Printing, publishing or engraving					P	P		P	P	P
Processing or assembling of parts for the production of equipment					SUP	SUP		P	P	P
Public buildings and service facilities	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Public service facilities (base of operations)									P	P
Public, private or parochial schools	P	P	P		P	P				
Publicly owned facilities, parks and playgrounds	P	P	P		P	P		P		

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Use	R-1	R-2	R-3	MH	C-1	C-2	C-3 ⁵	M-1 ⁴	M-2 ⁴	M-3 ⁴
Pulp or paper mill									SUP	SUP
Radio or television broadcasting station					P	P		P		
Radio or television broadcasting tower					SUP	SUP	SUP	SUP	SUP	SUP
Recreational or amusement activities - temporary and seasonal	SUP	SUP	SUP		SUP	SUP	SUP			
Reduction, dumping, or storage of garbage									SUP	SUP
Residential care facility ¹⁰					P					
Refining or smelting metal ore									SUP	SUP
Refining or storage of petroleum or petroleum products									SUP	SUP
Residential or outpatient treatment center for alcohol or drug abuse					SUP ⁸					
Restaurants, cafes, and lunchrooms					P	P		P		
Retail food stores					P	P		P		
Retail or wholesale merchandising					P	P		P	SUP	SUP
Roadside stands - temporary and seasonal in nature	SUP	SUP	SUP		SUP	SUP	SUP			
Rooming house, boardinghouse, or lodging house			P		P	P				
Self-service laundromats and dry-cleaning outlets					P	P		P		
Sheet metal, welding, plumbing or machine shop								P	P	P
Skilled nursing facility ¹¹					P	P	SUP			
Sporting goods store					P	P				
Stockyards or the slaughter of animals									SUP	SUP
Storage units					SUP	SUP		P		
Tattoo parlor/body piercing studio					P	P				
Temporary construction buildings	P	P	P		P	P		P	P	P
Testing Facility (physical, chemical, and other analytical testing services, except tests on animals)								P(4)	P(4)	P(4)

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Use	R-1	R-2	R-3	MH	C-1	C-2	C-3 ⁵	M-1 ⁴	M-2 ⁴	M-3 ⁴
Theater or cinema					P	P		P		
Tire sales and service, including vulcanizing					P	P		P		
Travel trailer park or tourist camp					SUP					
Upholstery shop, not involving manufacturing					P	P		P		
Veterinarian or animal hospital					P	P		P	SUP	SUP
Warehouse storage or distribution facility								P	P	P
Wholesale or distributing warehouse or establishment								P	SUP	SUP
Wholesale merchandising					SUP	SUP		P		

NOTES:

1. Subject to site plan approval.
2. Accessory buildings shall be incidental to the permitted use and not involving the conduct of a business, including one (1) private garage or carport when located not less than sixty (60) feet from the front lot line and not less than ten (10) feet from any other street line or a private garage constructed as part of the main building.
3. Incidental to the permitted use.
4. Licensed marijuana facilities must also meet certain buffer distance requirements as defined in Section 405.240. A dispensary is further restricted to being not less than one thousand (1,000) feet in proximity to another dispensary.
5. Code Section 400.100 should be reviewed to determine appropriate uses.
6. Any bulk storage of extracted material or overburden and any processing or extracting machinery or the open face of any cut shall be at least five hundred (500) feet from any residential structure or street.
7. Parking lots on land in "R" Districts within three hundred (300) feet of the boundary of any "C" or "M" District, provided that the standards set forth in Section 400.160(E) are met.
8. The following conditions must be met: if a residential facility, the exterior appearance of the treatment facility shall reasonably conform to the general standards of the area. A treatment facility shall not be located closer than three hundred (300) feet to any other substance abuse treatment facility.
9. Group homes shall not be located within five hundred (500) feet of another group home and shall meet the requirements of Section 89.020.2, RSMo. Foster homes shall meet the requirements of Section 89.020.6, RSMo.
10. A buffer yard of fifty (50) feet is required if located adjacent to a residentially zoned property. Buffer yard can be reduced to twenty-five (25) feet when the properties are separated by a sight-proof fence at least six (6) feet in height.
11. Dwelling units are permitted in the "C-1" and "C-2" Central Business District so long as the dwelling unit is attached to a permitted commercial use.

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12. Fairgrounds may be used for the following purposes: activities historically conducted at the St. Francois County Fair which do not violate any Missouri State Law, activities commonly conducted at county fairs which do not violate any Missouri State Law, motorized competitive events, auctions, concerts, receptions, exhibitors and vendors of products, livestock shows, horse shows, rodeo shows, archery and shooting competitions.

No part of any such competition shall take place closer than one hundred (100) feet to any property which is not a part of the fairground, and reasonable safety measures are employed to shield the public from harm. Discharging a firearm under this provision shall not be a violation of Section 210.840(A)(3).], circuses, carnivals, fortunetellers, palmists, or similar activities as approved by the City Council per Section 210.2310. As used in this table, the term "fairground" shall only apply to a fairground consisting of a minimum of thirty (30) contiguous acres which is owned by a county agricultural and mechanical society or by a Missouri non-profit corporation organized for the purpose of conducting county fairs or is owned in part by a county agricultural and mechanical society and in part by a Missouri non-profit corporation as described above.

13. Parking lots must be operated in conjunction with a permitted commercial use.