

ZONING REGULATIONS

405 Attachment 1

City of Weldon Spring

Land Use Table

[Ord. No. 18-12, 12-11-2018; Ord. No. 21-10, 10-12-2021; Ord. No. 24-13, 7-25-2024]

Land Use Table

The Land Use Table provides a tabular summary of the principal land uses allowed within each zoning district. Please refer to the specific district regulations and all other applicable requirements and procedures contained in Chapter 400.

- A. **Permitted (By-Right):** Uses identified in a zoning district column of the Use Table with a "•" are "permitted by-right" and shall be permitted in such zoning district subject to all other requirements of this Zoning Ordinance.
- B. **Conditional Uses:** Uses identified in a zoning district column of the Use Table with a "C" are "Conditional Uses" and shall be permitted in such zoning district in accordance with the standards and procedures contained in Article IX.
- C. **Unlisted Uses:** Any use not shown as a use permitted by right or a conditional use in a zoning district is specifically prohibited in that district. Uses not listed have been determined either not to be appropriate in any district, incompatible with certain existing uses, or sufficiently rare or unexpected as to be incapable of being listed at the time of adoption of this Code. Any use not shown as a use permitted by right or a conditional use in any zoning district, but constituting a use that is required to be permitted by law, shall be subject to the conditions of the most appropriate zoning district and the following requirements.
 - 1. The use shall be permitted only to the extent required by law;
 - 2. The use shall be approved only as a Conditional Use in the City's "LI" Industrial District, except if by law it is required to be permitted by right;
 - 3. The use shall be located no closer than one thousand (1,000) feet from any residence, residential property, park, school, or church, except as may be modified by the Board of Aldermen via a Conditional Use Permit;
 - 4. The use shall maintain a distance of at least one thousand (1,000) feet from any other such use having the same description, except as may be modified by the Board of Aldermen via a Conditional Use Permit;
- D. **"Old Town" & Village Center Overlay (Shell Districts):** As of the adoption of this Chapter, no property may be rezoned to the "OT" Old Town District or "VC" Village Center. All preexisting "OT" and "VC" property shall be permitted all lawful uses as of the effective date of this Code. After the effective date of this Code revision, no additional land shall be rezoned to the "OT" or "VC" Overlay District. Any proposed subdivisions, including lot splits, change of use, new construction or other alterations not permitted under the respective district regulations shall require rezoning to an applicable zoning district. Use of property maintaining the "OT" and "VC" preexisting zoning shall be subject to all other regulations of this Code.

WELDON SPRING CODE

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
Uses	Ag	RS3	RS2	RS1	RS 1/2	PR	SP	HTO	MED	PC	GC	LI	Reserved
RESIDENTIAL PRINCIPAL USES													
Dormitories									•				
Group Home	C	C	C	C	C	C							
Lofts										C			
Modular Home	C												
Multi-Family ("Apartment")										C			
Nursing and Residential Care Facilities						C			•	C			
Single-Family (individual home sites)	•	•	•	•	•	•				C			
Single-Family (Conservation Subdivisions)	•	•	•	•	•	•				C			
Single-Family (Conventional Subdivisions)	C	C	•	•	•	C				C			
Townhomes, Condos, Multiplex										C			
Two-Family Attached ("Villa")						C				C			
NON-RESIDENTIAL PRINCIPAL USES													
Aerospace Components Manufacturing								•					
Agriculturally related limited commercial uses, i.e., commercial nursery activities.	C												
Antique Sales										•	•		
Arts, Museums, Parks & Recreation	•	•	•	•	•	•	•	•	•	•	•		
Automotive Customizing Shop											C	•	
Automotive Parts and Supply Store											•		
Automotive Filling Station (Convenience Store)										C	C	C	
Animal Production (beef & dairy cattle, poultry and egg production, and sheep & goat farming),	•												
Animal Production, limited (chicken egg production and animal aquaculture)	•	C											
Automotive Rental Agency											C	•	
Automotive Repair (Body/Paint) Shop											C	•	
Automotive (Vehicle, Boat, or RV) Sales											C		
Automotive Service Station (i.e. Jiffy Lube)											C		
Automotive Wash Services											C	•	
Bakeries (Retail)										•	•		
Bar, Tavern or Lounge										C	C		

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Uses	Ag	RS3	RS2	RS1	RS 1/2	PR	SP	HTO	MED	PC	GC	LI	Reserved
Barber Shop, Beauty Salon or Spa							C			C	•		
Bed and Breakfast Inns										•	•		
Broadcasting, Telecommunications, Radio, TV, and Cable Networks								•			•	•	
Building Material Sales & Services											•	•	
Bus, Truck & Rail Terminals												•	
Catering Service								•		•	•		
Cemetery, Crematory, and Mausoleum	C	C	C	C	C		•						
Church, Temple, Synagogue (places of worship)	•	•	•	•	•	•	•			C	C		
Clinic-Out Patient (Medical, Dental, etc.)							•	•	•	•	•		
Club, Civic, Religious, or Fraternal Organization							•	•	•	•	•	•	
Co-Branded Structure (Gas, Food Sales, etc.)										C	•	•	
Computer Components Distribution								•					
Computer Systems Design								•					
Conference Center								•		•			
Construction Contractor												•	
Couriers and Messengers								•			•		
Crop Production	•	•											
Data Center								•		C	C		
Day Care - Adult					C	C	•		•				
Day Care - Child Nursery	C	C			C	C	•		•		•		
Drug Store (Pharmacy)									•	•	•		
Dry Cleaning & Laundry Pick-up								•		•	•	•	
Dry Cleaning Plant												•	
Electronic Components Distribution								•					
Equipment Sales, Rental & Leasing												•	
Financial Services-banking								•		•	•		
Fishing Lakes	•	C											
Food/Bakery Product Manufacturing												•	
Forestry and Logging	•	•										C	
Funeral Home, Mortuaries										C	C		

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Furniture, Appliance or Electronics Sales								C		•	•		
Golf Courses and Country Clubs	•	C	•	•	•	•	•	•		•	•		
Golf, Miniature											•		
Greenhouse, Plant Nursery & Garden Supplies	C											•	
Grocery Store-Retail										•	•		
Hospital									•		•		
Health Care, Social Services, Vocational Rehab, and Family Services							•	•	•	•	•		
Health Club, Fitness Center & Gymnasiums								•	•	•	•		
High-Tech Manufacturing								•					
Hotel								•		•	•		
Hotel, Extended Stay										C	C		
Industrial, Heavy													C
Industrial, Light								C		C		•	
Information Services and Data Processing								•		•	•		
Kennels, Pet Care, and Dog Daycares	•	C								•	•		
Liquor Store										•	•		
Laundromat- self service											•		
Massage Therapy Establishment (licensed)										C	•		
Micro-Brewery/Micro-Winery								C		C			
Night Club, Dance Hall or Private Club										C			
Office								•	•	•	•	•	
Parks, Playgrounds & Open Space (Public)	•	•	•	•	•	•	•	•	•	•	•	•	
Postal, Mail, and Coping Services							•	•		•	•	•	
Printing & Publishing Facility								•		•	•	•	
Psychiatric and Substance Abuse Hospitals							C		C	C			
Public Administration, Police, Fire, Government	•	•	•	•	•	•	•	•	•	•	•	•	
Public Administration (Other than Weldon Spring)	C	C	C	C	C	C	C	C	C	C	C	C	
Recreation Facility or Area (Commercial)								•	•	•	C	•	
Repair Services								C		C	•	•	
Research, Development & Testing Services								•	•	•	C	•	

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Restaurant, Fast Food								C	C	•	•	•	
Restaurant, General								•	•	•	•	•	
Retail Sales & Services							•		•	•	•	•	
Resale (Consignment) Sales, Thrift Shops										•	•	•	
Schools (Studios), Art, Dance, Martial Arts, Music, or Beauty								•		•	•	•	
Schools, Business, Vocational or Trade School								•	•	•	•	•	
Schools (College, Junior College)								•	•	•	•	•	
Schools, Public (Elementary and Secondary)	•	•	•	•	•	•	•			•	•	•	
Schools, Private (Elementary and Secondary)	C	C	C	C			C			•			
Tanning Salon (State licensed)									•	•			
Tattoo Establishment (State licensed)									C		C		
Telecommunication Antennas (concealed, roof-mounted, stealth, and utility pole-mounted) by administrative permit via Sections 405.215 & 405.175 as an accessory use	•						•	•	C	•	•	•	
Tobacco Store											C		
Theater, Cinemas,										•	C		
Theater, Entertainment, and Performing Arts										C	C		
Utilities, Major (water & wastewater treatment plants, power generation facilities, transmission towers, substations, lift stations, and similar uses)	C									C	C	C	
Utilities, Minor (lift stations, water towers, and similar uses)	C	C	C	C	C	C			•	•	C	C	
Vaporizer (Vap)/Electric Cigarette (E-Cig) Store											C		
Veterinary Clinic								•	•	•	•	•	
Warehouse, Mini (Self-Storage)										C	C	•	
Warehouse, Storage, and Wholesale Trade								C		C		•	
Wireless communication Towers as per Section 405.225(B) as an accessory use	C						C	C		C	C	C	
Reserved													