

ZONING REGULATIONS

410 Attachment 1

City of Higginsville

Use Standards Chart

[R.O. 2009 §410.300; Ord. No. 2040 §5-2, 9-15-2003; Ord. No. 2076 §1, 6-21-2004; Ord. No. 2095 §1, 12-6-2004; Ord. No. 2096 §1, 12-6-2004; Ord. No. 2395 §1, 9-7-2010; Ord. No. 2565 §1, 12-15-2014; Ord. No. 2573 §1, 3-2-2015; Ord. No. 2695, 11-6-2017; Ord. No. 2900, 8-16-2021; Ord. No. 2972, 10-17-2022; Ord. No. 3017, 8-21-2023; Ord. No. 3066, 11-4-2024]

| USE REGULATIONS | ZONING DISTRICTS | | | | | | | | | | | | USE STANDARDS* |
|--------------------------|------------------|--------|--------|------|-------|-----------------|------|------|------|------|------|------|------------------|
| | RESIDENTIAL | | | | | NON-RESIDENTIAL | | | | | | | |
| | "SF-1" | "SF-2" | "SF-3" | "MR" | "MHP" | "AG" | "HS" | "GC" | "DC" | "HC" | "LI" | "HI" | |
| Accessory uses | P | P | P | P | P | P | P | P | P | P | P | P | Section 410.310A |
| Home occupations | P | P | P | P | P | P | P | P | P | P | P | P | Section 410.310L |
| Temporary uses | | | | | | | | | | | | | Section 410.310X |
| AGRICULTURAL USES | | | | | | | | | | | | | |
| Agricultural processing | | | | | | C | | | | | | C | |
| Agricultural use | | | | | | P | | | | | | | Section 410.310B |
| Agriculture, general | | | | | | P | | | | | | | |
| Agriculture, limited | | | | | | P | | | | | | | |

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| RESIDENTIAL USES | | | | | | | | | | | | | |
| Apartment | | | | P | | | | | C | | | | Section 410.310Q |
| Assisted living | | | | P | | | P | P | | P | | | Section 410.310Q |
| Boarding house | | | | | | | | | | | | | Section 410.310Q |
| Duplex | | | P | P | | | | | | | | | |
| Existing non-conforming single-family dwelling | | | | | | | | C | | | C | | |
| Group home | P | P | P | P | P | P | | | | | | | Section 410.310K |
| Manufactured home | | | | | P | | | | | | | | |
| Manufactured home/residential design | | | | | | | | | | | | | Section 410.310P |
| Manufactured home park | | | | | C | | | | | | | | |
| Mobile home | | | | | | | | | | | | | Section 410.310Z |
| Modular home | C | C | C | C | P | C | | | | | | | |
| Multi-family | | | | P | | | | | C | | | | Section 410.310Q |
| Single-family, attached | | | P | P | | | | | | | | | |
| Single-family, detached | P | P | P | C | | P | | | | | | | |
| Transitional living facility | | | | | | | C | | | | | | Section 410.310Y |
| Warehouse, residential storage | | | | | | | | C | | C | P | P | |

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| NON-RESIDENTIAL USES | | | | | | | | | | | | | | |
| Adult entertainment establishment | | | | | | | | | | | P | P | Section 410.310C | |
| Adult entertainment establishment, enhanced | | | | | | | | | | | | | Section 410.310C | |
| Agricultural chemical manufacturing | | | | | | | | | | | | P | | |
| Agricultural sales and service | | | | | | C | | | | | C | C | | |
| Agricultural vehicle sales and service | | | | | | | | | | | C | P | P | |
| Airport or airstrip | | | | | | C | | | | | | C | C | |
| Animal care, general | | | | | | | | | | | P | P | P | |
| Animal care, limited | | | | | | | | | | | P | P | P | |
| Animal fat rendering | | | | | | | | | | | | | P | |
| Animal feed processing and storage | | | | | | C | | | | | | | C | |
| Animal hospitals | | | | | | C | | | | | C | P | P | |
| Appliance repair | | | | | | | | | P | | C | P | P | |
| Armed forces reserve centers | | | | | | C | | | | | | C | C | |
| Arts and crafts studio | | | | | | | | | P | P | P | P | | |
| Asphalt or concrete plant | | | | | | | | | | | | | P | |
| Athletic fields | C | C | C | C | C | C | | | C | | | | | |

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| NON-RESIDENTIAL USES | | | | | | | | | | | | | |
| Auditorium or stadium | | | | | | C | | C | | C | | | Section 410.310T |
| Automotive services | | | | | | | | P | C | P | P | P | |
| Bank or financial institution | | | | | | | | P | P | P | | | |
| Bar or tavern | | | | | | | | C | C | C | | | |
| Basic industry | | | | | | | | | | | P | P | |
| Bed and breakfast | P | P | C | C | | C | | P | C | | | | Section 410.310D |
| Business office, general | | | | | | | | P | P | P | | | |
| Campgrounds, private | | | | | | C | | | | C | | | |
| Car wash | | | | | | | | C | | C | | | |
| Carnival or circus | | | | | | C | | C | C | C | C | | |
| Catering | | | | | | | | P | P | P | | | |
| Cement manufacturing | | | | | | | | | | | | P | |
| Cemetery, crematory, mausoleum | | | | | | C | | | | | | | Section 410.310E |
| Check cashing/unsecured loan services | | | | | | | | C | | C | | | |
| Chemical and biological manufacturing | | | | | | | | | | | | P | |
| Churches, chapels, temples, synagogues | C | C | C | C | C | P | C | P | C | C | C | C | |
| Clubs and lodges, private | | | | | | C | | P | P | | C | | |

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| NON-RESIDENTIAL USES | | | | | | | | | | | | | |
| College or university | | | | | | C | C | C | | C | | | |
| Communications towers | | | | | | C | C | C | C | C | C | C | Section 410.310F |
| Community center | P | P | P | P | P | P | | | | | | | |
| Composting facility | | | | | | | | | | | P | P | Section 410.310G |
| Concentrated feeding operation | | | | | | | | | | | | | Section 410.310B |
| Construction sales and service | | | | | | C | | C | | C | P | P | |
| Convalescent care | | | | C | | | P | | | | | | Section 410.310H |
| Correctional facility | | | | | | | | | | | | | |
| Cultural service | | | C | | | | C | C | C | C | | | |
| Day care center | | | | C | C | C | P | P | C | P | | | Section 410.310I |
| Day care, commercial (11+) | | | | | | | | C | | C | | | Section 410.310I |
| Day care, limited (5--10) | C | C | C | C | | | | C | | | | | Section 410.310I |
| Drive-in or drive-through establishment | | | | | | | | C | C | P | | | |
| Exterminating services | | | | | | | | | | | P | P | |
| Farm implement services | | | | | | C | | | | P | P | P | |
| Farm-related services | | | | | | C | | | | | P | P | |
| Fertilizer sales and storage | | | | | | C | | | | | | C | |
| Food and beverage services | | | | | | | | P | P | P | | | |

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| NON-RESIDENTIAL USES | | | | | | | | | | | | | |
| Food store | | | | | | | | C | C | C | | | |
| Food/bakery product manufacturing | | | | | | | | | | C | P | P | |
| Freight terminal | | | | | | | | | | | C | P | |
| Funeral home | | | | | | | | P | P | C | | | |
| Gas and fuel sales/storage | | | | | | | | | | | | P | |
| Golf course, public | P | P | P | P | P | P | | | | | | | |
| Government service | | | | | | | P | P | P | P | P | P | |
| Grain elevator | | | | | | C | | | | | P | P | |
| Greenhouses, nurseries | | | | | | | | P | P | C | P | P | |
| Grocery store, general | | | | | | | | C | C | P | | | |
| Grocery store, limited | | | | | | | | P | P | C | | | |
| Gun shop | | | | | | | | P | P | P | | | |
| Hazardous operation | | | | | | | | | | | | | |
| Health club | | | | | | C | P | P | C | P | | | |
| Heavy industrial uses | | | | | | | | | | | | P | |
| Heliport or helipad | | | | | | C | C | | | | P | P | |
| Hospital | | | | | | | C | | | C | C | C | |
| Hotel, motel or tourist court | | | | | | | | C | | P | | | |
| Industrial waste disposal | | | | | | | | | | | | | |
| Kennels | | | | | | | | | | | C | C | Section 410.310N |

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| NON-RESIDENTIAL USES | | | | | | | | | | | | | |
| Landfill | | | | | | | | | | | | | Section 410.3100 |
| Laundromat, coin-operated | | | | | | | | P | P | P | | | |
| Laundry, dry cleaning, dying | | | | | | | | P | | P | P | | |
| Laundry, garment services | | | | | | | | P | P | P | P | | |
| Laundry plant | | | | | | | | | | | C | C | |
| Library | C | C | C | C | C | P | P | P | P | | | | |
| Life care facilities | | | | | | | P | | | | | | |
| Light industrial uses (also see below) | | | | | | | | | | | P | P | |
| Light industrial uses, when combined with related retail | | | | | | | | | | C | | | |
| Manufactured home sales | | | | | | | | | | C | | | |
| Manufacturing and assembly | | | | | | | | | | | P | P | |
| Medical/dental services | | | | | | | P | P | P | P | | | |
| Military service | | | | | | | | | | | | | |
| Mining or quarrying | | | | | | | | | | | | C | Section 410.3100 |
| Modular building, commercial | | | | | | | | | | | C | C | |
| Nursing home | | | | | | | P | | | | | | |
| Office, general | | | | | | | | P | P | P | | | |
| Oil or gas drilling/refining | | | | | | | | | | | | C | |

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| Parking lot, commercial | | | | | | | | C | C | C | P | P | |
| Parks and recreation | P | P | P | P | P | P | P | P | P | P | P | P | |
| Pawn shop | | | | | | | | P | P | P | | | |
| Personal services | | | | | | | | P | P | P | | | |
| Pet grooming | | | | | | | | P | | P | P | P | |
| Post office | C | C | C | C | C | P | P | P | P | | | | |
| Print shop | | | | | | | | P | P | P | | | |
| Printing and publishing | | | | | | | | | | | P | P | |
| Private club | | | | | | C | | C | | C | C | | |
| Professional office | | | | | | | | P | P | P | | | |
| Public utility owned facilities | C | C | C | C | C | C | C | C | C | C | P | P | |
| Recreation and entertainment, indoor | | | | | | | | P | P | P | | | |
| Recreation and entertainment, outdoor | | | | | | P | | P | C | P | | | Section 410.310R |
| Recreation vehicle park | | | | | | | | | | | | | Section 410.310S |
| Religious assembly | C | C | C | C | C | C | C | C | C | C | C | C | |
| Repair service | | | | | | | | P | | P | P | P | |
| Research service | | | | | | | | P | | P | P | P | |
| Restaurant, fast-food | | | | | | | | C | C | C | | | |
| Restaurant, general | | | | | | | | P | P | P | | | |
| Retail sales and service | | | | | | | C | P | P | P | | | |

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| NON-RESIDENTIAL USES | | | | | | | | | | | | | |
| Roadside stands | | | | | | P | | | P | P | | | Section 410.310A |
| Safety service | | | | | | P | P | P | P | P | P | P | |
| Salvage yard | | | | | | | | | | | | P | Section 410.310U |
| School, elementary, middle or high | C | C | C | C | C | P | | | | | | | |
| Schools for developmentally disabled | | | | | | | C | | | | | | |
| Service station, automotive | | | | | | | | P | | P | | | |
| Service station, truck stop | | | | | | | | | | P | | | |
| Shooting range | | | | | | C | | | | | C | | |
| Solid waste collection/processing | | | | | | | | | | | | C | Section 410.310W |
| Solid waste transfer station | | | | | | C | | | | | | C | Section 410.310W |
| Stable, commercial | | | | | | C | | | | | | | |
| Stockyard | | | | | | | | | | | | C | |
| Studio, television, film, radio, music | | | | | | C | | P | C | P | | | |
| Swimming pool, public | P | P | P | P | P | P | | | | | | | |
| Taxidermy | | | | | | | | | | P | P | P | |
| Title loan business | | | | | | | | C | | C | | | |
| Transit facility | | | | | | | C | C | C | C | | | |
| Used merchandise store | | | | | | | | P | P | P | | | |
| Utility, major | C | C | C | C | C | P | P | P | P | P | P | P | |
| Utility, minor | P | P | P | P | P | P | P | P | P | P | P | P | |

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| NON-RESIDENTIAL USES | | | | | | | | | | | | | |
| Vehicle and equipment sales | | | | | | | | C | C | P | P | | Section 410.310Z |
| Vehicle repair services | | | | | | | | | | | P | | |
| Vehicle repair, general | | | | | | | | C | | C | P | | |
| Vehicle repair, limited | | | | | | | | C | | C | P | | |
| Vehicle/equipment storage yard | | | | | | | | | | C | P | P | |
| Vocational school | | | | | | | | P | C | P | C | | |
| Warehouse, residential storage | | | | | | | | | | C | P | P | |
| Warehousing and wholesale | | | | | | | | | | | P | P | |
| Welding or machine shop | | | | | | | | | | | P | P | |
| Zoo/aquarium | | | | | | | | C | | C | C | | |

*A letter in the final "use standards" column of the use table refers to conditional use standards applicable to a particular use in one (1) or more of the districts in which such use is allowed.