

ZONING REGULATIONS

405 Attachment 1

City of Hazelwood

APPENDIX A: USE REGULATIONS

[Ord. No. 3674-05 §§1–3, 8-17-05; Ord. No. 3698-05 §4, 11-16-05; Ord. No. 4158-11 §2, 7-6-11; Ord. No. 4212-12 §2, 5-16-12; Ord. No. 4241-12 §1, 10-17-12; Ord. No. 4547-17 §2, 5-17-17; Ord. No. 4704-19, 8-7-2019; Ord. No. 4824-21, 6-16-2021; Ord. No. 4889-22, 4-20-2022; Ord. No. 4897-22, 6-1-2022; Ord. No. 4945-23, 2-15-2023; Ord. No. 5059-25, 8-6-2025]

P=Permitted Use SLUP=Special Land Use Permit													
ZONING DISTRICT													
PRINCIPAL USE	RESIDENTIAL							COMMERCIAL			INDUSTRIAL		PUBLIC
	NU	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	I-1	I-2	P
RESIDENTIAL													
Accessory building	P	P	P	P	P	P	P		P	P	P	P	
Apartments							P						
Assisting living housing							SLUP		SLUP	SLUP			
Day care home	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP						
Condominiums							P						
Dwellings, four-family (quadplex)							P						
Dwellings, group							P						
Dwellings, single-family attached							P						
Dwellings, single-family detached	P	P	P	P	P	P	P						
Dwellings, three-family (triplex)							P						
Dwellings, two-family (duplex)							P						

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PRINCIPAL USE	RESIDENTIAL							COMMERCIAL			INDUSTRIAL		PUBLIC
	NU	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	I-1	I-2	P
Fraternity\sorority\dormitory							P		P				
Garage, private	P	P	P	P	P	P	P		P	P	P	P	
Group home		SLUP	SLUP	SLUP	SLUP	SLUP	SLUP						
Home occupation	P	P	P	P	P	P	P						
Mobile homes												SLUP	
Swimming pool, residence	P	P	P	P	P	P	P						
Townhouse							P						
Townhouse apartment							P						
COMMERCIAL/BUSINESS													
Abstracting								P	P	P	P	P	
Accounting\bookkeeping								P	P	P	P	P	
Adult day care facility	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	P	P				
Adult entertainment (books, videos, etc.)											SLUP	SLUP	
Advertising agency									P	P	P	P	
Ammunition sales									SLUP	SLUP	SLUP	SLUP	
Amusement center/arcade									SLUP	SLUP	SLUP	SLUP	

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	NU	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	I-1	I-2	P
Amusement center/arcade, subsidiary									SLUP	SLUP	SLUP	SLUP	
Amusement park									SLUP	SLUP	SLUP	SLUP	
Animal hospital, clinic (veterinary hospital/clinic)									SLUP	SLUP	SLUP	SLUP	
Answering service								P	P	P	P	P	
Apparel store									P	P			
Appliances, electronics									P	P			
Art gallery									P	P	P	P	
Artist								P	P	P	P	P	
Auction (max two-day/year)	P	P	P	P	P	P	P		P	P	P	P	
Auction facility									SLUP	SLUP	SLUP	SLUP	
Auditorium									P	P	P	P	
Auto licenses office								p	p	p			
Automatic vending machines									P	p			
Bakery, retail								p	p	p			
Banking institution								P	P	P	P	P	
Banquet facility									SLUP	SLUP	SLUP	SLUP	

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Barber shop								P	P	P	P	P	
Beauty shop								P	P	P	P	P	
Book binder									P	P	P	P	
Book store								P	SLUP	SLUP	SLUP	SLUP	
Boutique shop								P	P	P			
Bowling alley									SLUP	SLUP	SLUP	SLUP	
Brokerage services								P	P	P	P	P	
Building material/hardware									SLUP	SLUP	SLUP		
Catering service									P	P	P	P	
Check cashing establishment													
Child care center	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	P	P				
Cinema (indoor)										P	P		
Cleaning and dyeing									P	P	P	P	
Cleaning, carpet									P	P	P	P	
Cleaning, dry								P	P	P	P	P	
Cleaning, sewer									P	P	P	S	
Cleaning, window									P	P	P	P	

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Clinic, medical									P	P	P	P	
Club, country	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP		SLUP	SLUP	SLUP	SLUP	
Club, private/recreational	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP		SLUP	SLUP	SLUP	SLUP	
Club, skeet and gun	SLUP								SLUP	SLUP	SLUP	SLUP	
Computer retail/services								P	P	P			
Contractor services/office									P	P	P	P	
Convenience store								SLUP	P	P	P		
Convenience store/ with fuel dispensing facilities									SLUP	SLUP	SLUP		
Cosmetic micro pigmentation									P	P	P	P	
Credit union									P	P	P		
Dairy products store								P	P	P			
Delivery/courier services									P	P	P	P	
Dental office								SLUP	P	P			
Detective, investigative, security agency									P	P	P	P	
Dog grooming								P	P	P	P	P	
Drive-in establishment									SLUP	SLUP	SLUP		

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	NU	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	I-1	I-2	P
Drug abuse treatment facility									SLUP	SLUP	SLUP	SLUP	
Drug store/pharmacy								P	P	P	P	P	
Employment agency									P	P	P	P	
Exterminator									P	P	P	P	
Factory outlet store									SLUP	SLUP	SLUP		
Financial services								P	P	P	P	P	
Fitness/exercise center								P	P	P			
Flea market									SLUP	SLUP	SLUP	SLUP	
Florist								P	P	P			
Food store, specialty/health								P	P	P			
Fortune teller/palmist									SLUP	SLUP	SLUP	SLUP	
Fraternal lodge/union hall									P	P	P	P	
Garage, storage									SLUP	SLUP	P	P	
Garage, public/commercial	SLUP								SLUP	SLUP	P	P	
General merchandise store									P	P			
Golf, driving range									SLUP	SLUP	SLUP	SLUP	
Golf, miniature									SLUP	SLUP	SLUP	SLUP	

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Greenhouse	P								P	P	P	P	
Gunsmith									SLUP	SLUP	SLUP	SLUP	
Handball/racquetball courts									SLUP	SLUP	SLUP		
Health practitioners (other than those listed)									P	P			
Hobby/toy store									P				
Home furnishings									P	P			
Home improvement center									P	P			
Hospital, medical institution									P	P	P	P	
Hotel									SLUP	SLUP	SLUP	SLUP	
Insurance agency/agent								P	P	P			
Insurance company								P	P	P	P	P	
Kennel, commercial	SLUP								SLUP	SLUP	SLUP	SLUP	
Laundromat (coin-operated)								P	P	P	P	P	
Laundromat (10 employees or less)									P	P	P	P	
Limousine service		SLUP	SLUP						SLUP	P	P	P	
Liquor/wine store								P	P	P	P	P	
Loan establishment									P	P	P	P	

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Locksmith									P	P	P	P	
Lodge, union hall									P		P	P	
Lumber yard												P	
Mail order outlet									P	P			
Mailing services								P	P	P			
Marina	SLUP								SLUP	SLUP	SLUP	SLUP	
Market/grocery store								P	P	P	P	P	
Massage business												SLUP	
Massage parlor												SLUP	
Medical center									P	P			
Medical laboratory									SLUP	SLUP			
Messenger service									P	P	P	P	
Mortuary									P	P	P	P	
Motel, motor court/lodge									SLUP	SLUP	SLUP	SLUP	
Museum									SLUP	SLUP	SLUP	SLUP	
Newspaper/magazine store								P	P	P			
Nursing home									SLUP	SLUP	SLUP	SLUP	

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Office building									P	P	P	P	
Office supplies									P	P			
Office, general									P	P	P	P	
Office, professional									P	P	P	P	
Optometrist office								SLUP	P	P			
Parking garage (paid)									P	P	P	P	
Parking lot (paid)									P	P	P	P	
Pawnbroker									SLUP	SLUP	SLUP	SLUP	
Pet supply store									P	P			
Photograph studio								P	P	P	P	P	
Physicians office								SLUP	P	P			
Plant nursery	P								P	P	P	P	
Plumbing shop									P		P	P	
Printing/copying establishment								P	P	P	P	P	
Professional/technical services								P	P	P			
Radio or television station								P	P	P	P	P	
Reading room								P	SLUP	SLUP	SLUP	SLUP	

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	NU	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	I-1	I-2	P
Real estate agency/agent								P	P	P	P	P	
Recreational activity, outdoors									P	P	P	P	
Recreational facility, private									P	P	P	P	
Rental tools, equipment									P	P	P	P	
Rental, trucks/trailers											P	P	
Repair shop (electrical, electronic)								P	P	P	P	P	
Repair shop, shoe								P	P	P	P	P	
Repair shop, tire									P	P	P	P	
Repossession agency									P	P	P	P	
Research facilities (professional/scientific laboratories)									P	P	P	P	
Restaurant								SLUP	SLUP	SLUP	SLUP	SLUP	
Restaurant, drive-in									SLUP	SLUP	SLUP	SLUP	
Restaurant, fast food									SLUP	SLUP	SLUP	SLUP	
Retail stores (not otherwise listed)									P	P	P	P	
Roadside stand	P								P	P	P	P	
Sales office (corporate, district, regional)									P	P	P	P	

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Sales, boat										P	P	P	
Sales, building materials											p	p	
Sales, general									p	p			
Sales, mobile home/camper/RV										p	p	p	
Sales, monuments										p	p	p	
Sales, playground equipment										p	p	p	
Sales, prefabricated building										P	P	P	
Savings/loan institution								SLUP	P	P			
School, business or commercial									P	P	P	P	
School, dancing/music								P	P	P	P	P	
School, driving (not including trucks)									P	P	P	P	
School, nursery	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP		P	P	P	P	
School, vocational or trade (including truck driving)									SLUP	SLUP	SLUP	SLUP	
Service establishments (not otherwise listed)									P	P		P	
Sewage treatment facility												SLUP	

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	NU	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	I-1	I-2	P
Short-term loan establishment													
Sign painter									P	P	P	P	
Skating rink									SLUP	SLUP	SLUP	SLUP	
Social assistance establishments"									SLUP	SLUP	SLUP	SLUP	
Sporting goods store									P	P			
Sports courts, indoor									P	P			
Stable, private	P	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP						
Stable, public	SLUP								SLUP	SLUP	SLUP	SLUP	
Stamp redemption center									P	P	P	P	
Storage facility (mini-warehouse) self									SLUP	SLUP	SLUP		
Storage (not otherwise listed)											SLUP	SLUP	
Supermarket									SLUP	SLUP			
Surveying company									P	P	P	P	
Swimming pool, non-residential	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP		SLUP	SLUP	SLUP	SLUP	
Tailoring and alterations									P	P	P	P	
Tattooing establishment													
Tavern/bar									P	P	P	P	

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	NU	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	I-1	I-2	P
Tax services								P	P				
Telephone solicitation (telemarketing)									SLUP	SLUP	SLUP	SLUP	
Tennis courts	P						P		P				P
Theater/cinema									SLUP	SLUP	SLUP	SLUP	
Therapeutic massage, health club, spa									SLUP	SLUP	SLUP	SLUP	
Trailer/camping park												SLUP	
Travel agency								P	P	P	P	P	
Truck stop										SLUP	SLUP	SLUP	
Upholsterer									P	P	P	P	
Vehicle oil change/lubrication									SLUP	SLUP	SLUP	SLUP	
Vehicle painting									SLUP	SLUP	SLUP	SLUP	
Vehicle service station									SLUP	SLUP	SLUP	SLUP	
Vehicle service station/minimart									SLUP	SLUP	SLUP	SLUP	
Vehicle service station (specialized repairs)									SLUP	SLUP	SLUP	SLUP	
Vehicle, wash facility									SLUP	SLUP	SLUP	SLUP	

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Vehicle, rental/leasing										SLUP	SLUP	SLUP	
Vehicle, service and repair facility									SLUP	SLUP	SLUP	SLUP	
Vehicle, auto sales										SLUP	SLUP	SLUP	
Vehicle truck sales (new)										SLUP	SLUP	SLUP	
Vehicle, truck storage/sales (used)										SLUP	SLUP	SLUP	
Vehicle/trailer sales area										SLUP	SLUP	SLUP	
Video, rental								P	P	P	P		
Warehouse clubs									SLUP	SLUP	SLUP	SLUP	
INDUSTRIAL													
Airport/heliport									SLUP	SLUP	SLUP	SLUP	
Assembly of semi-finished materials											P	P	
Assembly, electronics/ computers									P	P	P	P	
Assembly, electrical appliances, instruments, etc.									P	P	P	P	
Bakery, commercial													
Bakery, wholesale											P	P	
Book binder											P	P	

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Bottling works											P	P	
Cleaning and dyeing establishment											P	P	
Cole, coke or wood yard												P	
Concrete mixing plant												P	
Distribution facility											SLUP	SLUP	
Fabrication (from semi-finished materials)											P	P	
Freight yard													
Ice/cold storage plant											P	P	
Incinerator												SLUP	
Junk yard/salvage yard												SLUP	
Landfill, sanitary												SLUP	
Lumber yard												P	
Machine shop												P	
Manufacture and/or assembly of motor vehicles											P	P	
Manufacturing (not listed)											SLUP	SLUP	
Manufacturing or storage, acid												SLUP	

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	NU	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	I-1	I-2	P
Manufacturing, wholesaling, storage, chemicals												SLUP	
Manufacturing, wholesaling, storage, explosives												SLUP	
Manufacturing or storage, gas and flammable liquids												SLUP	
Manufacturing, wholesaling, storage, petroleum products												SLUP	
Manufacturing or storage, radioactive materials												SLUP	
Manufacturing, Aerospace parts											P	P	
Manufacturing, Apparel											P	P	
Manufacturing, Asphalt												SLUP	
Manufacturing, cement, lime, gypsum, plaster of paris												SLUP	
Manufacturing, cosmetics									SLUP	SLUP	P	P	
Manufacturing, drugs									SLUP	SLUP	P	P	
Manufacturing, electrical equipment											P	P	
Manufacturing, electronic products											P	P	

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Manufacturing, fertilizer											SLUP	SLUP	
Manufacturing, food/beverage									SLUP	SLUP	P	P	
Manufacturing, leather/allied products												SLUP	
Manufacturing, motor vehicles/parts											P	P	
Manufacturing, paper products											SLUP	SLUP	
Manufacturing, plastic products											SLUP	SLUP	
Manufacturing, pottery/ceramics											P	P	
Manufacturing, reclamation, rubber products												SLUP	
Manufacturing, sign											P	P	
Manufacturing, wood products												SLUP	
Materials, raw extraction												SLUP	
Marijuana cultivation facility											SLUP	SLUP	
Marijuana dispensary facility									SLUP	SLUP	SLUP	SLUP	
Marijuana-infused products manufacturing facility											SLUP	SLUP	
Marijuana testing facility											SLUP	SLUP	

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Milk distribution station												P	
Moving/storage company											SLUP	SLUP	
Printing plant											P	P	
Public utility (substation, transforming facilities)	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP
Quarry												SLUP	
Radio or television station										P	P	P	
Research facilities (professional/scientific)											P	P	
Sales, building materials											P	P	
Sales, fencing, iron works											P	P	
Sales, hauling trailers											P	P	
Sales, shipper's agent													
Sewage treatment facility													
Sign manufacture/maintenance									P	P	P	P	
Stone monumental works												P	
Storage, radioactive material												SLUP	
Storage warehouse												SLUP	

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Storage, outdoor											SLUP	SLUP	
Telecommunication/transmission tower < 60 feet in height	(See Section 405.400, Communication Antennae and Support Structures)												
Telecommunication/transmission tower > 60 feet in height	(See Section 405.400, Communication Antennae and Support Structures)												
Tinsmithing shop											P	P	
Tool and dye facility													
Trailer, storage											P	P	
Trash/refuse distribution/collection facility												SLUP	
Truck/freight terminal											P	P	
Vehicle assembly												P	
Vehicle storage											SLUP	SLUP	
Vehicle transporting											P	P	
Warehousing/distribution											P	P	
Welding												P	
Wholesaling											P	P	

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COMMUNITY/PUBLIC FACILITIES													
Assembly facility(public, temporary)	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP		SLUP	SLUP	SLUP	SLUP	P
Athletic fields, lighted	P								P	P	P	P	SLUP
Athletic fields, unlighted													P
Auditorium, public													P
Cemetery/mausoleum									SLUP	SLUP	SLUP	SLUP	SLUP
Church	P	P	P	P	P	P	P		P	P	P	P	
Club, public													
Community center													P
Fire station	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	P	P	P	P	P
Golf course	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP		SLUP	SLUP	SLUP	SLUP	SLUP
Library	S	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP		P	P	P	P	P
Park	P	P	P	P	P	P	P		P	P	P	P	P
Playground	P	P	P	P	P	P	P		P	P	P	P	P
Police station	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	P	P	P	P	P	P
Post office/postal station								P	P	P	P	P	
Recreation area, public	P	P	P	P	P	P	P		P	P	P	P	P

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	NU	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	I-1	I-2	P
Recreation center, public													P
Recreation facility public		P											P
School, private	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP		SLUP	SLUP	SLUP	SLUP	
School, public	P	P	P	P	P	P	P		P	P	P	P	
Swimming pool, public	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP				SLUP	SLUP	P
Utility facility, public	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP
AGRICULTURAL													
Farm, dairy	P								P	P	P	P	
Farm, livestock	P								P	P	P	P	
Farm, truck gardening	P								P	P	P	P	