

ZONING REGULATIONS

400 Attachment 5

City of Hollister

APPENDIX 2

"I-1" Industrial District Permitted And Conditional Uses

[Ord. No. 433 App. 2, 10-17-1991; Ord. No. 98-27, 6-18-1998; Ord. No. 02-06, 3-21-2002; Ord. No. 03-48, 11-20-2003; Ord. No. 18-48, 7-5-2018; Ord. No. 19-75, 12-5-2019; Ord. No. 23-37, 12-7-2023]

A. "I-1" Industrial District Permitted Uses.

1. Automobile repair, sales and service, including automobile body repair and rebuilding and painting of automobiles.
2. Automobile washing, including the use of mechanical conveyors, blowers and steam cleaning.
3. Bakeries — the baking and processing of food products when prepared for retail use off the premises only.
4. Barber and beauty shops.
5. Battery and tire service stations.
6. Beverage, bottling and distributing.
7. Boat show rooms.
8. Bottling works.
9. Building material yards where no millwork is done.
10. Building supply businesses of any type.
11. Bus passenger terminal.
12. Cabinet making establishments and carpenter shops which use no motors larger than ten (10) horsepower.
13. Clothing factories.
14. Contractors' yards.
15. Dairies.

HOLLISTER CITY CODE

16. Electrical appliance store and repair, including appliance assembly or manufacturing.
17. Feed and seed store/farm supply.
18. Florist shop for retail trade or wholesale trade.
19. Fruit canning and packing establishments.
20. Frozen food lockers.
21. Furniture store and upholstery.
22. Furrier.
23. Garden supplies and seed stores.
24. Hardware stores.
25. Ice plants.
26. Injection molding and fiberglass.
27. Laundries.
28. Merchandise establishments — adult.
29. Milk distribution stations.
30. Offices, business and professional.
31. Off-street parking facilities in an open lot or a covered building.
32. Optical goods factories.
33. Paint and wallpaper store.
34. Paper box factories.
35. Pencil factories.
36. Plumbing, heating and roofing supply shops when conducted wholly within a building.
37. Post office and mail distribution center.
38. Printing, publication and engraving plants.

ZONING REGULATIONS

39. Recreation places include bowling center, gymnasium, skating rink, archery range, miniature golf, or other similar places of amusement or entertainment when operated for pecuniary profit.
 40. Research and development organizations.
 41. Service stations, public garages and other motor vehicle services provided all pumps, underground storage tanks, lubricating and other devices are located at least twenty (20) feet from any street right-of-way; provided all fuel, oil or similar substances are stored inside or underground; and provided all automobile parts, dismantled vehicles and similar articles are stored within a building.
 42. Sheet metal shops.
 43. Storage firms including mini-storage facilities.
 44. Trailer sales on an open lot with or within a building (no residential occupancy).
 45. Trucking terminals.
 46. Welding shops and service.
 47. Wholesale businesses.
 48. Any similar business not listed shall be zoned accordingly.
- B. "I-1" Industrial District Conditional Uses.
1. Adult merchandise establishments.
 - a. Purpose. The purpose of these regulations is to protect residential property values by restricting the location of adult merchandise establishments. National studies indicate that such businesses are perceived to have a negative impact on residential property values. Dispersion of adult merchandise establishments is required in order to avoid concentration of uses that have a negative impact on adjoining property values.
 - b. Location. An adult merchandise establishment as defined in Section 400.020. Such uses are prohibited within the area circumscribed by a circle that has a radius of five hundred (500) feet from any residential zoning district, school, park, or church. Adult merchandise establishments shall not be located within the area circumscribed by a circle that has a radius of one thousand (1,000) feet from any other adult merchandise establishment or any establishment that is licensed to sell alcoholic beverages within the City limits of Hollister.
 - c. Distances. The distances provided in this Subsection shall be measured by following a straight line, without regard to intervening structures or objects, from the adult merchandise establishment to the nearest point of the parcel of

HOLLISTER CITY CODE

property containing a school, park, or church, or the residential zoning district boundary line the nearest other adult merchandise establishment.

2. Brewery.
 - a. A building or establishment for producing (brewing) beer, ale or other malt liquors. This facility may include retail sales of any beer, ale or other malt liquors produced at that location.
 - b. No brewery shall be located within five hundred (500) feet of any then-existing elementary or secondary school, State-licensed day care, or church.
 - c. For purposes of determining distances, used in Subsection (B)(2)(b) of this Section, from elementary or secondary schools, State-licensed day cares or churches, the distance will be measured in a straight line from the nearest, exterior, structural surface of the primary building; excluding steps, overhangs, awnings, entryways, etc., of a school, church or day care to the nearest, exterior, structural surface of the primary brewery building; excluding steps, overhangs, awnings, entryways, etc. This measurement will be expressed in feet.
3. Cemeteries and mausoleums.
 - a. Minimum of one (1) acre.
 - b. Only endowed cemeteries shall be permitted, and, prior to approval, the applicant shall comply with all Missouri Statutory requirements.
 - c. Access to the cemetery and mausoleum shall be from a dedicated public street, and all driveways and internal streets shall conform to the standards set forth in Parking Regulations Section 400.160.
4. Churches or similar places of worship with their accessory structures,
 - a. Not including mission or revival tents.
 - b. Churches shall not operate day cares, kindergartens or schools (grades 1 — 12) without first receiving special use permit for this use, meet the State of Missouri requirements, and business license from the City of Hollister.
5. Crematories for the disposal of human dead remains.
 - a. The City of Hollister requires a copy of the Missouri State Certification of operator and license classification of the establishment.
 - b. Crematories shall comply with Missouri Department of Natural Resources/Air Pollution Control Program construction permit requirements. The City requires a copy of the DNR construction permit issued.

ZONING REGULATIONS

6. Distillery.
 - a. A building or establishment producing (distilling) alcohol (liquors) for human consumption. This facility may include retail sales of any liquor, or product containing distilled spirits manufactured at that location.
 - b. No Distillery shall be located within five hundred (500) feet of any then-existing elementary or secondary school, State-licensed day care, or church.
 - c. For purposes of determining distances, used in Subsection (B)(5)(b) of this Section from elementary or secondary schools, State-licensed day cares or churches, the distance will be measured in a straight line from the nearest, exterior, structural surface of the primary building; excluding steps, overhangs, awnings, entryways, etc., of a school, church or day care to the nearest, exterior, structural surface of the primary distillery building; excluding steps, overhangs, awnings, entryways, etc. This measurement will be expressed in feet.
7. Dry cleaning plants. Dry cleaning and pressing establishments, when employing facilities for the cleaning and pressing of dry goods received on the premises from retail trade and wholesale cleaning or pressing business, and when using carbon tetrachloride, perchlorethylene, or other similar non-flammable solvents approved by the Fire Department.
8. Dyeing plants. Dyeing, dry cleaning and laundry works having more than five (5) employees employed at any one (1) time on the premises, having a portion of the premises devoted to the pickup and delivery to customers of items to be dyed, dry cleaned or laundered and which utilizes only underwriter approved non-flammable solutions and materials in its operations.
9. Funeral Home/Mortuary. The City of Hollister requires a copy of the Missouri State Certification of operator and license classification of the establishment.
10. Furniture stripping business.
 - a. Operation shall provide engineered plans showing how the cleaning solutions are neutralized before any wastewater goes into the City system. The engineer shall certify that any waster from this operation shall not adversely affect our wastewater plant in any way.
 - b. Backflow protection shall be provided on water service line and tested/inspected annually by a certified backflow preventer tester.
 - c. Operator shall submit a list of chemicals to be used with MSDS sheets.
 - d. Ventilation from the building shall be adequate for the employees' safety and the exhaust shall not be noxious to the adjoining properties.

HOLLISTER CITY CODE

11. Hospitals or penal or correctional institutions shall have a minimum fifteen (15) acres.
12. Microbrewery.
 - a. A building or establishment for producing (brewing) beer, with an annual production of ten thousand (10,000) barrels or less. This facility may include retail sales of beer produced at that location.
 - b. No Microbrewery shall be located within five hundred (500) feet of any then-existing elementary or secondary school, State-licensed day care, or church.
 - c. For purposes of determining distances, used in Subsection (B)(11)(b) of this Section, from elementary or secondary schools, State-licensed day cares or churches, the distance will be measured in a straight line from the nearest, exterior, structural surface of the primary building; excluding steps, overhangs, awnings, entryways, etc., of a school, church or day care to the nearest, exterior, structural surface of the primary microbrewery building; excluding steps, overhangs, awnings, entryways, etc. This measurement will be expressed in feet.
13. Open-air flea market (temporary).
 - a. Shall be licensed to operate for not more than sixty (60) days in a calendar year.
 - b. Days of operation shall not exceed fourteen (14) consecutive days at any one time.
 - c. All requirements of Section 400.180(B) of this Section and other ordinances of the City of Hollister shall be followed.
 - d. With the application a site plan shall be submitted showing the layout of the sales area with approximate number of vendor spaces, parking with approximate number of spaces available, circulation routes and location of restroom facilities.
 - e. All parking shall be off-street parking.
14. Outdoor amusement/recreation establishments operated for pecuniary profit.
 - a. Hours of operation shall be limited from 10:00 A.M. to 12:00 P.M.
 - b. Adequate restroom facilities for both sexes shall be provided on the premises of such amusement or entertainment. Such facilities may be of a temporary nature.

ZONING REGULATIONS

- c. All electrical wiring and lighting shall be inspected and approved by the City Building Department and shall meet the current Edition of the NEC Section 590 code.
 - d. Adequate facilities for the disposal of trash and debris shall be provided on the premises.
 - e. The area or premises where such amusement or recreation is conducted shall be cleaned and policed after the cessation of such amusement or recreation and all trash, litter and debris shall be removed.
15. Pet grooming businesses.
- a. Pets shall be on a leash or in a carrier at all times while in transit from a vehicle to the shop and from the shop to a vehicle.
 - b. The pet owners and shop operator are responsible for any necessary cleaning up after the pets whether on sidewalk, street, grass or inside the shop.
 - c. Pets shall not be boarded at the shop.
 - d. Any outside waste containers shall have lids that seal to avoid the potential to draw insects or other animals. Excess flies, rodents or other animals around the exterior area shall be considered a nuisance.
 - e. A purpose-built hair strainer shall be used to eliminate clogging and contamination of wastewater transfer infrastructure.
16. Radio, television and other communication towers.
- a. Towers shall be positioned on the property so that no part of the tower lay across the property line if the tower came down (i.e., if the tower is two hundred (200) feet tall, it shall be at least two hundred (200) feet from any property line).
 - b. The property for tower locations shall be platted with road frontage (not just accessed via an easement across another property).
 - c. Co-location of facilities. At times it may be possible to co-locate telecommunications systems on City towers through permission of the Board of Aldermen. Telecommunication towers constructed within the City limits by a telecommunication service provider may be capable of accommodating antennas for two (2) or more additional telecommunication service providers (hereinafter referred to as "additional capacity").
17. Riding stables, riding academies and trails.
- a. Minimum of two (2) acres.

HOLLISTER CITY CODE

- b. Adequate restroom facilities for both sexes shall be provided on the premises of such amusement or entertainment. Such facilities may be of a temporary nature.
 - c. Adequate facilities for the disposal of trash and debris shall be provided on the premises.
 - d. The area or premises where such amusement or recreation is conducted shall be cleaned and policed after the cessation of such amusement or recreation and all trash, litter and debris shall be removed.
18. Rodeo and fairgrounds.
- a. Minimum of three (3) acres.
 - b. Adequate seating for patrons.
 - c. Adequate restroom facilities for both sexes shall be provided on the premises. Such facilities may be of a temporary nature.
 - d. All temporary electrical wiring and lighting shall be inspected and approved by the City Building Department and meet 2011 NEC Section 590 code.
 - e. Adequate facilities for the disposal of trash and debris shall be provided on the premises.
 - f. The area or premises where such amusement or recreation is conducted shall be cleaned and policed after the cessation of such amusement or recreation and all trash, litter and debris shall be removed.
 - g. Parking requirements. See Section 400.160.
19. Sewage, refuse, garbage disposal plants and recycling centers shall meet the requirements of Missouri Department of Natural Resources.
20. Tanning beds as an accessory use to beauty/barber shops shall comply with Section 605.210.
21. Winery.
- a. A building or establishment for producing (fermenting) wine. This facility may include retail sales of any wine produced at that location.
 - b. No Winery shall be located within five hundred (500) feet of any then-existing elementary or secondary school, State-licensed day care, or church.

ZONING REGULATIONS

- c. For purposes of determining distances, used in Subsection (B)(21)(b) of this Section, from elementary or secondary schools, State-licensed day cares or churches, the distance will be measured in a straight line from the nearest, exterior, structural surface of the primary building; excluding steps, overhangs, awnings, entryways, etc., of a school, church or day care to the nearest, exterior, structural surface of the primary winery building; excluding steps, overhangs, awnings, entryways, etc. This measurement will be expressed in feet.
- C. "I-1" Industrial District Minimum Requirements.
1. The minimum requirements in the "I-1" Industrial District are as follows:
 - a. Minimum lot size: fifteen thousand (15,000) square feet.
 - b. Maximum density building area per floor is determined by engineering for site and approved by jurisdiction having authority.
 - c. Minimum front setback: twenty-five (25) feet.
 - d. Minimum side setback: ten (10) feet.
 - e. Minimum back setback: ten (10) feet.
 - f. Maximum building height: forty (40) feet/three (3) stories.
 2. Except as hereinafter provided:
 - a. No building or land shall be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations specified for the district in which it is located.
 - (1) Commercial businesses that wish to have goods displayed outside may do so if: the square footage of the outside display area does not exceed twenty percent (20%) of the square footage of the inside display area up to a maximum of one thousand (1,000) square feet of outside display area, the outside display does not block sidewalks, drives or required parking and the use is an approved use in the district. This is not permitted in "H-1" Historic District, "C-1" Commercial District, home occupations, food service and tavern type establishments. Businesses wishing to exceed these limits shall need special use permit.
 - b. No building shall be erected or altered to have a narrower or smaller rear yard, front yard, side yard, inner or outer court than is specified for the district in which such building is to be located.
 - c. No part of a yard or other open space about any buildings required for the purpose of complying with the provisions of the standards in this Chapter

HOLLISTER CITY CODE

shall be included as a part of a yard or other open space similarly required for another building.

3. Within the "I-1" General Industrial District, the following regulations shall apply:
 - a. General industrial use. A general industrial use is one (1) which creates a minimum amount of nuisance outside the plant; and which is not noxious or offensive by reason of the emission of smoke, dust, fumes, gas, odors, noises or vibrations beyond the confines of the building.
 - b. Conditions of use. The above permitted uses shall be subject to the following: Any production, processing, cleaning, servicing, testing, repair or storage of goods, materials or products shall take place without creating disturbing influences to the use and occupancy of adjoining properties.
 - c. Height. Any building or structure exceeding thirty-four (34) feet in height shall include an ISO approved sprinkler system.
 - d. Railroad siding frontage. No setbacks shall be required for those portions of lots which front on railroad sidings.
 - e. Parking requirements. See Section 400.160.
 - (1) Each owner shall keep available on its build site a maintained paved parking lot large enough to prevent on-street parking.
 - (2) Accessible parking spaces shall be provided in compliance with the Accessibility Chapter of the current adopted Edition of the International Building Code and ICC A117.1 Accessible and Usable Buildings and Facilities.