

ZONING REGULATIONS

400 Attachment 6

City of Hollister

APPENDIX 3

"H-1" Historic District Permitted And Conditional Uses

**[Ord. No. 433 App. 3, 10-17-1991; Ord. No. 94-36 App. 3, 8-4-1994;
Ord. No. 98-28, 6-18-1998; Ord. No. 02-06, 3-21-2002; Ord. No. 03-48, 11-20-2003; Ord.
No. 18-49, 7-5-2018; Ord. No. 23-38, 12-7-2023]**

A. "H-1" Historic District Permitted Uses.

1. Alcohol establishments that serve intoxicating beverages for consumption on the premises: bars, lounges, taverns, restaurants and private clubs shall be permitted in this zoning district.
2. Antique shop.
3. Art, book, school and stationery stores.
4. Bakery shop, including the baking and processing of food products when prepared for retail use.
5. Banks, financial institutions, savings and loan associations.
6. Barber and beauty shops.
7. Camera and photographic supply shops for retail sales.
8. Candy and ice cream stores.
9. Clubs and fraternal organizations, catering establishments.
10. Custom dressmaking, millinery, tailoring or shoe repair when conducted for retail sales on the premises only.
11. Drug stores.
12. Dry goods store, haberdashery and wearing apparel stores.
13. Florist shop and conservatory for retail trade on premises only.
14. Furrier, when conducted for retail trade on the premises only.
15. Garden supplies and seed stores.
16. Gift shops.

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17. Hardware stores.
 18. Hobby stores.
 19. Hotels, including dining and meeting rooms, when business uses occupy the street frontage except for an entranceway to the hotel lobby.
 20. Interior decorating shops, including upholstery and making of draperies, slip covers, and other similar articles when conducted as part of the retail operations and secondary to the main use.
 21. Jewelry store and watch repair.
 22. Leather goods and luggage store.
 23. Offices, business and professional.
 24. Photography studio, art gallery or studio, including the developing of film and pictures when conducted as part of the retail business on the premises.
 25. Public utility collection offices.
 26. Sporting goods store.
 27. Tobacco stores.
 28. Upholstery shop.
 29. Variety store.
 30. Wearing apparel store.
 31. Any similar business not listed shall be zoned accordingly.
- B. "H-1" Historic District Conditional Uses.
1. Amusement establishment of any size shall be conducted within an enclosed building.
 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.

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- 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. 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.
4. 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)(4)(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.
5. 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)(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,

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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.

6. Pet grooming.
 - 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 restrainer shall be used to eliminate clogging and contamination of wastewater transfer infrastructure.
 7. Tanning beds as an accessory use to beauty/barber shops shall comply with Section 605.210.
 8. 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.
 - c. For purposes of determining distances, used in Subsection (B)(8)(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. "H-1" Historic District Minimum Requirements.
1. The minimum requirements in the "H-1" Historic District are as follows:
 - a. Minimum lot size: None.

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- b. Maximum density building area per floor: None.
 - c. Minimum lot width: None.
 - d. Minimum lot depth: None.
 - e. Minimum front setback: None.
 - f. Minimum side setback: None.
 - g. Minimum back setback: None.
 - h. 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 permits.
 - 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 shall be included as a part of a yard or other open space similarly required for another building.
3. The "H-1" Historic Building District is designed to preserve and protect buildings, places and areas of historic and architectural interest within the City for the education, cultural, economics, and general welfare of the public.
- a. Intended purpose. Areas and buildings within the historic zoning district shall not have the exterior area altered or building demolished in whole or in part

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without approval from the Planning Commission and the Board of Aldermen and the issuance of all required permits.

- (1) Exception: Exterior area alterations required by local, State or Federal law shall not require the approval of any City board but shall require administrative review and issuance of all required permits.
- b. District area. All district area includes all property along Downing Street and Birdcage Walk, also property along the west side of Business Highway 65 from Downing Street on the north to where Business 65 crosses the railroad tracks at the south, the train station, City Hall and any other area or building currently designated historic within the City limits of Hollister.
- c. The Planning Commission and the Board of Aldermen shall approve future buildings and areas to be designated in the Historic District.
- d. Provisions of this Section apply to interior remodels in buildings that are on the historic registry (primarily buildings along Downing Street).
- e. Parking requirements. The Historic District is exempt from the requirement for businesses to provide off-street parking.