

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARNOLD, MISSOURI,  
AMENDING CHAPTER 405 OF THE ARNOLD CODE OF ORDINANCES BY  
ESTABLISHING AND/OR REVISING VARIOUS PERMITTED AND CONDITIONAL  
COMMERCIAL AND INDUSTRIAL USES AND STANDARDS RELATED THERETO.**

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**WHEREAS**, the City Council of the City of Arnold desires to amend Chapter 405 of the Arnold Code of Ordinances.

**WHEREAS**, the proper public hearings have been held, pursuant to City Ordinance and the laws of the state of Missouri.

**WHEREAS**, the Planning Commission has submitted its report and recommendation to the City Council on the proposed amendments to Chapter 405 of the Arnold Code of Ordinances; and

**WHEREAS**, the City Council voted to amend Chapter 405 of the Arnold Code of Ordinances.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARNOLD, MISSOURI, AS FOLLOWS:**

**SECTION 1.** Section 405.060(C), Definitions, of the Arnold Code of Ordinances is amended by adding the following:

**“COMMERCIAL PRINTING**

An establishment engaged in commercial printing onto purchased stock materials including, but not limited to, printing of stationary, invitations, labels, yard signs, and textile products. Commercial printing shall not include self-serve printing services.

**CONTRACTOR**

An establishment engaged in construction, remodel, and repair services including, but not limited to, offices for skilled trade contractors engaged in construction disciplines such as plumbing, mechanical, electrical, foundation, excavation, and demolition. Contractors may include outdoor storage or laydown yards.

**CONTRACTOR’S OFFICE**

An establishment engaged in the administrative, clerical, and dispatching for construction, remodel and repair services, including, but not limited to, offices for skilled trade contractors engaged in construction disciplines such as plumbing, mechanical, electrical, foundation, excavation, and demolition. Contractor’s offices shall not include outdoor storage or laydown yards.

**OUTDOOR STORAGE (LAYDOWN YARDS)**

The storage of merchandise, goods, inventory, materials, equipment, wrecked, un-operational or disassembled vehicles, watercraft, and vehicles Class 5 USDOT or higher in an open-air, covered or uncovered, unenclosed area exterior to a building,

but not including vehicular parking which complies with this Chapter or the temporary storage of construction materials and equipment on a construction site.

**AUTOMOTIVE REPAIR, GENERAL**

An establishment engaged in routine maintenance and repair of automobiles including but not limited to oil, exhaust, tire, glass, transmission, paintless dent removal, detailing for vehicles, such as passenger cars, trucks, and vans. General automotive repair shall not include outdoor storage, laydown yards, or automotive sales.

**AUTOMOTIVE REPAIR, MAJOR**

An establishment engaged in comprehensive, non-routine maintenance and repair of automobiles including, but not limited to replacement of frames and bodies, including painting, of vehicles of all weights and sizes, and the repair or replacement of engines, transmissions, power trains. Major automotive repair may include outdoor storage or laydown yards, but shall not include automotive sales.

**MARINE BUILDING AND REPAIR**

An establishment primarily engaged in the building, repair, alteration, restoration, or maintenance of watercraft as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. Marine building and repair may include outdoor storage, or laydown yards.”

**SECTION 2.** Section 405.060(C), Definitions, of the Arnold Code of Ordinances is amended by deleting the following:

**“OPEN STORAGE**

Storage of material or goods on the ground outside of a building.”

**SECTION 3.** Section 405.120(B), “C-2” Commercial District, subparagraph (1)(a), of the Arnold Code of Ordinances is amended to add the following as permitted uses:

“(15) Commercial Printing  
(16) Contractor’s Office”

**SECTION 4.** Section 405.120(B), “C-2” Commercial District, subparagraph (1)(b), of the Arnold Code of Ordinances is amended to add the following as conditional uses:

“(31) Automotive Repair, General  
(32) Automotive Repair, Major”

**SECTION 5.** Section 405.120(B), “C-2” Commercial District, subparagraph (1)(b), of the Arnold Code of Ordinances is amended to delete the following as conditional uses:

“(3) Automotive repair shops”

**SECTION 6.** Section 405.120(B), “C-2” Commercial District, subparagraph (g)(17), of the Arnold Code of Ordinances is amended to adding the following as parking space requirements:

Commercial Printing	1 space for every employee on the maximum shift plus 1 space for every vehicle customarily used in operation of the use plus 2 space for customer pick up of receivables
Contractor	1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use, plus 1.5 spaces per 1,000 sq. ft. of warehouse floor area
Contractor’s Office	1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use, plus 1.5 space for customer use for every 1000 square feet of showroom floor

**SECTION 7.** Section 405.120(C), “C-3” Commercial District, subparagraph (1)(a), of the Arnold Code of Ordinances is amended to add the following as permitted uses:

- “(13) Commercial Printing
- “(14) Contractor’s Office
- “(15) Automotive Repair, General”

**SECTION 8.** Section 405.120(B), “C-3” Commercial District, subparagraph (1)(b), of the Arnold Code of Ordinances is amended to add the following as conditional uses:

- “(38) Automotive Repair, Major”

**SECTION 9.** Section 405.120(B), “C-3” Commercial District, subparagraph (1)(b), of the Arnold Code of Ordinances is amended to delete the following as conditional uses:

- “(5) Automotive repair shops”

**SECTION 10.** Section 405.120(B), “C-3” Commercial District, subparagraph (g)(21), of the Arnold Code of Ordinances is amended to adding the following as parking space requirements:

Commercial Printing	1 space for every employee on the maximum shift plus 1 space for every vehicle customarily used in operation of the use plus 2 space for customer pick up of receivables
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Contractor 1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use, plus 1.5 spaces per 1,000 sq. ft. of warehouse floor area

Contractor's Office 1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use, plus 1.5 space for customer use for every 1000 square feet of showroom floor

**SECTION 11.** Section 405.130(A), "M-1" Industrial District, subparagraph (1)(a), of the Arnold Code of Ordinances is amended to add the following as permitted uses:

- "(24) Contractor's Office
- (25) Contractor
- (26) Automotive Repair, General
- (27) Automotive Repair, Major
- (28) Outdoor Storage (See Section 405.150(A))"

**SECTION 12.** Section 405.130(A), "M-1" Industrial District, subparagraph (1)(b), of the Arnold Code of Ordinances is amended to add the following as conditional uses:

- "(18) Marine Building and Repair"

**SECTION 13.** Section 405.130(A), "M-1" Industrial District, subparagraph (1)(f), Off-Street Parking And Loading Requirements, of the Arnold Code of Ordinances is amended by adding the following:

"(11) Automotive Repair, General shall provide one (1) parking space for every employee on the maximum shift plus 3 spaces for every service bay plus one (1) space for every vehicle customarily used in operation of the use.

(12) Automotive Repair, Major shall provide four (4) parking spaces plus one (1) space for every employee on the maximum shift plus one (1) space for every vehicle customarily used in operation of the use, all exclusive of screened outdoor storage areas as otherwise authorized by CUP

(13) Contractors shall provide one (1) parking space for every employee on the maximum shift, plus one (1) space for every vehicle customarily used in operation of the use, plus one and one half (1.5) spaces per 1,000 square feet of warehouse floor area.

(14) Contractor's Offices shall provide one (1) parking space for every employee on the maximum shift, plus one (1) space for every vehicle customarily used in operation of the use, plus one and one half (1.5) space for customer use for every 1,000 square feet of showroom floor area."

**SECTION 14.** Section 405.130(B), “M-2” Industrial District, subparagraph (2), of the Arnold Code of Ordinances is amended to add the following as permitted uses:

- “v. Contractor’s Office
- w. Contractor
- x. Automotive Repair, General
- y. Automotive Repair, Major
- z. Outdoor Storage (See Section 405.150(A))”

**SECTION 15.** Section 405.130(B), “M-2” Industrial District, subparagraph (3), of the Arnold Code of Ordinances is amended to add the following as conditional uses:

- “v. Marine Building and Repair”

**SECTION 16.** Section 405.130(B), “M-2” Industrial District, subparagraph (7), Off-Street Parking And Loading Requirements, of the Arnold Code of Ordinances is amended by adding the following:

“j. Offices, laboratories, and research facilities, and uses accessory to these uses shall provide one (1) off-street parking space for every two (2) employees or one (1) space for every three hundred (300) square feet of gross floor area, plus one (1) parking space for every vehicle used in the operation of the use and normally placed on the lot containing the use.

k. Automotive Repair, General shall provide one (1) parking space for every employee on the maximum shift plus 3 spaces for every service bay plus one (1) space for every vehicle customarily used in operation of the use.

l. Automotive Repair, Major shall provide four (4) parking spaces plus one (1) space for every employee on the maximum shift plus one (1) space for every vehicle customarily used in operation of the use, all exclusive of screened outdoor storage areas as otherwise authorized by CUP.

m. Contractors shall provide one (1) parking space for every employee on the maximum shift, plus one (1) space for every vehicle customarily used in operation of the use, plus one and one half (1.5) spaces per 1,000 square feet of warehouse floor area.

n. Contractor’s Offices shall provide one (1) parking space for every employee on the maximum shift, plus one (1) space for every vehicle customarily used in operation of the use, plus one and one half (1.5) space for customer use for every 1,000 square feet of showroom floor area.”

**SECTION 17.** Section 405.150(A)(1), Use and Zoning Performance Standards, of the Arnold Code of Ordinances is amended by adding the following:

“k. Outdoor Storage (Laydown Yards). Outdoor Storage, as defined in Section 405.030 of the Zoning Ordinance, shall meet the following standards in addition to all other zoning requirements in order to operate within the City of Arnold:


(1) Outdoor storage of merchandise, goods, inventory, materials, equipment, wrecked, non-operational or disassembled vehicles, watercraft, and vehicles Class 5 USDOT or higher shall be completely screened from public viewshed.”


**SECTION 18.** If any part of this Ordinance is found to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, such invalidity shall not affect the validity or effectiveness of the remaining provisions of this Ordinance or any part thereof and said Ordinance shall be read as if said invalid provision was struck therefrom and the context thereof changed accordingly with the remainder of the Ordinance to be and remain in full force and effect.

**SECTION 19.** All ordinances, resolutions or orders, or parts thereof, which conflict with the provisions of this Ordinance, are, to the extent of such conflict, hereby repealed.

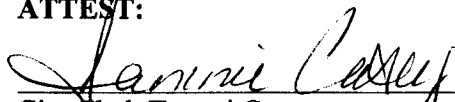
**SECTION 20.** This ordinance shall be in full force and effect from and after its passage and approval.

**READ TWO TIMES, PASSED AND APPROVED ON THIS** 2<sup>nd</sup> **DAY OF** November **2023.**

  
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Presiding Officer of the Council


  
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Mayor Ron Counts

**ATTEST:**

  
\_\_\_\_\_  
City Clerk Tammi Casey

First Reading: 11/02/23  
Second Reading: 11/02/23

**APPROVED AS TO FORM:**

  
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City Attorney Robert Sweeney

