

AN ORDINANCE TO AMEND CHAPTER 400 APPENDIX 2 "I-1" INDUSTRIAL DISTRICT PERMITTED AND CONDITIONAL USES OF THE CODE OF THE CITY OF HOLLISTER, MISSOURI.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HOLLISTER, MISSOURI AS FOLLOWS:

ZONING REGULATIONS

400 Attachment 5

City of Hollister

APPENDIX 2

"I-1" Industrial District Permitted And Conditional Uses

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.

B. "I-1" Industrial District Conditional Uses.

2. Brewery.

- a. A building or establishment for producing (brewing) beer, ale or other malt liquors. This facility may also include the packaging and wholesale distribution 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.) 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 daycare 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.

6. Distillery.

a. A building or establishment producing (distilling) alcohol (liquors) for human consumption. This facility may also include the packaging and wholesale distribution 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.) 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 daycare 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, perchloroethylene, 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.

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 barrels or less. This facility may also include the packaging and wholesale distribution 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.) 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 daycare 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 an 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.
- 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.

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~~ **to the current adopted** 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 also include the packaging and wholesale distribution 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.) 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 daycare to the nearest, exterior, structural surface of the primary winery building; excluding steps, overhangs, awnings, entryways, etc. This measurement will be expressed in feet.

READ THIS FIRST AND SECOND TIME AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF HOLLISTER, MISSOURI THIS 7TH DAY OF DECEMBER, 2023.

Lamar Patton, Mayor

ATTEST:

Bridget Epps, City Clerk