

Section 410.100 Use Categories and Use Types

A. For the purposes of this Code, certain use categories and use types used herein are defined as follows, unless the context clearly indicates otherwise.

Agriculture and Animal Uses	
Agriculture	The production, keeping, or maintenance, for sale, lease or personal use, of plants and animals useful to persons, including the storage of agricultural products produced off the premises.
Animal Grooming	A place or establishment or place where animals are bathed and/or groomed for a fee, excluding kennels, veterinary clinics and hospitals.
Commercial Horse Stable	A place or establishment for keeping horses other than for the property owner's personal use, for compensation, hire, boarding, riding, or show.
Kennel	A place or establishment other than a pound where animals not owned by the proprietor are sheltered, fed and watered for a fee; or, a place or establishment maintaining five or more female cats or dogs as breeding stock. This definition does not include veterinary clinic and hospital, or animal grooming facilities.
Veterinary Clinic and Hospital	A place or establishment for the medical care of small domestic animals where treatment rooms, cages, or pens are completely enclosed and soundproof, where outdoor pens or kennels are only used for exercise and recreational purposes.
Residential Uses	
Household Living	Uses in this category are characterized by residential occupancy of a dwelling unit by a household.
Detached house	A residential building located on one lot and designed for one dwelling unit.
Duplex	A residential building located on one or two lots and designed to accommodate two dwelling units. The dwelling units in duplexes may be stacked vertically, sharing both common and horizontal walls and ceilings, or attached to each other by common party walls without openings.
Townhouse	A residential building located on one or more lots that contains three to eight dwelling units, each having primary ground floor access to the outside and are attached to each other by common party walls without openings.
Multi-Unit Building	A residential building, excluding townhouses, located on a single lot and designed to accommodate three or more dwelling units. The dwelling units in multi-unit buildings are often stacked vertically, sharing both common vertical and horizontal walls and ceilings.
Multi-Unit Building, Age-Restricted	A multi-unit building where all residents are at least 55 years of age.
Mixed-Use Building	A building designed to accommodate a combination of both residential and nonresidential principal uses. This definition does not include multi-unit buildings with accessory uses such as leasing offices, fitness centers, and amenity spaces that primarily serve residents of the building.

Group Living	Uses in this category are residential in nature and provide living space for groups of people. Group living often, but not always, features a common eating area for residents and provides care or services for residents that is not commercial in character.
Congregate Care Facility	An establishment, having been awarded a certificate of need from the Missouri Department of Health and Senior Services, used as a dwelling place by the aged, infirmed, chronically ill or incurably afflicted persons in which not less than eight persons live or are provided for on the premises, for compensation. Such facilities include nursing homes, skilled nursing facilities, convalescent homes, rehabilitation facilities, assisted living facilities, and memory care facilities.
Group Home	Any home in which eight or fewer unrelated mentally or physically handicapped persons reside, and may include two additional persons acting as houseparents or guardians who need not be related to each other or to any of the mentally or physically handicapped persons residing in the home; or, any home which is licensed by the children’s division or department of mental health to provide foster care to one or more, but less than seven children who are unrelated to either foster parent by blood, marriage or adoption.
Public, Institutional, and Civic Uses	
Community and Cultural Facilities	Uses in this category include buildings and facilities owned, operated, or occupied by a governmental or non-profit entity providing a service to the public.
Assembly	A facility intended primarily for organized services, meetings, events, or programs to benefit, educate, entertain, or promote public discourse, with membership not required for participation. Examples include community centers, meeting or lecture halls, or exhibition rooms. If an assembly use is accessory to another principal use, and has a gross floor area of less than 5,000 square feet, it is considered part of that use and is not considered a separate principal use.
Civic Building	Any noncommercial public building housing uses for the purpose of offering education, arts and cultural materials, or attractions for the general public, including exhibits and events; or offering administrative, social, tourism, or charitable services to the general public. Examples include museums, libraries, public safety, government buildings, post office, or recreation centers.
Day Care Center	An establishment designed to provide day-time care and instruction for children or adults.
Meeting Facility	A facility with or without food preparation equipment, used for meetings, conferences, receptions, fellowship, catered meals, and other functions; and available on a rental basis to the general public.
Membership Club	An association of persons organized for a common purpose to pursue common goals, interests, or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution and by-laws.

Place of Worship	A building, together with its accessory buildings and uses, that is primarily used as a place where persons regularly assemble for religious worship, including uses such as synagogues, churches, temples, and mosques.
Educational Facilities	Uses in this category include public, private, and parochial institutions at the primary, elementary, middle, high school, or post-secondary level. Accessory uses include play areas, cafeterias, recreation areas, auditoriums, and day care facilities.
School, Post-Secondary and Vocational	A public or private institution for a wide variety of academic, vocational, or professional training and education services.
School, Primary and Secondary	Any public or private school meeting all requirements of the state and providing instruction to students in kindergarten through grade 12 and that are licensed through the state of Missouri. This does not include home-schooling facilities that are located within residential structures on a part-time basis.
Health Care Facilities	Uses in this category are characterized by activities focusing on medical services, particularly licensed public or private institutions that provide primary health services and medical or surgical care to persons suffering from illness, disease, injury or other physical or mental conditions. Accessory uses may include laboratories, outpatient facilities, and amenities primarily for the use of employees in the building.
Hospital	An institution providing medical and surgical care for humans only, for both in- and out-patients, including medical service, training, and research facilities, but excluding residential or outpatient facilities for the treatment of alcohol and other drug abuse.
Medical or Dental Clinic	A facility for the examination and treatment of human patients provided that patients are not kept overnight.
Treatment Facility	Licensed facilities providing diagnostic, medical treatment, monitoring services and patient care services for in- and out-patients who suffer from mental illness or substance abuse disorders.
Parks and Open Space	Uses in this category focus on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Lands tend to have few structures. Accessory uses may include clubhouses, playgrounds, maintenance facilities, concessions and caretaker's quarters.
Park, Playground, and Open Space	Land designated for parks and recreation uses or to be left in a generally natural state, regardless of whether it is owned by a public entity or whether it is open to the general public.
Cemetery, Mausoleum, and Columbaria	Land used or intended to be used for the burial of human remains.
Commercial Uses	
Automobile-Related Uses	Uses in this category include a broad range of uses for the maintenance, sale or rental of motor vehicles and related equipment.

Automobile Wash	A facility for the cleaning of automobiles or other motor vehicles, operated by the public or by on-site employees, whether or not in conjunction with other goods or services provided to customers.
Automotive Repair Shop	A facility providing services including engine tune-ups, the sale and installation of lubricants, tires, batteries, exhaust systems, brakes, water pumps, alternators, radiators, and similar accessories. Activities such as painting, auto-body work, steam cleaning, utility truck and trailer rental, tractor trailer repairs, farm equipment repairs, major auto and truck repairs, similar activities, and outdoor storage of any kind including vehicles shall be prohibited.
Automotive Sales or Leasing	The sale, display, lease, rental, or storage of light motor vehicles, including automobiles, vans, light trucks, light trailers, boats, ATVs, snowmobiles, and recreational vehicles. This definition shall not include salvage operations, scrap operations, vehicle impound yards, or commercial parking lots for short-term use.
Commercial Parking Lot	The ownership, lease, operation, or management of a parking lot or parking structure in which fees are charged.
Gasoline Station	An establishment primarily engaged in selling gasoline and lubricating oils and which may sell other convenience merchandise or perform minor repair work.
Motor Vehicle Sales or Leasing	A business that displays on-site any motor vehicle other than an automobile or light truck, for the purpose of sales, rental, brokering or auction. Activities such as painting, auto-body work, steam cleaning, major repairs, and similar activities shall be permitted.
Food and Beverage Establishments	Uses in this category include establishments that serve prepared food or beverages for consumption on or off the premises.
Bar, Lounge, or Tavern	An establishment dispensing alcohol by the drink for on-site consumption and in which the sale of food products is secondary.
Catering Service	An establishment whose principal business is to prepare food on-site, then to transport and serve the food off-site. This use includes a commercial kitchen. On-site consumption of food or beverages is prohibited.
Microbrewery, Microdistillery, or Microwinery	An establishment associated with a bar, lounge, tavern, or restaurant, where beer, wine, alcohol, or similar beverage is brewed and fermented on the premises in a limited quantity and sold for on-site or off-site consumption.
Restaurant	An establishment where food and beverages are prepared, served, and consumed primarily within the principal structure. Accessory uses include drive-through facilities.
Lodging Facilities	Uses in this category include facilities where lodging, meals, and other services are provided to transient visitors and guests for a fee for a defined period of time less than 30 days per instance. Accessory uses may include storage, cafeterias, limited retail, health and recreation facilities, and other amenities.

Hotel	A building or group of buildings where transient lodging is offered in bedrooms, sleeping rooms, and dwelling units. The building or buildings may include accessory facilities such as restaurants, meeting rooms, recreation areas or similar facilities commonly associated with lodging. Examples also include motel, hostel, or lodge.
Short-Term Rental	The rental of a detached house, duplex, or townhouse for a fee and for a period of time less than 30 consecutive days.
Maintenance and Repair Services	Uses in this category include those engaged in repair or maintenance of equipment, home appliances, and building components. Accessory uses may include storage yards.
Repair Facility, Major	Repair, rebuilding, and painting of agricultural, industrial, implements, and equipment not customarily used in the home and excluding automobile and vehicular repair.
Repair Facility, Minor	The maintenance and repair of appliances customarily used in the home including washing and drying machines, refrigerators, dishwashers, trash compactors, ovens and ranges, countertop kitchen appliances and vacuum cleaners.
Medical Marijuana Facilities	Uses in this category are primarily engaged in cultivating, manufacturing, testing, and sales of medical marijuana.
Medical Marijuana Cultivation Facility	A facility licensed by the Missouri Department of Health and Senior Services to acquire, cultivate, process, store, transport, and sell marijuana to a medical marijuana dispensary facility, medical marijuana testing facility, or to a medical marijuana-infused products manufacturing facility.
Medical Marijuana Dispensary Facility	A facility licensed by the Missouri Department of Health and Human Services to acquire, store, sell, transport and deliver marijuana, marijuana-infused products and drug paraphernalia used to administer marijuana to a qualifying patient, a primary caregiver, another medical marijuana dispensary facility, a medical marijuana testing facility, or a medical marijuana-infused products manufacturing facility.
Medical Marijuana-Infused Products Manufacturing Facility	A facility licensed by the Missouri Department of Health and Senior Services to acquire, store, manufacture, transport, and sell marijuana-infused products to a medical marijuana dispensary facility, a medical marijuana testing facility, or to another medical marijuana-infused products manufacturing facility.
Medical Marijuana Testing Facility	A facility certified by the Missouri Department of Health and Human Services to acquire, test, certify, and transport marijuana.
Office, Business, and Professional Services	Uses in this category provide executive, management, administrative, government, or professional services, but do not sell merchandise except as incidental to a permitted use.
Automated Teller Machine (Stand-Alone)	An automated device that provides bank and financial institution customers with cash withdrawal and other financial services without the need for a bank teller. Such uses are independent and not attached to a physical building containing a financial institution.

Bank or Financial Institution	An establishment that provides retail banking, mortgage lending, and financial services to individuals and businesses. Accessory uses may include automatic teller machines, drive-through services, and offices.
Office, General	Establishments that provide executive, management, administrative or professional services, but do not sell merchandise except as incidental to a permitted use. Typical uses include government, real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers and similar offices. Accessory uses may include cafeterias, health facilities, or other amenities primarily for the use of employees in the building.
Personal Services	
Personal Services	Establishments engaged in providing individual services related to personal needs. This includes laundry and dry-cleaning services, barbershops, beauty shops, massage therapy licensed by the State of Missouri, beauty and health spas, informational and instruction services, tanning salons, portrait services, and other similar establishments.
Tattoo and Body Piercing Parlor	An establishment where permanent marks, scars, or designs are made on the skin by a process of pricking and ingraining an indelible pigment or by raising scars; or in which other bodily decorations, such as piercing, are provided. Stores or other retail facilities that provide ear piercing as a service, accessory to and complimentary to the sale of earrings, shall not be classified as a tattoo and body piercing parlors.
Recreation and Entertainment	
Marina	A public or private facility for docking, mooring, anchoring and fueling boats, indoor and outdoor parking and storage of boats and boat trailers, launching, minor repairs and service.
Private Golf Course, Tennis Club, Country Club or Clubhouse	An establishment typically associated with a golf course, tennis facility, country club, clubhouse, or similar recreational facility that serves as a place of social and recreational gatherings for members of a private club or a residential development and their guests, rather than the general public.
Recreation Facility, Indoor	A facility providing daily or regularly scheduled activities for entertainment, instruction, or exercise inside a building and open to the general public or through membership. Examples include arcade, arena, art gallery, athletic and health clubs, auditorium, bowling alley, movie theater, performance theater, pool or billiard hall, swimming pool, tennis courts or basketball courts.
Recreation Facility, Outdoor	A facility providing daily or regularly scheduled activities for entertainment, instruction, or exercise mostly outdoors or partially within a building and open to the general public or through membership. Examples include miniature golf, batting cages, amphitheater, water park, zoo, and fairground.

Retail Sales	Uses in this category involve the sale of goods and/or food and beverages directly to the consumer, where these goods are available for immediate purchase or order, and where goods can be immediately removed from the premises, or immediately consumed on the premises by the purchaser, and where frequent interaction of patrons or consumers occurs on premises.
Building Materials and Supply Store	An establishment engaged in the storage, distribution, and sale of building materials such as brick, tile, cement, insulation, floor covering, lighting, plumbing supplies, electrical supplies, cabinetry and roofing materials.
Convenience Store	A small retail establishment primarily selling food, beverages, and other household goods to customers for off-site use or consumption. A convenience store may be paired with a gasoline station.
Equipment Sales and Rental	The sales and rental of supplies and equipment primarily intended for homeowner use and minor residential gardening and construction projects, but not including car or truck rentals. This term includes incidental storage, maintenance, and servicing of such equipment.
Grocery Store	A retail establishment that primarily sells food, but may also sell convenience and household goods for off-site use or consumption.
Landscape Supply Store	An establishment engaged in the storage, distribution, and sale of landscape supplies including retaining walls, pavers, natural stone and bulk materials including mulch, decorative gravel, topsoil, compost, and sand.
Garden Supply Store	An establishment engaged in the storage, distribution, and sale of garden supplies including plants; nursery products and stock; potting soil, fertilizers, mulch or rock that are sold in bags that are 50 pounds or less in weight; hardware; power equipment and machinery; lawn and garden variety tools; lawn and garden supplies; water gardens; outdoor furniture; irrigation equipment; and yard ornaments. These establishments, may include a nursery and/or greenhouses.
Liquor Store	A retail establishment that sells sealed alcoholic beverages in original packages for consumption off the premises, in which those sales are the primary goods being sold and produce the majority of the revenue generated by the business.
Retail Sales, General	A facility or area for the retail sale of general merchandise or food to the general public for direct use and not for wholesale. This use includes but is not limited to the sale of general merchandise, appliances, clothing and other apparel, convenience and specialty foods, dry goods, flowers and household plants, hardware and similar consumer goods.

Sexually Oriented Businesses

Sexually Oriented Business	<p>An inclusive term used to describe collectively: Adult cabaret; adult motion picture theater; adult media store; and/or sex shop which has as a primary purpose the sale, display or rental of goods that are designed for use in connection with specified sexual activities or that emphasize matters depicting, describing or relating to specified sexual activities or specified anatomical areas or has one of the following as a primary business purpose:</p> <p>1) The provision of entertainment where the emphasis is on performances, live or otherwise, that depict, portray, exhibit or display specified anatomical areas or specified sexual activities; or</p> <p>2) The provision of nonmedical services related to specified sexual activities or specified anatomical areas.</p>
Industrial Uses	
Manufacturing & Production	Uses in this category include establishments engaged in the research, development, manufacturing, processing, and assembly of products.
Manufacturing, Artisan	An establishment or business where an artist, artisan, or craftsperson teaches, makes, or fabricates crafts or products by hand or with minimal automation and may include direct sales to consumers. This definition includes uses such as small-scale fabrication, manufacturing, and other industrial uses such as welding and sculpting.
Manufacturing, Light	Industrial operations relying on the assembly, distributing, fabricating, manufacturing, packaging, processing, recycling, repairing, servicing, storing, or wholesaling of goods or products, using parts previously developed from raw material. Light manufacturing uses include only those uses that will not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building where such assembly, fabrication, or processing takes place.
Research and Development	An establishment in which scientific research, investigation, prototype development and process development, testing or experimentation is conducted, but not including the manufacturing or sale of products, except as incidental and accessory to the main purpose of the laboratory.
Storage, Distribution, and Warehousing	Uses in this category include establishments engaged in the storage or movement of goods for themselves or other businesses.
Contractor Offices and Outdoor Storage Yards	A building and related outdoor areas used to store and maintain construction equipment and other materials and facilities customarily required in the building trade by a construction contractor. This use may include showrooms and shops for the display and sale of electrical, plumbing, heating, air conditioners, sheet metal, and other material in connection with contracting services.

Data Center	A facility in which the majority of the space is occupied by computer systems and associated components, such as servers, switches, routers, data storage devices, telecommunication equipment, wiring cages/closets, vaults, and racks, where digital data and information is managed, processed, transferred and/or stored. This definition includes, but is not limited to data centers, data storage and hosting facilities, co-located server hosting facilities (CoLo), network operations centers, web hosting facilities, and other similar facilities.
Self-Storage Facility	A building containing varying sizes of individual, compartmentalized, and controlled-access stalls, rooms, or lockers that are leased or owned by different individuals for the storage of their individual possessions.
Storage, Distribution, and Warehousing	The storage of goods, vehicles, or materials in a warehouse or structure, and/or the use of that facility for the intake of goods and merchandise, individually or in bulk, the short-term holding or storage of those goods or merchandise, the division and subsequent shipment off-site of such goods and merchandise, and/or the associated wholesale or retail sales of individual specialty products.
Utilities and Communications	
Utilities	Uses in this category includes all structures and improvements used by any public or private utility related to the provision of utility services.
Utility, Minor	Public and private utilities that have few, if any, impacts upon the surrounding neighborhood, such as electrical and gas distribution substations, power transmission lines, and pumping stations.
Utility, Major	Public and private utilities that have substantial impacts on surrounding areas, including but not limited to water and wastewater treatment facilities, public works garages, major water storage facilities, electric substations, and gas regulator stations.
Wireless Communication Facilities	Uses in this category includes all equipment, components, and structures necessary to provide wireless communications services.
Wireless Facility	The set of equipment and network components, exclusive of the underlying wireless support structure, including, but not limited to, antennas, accessory equipment, transmitters, receivers, power supplies, cabling and associated equipment necessary to provide wireless communications services.
Wireless Support Structure	A structure, such as a monopole, tower, or building capable of supporting wireless facilities. This definition does not include utility poles.