

CHAPTER 400: ZONING REGULATIONS**ARTICLE IX. "LID" LIGHT INDUSTRIAL DISTRICT****ARTICLE IX. "LID" LIGHT INDUSTRIAL DISTRICT****SECTION 400.820: INTENT AND PURPOSE**

The "LID" District is intended to accommodate light industrial manufacturing and warehousing activities at a scale and intensity of use that is compatible with the development in the City of Olivette. (R.O. 2008 §280.080; Ord. No. 1563 §1, 11-10-87)

ARTICLE IX. "LID" LIGHT INDUSTRIAL DISTRICT**SECTION 400.830: PERMITTED USES**

No building or structure shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained except for any of the following uses, provided that such uses are in conformity with all applicable ordinances and laws regulating the emission of odor, smoke, toxic gases, dirt, dust, fly ash and other particulate matter, the generation of noise and vibration and relating to fire prevention and safety:

1. Manufacturing or fabrication of any commodity except explosives or flammable gases or liquids as finished products.
2. Warehousing or wholesaling of manufactured goods, except explosives, flammable gases or liquids as finished products.
3. Public utility facilities.
4. Research laboratories and facilities.
5. Retail activities conducted as an accessory to manufacturing, fabrication or warehousing of commodities. For the purpose of this provision, the term "*accessory*" shall mean a retail activity limited to not more than thirty percent (30%) of the floor area of a building.
6. Office facilities for carrying out administrative functions in conjunction with any of the above permitted uses or for the sale and/or display of industrial and commercial goods.
7. General business offices, other than medical offices.

8. Radio and television broadcasting stations (not towers).
9. Mail order sales warehouse.
10. Veterinary office, clinic and/or hospital.
11. Blueprint, photocopying, commercial photography, art and graphic services businesses.
12. Direct mail advertising service businesses.
13. Computer and data processing service businesses.
14. Professional offices of contractors, professional engineers, architects and land surveyors.
15. Churches and synagogues. (R.O. 2008 §280.082; Ord. No. 1562 §1, 11-10-87; Ord. No. 1598 §4, 11-1-88)

ARTICLE IX. "LID" LIGHT INDUSTRIAL DISTRICT

SECTION 400.840: SPECIAL PERMIT USES

A. The following uses may be permitted in the "LID" District if deemed appropriate by the City Council under the provisions of [Article XII](#) of this Chapter and provided that the height and area regulations set forth in [Sections 400.860](#) and [400.870](#) and all other applicable ordinances and regulations are complied with.

1. Indoor automobile detailing service.
 2. Business, professional and technical schools and universities.
 3. Helipads.
 4. Home and office equipment rental and leasing service businesses, except leasing of vehicles.
 5. Security and protection service businesses.
 6. Services to dwellings and buildings, such as cleaning and maintenance services and exterminators.
 7. Commercial laboratories, including testing and photo finishing laboratories.
 8. Outdoor recreation equipment and lawn and garden equipment sales.
 9. Commercial greenhouses and nurseries.
 10. Commercial kennels limited to the boarding and obedience training of domestic cats and dogs.
- In addition, each of the following regulations shall apply to any commercial kennel:

- a. The property used must consist of at least one (1) acre.
 - b. The property used may not be within two hundred (200) linear feet from any property grounds zoned for residential use.
 - c. Any property used in which the boundaries of said property are within one thousand (1,000) linear feet from any property grounds zoned for residential use shall require the submission of a sound abatement plan specifically tailored to provide sound control recommendations for both indoor and outdoor facilities for City review and approval.
 - d. All kenneling is limited to only domestic cats and dogs, the kenneling or boarding of any exotic animals or pets is strictly prohibited.
 - e. All dog and cat kennels must be kept indoors.
 - f. There shall be no more than sixty (60) indoor dog kennels per lot acre.
 - g. All interior dog kennels must be no less than sixteen (16) square feet.
 - h. For every fifteen (15) indoor dog kennels, a dedicated outdoor area of at least five hundred (500) square feet must be provided.
 - i. The perimeter of all outdoor areas are to be fully screened from all directions with a wooden or masonry fence of at least five (5) feet in height.
 - j. All outdoor play areas are subject to the side yard and rear yard setback regulations of the "LI" Light Industrial District.
 - k. Outdoor areas are restricted from use between 8:00 P.M. to 7:00 A.M.
 - l. Any breeding on the site for commercial or research purposes is prohibited.
11. Enclosed or open recreational uses, including tennis, handball or paddleball, swimming, skating, gymnasium or health club, bowling and similar recreational uses, but excluding outdoor theaters.
 12. Any commercial establishment which sells goods and/or services primarily to industrial or commercial customers and which conforms to all other requirements and intents of the "LID" District.
 13. Small commercial bakeries.
 14. Medical offices and clinics, excluding residential or outpatient facilities for the treatment of alcohol or other drug abuse.
 15. Retail sales of goods to the ultimate consumer.
 16. Food lockers.
 17. Furniture repair.
 18. Fur storage.
 19. Printer.

20. Repair services incidental to the sale of products permitted to be sold in the "LID" District as provided above.

21. Any use which, in the judgment of the Commission, is identical or similar to any of the above-listed uses and which conforms to the intent and purpose and the lot size, height and yard regulations of the Zoning Code.

22. Outdoor storage of material and equipment associated with and on the same lot as a permitted use in an "LID" District. Items in outdoor storage shall be stacked at all times in a safe, neat and orderly condition. The maximum height of such storage shall be as set forth in the special use permit. Visual screening, fencing or landscaping shall be required around any proposed outdoor storage area if deemed necessary to preserve the safety or character of surrounding properties or uses.

B. Notwithstanding any provision of this Chapter to the contrary, a special permit shall only be required in the "LID" District for buildings or uses therein that contain an area of not more than ten thousand (10,000) square feet, if the Building Official believes a special permit is necessary because of the detrimental impact upon the public health, safety and welfare based upon traffic considerations, parking availability, provision for public utilities, noise and visual impact, pedestrian convenience and safety, and the impact on public facilities and the surrounding neighborhood. (R.O. 2008 §280.082.1; Ord. No. 1562 §2, 11-10-87; Ord. No. 1563 §1, 11-10-87; Ord. No. 1585 §3, 8-23-88; Ord. No. 1650 §3, 12-12-89; Ord. No. 1683 §4, 12-11-90; Ord. No. 2319 §2, 8-8-06; Ord. No. 2350 §1, 11-13-07)

ARTICLE IX. "LID" LIGHT INDUSTRIAL DISTRICT

SECTION 400.850: RESTRICTED USES

A. In addition to all other pertinent and applicable regulations, the following special conditions shall apply to adult entertainment businesses and establishments:

1. No adult entertainment business or establishment shall be permitted within seven hundred fifty (750) feet of any religious institution, school, public park or any property zoned for residential use or within seven hundred fifty (750) feet of the centerline of Olive Boulevard. Such distance shall be measured in a straight line without regard to intervening properties from the closest exterior structural wall of the establishment to the closest point on any property line of the religious institution, school or public park or the property zoned for residential use or to the Olive Boulevard centerline.

2. No adult entertainment business or establishment shall be allowed to locate or expand within seven hundred fifty (750) feet of any other such business or establishment or of any business licensed to sell or serve alcoholic beverages, whether or not such business is also an establishment as defined in this Section. The distance between any two (2) adult entertainment businesses or establishments or between such a business or establishment and a business selling or serving alcoholic beverages shall be measured in a straight line without regard to intervening structures from the closest exterior structural wall of each business.

3. All access to and from an adult entertainment business or establishment shall be provided from a street classified as a public right-of-way.
4. The property on which an adult entertainment business or establishment is located shall have a minimum of one hundred (100) feet of frontage on a public or private right-of-way.
5. The property on which an adult entertainment business or establishment is located and the parking for such facility shall have a minimum front yard setback of fifty (50) feet, a side yard setback of twenty (20) feet and a rear yard setback of twenty-five (25) feet.
6. Off-street parking shall be provided pursuant to the City Code.
7. All landscaping and screening requirements otherwise required by the Olivette City Code shall be observed.
8. The facility in which an adult entertainment business or establishment is located shall be designed in such a fashion that all openings, entries and windows prevent view into such facilities from any pedestrian, sidewalk, walkway, street or other public area. No activity shall take place partially or totally outside the facility.
9. The facility in which an adult entertainment business or establishment is located shall be limited to one (1) wall-mounted sign no greater than one (1) square foot of sign per one (1) foot of wall length not to exceed a total of fifty (50) square feet; said sign shall not flash, blink or move by mechanical means and shall not extend above the roof line of the building. Said sign shall not exceed eight (8) feet in height from ground level. Further, no merchandise, symbol, or pictures of products or entertainment on the premises shall be displayed in window areas or on any sign or any area where such merchandise or pictures can be viewed from the exterior of the building. No flashing lights and/or lighting which leaves the impression of motion or movement shall be permitted. No temporary signs shall be allowed.
10. Lighting of the parking area shall conform to the requirements of the City Code.

B. Any applicant for an otherwise permitted use which includes the sale, use, generation or creation of hazardous or toxic materials, as hazardous materials are determined from time to time by the Hazardous Waste Management Commission of the State of Missouri or a successor agency, shall notify the City Manager of the existence of such materials and shall file with the City of Olivette a copy of the registration form and any other documents required by the Hazardous Waste Management Commission of the State of Missouri. In addition, all such uses shall be subject to site plan review and the granting of a special use permit. In determining whether a special use permit will be granted to any such user, the Commission shall consider the effect of such use on the surrounding area and on the City of Olivette, the compliance of the user with the hazardous waste management requirements of the State of Missouri, the inclusion in the site plan of methods for adequate containment, treatment, detoxification, recycling, incineration or other acceptable treatment of any such hazardous or toxic waste. In addition, the Commission may require that the user deposit with the City a bond in an amount established by the Commission and in form satisfactory to the City to be held as security in the event cleanup or additional treatment is necessary. (R.O. 2008 280.082.2; Ord. No. 1562 §3, 11-10-87; Ord. No. 1650 §3, 12-12-89; Ord. No. 2319 §3, 8-8-06)

ARTICLE IX. "LID" LIGHT INDUSTRIAL DISTRICT

SECTION 400.860: HEIGHT REGULATIONS

No building shall exceed thirty-five (35) feet in height, except as otherwise provided in [Article XV](#). (R.O. 2008 §280.084)

ARTICLE IX. "LID" LIGHT INDUSTRIAL DISTRICT

SECTION 400.870: AREA REGULATIONS

A. *Front Yard*. The following front yard regulations shall be observed:

Fifty (50) foot minimum.

Required parking spaces for customer parking only may be provided in a front yard.

B. *Side Yard*. A side yard of ten (10) feet shall be provided along that side of a lot abutting property zoned for industrial purposes.

C. *Rear Yard*. There shall be a rear yard of not less than ten (10) feet.

D. *Transitional Yard*. All structures and parking should be located so as to maintain transitional yards of the same width and with the same screening as required in the "COR" District by [Section 400.750\(5\)](#).

E. *Minimum Frontage*. Every lot shall have a minimum street frontage of one hundred fifty (150) feet. In the case of lots abutting the turnaround of a cul-de-sac, said frontage shall be measured along the perimeter of said turnaround.

F. *Intensity Of Use*. The minimum lot area for any building permitted herein shall be one (1) acre. (R.O. 2008 §280.086; Ord. No. 2409 §1, 7-28-09)

ARTICLE IX. "LID" LIGHT INDUSTRIAL DISTRICT

SECTIONS 400.880--400.930: RESERVED