



**CITY OF VALLEY PARK  
PLANNING AND ZONING COMMISSION  
MEETING  
VIA VIDEO CONFERENCING (ZOOM)  
AT 6:00 P.M. ON JULY 13, 2020  
VALLEY PARK CITY HALL, 320 BENTON  
STREET, VALLEY PARK, MISSOURI 63088**

**\*\*\*\* AGENDA\*\*\*\***

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
  - a. 03-09-2020 Planning and Zoning Commission minutes
  - b. 06-22-2020 Planning and Zoning Commission minutes
- 4. NEW BUSINESS**
  - a. Swearing in of Newly appointed Planning and Zoning Commission members and proposed terms.
  - b. **Public Hearing** - Revisions to Chapter 405 Zoning Regulations, Appendix A Listing of Permitted and Conditional Zoning District Uses to add the following as permitted uses in a Planned Development – Industrial District: “Compost dumps and compost manufacturing,” “Landfills-trash transfer stations,” and “Materials recovery/recycling facilities.”
  - c. **Workshop Session** – Medical Marijuana Review
- 5. ADJOURNMENT**

Posted on \_\_\_\_\_ at \_\_\_\_\_ by \_\_\_\_\_

7/10/2020

10:40 am

VALLEY PARK PLANNING & ZONING COMMISSION  
Monday, March 9, 2020

**CALL TO ORDER:** Meeting called to order at 7:00pm by Chairman Mike Cyr

**ATTENDANCE:** Mike Cyr, Chairman  
Alderwoman Betty Halker  
Alderman Randy Bowen  
Rich Schmitt  
Alva Roberts  
Dave Fowler  
Mayor, Chandra Webster

**NON MEMBERS IN ATTENDANCE:**

Emily Kalla, City Attorney  
Gil DeNormandie, Building Commissioner  
Alderman Mike White  
Alderwoman Stephanie Reynolds  
Alderman Ed Walker

Pledge of Allegiance led by Chairman Mike Cyr.

3. Approval of Minutes

Motion to approve minutes of 2/20/20 meeting made by Alva Roberts , 2<sup>nd</sup> by Randy Bowen..  
Motion passed

4. Public Hearing – Conditional Use Permit – 47,51 and 55 Crescent

Public hearing opened at 7:05. Paul Boyer, architect for Valley Park Fire District described new fire house which would replace existing House #2 on Crescent Avenue. Project would include demolishing existing house on property. Property is 6.08 acres and new structure would use 4.03 of the lot. Existing fire house would remain on balance of lot.

Jeff Whitaker spoke on ADA sidewalks on Valley Park side of Crescent. None are planned per architect.

Lora Clark expressed concern about entrance to Twin Oaks Park and traffic issues there. Fire truck traffic would only enter from Crescent side and exit onto Valley School Drive.  
Public hearing closed at 7:17pm.

5. Public Hearing – Planned Development Amendment – Meramec Valley Plaza

Public hearing opened at 7:18pm Tom Mauer, property owner and Bill Berthold, Pitzmen Surveying addressed board requesting boundary adjustment. Dusty Hosna, City Clerk,, stated that this request was for an amendment to a planned development which is why it came back to P&Z for action.

No speakers. Public hearing closed at 7:22pm

6a. Site Plan Review – 900 block of Benton – Bergfeld Recreation

Charlie Bergfeld spoke on plans to use property as office and display space for playground equipment. Wants to convert house to office space. Wants to have outdoor displays allowed before buying property. Dave Fowler moved to table discussion until future plans presented to board. 2<sup>nd</sup> by Alva Roberts. Motion passed.

6b. Conditional Use Permit – Site Plan Review – 47, 51 & 55 Cescent Avenue

Dave Fowler wanted more information on setbacks and location of generator and fuel tank. Also asked about site lighting on northwest side of development. Architect stated photometrics study had not been completed but assured they would meet city requirements.

Dusty Hosna advised that Board of Adjustment decision on development was contingent on approval of P&Z.

Dave Fowler moved to approve site plan. 2<sup>nd</sup> by Alva Roberts. Rich Schmitt and Randy Bowen abstained. Motion passed.

6c. Planned Development Amendment – Meramec Valley Plaza

Discussion on reasoning for request. Tom Mauer explained the reason for splitting out this property was due to flexibility with refinancing. Also stated that there would not be any dedicated parking for separate building but would have a cross access parking agreement for any future development. Rich Schmitt made motion to approve request. 2<sup>nd</sup> by Randy Bowen. Mike Cyr – no, Rich Schmitt – yes, Alva Roberts – yes, Dave Fowler – yes, Randy Bowen – yes, Betty Halker- yes. Motion passed.

Rich Schmitt made motion to adjourn. 2<sup>nd</sup> by Dave Fowler. Motion passed.

Meeting adjourned at 8:00pm.

Respectfully submitted by

Mike Cyr  
Chairman

VALLEY PARK PLANNING & ZONING COMMISSION  
Monday, June 22, 2020

**CALL TO ORDER:** Meeting called to order at 6:17 pm by Chairman Mike Cyr

**ATTENDANCE:** Mike Cyr, Chairman  
Alderwoman Betty Halker  
Rich Schmitt  
Alva Roberts  
Dave Fowler  
Mayor, Chandra Webster

**NON MEMBERS IN ATTENDANCE:**

Tim Engelmeyer, City Attorney  
Gil DeNormandie, Building Commissioner  
Dusty Hosna, City Clerk  
Anna Krane , PGVA  
Alderman Mike White  
Alderman Tom Rauls  
Alderman Ed Walker

Motion to excuse Alderman Randy Bowen made by Alderwoman Betty Halker. 2<sup>nd</sup> by Rich Schmitt. Motion passed

Pledge of Allegiance led by Chairman Mike Cyr.

**3. Approval of Minutes**

Motion to approve minutes of 5/15/20 meeting made by Dave Fowler. 2<sup>nd</sup> by Rich Schmitt. Motion passed.

**4a. Site Plan Review 839 Meramec Station Road**

Anna Krane, PGAV, had submitted a memo with their recommendations for the site plan. Their recommendations included removing the excess pavement from the front yard and install grass with a new walkway to front of the building, providing planters with mixed plantings which would include evergreens which would provide screening throughout the year, providing EIFS for the east and west openings of the building in a gray color to match the existing concrete block, and painting the accent stripe a black and yellow to match the logo. Owner to replace the existing sign to coordinate with existing sign requirements. Owner Jason Carrodo agreed to the recommendations. Ryan Beasley, architect was also present for the discussion. Rich Schmitt made a motion to approve the site plan with PGVA recommendations. 2<sup>nd</sup> by Dave Fowler. Motion passed.

Motion to adjourn by Alderwoman Betty Halker. 2<sup>nd</sup> by Rich Schmitt.

Meeting adjourned at 7:40pm

Respectfully submitted by

Mike Cyr  
Chairman

Next meeting is a work shop to discuss the marijuana ordinance scheduled for Monday, July 13, 2020 at 7pm.

Regular meeting scheduled for Monday, August 20, 2020 at 7pm.

# Memo

**To:** Planning and Zoning Commission  
**From:** Dusty Hosna  
**cc:**  
**Date:** July 13, 2020  
**Re:** Planning and Zoning Commission Appointments

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The following members of the Planning and Zoning Commission were appointed to serve at the June 15, 2020 Board of Aldermen Regular session meeting. Since the members of the commission have been serving on expired terms, the code dictates that staggered terms are appointed. Mayor Webster's suggested staggered terms are listed next to each name.

Tommy Rauls – Aldermanic Representative

Michael Wind – Term: 4 years

Michael Cyr – Term: 4 years

Dave Fowler – Term: 3 years

Alva Roberts – Term: 2 years

Rich Schmidt – Term: 1 year

Randy Bowen – Term: 1 year

# AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Karie Clark** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **June 26, 2020** edition and ending with the **June 26, 2020** edition, for a total of 1 publications:

06/26/2020

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Planning and Zoning Commission of the City of Valley Park, Missouri at **6:00 p.m. Monday, July 13, 2020**, in Council Chambers of City Hall, 320 Benton Street, Valley Park, Missouri to consider the following text amendments to the City of Valley Park Land Use Regulations: revisions to Chapter 405 Zoning Regulations, Appendix A Listing of Permitted and Conditional Zoning District Uses to add the following as permitted uses in a Planned Development - Industrial District: "Compost dumps and compost manufacturing," "Landfills-trash transfer stations," and "Materials recovery/recycling facilities." At said hearing interested parties and citizens shall have an opportunity to be heard. Any questions or inquiries should be directed to Dusty Hosna, City Clerk, at 636-861-1385 during regular office hours.

11896303 County June 26, 2020

*Karie Clark*

Karie Clark

Subscribed & sworn before me this 26<sup>th</sup> day of June, 2020  
(SEAL)

*Chanel Jones*

Notary Public

CHANEL JONES  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for St Louis County  
My Commission Expires: August 08, 2022  
Commission Number: 14397721

# MEMORANDUM

Re: Text Amendment – PD-I Uses  
Date: July 9, 2020

To: Dusty Hosna  
Tim Englemeyer

From: Anna Krane, AICP

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## Introduction

The City has received inquiries about the uses allowed in the I-1 Industrial Zoning District and in the PD-I Planned Industrial Zoning District. These two districts are very similar and generally allow the same type of uses. There are a few differences in uses, as shown in **Appendix A** of the City's Code. The City is currently proposing a text amendment to **Appendix A**, which would add three uses as allowed in a PD-I zoning district. All three proposed uses are currently allowed in I-1 with a conditional use permit.

- Compost dumps and compost manufacturing (NAICS Codes 562219 and 325314)
- Landfills-trash transfer stations (NAICS Code 562212)
- Materials recovery/recycling facilities (NAICS Code 56292)

## Analysis

Planned Districts are often more appropriate than basic zoning districts when multiple uses will be located on one property or when multiple properties are developed together for a similar use or mixture of uses. Planned Districts require development plans, which include the regulations and details of how the property will be developed and operated. Development plans include the same information as basic zoning district regulations (setbacks, parking, lot size, etc.) as well as use regulations and additional conditions on the property. Through the process of approving a Planned Development, the City essentially replicates the processes of rezoning, site plan review, and conditional use permit review.

The intention of the PD-I zoning is to provide an opportunity for industrial uses to be located and developed on sites that are better suited for the Planned District process outlined above. A Planned District gives property owners, developers, business owners, and the City flexibility necessary to support specifically designed developments, while not sacrificing any of the control or enforcement powers for potential community impacts. Often, uses allowed in basic zoning district that corresponds to a Planned District (i.e. I-1 to PD-I) are the same uses allowed in the corresponding Planned District. Given the extra review steps and approval process of a Planned District, it is common that uses requiring a conditional use permit in the basic district, are not required to obtain a conditional use permit in the Planned District. The same conditions of operation can be outlined and enforced through the ordinance approving a Planned District.

The proposed text amendment will add allowed uses to PD-I that are currently allowed in the basic I-1 zoning district. Versions of these uses can currently be found within the City and in surrounding



# MEMORANDUM

areas. With the PD-I review and approval process replicating the conditional use permit process, the proposed uses do not need to be added as conditional uses under PD-I.

The procedure for review of text amendment is located in **Chapter 405, Article XII, Section 405.930 Findings of Fact Required** lists the facts to be considered by the Planning and Zoning Commission and the Board of Aldermen when reviewing a text amendment or a rezoning request. A brief summary of review of each provision is below to further support the analysis above.

1. *How the proposed amendment would conform to the Comprehensive Plan.*
  - » The PD-I district was created out of the Comprehensive Plan update process. This specific change does not alter the intent or impact of the PD-I district and therefore, still conforms to the Comprehensive Plan.
2. *Why the existing zone district classification of the property in question is inappropriate or improper.*
  - » The proposed amendment would impact the zoning code as a whole and not a specific property.
3. *What major economic, physical, or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the Comprehensive Plan and have substantially altered the basic character of the area, which make the proposed amendment to the Zoning District Map appropriate:*
  - a. *List such changes.*
  - b. *Describe how said changes were not anticipated by the Comprehensive Plan.*
  - c. *Describe how said changes altered the basic character of the area.*
  - d. *Describe how said changes make the proposed amendment to the Zoning District Map appropriate.*
    - » This criterion is again aimed more at rezoning requests, which should conform and recognize the future land use assigned and discussed in the Comprehensive Plan. The proposed text amendment does not alter the regulations of any specific property at this time, rather allows for the opportunity of incorporating these industrial uses in a future development.

## Next Steps and Recommendation

Text amendments may be approved by the City according to **Chapter 405, Article XII Amendments**. A public hearing will be required before the Planning and Zoning Commission, who will make a recommendation on the proposed text amendment to the Board of Aldermen. A public hearing will also be required before the Board of Aldermen, who will make a final decision on the request.





CITY OF VALLEY PARK  
320 Benton Street  
Valley Park, Missouri 63088  
Phone: 636-225-5171 • Fax: 636-225-0643 • www.valleyparkmo.org

## Text Amendment Application

### Parties of Interest

*Name of Applicant:* City of Valley Park

*Address:* 320 Benton St., Valley Park, MO 63088

*Phone Number:* (636) 225-5171; *Email:* N/A

*Name of Interested Party:* Chandra Webster

*Address:* 320 Benton St., Valley Park, MO 63088

*Phone Number:* : (636) 225-5171; *Email:* MayorWebster@valleyparkmo.org

*Standing to File Application:* Mayor of Valley Park

### Text Amendment

*Chapter/Article/Section of proposed amendment:* Chapter 405, Appendix A – Listing of Permitted and Conditional Zoning District Uses

### Submission Requirements Checklist

- Existing text to be modified or deleted.
- New/Proposed text to be added or wording of proposed modified text.
- Letter addressing the reason for the proposed text amendment and Section 405.930 Finding of Fact Required.
- Additional pertinent material to the request may be attached.

### Notice and Process Summary

Requests are reviewed during a public hearing held before the Planning and Zoning Commission. Public hearings are advertised in a newspaper of general circulation 15 days prior to the public hearing date. The Planning and Zoning Commission may continue the request to a subsequent hearing or make a recommendation to the Board of Aldermen to approve, conditionally approve, or deny the request. The Board of Aldermen shall host a public hearing to review the request and recommendation of the Planning and Zoning Commission. Such public hearing shall be advertised as required. The Board of Aldermen may confirm the Planning and Zoning Commission recommendation, overrule the Planning and Zoning Commission recommendation or refer the request back to the Planning and Zoning Commission for additional review. See the City Code section below for detailed requirements and process.

*Chapter 405 Zoning Regulations, Article XII Amendments Special Procedures and Regulations*

### Signature(s)

Name(s): \_\_\_\_\_

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

## ZONING REGULATIONS

### *405 Attachment 1*

#### **City of Valley Park**

#### **APPENDIX A**

#### **Listing of Permitted and Conditional Zoning District Uses [Ord. No. 1914 §1(App. A), 5-6-2013]**

The terminology used in Appendix "A" is based on the four-digit level of coding and classification of land use contained in the Standard Land Use Coding Manual prepared by the Urban Renewal Administration, Housing and Home Finance Agency and Bureau of Public Roads Department of Commerce, January, 1965. The classification system has been modified to include new uses that have developed since 1965 and the numerical coding system has been modified accordingly. The coding and classification system has also been modified in certain instances to clarify terminology.

The Standard Land Use Coding Manual (SLU) contains additional descriptive information that could be helpful in the interpretation of a particular use and should be used as a reference document to support these regulations.

The Standard Industrial Classification Manual (SIC) may also be helpful in the interpretation of industrial uses. Although this document is coded differently than the SLU Manual, it contains more detailed descriptions.

Both SLU and SIC Coding Manuals are available from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.

## VALLEY PARK CITY CODE

### APPENDIX A: LISTING OF PERMITTED AND CONDITIONAL ZONING DISTRICT USES

\* List of land use codes are based on North American Industry Classification System's most recent version dated 2007 and are subject to change from time to time as the system is periodically updated by U.S. Department of Commerce

Land Use Category	Code	R-1	R-2	R-3	C-1	C-2	I-1	PD-R	PD-C	PD-I	PD-MX
<b>A</b>											
Abstracting services	541191				P	P	P		P	P	P
Accounting and bookkeeping services	541219				P	P	P		P	P	P
Accounting, computing and office machines — manufacturing	334119						P			P	P
Adult-oriented businesses — various businesses (see Section Art X Div. 2 Adult-Oriented Business Regulations)	451211/812199					C	C				
Advertising displays and signs — manufacturing	339950				C	C	P		P	P	P
Advertising services direct mail	541860				C	P	P		P	P	P
Advertising services general	541850				P	P	P		P	P	P
Agricultural chemicals and fertilizers — wholesale	424690						P		P	P	P
Agricultural chemicals and fertilizers — retail	444220						C		P	P	P
Agricultural fertilizers non-hazardous — retail	444220				P	P	C		P	P	P
Agricultural fertilizers non-hazardous — wholesale	444220				C	P	C		P	P	P
Air-conditioning, refrigerated equipment and supplies — contracting services	238220				C	P	P		P	P	P
Air-conditioning, refrigerated equipment and supplies — wholesale	423720				C	C	P		P	P	P
Aircraft and parts — manufacturing	33641						P		P	P	P
Alcoholic beverages, beer and wine — wholesale	4248				C	P	P		P	P	P
Alterations, pressing and garment repair services	811490				P	P	P		P	P	P
Ambulance services	621910				C	P	P		P	P	P
Ammunition small arms — manufacturing	332992						C		P	P	P
Amphitheaters	711110				C	P			P	P	P
Amusement, athletic and sporting goods and toys — manufacturing	339920						P			P	P
All other amusement and recreation industries (go-cart raceways — i.e., amusement rides)	713990					C					
Animal hospital services	541940				C	P	P		P	P	P
Antiques — retail	453310				P	P			P	P	P
Apparel and accessories — manufacturing	3159						P			P	P
Apparel and accessories — retail	4481				P	P			P	P	P
Apparel and accessories — wholesale	4243						P		P	P	P
Apparel belts — manufacturing	315999						P		P	P	P
Apparel findings and related products — manufacturing	315						P		P	P	P
Appliances (household) — manufacturing	3352						P		P	P	P
Appliances (household) — retail	443111				P	P			P	P	P
Appliances (electrical), televisions, phonographs, tape players, radio sets — wholesale	423620						P		P	P	P
Appliances repair services	811412				P	P	P		P	P	P
Architectural, engineering and planning — professional services	5413				P	P	P		P	P	P
Arenas and fieldhouses	236220					C			P	P	P

ZONING REGULATIONS

Land Use Category	Code	R-1	R-2	R-3	C-1	C-2	I-1	PD-R	PD-C	PD-I	PD-MX
Armature rewinding services	811310				C	P	P		P	P	P
Armed forces reserve center	928110				C	C	C		P	P	P
Art galleries	712110				P	P			P		P
Asphalt mixing/paving materials plants	324121						C				
Athletic field or play field	237990	C	C	C	C	P		P	P	P	P
Auditoriums	236220				P	P			P		P
Automatic temperature controls — manufacturing	334512						P				P
Automobile and other motor vehicle and equipment — manufacturing	336111						C				P
Automobile and other motor vehicle repair services and body shops	811121				C	P	P		P	P	P
Automobile and other motor vehicles — retail	44112				P	P	P		P	P	P
Automobile and other motor vehicles — wholesale	423110				P	P	P		P	P	P
Automobile and truck rental services	532111				P	P	P		P	P	P
Automobile equipment — wholesale	423120				P	P	P		P	P	P
Automobile parking — commercial lots	812930				P	P	P		P	P	P
Automobile tires, parts, accessories and supplies — retail	4413				P	P	P		P	P	P
Automobile wash services	811192				C	P	C		P		P
<b>B</b>											
Bags except textile bags — manufacturing	32222						P				P
Bakeries manufacturing — retail	445291				C	P	P		P	P	P
Bakeries non-manufacturing — retail	445291				P	P	P		P	P	P
Bakery products — manufacturing	311821				C	C	P		P	P	P
Banking services	52110				P	P	P		P	P	P
Barber services	812111				P	P			P		P
Beauty services	812112				P	P			P		P
Bicycles — retail	451110				P	P			P		P
Biological products — manufacturing	325414						C				P
Blacksmith and welding services	316999					C					P
Blankbooks, loose leaf binders and devices — manufacturing	323118						P				P
Blueprinting and photocopying services	561439				P	P	P				P
Boarding and rooming houses	721310							P			P
Boat building and repair services	336611				C	C	P		P		P
Bookbinding and miscellaneous related work — manufacturing	323117				C	C	P		P	P	P
Books, magazines and newspapers distributing — wholesale	424920				C	C	P		P	P	P
Books — publishing and printing	323110				C	C	P		P	P	P
Books — retail	451211				P	P			P		P
Boot and shoe cut stock and findings — manufacturing	316219						P				P
Bottled gas — retail	454312				C	C	P		P		P
Bottling and canning soft drinks and carbonated waters	333993						P				P
Bowling	713950				P	P			P		P
Boxes and paperboard containers — manufacturing	322212/3						P				P
Brand, brandy, spirits and wine — manufacturing	312130						P				P
Brooms and brushes — manufacturing	339994						P				P

VALLEY PARK CITY CODE

Land Use Category	Code	R-1	R-2	R-3	C-1	C-2	I-1	PD-R	PD-C	PD-I	PD-MX
Building construction — general contracting services	236										
Building materials — retail	444190				P	C	P		P	P	P
Building materials and lumber — wholesale	423310				C	P	P		P	P	P
Building paper and building board — manufacturing	322121								P	P	P
Bus parking and equipment maintenance	812930						P			P	P
Business and management consulting services	541611				P	P	P		P	P	P
Business offices not elsewhere listed	485113				P	P	P		P	P	P
Business associations	813910				P	P	P		P	P	P
Business forms — manufacturing	323116				C	C	P		P	P	P
Bus passenger terminals	488490				C	C	P		P	P	P
C											
Cabinet making — manufacturing	3371						P			P	P
Cable TV maintenance yard	237130						P			P	P
Cameras and photographic supplies — retail	443130				P	P	P		P	P	P
Campgrounds — general	721211								P	P	P
Campgrounds — group	721211								P	P	P
Candy and other confectionery products — manufacturing	3113				C	C	P		P	P	P
Candy, nut and confectionery — retail	445292				P	P	C		P	P	P
Canes, parasols and umbrellas — manufacturing	339999						P			P	P
Canvas products — manufacturing	314912						P			P	P
Cardboard, paperboard and diecut paper — manufacturing	322130						P		P	P	P
Carpetry and wood flooring services	238350					P	P		P	P	P
Carpet and rug cleaning and repair services	561740				C	C	P		P	P	P
Carpet and rug — manufacturing	326150						P			P	P
Cement (hydraulic) — manufacturing	327310						C		C	P	P
Cementeries	812220				C	C	C	P	P	P	P
Ceramic wall and floor tile — manufacturing	327122								P	P	P
Cereal preparations — manufacturing	311230						P			P	P
Charitable and welfare services	624190				P	P	P		P	P	P
Cheese (natural and processed) — manufacturing	311513						P		P	P	P
Chemicals, industrial — wholesale	4246						P		P	P	P
Chemicals, industrial organic and inorganic — manufacturing	32518/32519						C		C	P	P
Cheewing gum — manufacturing	311340						P			P	P
China, glassware and metalware — retail	442299				P	P			P	P	P
Chiropractors, optometrists, and other similar health services	621310/621320				P	P			P	P	P
Chocolate and cocoa products — manufacturing	311320				C	C	P		P	P	P
Churches, synagogues and temples	813110	C	C	C	C	P	P	P		P	P
Cigarettes and cigars — retail	453991				P	P	P		P	P	P
Civic, social and fraternal associations	813410				P	P	P		P	P	P
Civil defense and related activities	922120	C	C	C	P	P	P	P		P	P
Cleaning, polishing and sanitation preparations except soap and detergents — manufacturing	325612						P			P	P

## ZONING REGULATIONS

Land Use Category	Code	R-1	R-2	R-3	C-1	C-2	I-1	PD-R	PD-C	PD-I	PD-MX
Clock watch and jewelry repair services	811490				P	P	P		P	P	P
Clocks, watches, clockwork operated devices and parts — manufacturing	334518				C	C	P		P	P	P
Clothing, leather and fleece lined — manufacturing	315211						P			P	P
Coffee roasting and coffee products — manufacturing	311920				C		P		P	P	P
Commercial and industrial machinery, equipment and supplies — wholesale	423830				C	C	P		P	P	P
Commodity and security brokers, dealers and exchanges and services	523140				P	P	P		P	P	P
Communication equipment — manufacturing	3342						P			P	P
Compost dumps — Compost manufacturing	562219/325314						C			P	P
Concrete brick and block — manufacturing	327331						C			P	P
Concrete products — manufacturing	327390						C			P	P
Concrete ready-mix plants	327320						C			P	P
Concrete construction and paving services	237321/238990						C			P	P
Confectionery — wholesale	424450				C	C	P		P	P	P
Construction and lumber materials — wholesale	4233				C	C	P		P	P	P
Construction, mining, and materials handling machinery and equipment — manufacturing	3331						P		P	P	P
Consumer lending establishments/non-depository credit intermediation (i.e. payday loans)	522298					C					
Construction equipment — retail	444				C	C	P		P	P	P
Convents	813110				C	P		P		P	P
Convenience stores — with or without gasoline sales	447110/447190	C	C	P	C	P			P		P
Cosmetics, perfumes and other toiletries — manufacturing	325620				C	P			P	P	P
Costume jewelry, novelties, buttons, and miscellaneous notions — manufacturing	339911				C	C	P		P	P	P
Cotton, man-made fibers, silk and wool — weaving and manufacturing	313113						P			P	P
Country club	713910	C	C	C	C	P		P		P	P
Crafting and packing services	488991				C	C	P		P	P	P
Credit reporting, adjustment and collection services	561450				P	P	P		P	P	P
Credit unions and agricultural, business and personal credit service	522130				P	P	P		P	P	P
Crematory, funeral & mortuary services	812210				C	C	C		P	P	P
Curtains and draperies — manufacturing	313210				C	C	P		P	P	P
Curtains, draperies & upholstery — retail	442291				P	P			P	P	P
Cutlery, hand tools and general hardware — manufacturing	332211						P		P	P	P
Cut stone and stone products — manufacturing	327991						P		P	P	P
<b>D</b>											
Dairy products — retail	445299				P	P	C		P	P	P
Dairy products — wholesale	424490				C	C	P		P	P	P
Day care centers/nursery schools	624410	C	C	C	P	P		P		P	P
Dental equipment and supplies — manufacturing	339114				C	C	C		P	P	P
Dental laboratory services	339116				C	P	P		P	P	P



VALLEY PARK CITY CODE

Land Use Category	Code	R-1	R-2	R-3	C-1	C-2	I-1	PD-R	PD-C	PD-I	PD-MX
Dental services	621210				P	P	C		P	P	P
Department stores — retail	45211				P	P			P		P
Defective and protective services	561611				P	P	P		P	P	P
Diaper services	812331				C	C	P		P	P	P
Direct selling organizations — retail	4543				P	P	C		P	P	P
Discount and variety stores — retail	452112				P	P			P	P	P
Disinfecting and exterminating services	561710				C	C	P		P	P	P
Distilling, rectifying and blending liquors	312140				C	C	C		P	P	P
Drugs and proprietary — retail	446110				P	P	C		P	P	P
Drugs, drug proprietaries and druggist sundries — wholesale	424210				C	C	P		P	P	P
Dry cleaning & laundering pickup service	812320				P	P	P		P	P	P
Dry cleaning and laundering, self-service	812320				P	P	P		P	P	P
Dry cleaning, laundering and dyeing services, except rugs	812320				P	P	P		P	P	P
Dry goods and general merchandise — retail	452111				P	P	P		P	P	P
Dry goods and notions — wholesale	424310				C	C	P		P	P	P
Duplicating, mailing and stenographic services	561439				P	P	P		P	P	P
Dwelling, multi-family	531110			P		C		P			P
Dwelling, single-family attached	236118		P	P				P			P
Dwelling, single-family detached	236117	P	P	P				P			P
Dwelling, two-family	236116		P	P				P			P
Dyeing and finishing textiles	33292				C		P			P	P
E											
Earthenware, table and kitchen articles — manufacturing	327112						P			P	P
Educational and scientific research services	611710				C	P	P		P	P	P
Eggs and poultry — retail	424440				P	P	C		P	P	P
Electrical apparatus and equipment, wiring supplies, and construction materials — wholesale	423510				C	C	P		P	P	P
Electrical contractor services	238210				C	P	P		P	P	P
Electrical industrial apparatus — manufacturing	335314					P	P		P	P	P
Electrical repair services, except radio and television	811219				P	P	C		P	P	P
Electrical supplies — retail	444190				P	P	P		P	P	P
Electrical transmission and distribution equipment — manufacturing	335311						P		P	P	P
Electrical generator plants	335311						C		P	P	P
Electric utility maintenance yard	237130						C	P	P	P	P
Electricity/ regulating substations	335311	C	C	C	C	C	P	P	P	P	P
Electric lighting and wiring equipment — manufacturing	3351						P		P	P	P
Electrometallurgical products and processing — manufacturing	331111						C		P	P	P
Electronic components and accessories — manufacturing	3344						P		P	P	P
Electronic parts and equipment — wholesale	4236				C	C	P		P	P	P
Electrotyping and stereotyping/photoengraving	33293				P	P	P		P	P	P
Employment services	561311				P	P	P		P	P	P

ZONING REGULATIONS

Land Use Category	Code	R-1	R-2	R-3	C-1	C-2	I-1	PD-R	PD-C	PD-I	PD-MX
Engineering, laboratory, and scientific and research instruments and associated equipment — manufacturing	334516						P			P	P
Engines and turbines — manufacturing	335312						P			P	P
Envelope — manufacturing	322232						P			P	P
Equipment and supplies for service establishments — wholesale	423850				C	C	P		P	P	P
Equipment rental and leasing services	532490				C	P	P		P	P	P
Executive, legislative and judicial functions	921140				P	P	P		P	P	P
Exhibition halls	531120				P	P	P		P	P	P
Extracts and flavoring syrups — manufacturing	311942						P			P	P
F											
Fabricated structural metal products — manufacturing	332312						C			P	P
Fabricated wire products — manufacturing	331222						C			P	P
Fairgrounds	713110						C			P	P
Farm machinery and equipment — retail	444220				C	P	P		P	P	P
Farm machinery and equipment — manufacturing	333111						P		P	P	P
Farm machinery and equipment — wholesale	423820				C	C	P		P	P	P
Farm products warehousing and storage excluding stockyards	493120/493130						P		P	P	P
Farm supplies — retail	444220				C	P	P		P	P	P
Farms	111						P			P	P
Farms, nursery stock	111421				C	C	P	P	P	P	P
Feeds, grains and hay — retail	424910				C	C	P		P	P	P
Felt goods — manufacturing	313210						P		P	P	P
Fire protection and related activities	922160	C	C	P			P	P		P	P
Firing range, indoor	7139						C				
Fish and seafoods — retail	445220				P	P	C		P	P	P
Fish and seafoods — wholesale	424460						C		P	P	P
Flea markets (permanent, used merchandise stores)	453310										
Flea markets and other direct selling establishments (temporary location, direct selling)	454390					C					
Floor coverings — retail	442210									P	P
Florists — retail	453110				P	P	P		P	P	P
Flour and other grain mill products — manufacturing	311211						P			P	P
Flour blending and preparing — manufacturing	311822						P			P	P
Food lockers and storage services	326111				C	P	P		P	P	P
Freight forwarding services	488510						P		P	P	P
Frozen desserts and ice cream — manufacturing	311520				C		P		P	P	P
Fruits and vegetables — wholesale	424480						P		P	P	P
Fruits and vegetables — retail	445230				P	P	C		P	P	P
Fuel oil — retail	454311				C	C	P		P	P	P
Fur dressing and dyeing — manufacturing	316110						P		P	P	P
Fur goods — manufacturing	315292						P		P	P	P
Furniture and home furnishings — wholesale	4232				C	C	P		P	P	P

VALLEY PARK CITY CODE

Land Use Category	Code	R-1	R-2	R-3	C-1	C-2	I-1	PD-R	PD-C	PD-I	PD-MX
Furniture (household) — manufacturing	3371						P			P	P
Furniture (office) — manufacturing	3372						P			P	P
Furniture — retail	442110				P	P	C		P	P	P
Furniture repair and upholstery services	811420				P	P	P		P	P	P
Fur repair and storage services	811490				P	P	P		P	P	P
Furriers and fur apparel — retail	448190				P	P	P		P	P	P
<b>G</b>											
Garden supplies and landscape nursery — retail	444110				P	P	P		P	P	P
Gasoline service stations — retail	4471				P	P	P		P	P	P
Gas pressure control stations	4471	C	C	C	C	C	P	P		P	P
Gas production plants	211111						C			P	P
Gas storage and distribution points	237120						C			P	P
Gas utility maintenance yard	211112						C			P	P
General stores — retail	452				P	P	C		P	P	P
Gifts, novelties and souvenirs — retail	453220				P	P	C		P	P	P
Glass and glassware, pressed or blown — manufacturing	327212						C			P	P
Glass, paint and wall paper — retail	444120				P	P	P		P	P	P
Golf courses, public	713910	C	C	C	C	P		P		P	P
Golf driving ranges	713990							P		P	P
Grain — wholesale	424510					C	P			P	P
Greenhouses	1114						P			P	P
Greeting card — manufacturing	323110	C	C	C	C	C	P	P		P	P
Groceries — retail	4451				P	P	P		P	P	P
Groceries — wholesale	4244						P		P	P	P
Group homes (See Note 1)	623990						P		P	P	P
Gymnasium, soccer, and other athletic clubs	713940	C	C	C	P	P	P		P	P	P
<b>H</b>											
Handbags and other personal leather goods — manufacturing	316110						P			P	P
Hardware — retail	444130				P	P	C		P	P	P
Hardware — wholesale	423710				C	C	P		P	P	P
Hardwood dimension and flooring — manufacturing	332918						P		P	P	P
Harvesting services	115113					C	P		P	P	P
Hats, caps, and millinery — manufacturing	315211						P		P	P	P
Hazardous waste treatment and disposal	562211						C			P	P
Health and exercise spas	721110				P	P	P		P	P	P
Hearing aids, optical goods, orthopedic appliances and other similar devices — retail	446119				P	P	P		P	P	P
Heating and plumbing equipment and supplies — retail	444190				C	P	P		P	P	P
Heating, apparatus (except electrical and plumbing fixtures) — manufacturing	333414						P			P	P
Helicopter pads	481111						C			P	P
Historic and monument sites	712120	P	P	P	C	C	P	P	P	P	P

## ZONING REGULATIONS

Land Use Category	Code	R-1	R-2	R-3	C-1	C-2	I-1	PD-R	PD-C	PD-I	PD-MX
Hobby supplies — retail	451120				P	P			P		P
Holding and investment services	523930				P	P	P		P	P	P
Hospital services	621491		C	C	P	P			P	P	P
Hotels, tourist courts, and motels	721110				P	P			P	P	P
House furnishings, textile (except curtains and draperies) — manufacturing	337				C	C	P		P	P	P
<b>I</b>											
Ice — manufacturing	312113						P			P	P
Ice — retail	445299				P	P	P		P	P	P
Ice skating rinks, indoor	713940				P	P	P		P	P	P
Industrial laundry and linen supply services	812332					C	P			P	P
Industrial leather belting and packing — manufacturing	316999						P			P	P
Industrial and commercial machinery, equipment and supplies — wholesale	4234						P			P	P
Industrial machinery and equipment — manufacturing	333999						P			P	P
Ice cream and frozen desserts — retail	445299				P	P			P		P
Instruments for mechanical measuring and controlling except automatic temperature controls — manufacturing	334513						P			P	P
Insurance agents and brokers services	524210				P	P	P		P	P	P
Insurance carriers	524113				P	P	P		P	P	P
<b>J</b>											
Janitorial services	561720				C	C	P		P	P	P
Jewelry and precious metals — manufacturing	339911				C	C	P		P	P	P
Jewelry — retail	448310				P	P	C		P	P	P
<b>K</b>											
Kennels — boarding	812910					C	P			P	P
Kennels — breeding	112990						P			P	P
Knit goods — manufacturing	313249						P		P	P	P
<b>L</b>											
Labor unions and similar labor organizations	813930				P	P	P		P	P	P
Lace goods — manufacturing	313221						P		P	P	P
Lawn shades — manufacturing	326199						P		P	P	P
Landfills — trash transfer stations	562212						C			P	P
Landscape contracting services	561730				C	C	P		P	P	P
Landscape nursery and garden supplies — retail	444110				P	P	P		P	P	P
Lapidary work	339913				P	P	P		P	P	P
Lawn care — services	561730				C	C	P		P	P	P
Leather tanning and finishing — manufacturing	316110				P	P	P		P	P	P
Legal services	541110						P			P	P
Libraries	519120		C		P	P			P	P	P
Lime products — manufacturing	327410						C			P	P

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Land Use Category	Code	R-1	R-2	R-3	C-1	C-2	I-1	PD-R	PD-C	PD-I	PD-MX
Linooleum, asphalted-felt-base, and other hard surface floor cover manufacturing	326192						P			P	P
Liquid petroleum gas — wholesale	424720						P			P	P
Liquor — retail	445310				P	P	P		P	P	P
Lockers, shelving, partitions and office store fixtures — manufacturing	337215						P			P	P
Locksmith services	561622				P	P	P		P	P	P
Luggage — manufacturing	314999						P			P	P
M											
Machine shop — manufacturing	332710				C		P		P	P	P
Magazines and newspapers — retail	451212				P	P	C		P	P	P
Mail order houses — retail	454113				P	P	P		P	P	P
Masonry, stonework, tile setting and plastering services	238140				C	C	P			P	P
Massage services	812199				C	C			P	P	P
Matches — manufacturing	325998						C			P	P
Materials recovery/recycling facilities	56292						C			P	P
Meat and meat packing products — wholesale	424470						P			P	P
Meats — retail	445110				P	P	C		P	P	P
Medical and surgical instruments and apparatus — manufacturing	33911				C		P		P	P	P
Medical clinics, out-patient services	621493				P	P	C		P	P	P
Medical laboratory services	541712				C	P	P		P	P	P
Medical chemicals — manufacturing	325411						P		P	P	P
Milk processing, fluid only	333294						P			P	P
Mobile home parks	531190							P			P
Monasteries	813110							P			P
Monuments — retail	453998				C	P	P		P	P	P
Mortician's goods — manufacturing	339995						P		P	P	P
Motion picture distribution services	512120					C	P		P	P	P
Motion picture production studios	512110						P		P	P	P
Motorcycles, bicycles and parts — manufacturing	336991						P			P	P
Motor freight parking and equipment maintenance	484110						P			P	P
Motor freight terminals	484110						P			P	P
Motor vehicle oriented business					C	C	C		C		P
Museums	712110						P		P		P
Musical instruments & supplies — retail	451140				P	P			P	P	P
Musical instruments and parts — manufacturing	339992						P			P	P
N											
Newsprint publishing and printing	511110				C	C	P		P	P	P
News syndicate services	519110				P	P	P		P	P	P
Noodles, macaroni, spaghetti and vermicelli — manufacturing	311991				C		P		P	P	P
Nursing home	623110		C		C	P		P	P	P	P
Nuts, bolts, screws, rivets, & washers, & screw machine products — manufacturing	3261199						P			P	P

## ZONING REGULATIONS

Land Use Category	Code	R-1	R-2	R-3	C-1	C-2	I-1	PD-R	PD-C	PD-I	PD-MX
<b>O</b>											
Office furniture — manufacturing	337211						P			P	P
Office/warehouse	236220				C	P	P		P	P	P
Oilcloth, plastic fabric and vinyl products — manufacturing	313320						P			P	P
Ophthalmic goods — manufacturing	339112				C	C	P		P	P	P
Optical instruments and lenses — manufacturing	333314				C	C	P		P	P	P
Ornamental iron works — manufacturing	332323						P		P	P	P
Orthopedic, prosthetic and surgical appliances and supplies — manufacturing	339113				C	C	P		P	P	P
Outdoor advertising services	541850						P		P	P	P
<b>P</b>											
Padding and upholstery filling — manufacturing	332612						P			P	P
Painting and paper hanging services	238320				C	P	P		P	P	P
Paper and paper products — wholesale	424110/424120/424130				C	C	P		P	P	P
Paperboard containers and boxes — manufacturing	322212						P			P	P
Paperboard — manufacturing	322130						P			P	P
Paper coating and glazing — manufacturing	333291						P			P	P
Paper, except building paper — manufacturing	322121						C			P	P
Parks, public	712190	P			P		P	P		P	P
Pawshop (short-term lending)	522298				C	P	C		P	P	P
Penns, public	713120				P	P					P
Penns, pencils and other office and artist's materials — manufacturing	339942						P			P	P
Perfumes, cosmetics and other toiletries — manufacturing	325620						P			P	P
Periodicals publishing and printing	511120				C		P			P	P
Petroleum bulk stations and terminals — wholesale	424710						C			P	P
Petroleum pipeline right-of-way	486110	P			P		P	P		P	P
Petroleum refining	333298						C			P	P
Pets and pet grooming — retail	453910				P	P	P		P	P	P
Pharmaceutical preparations — manufacturing	325412						P			P	P
Photofinishing services	812921				P	P	P		P	P	P
Photographic equipment and supplies — manufacturing	333315						P			P	P
Photographic studios and services	541921				P	P	P		P	P	P
Physician's services	621111				P	P	C		P	P	P
Planting mills and saw mills, general — manufacturing	321918						P			P	P
Plastics materials and synthetic resins, synthetic rubber, synthetic and other man-made fibers (except glass) — manufacturing	325211										P
<b>R</b>											
Race tracks (automobiles, go-carts, motorcycles)	711										
Radios, televisions, phonographs, recorders and tape players repair services	811211				P	P	P		P	P	P
Radios, televisions, phonographs, recorders and tape players — retail	443112				P	P	C		P	P	P
Radio transmitting stations and towers	237130				C	C	P		P	P	P

VALLEY PARK CITY CODE

Land Use Category	Code	R-1	R-2	R-3	C-1	C-2	I-1	PD-R	PD-C	PD-I	PD-MX
Railroad equipment and maintenance yard	423860						P			P	P
Railroad equipment — manufacturing	336510						P			P	P
Railroad freight terminals	488210						P			P	P
Railroad passenger terminals	488210				C	C	P		P	P	P
Raincoats and other water-proof outer garments — manufacturing	315299						P			P	P
Real estate agents, brokers and management services	531210				P	P	P			P	P
Recreational vehicles and equipment — manufacturing	3361						P			P	P
Recreational vehicles and equipment — retail	441				P	P	P			P	P
Recreation centers	621340						C			P	P
Refrigerated warehouses (except food lockers)	238220				P	P	P		P	P	P
Refuse incineration	562213						P			P	P
Religious camps and retreats	813110			C				P			P
Research, development and testing services	541380				C	P	P			P	P
Residential hotels	531110					P	C			P	P
Resorts (general)	721110				C	P				P	P
Restaurants	722211				P	P	P			P	P
Restaurants, drive-in	722211				C	C	C			P	P
Retail trade not elsewhere listed	453998				C	C	C			P	P
Retirement home	623110			C		P		P		P	P
Road maintenance yards	333120				C					P	P
Robes and dressing gowns — manufacturing	315192				C	P	P			P	P
Roller skating rinks — indoor	713940				P	P				P	P
Roofing and sheet metal contracting services	238160				C	C			P	P	P
Rubber footwear — manufacturing	316213						C			P	P
Rubber products fabricated — manufacturing	3262						C			P	P
<b>S</b>											
Sanitary paper products — manufacturing	322121						C			P	P
Sanitary waste landfill	562219						C				P
Sausages and other prepared meat products — manufacturing	311612				C	C	P			P	P
Savings and loan associations	522120				P	P	P		C	P	P
Schools art	611519				P	P				P	P
Schools barber	611511				P	P				P	P
Schools beauty	611511				P	P				P	P
Schools business	611410				P	P				P	P
Schools colleges	611310				C	P				P	P
Schools computer	611420				P	P				P	P
Schools correspondence	611310				P	P				P	P
Schools dancing	611610				P	P				P	P
Schools driving	611692				C	C	P			P	P
Schools elementary, Grades K—6	611110	C	C	C				P		P	P
Schools, junior colleges	611210									P	P
Schools music	611610				P	P				P	P

ZONING REGULATIONS

Land Use Category	Code	R-1	R-2	R-3	C-1	C-2	I-1	PD-R	PD-C	PD-I	PD-MX
Schools, kindergarten/primary	6111110	C	C	C	C	P		P	P		P
Schools, post secondary not to include universities, colleges, junior colleges, professional schools and special training schools	6111110	C			C	P					
Schools, professional	6111310				P	P			P	P	P
Schools, secondary, Grades 7—12	6111110	C	C	C	P	P		P	P	P	P
Schools, stenographic	6111110				P	P			P	P	P
Schools, technical	61151				P	P			P	P	P
Schools, trade	61151				P	P			P	P	P
Schools, universities	611310				C	P			P	P	P
Schools, vocational	611210				C	P			P	P	P
Secondhand merchandise — retail	453310				C	P			P	P	P
Service tank and related services	562991						C				
Service industry machines — retail	3332						C				
Seepage pressure control stations	221320	P	P	P	P	P	C	P	P	P	P
Seepage sludge drying beds	221320						P		P	P	P
Sewage treatment facilities	221320						P		P	P	P
Shades and Venetian blinds — manufacturing	337920						P		P	P	P
Shoe repair, shoe shining and hat cleaning services	812990				P	P			P	P	P
Shoes — manufacturing	3162						P		P	P	P
Shoes — retail	448210						P		P	P	P
Shoes — wholesale	424340				P	P	C		P	P	P
Silverware and plated ware — manufacturing	339912						P		P	P	P
Ski and trap shooting ranges	713990										
Soaps and detergents (except specialty cleaners) — manufacturing	325611						P		C	C	
Social correctional, treatment and counseling services	922150				C	P	C		P	P	P
Solid waste landfill	562212						C				
Solid waste/trash transfer stations	562111/562112				C	C			P	P	P
Sorority and fraternity houses	721310							P			
Soybean oil milling	311222				C						
Sporting goods — retail	451110				P	P			P	P	P
Stadiums	236220								P	P	P
Stationery — retail	453210				P	P			P	P	P
Steel pipe and tubes — manufacturing	331111						C			P	P
Steel wire drawing, steel nails and spikes — manufacturing	331222						C			P	P
Storage and warehousing of non-hazardous products	493190						P		P	P	P
Storage and warehousing of household goods	493110						P		P	P	P
Swimming clubs	713940	C	C	C	P	P		P	P	P	P
T											
Tailoring (custom)	811490								P	P	P
Taverns	722410								P	P	P
Taxicab dispatch	485310				C				P	P	P
Taxicab parking and maintenance	485310									P	P



VALLEY PARK CITY CODE

Land Use Category	Code	R-1	R-2	R-3	C-1	C-2	I-1	PD-R	PD-C	PD-I	PD-MX
Telegraph communications	423690				P	P	P		P	P	P
Telephone business office	334210				P	P	P		P	P	P
Telephone exchange stations	334210				P	P	P		P	P	P
Telephone maintenance yard	334210				P	P	P		P	P	P
Telephone relay towers (microwave)	237130				C	C	P		P	P	P
Television broadcasting studios	515120				P	P	P		P	P	P
Television transmitting stations and relay towers	237130				C	C	P		P	P	P
Tennis and soccer clubs	713990	C	C	C	P	P	P	P	P	P	P
Textile bars — manufacturing	314911				C		P		P	P	P
Theaters, legitimate	711110					P			P	P	P
Theaters, motion picture, indoor	512131				C	P			P	P	P
Theaters, motion picture, outdoor	512132				C	C	C		P	P	P
Threads and yarns — manufacturing	313221						P		P	P	P
Tire cord and fabric — manufacturing	314992						P		P	P	P
Tires and inner tubes — manufacturing	326211						C		P	P	P
Tires and inner tubes — wholesale	423130						P		P	P	P
Tires and inner tubes — wholesale	424940						P		P	P	P
Tobacco and tobacco products — wholesale	424940						P		P	P	P
Tobacco and snuff — manufacturing	312229						P		P	P	P
Tobacco leaf — wholesale	424590						P		P	P	P
Tobacco storing and redrying	312210						P		P	P	P
Transportation equipment and supplies (except motor vehicles)	423860						P		P	P	P
Wholesale											
Travel arranging services	561510					P			P	P	P
Truck wash services	811192					C	P		P	P	P
V											
Vegetable oil milling (except cottonseed and soybean)	311223						P		P	P	P
Veterinarian services	541940					P			P	P	P
Vitreous china plumbing fixtures, china, fillings and bathroom accessories — manufacturing	327111					P	P		P	P	P
Vitreous china, table and kitchen articles manufacturing	327112						P		P	P	P
W											
Wallpaper — manufacturing	322121						C		P	P	P
Water storage	237110		P				P		P	P	P
Water treatment plants	221310			P			P		P	P	P
Water utility maintenance yards	237210						P		P	P	P
Water well drilling services	213111						P		P	P	P
Window cleaning services	561720				C	P	P		P	P	P
Wire products (fabricated) — manufacturing	332618						P		P	P	P
Wooden containers — manufacturing	321920						P		P	P	P
Wool preserving — manufacturing	327993						P		P	P	P
Wool and mohair — wholesale	424590						P		P	P	P

## ZONING REGULATIONS

Note 1. A group home includes any home in which eight (8) or fewer unrelated mentally or physically handicapped persons reside, and may include two (2) 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. The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. No group home shall be located within five hundred (500) feet of another group home.

C = Conditional

P = Permitted

# MEMORANDUM

**Re:** Overview of Medical Marijuana Use  
Policies and Regulations

**To:** Dusty Hosna  
Tim Engelmeyer

**Date:** 07/09/20

**From:** Anna Krane, AICP  
**CC:** John Brancaglione

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## Introduction

The last two decades have brought waves of significant change to state laws regarding medical and recreational cannabis, which in turn have implications for local governments. The passage of Amendment 2 has legalized the production, sale, and use of medicinal marijuana in the State of Missouri (the “State”). In 2019, the City of Valley Park (the “City”) updated code regulations to address medical marijuana facilities. The intention of the update was to ensure that the City maintained some review powers over the medical marijuana facilities permitted in Missouri under the state regulations adopted in December of 2018. According to the State regulations, applicants for State licenses for dispensaries, cultivation facilities, infused product manufacturing facilities, and testing facilities could start submitting applications to the Missouri Department of Health and Senior Services in August of 2019. Since adopting regulations within the City, the State has approved dispensary licenses for two locations within the City limits.

The City has now requested that PGAV complete a review of the regulations adopted by the City and guide a workshop discussion to understand how other communities are regulating these uses and the options the City has for modifying regulations, should they desire to do so. The following memo outlines some of the State regulations, similar community regulations, and the existing City regulations. This overview focuses on regulations pertaining to facilities and not regulations for prescription cards or seed to sale tracking.

## Missouri Regulations

The Missouri Department of Health and Senior Services has the authority to oversee and enforce Article XIV of the Missouri Constitution, which outlines provisions for medical marijuana licensing and facilities. Regulations for all facilities cover security, storage, transportation, odor control, and safety. Compliance with the regulations must be shown through the application and inspection process for licenses. The State regulations currently limit the number of licenses that may be granted by facility type and also limit locations based on a required buffer from certain uses. A map showing the locations of approved licenses may be viewed using this link:

<https://mohealth.maps.arcgis.com/apps/webappviewer/index.html?id=88d031a4f82449b98c30b6132b136edd>

# MEMORANDUM

## MISSOURI REGULATIONS

FACILITY TYPE	MAXIMUM LICENSES AVAILABLE*
CULTIVATION	60
INFUSED PRODUCTS MANUFACTURING	86
TESTING	10
DISPENSARIES	192 total, 24 per Congressional District

\*under State regulations the maximum could be increase with cause

The State regulations do include location restrictions, but also allow for local governments to modify the regulations. Per 19 CSR 30-95.040(4)(B):

*Unless expressly allowed by the local government, no new cultivation, infused products manufacturing, dispensary, or testing facility shall be sited, at the time of application for license or for local zoning approval, whichever is earlier, within one thousand feet (1,000') of any then-existing elementary or secondary school, daycare, or church.*

The retail sales taxation of medical marijuana within the State is explained in detail within Amendment 2. Specifically, a four percent (4%) sales tax was created as a result of Amendment 2. This additional tax is to be collected by the State and appropriated to a special fund called the "Missouri Veterans' Health and Care Fund." Section 4.4, below, also clearly defines that the aforementioned tax is to be levied in addition to any existing state, county, and local sales taxes already legally collected.

*4.(4) The tax levied pursuant to this subsection is separate from, and in addition to, any general state and local sales and use taxes that apply to retail sales, which shall continue to be collected and distributed as provided by general law.*

The excerpt above has been interpreted by many legal experts to mean that the sales of medical marijuana within the State are thereby subject to the full sales tax rate levied by all applicable taxing jurisdictions, thereto. The City currently levies a one percent (1%) sales tax (the "General Sales Tax") on the retail sale of goods. It is expected that the City would collect its General Sales Tax on the sale of medical marijuana that occurs within its boundary, net a one percent (1%) state collection fee and a two percent (2%) early pay discount.

### Local Government Regulations

Local government regulations across Missouri and other states with provisions for medical and recreational marijuana sales have taken many forms. Local governments have adopted license count maximums, facility location restrictions of different forms, and permit requirements to control and guide development of marijuana related businesses. Often a combination of these regulations is appropriate based on the ultimate goals of how a community would like these types of facilities to be located and impacts the community would like to mitigate.

# MEMORANDUM

License count maximums can be used to limit the overall number of businesses in a community, but do not have direct influence on where the businesses are located. In State regulations, license counts are listed by facility type.

Facility location restrictions are very common. The State regulations require a buffer to ensure that marijuana related businesses are not located near existing uses that have been deemed not compatible (schools, daycares, and churches). Location restrictions implemented by local governments include modifying the State requirement as well as limiting location based on zoning districts. Buffer requirements can also be used to regulate the distance between like businesses to ensure the businesses are spread through areas of a community and not densely packed.

Permit requirements are often related to the types of reviews and opportunity for reviews that a community would desire related to specific facility requests. Conditional Use Permits, site plan review permits, and business license requirements are the most common. The permit and review requirements allow a local government to closely evaluate each application and require modification to mitigate impacts that are specific to each context. The different permit types also allow for multiple layers of review by a city including staff, commissions, and elected officials.

To understand how similar local communities are approaching the regulations, we reviewed medical marijuana regulations from the City of Ballwin, the City of Crestwood, the City of Fenton, the City of Manchester, and the City of Ellisville. The existing City regulations are similar to regulations of nearby communities. The areas that differ include, allowing for a waiver of the buffer requirements and allowing related uses to be located near one another. During this workshop, the City should keep in mind the desired result or impact of the regulations. Are there areas of the City to protect? Are there areas of the City to promote for these uses? Are there concerns with uses locating in proximity?

The table on the following page summarizes the regulations for each municipality. Attached to this memo there are three maps that also assist in evaluating the City regulations. Exhibit A is the existing zoning map. Exhibit B is a map showing the location of existing schools, daycares, and places of worship with a 1,000-foot buffer from the property lines of the protected uses. Only the commercial and industrial zoning districts are shown on the map to see where the protection buffer overlaps districts where medical marijuana uses are allowed. Exhibit C is the same map as Exhibit B, except that a 300-foot buffer is shown, to match the existing City regulations.

## **Next Steps**

During the workshop discussion, City officials and staff should discuss the goals of the City regarding medical marijuana uses. Based on the goals, the maps and can be used to help determine if changes in the regulations to deploy different license count, facility location, or permit and review regulations would be appropriate or necessary.

# MEMORANDUM

## SUMMARY OF MUNICIPAL REGULATIONS

REGULATION TYPE	CITY OF BALLWIN	CITY OF CRESTWOOD	CITY OF FENTON	CITY OF MANCHESTER	CITY OF ELLISVILLE	CITY OF VALLEY PARK	
<b>LICENSE COUNT</b>	Max. 3 per type	-	-	-	-	-	
<b>FACILITY TYPE</b>	Cultivation, Manufacturing, Testing, and Dispensary	Cultivation, Manufacturing, Testing, and Dispensary	Cultivation, Manufacturing, Testing, Dispensary	Dispensaries	Cultivation, Manufacturing, Testing, Dispensary	Cultivation (growing), Dispensary	
<b>FACILITY LOCATION</b>	<i>Buffers</i>	Min. 300 ft. from church, daycare, school	Min. 500 ft. from elementary/secondary school, daycare, church	Min. 1,000 ft. from school, daycare, church	Min. 1,000 ft. from elementary/secondary school, daycare, church	Min. 300 ft. from elementary/secondary school, church	Min. 300 ft. from elementary/ middle/ high-school, daycare, place of worship
		Min. 1,500 ft. from another related use	Min. 1,000 ft. from another related use	Min. 1,000 ft. from another related use	Measure using shortest lawful walking path from property line to property line	Measure from property line to property line	Buffer may be waived by protected use
		Measure using straight line building to building	Measure not specified, so use State	Commercial and industrial districts by type	Commercial and planned industrial districts	Commercial and industrial districts by type	Measure from property line to property line
<b>FACILITY LOCATION</b>	<i>Zoning Districts</i>	Commercial and service districts by type	Commercial and manufacturing districts by type	Commercial and industrial districts by type	Commercial and industrial districts by type	Commercial and industrial districts by type	Dispensaries: C1, C2, I1, PDC, PDI Growing: C2, I1, PDC, PDI
		<i>Other</i>	Not on same site as physician office	Not allowed on Manchester Rd. frontage	Additional regulations for outdoor activity		
<b>PERMITS AND REVIEW</b>	<i>Conditional Use Permit</i>	Yes	Yes, dictates hours of operation	Yes	Yes, dictates hours of operation	Yes, dictates hours of operation	Yes
	<i>Site Plan Review</i>	Yes	-	Yes	Yes	-	-
	<i>Business License</i>	Yes	Yes, annual		Yes		Yes