

BILL NO.: 5074

ORDINANCE NO.: _____

Introduced by: Councilman Theodore Hoskins

**AN ORDINANCE OF THE CITY OF BERKELEY, MISSOURI,
REPEALING ORDINANCE #4818 IN ITS ENTIRETY**

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

Section 1. The City Council of the City of Berkeley hereby repeal in its entirety Ordinance #4818: An Ordinance Amending Section 400.140, "C-2 General Commercial District", in the City of Berkeley, Saint Louis County Missouri.

Section 2. Section 400.140, C-2 General Commercial District, "B" Permitted Uses will be amended by removing #7, #8, and #9.

A building or premises shall be used for the following purposes:

- 7. Restaurants
- 8. Hotels and motor lodges
- 9. Entertainment places, including billiard parlor, bowling alley, dancing, roller skating rink, sit-down theater, video games, and similar uses.

Section 3. The ordinance is attached and incorporated hereto as if fully set forth herein.

Section 4. This Ordinance shall be in full force and effect from and after the date of its passage.

1st Reading this 03rd day of February 2025

2nd Reading this 03rd day of February 2025

3rd Reading, PASSED and APPROVED, this _____ day of _____ 2025

Babatunde Deinbo, Mayor

ATTEST:

Deanna L. Jones, City Clerk

Final Roll Call:

Vacant	Aye ___	Nay ___	Absent ___	Abstain ___
Councilwoman Williams	Aye ___	Nay ___	Absent ___	Abstain ___
Councilman Hoskins	Aye ___	Nay ___	Absent ___	Abstain ___
Councilwoman Anthony	Aye ___	Nay ___	Absent ___	Abstain ___
Councilman Hindeleh	Aye ___	Nay ___	Absent ___	Abstain ___
Councilwoman-at-Large Crawford-Graham	Aye ___	Nay ___	Absent ___	Abstain ___
Mayor Deinbo	Aye ___	Nay ___	Absent ___	Abstain ___

Approved as to form:
Donnell Smith, City Attorney

City of Berkeley, MO
Tuesday, January 28, 2025

Chapter 400. Zoning Regulations

Article II. Districts and District Regulations

Section 400.140. "C-2" General Commercial District.

[CC 1961 §§23.10 — 23.10.10; Ord. No. 2974 §23.10, 6-20-1988; Ord. No. 3048 §1, 5-1-1989; Ord. No. 3121 §1, 5-7-1990; Ord. No. 3150 §1, 12-17-1990; Ord. No. 3218 §1, 9-8-1992; Ord. No. 3363 §1, 2-12-1996; Ord. No. 3758 §7, 11-19-2007; Ord. No. 3770 §1, 1-7-2008; Ord. No. 3771 §1, 1-7-2008; Ord. No. 3772 §§1 — 2, 1-7-2008; Ord. No. 3787 §1, 3-17-2008]

- A. The regulations set forth in this Section or set forth elsewhere in this Chapter when referred to in this Section are the regulations in the "C-2" General Commercial District.
- B. *Permitted Uses.* A building or premises shall be used for the following purposes:
1. Retail sales, including, but not limited to, appliances, bakery, bookstore, carpeting, clothing, department store, drug store, food store, furniture store, hardware store, hobby shop, jewelry store, newsstand, pet shop, radio and television store, sporting goods store and variety store.
 2. Household services, including but not limited to appliance repair, bicycle repair, carpeting and draperies, electrical, heating and cooling, painting, contractor, plumbing, radio and television repair, upholstery, rental of appliances, tools, medical equipment, radios and televisions.
 3. Banks, savings and loans, stockbrokers and title companies.
 4. Offices, including but not limited to business, dental, general, laboratory, testing, medical, radio and television, research and veterinarian.
 5. Telephone and computer answering services.
 6. Copy centers, primarily engaged in providing photocopying, duplicating, blueprinting and other document copying services, along with printing service; printing on purchased stock materials, such as stationery, letterhead, invitations, labels and similar items.
 7. Restaurants.
[Ord. No. 4818, 11-6-2023]
 8. Hotels and motor lodges.
[Ord. No. 4818, 11-6-2023]
 9. Entertainment places, including, billiard parlor, bowling alley, dancing, roller skating rink, sit-down theater, video games, and similar uses.
[Ord. No. 4818, 11-6-2023]
- C. *Accessory Uses.* Uses subordinate to that of the main building may include:
1. Accessory uses customarily incident to the above uses, except antennas.
 2. Any building used primarily for any of the above enumerated purposes may have not more than forty percent (40%) of the floor area devoted to storage purposes incidental to such