

AN ORDINANCE OF THE CITY OF ODESSA, MISSOURI AMENDING CERTAIN SECTIONS OF CHAPTER 50 OF THE CODE OF ORDINANCES OF THE CITY OF ODESSA, MISSOURI RELATING TO PERMITTED USES IN I-1 LIGHT INDUSTRIAL DISTRICT AND I-2 GENERAL INDUSTRIAL DISTRICT.

WHEREAS, the City initiated its application to amend certain sections in Chapter 8, Zoning Regulations to address for clarification and address changes in the law (“Text Amendment Application”); and

WHEREAS, on May 20, 2021, the Planning and Zoning Commission (“Commission”) held a public hearing and all those interested and wishing to testify were given the opportunity; and

WHEREAS, on August 19, 2021, the Commission recommended approval of certain changes of Chapter 50, Zoning Regulations; and

WHEREAS, the Board of Aldermen reviewed the exhibits and other information submitted to the Commission, and held a public hearing all interested persons; and

WHEREAS, the Board of Aldermen wishes to amend Chapter 50, Zoning Regulations to reflect the recommendation of the Planning and Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ODESSA, MISSOURI, AS FOLLOWS:

Section 1. That Section 50-364 of the Code of Ordinances of City of Odessa, Missouri is here by amended as follows:

Sec. 50-364. Uses permitted.

Property and buildings in an I-1 Light and Industrial District shall be used only for the following purposes:

- (1) Any use permitted in a C-3 Highway Commercial District.
- (2) Any of the following uses:
 - a. Aerospace manufacturing.
 - b. Automotive manufacturing.
 - c. Bakery.
 - d. Bottling works.
 - e. Book bindery.
 - f. Candy manufacturing.
 - g. Distribution center, including any incidental freighting or trucking yard terminal.
 - h. Engraving plant.
 - i. Electrical equipment assembly.

- j. Electronic equipment assembly and manufacturing.
 - k. Furniture manufacturing.
 - l. Grain storage and milling.
 - m. Heavy equipment manufacturing, including construction and mining.
 - n. Instrument and meter manufacturing.
 - o. Jewelry and watch manufacturing.
 - p. Laboratories, experimental.
 - q. Laundry and cleaning establishment.
 - r. Leather goods and fabrication.
 - s. Microbrewing, including processing, bottling, and packaging.
 - t. Optical goods manufacturing.
 - u. Sporting goods manufacturing.
 - v. Veterinary pharmaceutical.
- (3) All of the uses permitted under this section shall have their primary operations conducted entirely within enclosed buildings and shall not emit any dust or smoke or noxious odor or fumes outside of the buildings housing the operation or produce a noise level at the property line that is greater than the average noise level occurring on the adjacent street. Any article stored temporarily outside of an enclosed building as an incidental part of the primary operation shall be so screened by ornamental walls and fences or evergreen planting that it cannot be seen from adjoining public streets or adjacent lots when viewed by a person standing on the ground level.
- (4) The following uses may be permitted on review by the city planning and zoning commission:
- a. Animal food manufacturing.
 - b. Food products processing and packing, including meat processing and packing.

Retail sales are permitted only when incidental and accessory to a permitted principal use in accordance with this section.

Section 2. That Section 50-394 of the Code of Ordinances of City of Odessa, Missouri is here by amended as follows:

Sec. 50-394. Uses permitted.

Property and buildings in an I-2 General Industrial District shall be used for the following purposes:

- (1) Any use permitted in the I-1 Light Industrial District.
- (2) Any of the following uses:
 - a. Building material sales yard and lumber yard, including the sale of rock, sand, gravel and the like as an incidental part of the main business but not including a concrete batch plant or a transit mix plant.
 - b. Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors.
 - c. Freightage or trucking yard terminal.
 - d. Oilfield equipment storage yard.
 - e. Public utility service yard or electrical receiving or transforming station.
 - f. Sale barn.
- (3) The following uses when conducted within a completely enclosed building:
 - a. The manufacturer, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries and food products.
 - b. The manufacturer, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarn and paint not employing a boiling process.
 - c. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.
 - d. The manufacture and maintenance of electric and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like.
 - e. Manufacture of musical instruments, toys, novelties and rubber and metal stamps.
 - f. Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing and over-hauling, tire retreading or recapping and battery manufacturing.
 - g. Blacksmith shop and machine shop, excluding punch presses over 20 tons rated capacity, drop hammers and automatic screw machines.
 - h. Foundry casting lightweight nonferrous metal not causing noxious fumes or odors.

- i. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders and the like.
- (4) Buildings, structures and uses accessory and customarily incidental to any of the above uses. The uses permitted under this section shall be conducted in such a manner that no noxious odor, fumes or dust will be emitted beyond the property line of the lot on which the use is located.
- (5) The following uses may be permitted on review by the city planning and zoning commission:
 - a. Acid manufacture.
 - b. Automobile salvage or junk yard.
 - c. Building materials salvage yard.
 - d. Cement, lime, gypsum or plaster of paris manufacture.
 - e. Explosives, manufacture or wholesale storage.
 - f. Gas manufacture or wholesale storage.
 - g. Junk or salvage yard of any kind.
 - h. Petroleum or its products, refining of.
 - i. Scrap metal storage yard.
 - j. Wholesale or bulk storage of gasoline, propane or butane or other petroleum products.
 - k. Any use not otherwise permitted in this division.
 - l. Military and consumer ammunition, arms, and components manufacturing, distribution, and related integrated uses.
 - m. Agricultural Chemicals, manufacture or wholesale storage.

Retail sales are permitted only when incidental and accessory to a permitted principal use in accordance with this section.

Section 3. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

Section 4. All ordinances conflicting in whole or in part with the provisions of this Ordinance are hereby repealed to the extent of the conflict.

Section 5. This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

READ TWICE and passed by the Board of Aldermen of the City of Odessa, Missouri, and approved by the Mayor of Odessa this 23rd day of August, 2021.

(SEAL)

Stephen L. Wright, Mayor

ATTEST:

APPROVED:

Peggy Eoff, City Clerk

Stephen L. Wright, Mayor