City of Warrenton, MO
Friday, October 9, 2026

Chapter 405. Zoning Regulations

Article III. Zoning District Regulations

Section 405.150. "C-3" Highway Commercial.

[R.O. 2006 §400.150; Ord. No. 415 Art. III §3070, 3-2-1982; Ord. No. 1830 §I, 1-20-2009; Ord. No. 2783, 8-15-2023; Ord. No. 2866, 6-18-2024]

A. Purpose. These areas are intended to provide service to the community and the traveling public. These uses usually require more space for display and parking and are located on major transportation routes. It is intended that these areas be developed with appropriate landscaping and screening materials.

B. Permitted Uses. The uses set out in Appendix A[1] of this Chapter shall be permitted in this district.
[1] *Editor's Note: Appendix A is* ***included as an attachment to this Chapter****.*

C. Conditional Uses. Uses permitted upon review of the Planning and Zoning Commission on a conditional basis shall be as set out in Appendix A of this Chapter.

D. Lot Width And Lot Area. There shall be no minimum width, and area requirements for in "C-3," except residential units, shall conform with the area requirements as provided in "R-3."

E. Height Limitations. The maximum height in "C-3" shall be four (4) stories or forty-five (45) feet.

F. Yard Requirements.

1. Residential uses shall be the same as in "R-3."

2. Commercial Use. Where a commercial use adjoins or abuts a residential zone, the side yard shall be a minimum of ten (10) feet. Front yard shall be a minimum of twenty-five (25) feet. Where a commercial use adjoins a non-residential zone, there shall be no yard requirements.

G. Floor Area. Single-family dwelling — one thousand two hundred (1,200) square feet.