

**Proposed**  
**APPROVED USES**

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

- (1) Park, playground and community buildings owned or operated by any department of the city, county, state or federal government.
- (2) Public elementary, middle and high schools, and private educational institutions of a similar character and having a curriculum the same as ordinarily given in public schools.
- (3) Buildings for religious worship and customary accessory uses but excluding facilities for the burial, storage, entombment or other internment of human remains.
- (4) Bakery for the production and sale at wholesale and retail of bakery goods provided that no less than 25% of the gross floor area of the space is utilized exclusively for retail sales on the premises.
- (5) Barbershop, Beauty, nail or tanning salon and similar personal grooming and hygiene uses but not including public baths, tattooing, body piercing, massages or similar uses.
- (6) Massage therapist providing the business produces proof of education and state licensing for all employed practitioners.
- (7) Gym, exercise, fitness, dance and martial arts and similar facilities, both public and private, offering facilities, equipment and classes for exercise, training, skill enhancement, fitness, weight loss, and similar uses.
- (8) Dressmaking, millinery, drapery, sewing, alterations and/or tailoring shop (employing not more than five persons).
- (9) Retail dyeing, dry cleaning or laundry shops provided that not more than five employees shall be engaged at any time on the premises in any processing use.
- (10) Veterinarian offices, hospitals/clinics for small animals and/or animal grooming, including treatment and consultation rooms and commonly related indoor facilities and equipment but not including outdoor kennels.
- (11) Private clubs and lodges, such as philanthropic, fraternal, civic and social.
- (12) Nursery, prekindergarten, day care school and play school.
- (13) Business offices.
- (14) Professional offices including consultation and treatment rooms and related indoor facilities and equipment.
- (15) Office and business services such as copying, packaging, mailing, printing, telephone answering, secretarial and similar uses.
- (16) Painting and decorating shop provided at least 25% of the gross floor area is dedicated to retail sales of decorating supplies and materials.
- (17) Store for the sale at retail of live household pets and accessories including pet grooming.
- (18) Photographer, art gallery or artist or other similar studio.

- (19) Retail rental self-service laundry shop or laundromat.
- (20) Store for the indoor display and sale of new and used merchandise, including wholesale and retail (sales and including the service and assembly thereof unless otherwise limited, controlled or permitted by the ordinances of the City of Ballwin.
- ~~(21)~~ Mortuary/funeral home including visitation, ceremonial and cremation facilities.
- ~~(22)~~ Usual accessory uses and buildings incident to the above uses.
- (23) Service, cleaning or repair shops for jewelry, appliances, upholstery, household electronic and mechanical equipment, other household items, shoes and wearing apparel within a fully enclosed building but not including vehicles or non-residential machinery or other items of any kind otherwise regulated by Ballwin ordinances.
- (24) Restaurant where food is served for consumption on and off premises, pick-up through a drive-thru window, or curbside service. This use shall include catering facilities.
- (25) Establishments for the sale of intoxicating liquor or non-intoxicating beer by the drink for consumption on the premises where sold.
- (26) Retirement homes, retirement centers, independent large centers, assisted care centers, and multi-family.
- (27) Drive-through facilities.
- (28) Establishment for sale of intoxicating liquor.
- (29) 24-hour pharmacy, with a minute clinic and sale of liquor.