

Planning and Zoning Commission Meeting

July 28, 2026 - 7 p.m.

New Haven Public Works Facility

205 Industrial Drive

New Haven, MO

Agenda

1. Call to Order
2. Roll Call
3. Approval of minutes
 - a. June 23, 2026 meeting, page 1
4. Public Hearing – Text Amendments
 - a. Public Hearing notices, pages 2-3
 - b. Chapter 405, Sections 405.140-180 and Section 405.420 – Home Occupations, pages 4-10
 - c. Chapter 405, Section 405.190 – C-1 (General Commercial) Zoning District, pages 11-13
 - d. Title IV Land Use, Appendix A – Planning and Zoning Fee Schedule, pages 14
5. Motion to Close Public Hearing
6. Commission Discussion
 - a. Chapter 405, Sections 405.140-180 and Section 405.420 – Home Occupations, Draft Bill No. pages, 15-18
 - b. Chapter 405, Section 405.190 – C-1 (General Commercial) Zoning District, Draft Bill No. pages, 19-22
 - c. Title IV Land Use, Appendix A – Planning and Zoning Fee Schedule, Draft Bill No. pages, 23-24
7. Miscellaneous
8. Adjourn

Planning & Zoning Commission Meeting

June 23rd, 2026

New Haven Public Works Facility

Meeting called to order by Phil McKernan at 7:00pm

Roll Call of Members Present: Alan Bell, John Cassidy, Ed Shivers, Austin Madden, Phil McKernan, Rob Hausmann, Todd Blanc

Members Absent: Commission has 2 vacancies

Staff Members Present: Sarah Skeen- City Administrator, Deborah Williams- City Clerk, & Nick Reed- Building Inspector

Others Present: Steve Bertrand- Alderman Ward 2, Brett Shaiper-Applicant, & Residents

Motion to Approve Minutes from April 28th, 2026: Rob Haussmann, 2nd, Ed Shivers

Uses Permitted Upon Review: Located at 9461 Highway 100, parcel id# 04-7-35.0-075.010 (0.316 acres) Applicant Brett Shaiper requesting approval of the land use for automobile sales. Brett Shaiper stated experience of 7 years owning and operating automobile sales lot. Noted sales are not permitted on Sundays, business would be closed. Mainly operating on a by appointment basis. Plan 5-10 cars for sale, with 10-15 cars total on lot (some not yet ready for sale). Plans to use auto shops in city to service repairs. Signage and garage door addition to building for detailing; these will move through the building permit process to follow building code. Outdoor lighting is already in place with some discussion on light placement behind building.

Motion to approve Uses Permitted Upon Review Application: Alan Bell, 2nd, Todd Blanc

Miscellaneous: Comprehensive Plan RFP- RFP is approved by the Board of Alderman and is currently live. Commission members had given feedback before board approval. Comprehensive Plan Committee- Sarah Skeen expressed the need for a diverse committee with prospect of members being from several boards and commissions (City Administrator- Sarah Skeen, Economic Development- Tara Steffens, Park Board- Phil McKernan, Planning & Zoning- Todd Blanc, an Alderman, and Mayor- David Luecke). Expressed need for commission to keep Comprehensive plan on track as it our vision for the future and should be revaluated every 10 years.

Motion to Adjourn: 7:27 p.m. Alan Bell, 2nd, Austin Madden

Respectfully Submitted,



Deborah Williams, City Clerk

NOTICE OF PUBLIC HEARING

Notice is hereby given that public hearings at the following dates and times shall be held by The City of New Haven to discuss amending

Chapter 405 Section 405.420 and 405.140-180 pertaining to Home Occupations, and
Chapter 405 Section 405.190 pertaining to C-1 Zoning District Guest House use

- Planning and Zoning Commission, July 28th 2026, 7 p.m.
- Board of Aldermen, August 10th, 2026, 7 p.m.

All meetings will be located at the New Haven Public Works Facility, 205 Industrial Drive

Interested citizens are invited to comment on the request at the Public Hearing. Copies of the proposed ordinance are available for review at City Hall, 101 Front Street, Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m. If you cannot attend, citizens may direct written comments to the City of New Haven, PO Box 236, New Haven, MO 63068.

Publish in the New Haven Independent News July 15th 2026

NOTICE OF PUBLIC HEARING

Notice is hereby given that public hearings at the following dates and times shall be held by The City of New Haven to discuss amending Title IV Land Use, Appendix A, Planning and Zoning Fee Schedule.

- Planning and Zoning Commission, July 28th 2026, 7 p.m.
- Board of Aldermen, August 10th, 2026, 7 p.m.

All meetings will be located at the New Haven Public Works Facility, 205 Industrial Drive

Interested citizens are invited to comment on the request at the Public Hearing. Copies of the proposed ordinance are available for review at City Hall, 101 Front Street, Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m. If you cannot attend, citizens may direct written comments to the City of New Haven, PO Box 236, New Haven, MO 63068.

Publish in the New Haven Independent News July 15th 2026

Section 405.140. Zoning District "R-1a" Single-Family Residential. [Ord. No. 918 §2, 5-1-2008; Ord. No. 1051 §1, 3-11-2013]

A. *Permitted Uses.* All buildings and land within a "R-1a" zoning district shall be limited to the following uses:

1. Single-family dwellings.
2. Accessory buildings customary, incidental and subordinate to the use of the main building. Accessory buildings would include, but not necessarily be limited to, garages, carports, swimming pools, pergolas, patios and fireplaces.
3. Churches.
4. Public parks and playgrounds.
5. Public buildings, facilities and utilities.
6. *Group home.* No group home shall be located within one-half (½) mile of another group home. The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. Group homes shall be eleemosynary or not-for-profit in nature.

Uses Permitted Upon Review And Approval By The Planning And Zoning Commission.

~~1. Home occupations.~~

2. Modular housing.

Special Use Permit Required.

1. Mortuaries.

2. Single-user office in residential structure located on an arterial road or major collector road.

a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.

3. Communication tower.

4. Bed and breakfast homes, vacation homes and rooming houses. **[Ord. No. 1393, 2-14-2022]**

B. *Coverage.* Main and accessory buildings shall not cover more than thirty percent (30%) of the lot area.

C. *Water Supply And Sewage System.* Each lot within a "R-1" zoning district shall be served by a public water supply and a public sewer system.

D. *Parking Regulations.* Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.

1. Upon the effective date of this Subsection (March 11, 2013), all new construction of

residential units in "R-1A" Districts shall include an attached garage or attached covered carport area. Such garage or carport shall accommodate parking of at least one (1) passenger vehicle.

Exception: A detached garage may be permitted provided that the garage is located behind the front building line and is in conformance with all applicable minimum dimensional requirements. In no event shall a detached carport be permitted.

- E. *Dimensional Requirements.* Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.
- F. *Floor Area.* Every single-family detached dwelling hereafter erected shall contain a floor area, exclusive of garage space and area over open porches, of a minimum of twelve hundred (1,200) square feet of livable floor space completely above grade.

Section 405.150. Zoning District "R-1b" Single-Family Residential. [Ord. No. 918 §2, 5-1-2008]

- A. *Permitted Uses.* All buildings and land within a "R-1b" zoning district shall be limited to the following uses:

- 1. All uses permitted within a "R-1a" Single-Family Residential District.

Uses Permitted Upon Review And Approval By The Planning and Zoning Commission.

~~1. Home occupations.~~

2. Modular housing.

Special Use Permit Required.

1. Mortuaries.

2. Single-user office in residential structure located on an arterial road or major collector road.

a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.

3. Communication tower.

4. Bed and breakfast homes, vacation homes and rooming houses. [Ord. No. 1393, 2-14-2022]

- B. *Coverage.* Main and accessory buildings shall not cover more than forty percent (40%) of the lot area.
- C. *Water Supply And Sewage System.* Each lot within a "R-1b" zoning district shall be served by a public water supply and a public sewer system.
- D. *Parking And Regulations.* Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.

- E. *Dimensional Requirements.* Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.
- F. *Floor Area.* Every single-family detached dwelling hereafter erected shall contain a floor area, exclusive of garage space and area over open porches, of a minimum of eight hundred (800) square feet of livable floor space completely above grade.

Section 405.160. Zoning District "R-1c" Single-Family Residential. [Ord. No. 918 §2, 5-1-2008; Ord. No. 961 §1, 3-8-2010]

- A. *Permitted Uses.* All buildings and land within a "R-1c" zoning district shall be limited to the following uses:

- 1. All uses permitted within "R-1a" and "R-1b" Single-Family Residential Districts.

Uses Permitted Upon Review And Approval By The Planning and Zoning Commission.

~~1. Home occupations.~~

2. Modular housing.

Special Use Permit Required.

1. Mortuaries.

2. Single-user office in residential structure located on an arterial road or major collector road.

a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.

3. Communication tower.

4. Bed and breakfast homes, vacation homes and rooming houses. [Ord. No. 1393, 2-14-2022]

- B. *Coverage.* Main and accessory buildings shall not cover more than ninety percent (90%) of the lot area.
- C. *Water Supply And Sewage System.* Each lot within a "R-1c" zoning district shall be served by a public water supply and public sewer system.
- D. *Parking And Regulations.* Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.
- E. *Dimensional Requirements.* Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.
- F. *Units.* All dwelling units shall be a minimum of eight hundred (800) square feet in floor area.

Section 405.170. Zoning District "R-2" Two-Family Residential. [Ord. No. 918 §2, 5-1-2008; Ord. No. 961 §§2 — 3, 3-8-2010]

- A. *Permitted Uses.* All buildings and land within a "R-2" zoning district shall be limited to the following uses:
1. All uses permitted within a "R-1a", "R-1b" or "R-1c" Single-Family Residential District.
 2. Two-family dwellings or single-family dwellings with accompanying garage apartments.
- ~~*Uses Permitted Upon Review And Approval By The Planning and Zoning Commission.*~~
- ~~1. Home occupations.~~
- Special Use Permit Required.*
1. Mortuaries.
 2. Single-user office in residential structure located on an arterial road or major collector road.
 - a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.
 3. Communication tower.
 4. Bed and breakfast homes, vacation homes and rooming houses. [Ord. No. 1393, 2-14-2022]
- B. *Coverage.* Main and accessory buildings shall not cover more than thirty percent (30%) of the lot area.
- C. *Water Supply And Sewage System.* Each lot within a "R-2" zoning district shall be served by a public water supply and a public sewer system.
1. Each dwelling unit, whether detached or attached, shall be served by a separate water and sewer service.
- D. *Parking Regulations.* Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.
- E. *Dimensional Requirements.* Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.
- F. *Units.* All dwelling units shall be a minimum of one thousand (1,000) square feet of floor area.
1. *Exception.* In "R-2" Districts that border or are immediately adjacent to an "R-1b" District, "R-1c" or "R-3" District, all dwelling units shall be a minimum of eight hundred (800) square feet of floor area.

Section 405.180. Zoning District "R-3" Multi-Family Residential. [Ord. No. 918 §2, 5-1-2008; Ord. No. 961 §4, 3-8-2010]

- A. *Permitted Uses.* All buildings and land within a "R-3" zoning district shall be limited to the following uses:
1. All uses permitted within a "R-1a", "R-1b", "R-1c" or "R-2" District.
 2. Multi-family residential dwellings.
 3. Clubs, lodges and meeting places for other organizations.
 4. Rooming and boarding houses but not hotels and motels.
 5. Nursing homes and homes for the aged.
 6. Parking lots.

Uses Permitted Upon Review And Approval By The Planning and Zoning Commission.

1. Funeral home and mortuaries.
2. ~~Home occupations.~~
3. Offices.

Special Use Permit Required.

1. Communication tower.

- B. *Coverage.* Main and accessory buildings shall not cover more than forty percent (40%) of the lot area.
- C. *Water Supply And Sewer System.* Each lot within a "R-3" zoning district shall be served by a public water supply and a public sewer system.
1. Each detached or attached dwelling unit, including, but not limited to, duplexes, villas and town homes, shall be served by a separate water and sewer service. This requirement shall not apply to dwelling units in apartment buildings.
- D. *Parking Regulations.* Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.
- E. *Dimensional Requirements.* Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.
- F. *Units.* All units on plats shall be a minimum of eight hundred fifty (850) square feet in area for apartments and one thousand (1,000) square feet for condominiums and town houses.

Section 405.420. Home Occupations. [Ord. No. 918 §2, 5-1-2008; Ord. No. 933 §1, 11-10-2008; Ord. No. 1020 §1, 12-12-2011; Ord. No. 1437, 5-8-2023]

- A. Definition. A "home occupation" is any occupation or activity which is clearly incidental and secondary to the use of the premises for dwelling purposes and which is carried on wholly within a main building by a member of a family residing on the premises, in connection with which there is no advertising and no other display or storage of materials or exterior identification of the home occupation or variation from the residential character of the main building or accessory building; and in connection with which no person outside the family is employed and no equipment used which creates offensive noise, vibration, smoke, dust, odor, heat or glare.
- B. Purpose Of Regulation. The purpose of these regulations is to:
1. Ensure compatibility of home occupations with all uses permitted in "R" Districts.
 2. Promote the health, safety and general welfare of residential neighborhoods by preventing excessive noise, traffic, nuisances, fire hazards and other adverse effects of unregulated home occupations.
 3. Establish standards for home occupations in residential units.
- C. Use Requirements And Limitations. A home occupation that conforms to the requirements of this Section shall be a permitted use in all zoning districts. This authorization shall not be construed as exemption ~~from the business license requirements of Chapter 605 of the Municipal Code of the City of New Haven,~~ from the residential occupancy requirements of Article XI of this Chapter, or as exemption or waiver of any other applicable requirement of the Municipal Code.

No home occupation shall be allowed where a likelihood exists that it will negatively impact, interfere or conflict with the character, peace, good order and safety of the neighborhood in which it is located. In addition to any other use limitations applicable to the district in which the home occupation is located, no home occupation shall be permitted unless it complies with the following provisions:

1. Only one (1) home occupation shall be permitted per residence.
2. Home occupations shall comply with all local, County, State and Federal regulations and the requirements of this Section shall not be construed as an exemption from such regulations.
3. A home occupation shall be conducted only by persons lawfully residing within the residence.
4. The home occupation shall be clearly incidental and secondary to the principal use of the residence.
5. In no way shall the appearance of the structure be altered or the occupation within the residence be constructed in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs or the emission of sounds, noises or vibrations.

6. No storage or display of materials, goods, supplies, or equipment related to the operation of a home occupation shall be visible from the outside of any structure located on the premises.
 7. The conduct of any home occupation, including, but not limited to, the storage of goods and equipment, shall not reduce or render unusable areas provided for off-street parking required in the district in which it is located.
 8. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or cause fluctuations in the line voltage outside the dwelling unit or which creates noise not normally associated with residential uses shall be prohibited.
 9. No commercial vehicle, as defined by this Chapter, shall be used in connection with a home occupation, or parked on the property.
 10. No home occupation shall cause an increase in the use of any one (1) or more utilities (water, sewer, electricity) so that the combined use for the residence and the occupation exceeds the average for residences in the neighborhood.
 - ~~11. No more than twenty-five percent (25%) of the total combined enclosed floor area of a dwelling unit, including finished or unfinished basement or attic spaces, may be used for home occupations.~~
 12. There shall be no goods, materials or commodities displayed for sale on the outside of the premises.
 13. The mechanical equipment used for the home occupation is of a size and type that is similar to domestic mechanical equipment or is customarily found in a business office.
 14. Yard sales, garage sales, and home shopping parties may be considered a home occupation if ~~no~~ more than one (1) event is held during a month at a given residence.
 15. Babysitting of ~~no~~ more than four (4) unrelated children may be considered a home occupation.
- D. Non-Compliance Of Home Occupations. Any home occupation not in compliance with the restrictions and criteria herein specified shall either be discontinued, relocated to an appropriate district, or shall be subject to the special use permit requirements as set out in the City of New Haven Zoning Code. Any home occupation which continues in violation of this Section shall be subject to the penalties as provided for in the Zoning Code.

Section 405.190. Zoning District "C-1" General Commercial. [Ord. No. 918 §2, 5-1-2008; Ord. No. 1030 §1, 3-12-2012; Ord. No. 1051 §2, 3-11-2013; Ord. No. 1127 §1, 9-14-2015; Ord. No. 1286, 7-8-2019; Ord. No. 1428, 3-13-2023; Ord. No. 1486, 5-12-2025]

A. *Permitted Uses.* All buildings and land within a "C-1" zoning district shall be limited to the following uses:

1. All non-residential uses permitted in the "R-3" Multi-Family District.
2. Ambulance service offices or garages.
3. Amusement enterprises.
4. Banks and savings and loan companies.
5. Barbershops and beauty shops.
6. Car wash establishments.
7. Dance halls.
8. Dental laboratories.
9. Department stores.
10. Drug stores.
11. Feed and seed stores.
12. Gas Stations without repair garages. Fuel outlets.
13. Furniture repair and upholstery shops.
14. Golf courses — miniature and practice range.
15. Grocery stores and supermarkets.
16. Guest house. A residential dwelling, either owner-occupied or non-owner occupied, that exists as of the effective date of this Section, and which is used as temporary lodging for hire by travelers, tourists and other overnight guests. ~~The length of stay shall not exceed ten (10) days in any thirty (30) day period. A guest house shall be considered a commercial activity and shall be subject to all ordinances and regulations governing commercial activity in the City.~~

Exception: A guest house that is located within fifty (50) feet, exclusive of public rights-of-way, of a residentially zoned property shall be subject to review and approval by the Planning and Zoning Commission.
17. Heating, air conditioning and plumbing shops.
18. Interior decorating and furniture sales.
19. Ice plants.

20. Laboratories.
21. Laundry and dry cleaning establishments employing not more than five (5) persons.
22. Liquor stores.
23. (Reserved)
24. Music, radio or television shops.
25. Offices and clinics.
26. Paint stores.
27. Printing.
28. Restaurants (other than drive-through).
29. Retail and wholesale shops.
30. (Reserved)
31. Medical marijuana dispensary facility.
32. Microbusiness dispensary facility.

Any other use which is determined by the Planning Commission to be of the same general character as the above mentioned.

Uses Permitted Upon Review And Approval By The Planning And Zoning Commission.

1. Automobile sales.
2. Boat sales.
3. Cabinet shops.
4. Farm implements sales and services.
5. Funeral homes and mortuaries.
- ~~6. Home occupations.~~
7. Mobile homes sales.
8. Nurseries and garden supplies.
9. Residential uses.
10. Restaurants (drive-through).
11. Storage buildings.

Special Use Permit Required.

1. Bus terminals.
2. Communication tower.

3. Fireworks stands.
4. Hospitals.
5. Lumberyards.
6. Motels and hotels.
7. Payday and title loan businesses.
8. Service stations or gas stations ~~that include including~~ repair garages.
9. Theaters.

33. Museums.

- B. *Coverage.* Main and accessory buildings shall not cover more than thirty percent (30%) of the site.
- C. *Water Supply And Sewage System.* Each lot within a "C-1" zoning district shall be served by a public water supply and a public sewer system.
- D. *Parking Regulations.* Off-street parking and loading space shall be provided in accordance with the requirements set forth in Article X of this Chapter.
- E. *Dimensional Requirements.* Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.

LAND USE
Title IV Attachment 1
City of New Haven
APPENDIX A

Planning and Zoning Fee Schedule

[Ord. No. 921 §1, 4-14-08; Ord. No. 1051 §8, 3-11-13]

Category	Fee
Annexation	\$150
Board of Adjustment variance/interpretation application request for variance	\$150
Board of Adjustment request for interpretation	\$150
Boundary Adjustment	\$50
Business License for off premise signage	\$250
Condominium plat review	\$50
Construction inspection	\$250
Construction permit	\$0.0025 percent of cost of improvements as figured by City Engineer
Dwelling Unit display plat review	\$50
Dwelling Unit Residential occupancy inspection	\$40
Commercial Occupancy Inspection	\$50
Excavation permit	~~None/\$40~~ \$200
Fence permit	\$20
Final plat	None
Health and safety occupancy certificate	None
Home occupation permit	~~None~~
Lot Consolidation	\$50
Minor Subdivision (410.070)	\$100
Preliminary Plat (410.060)	\$200
Planned Unit Development (PUD)	~~\$250~~ \$500
Permanent Signage	Varies
Temporary Signage	None
Site Plan Review – Commercial/Industrial	~~\$200~~ \$250
Special use permit	\$150
Street/ROW Vacation	\$150
Uses Permitted Upon Review	None
Zoning Change	\$150
Zoning permit	~~None~~ /\$50

BILL NO. _____

ORDINANCE NO. _____

INTRODUCED BY _____

**AN ORDINANCE TO AMEND CHAPTER 405 OF THE MUNICIPAL
ZONING CODE OF THE CITY OF NEW HAVEN, MISSOURI PERTAINING TO
THE REGULATION OF HOME OCCUPATIONS**

WHEREAS, Chapter 405 of the Municipal Code of the City of New Haven establishes regulations pertaining to zoning, land use, and annexation; and

WHEREAS, the Board of Aldermen finds it necessary and desirable to amend Section 405.140, Section 405.150, Section 405.160, Section 405.170, Section 405.180, and Section 405.420 to ensure compliance with state law, including Sections 64.008 and 71.990, RSMo., and to provide clear guidance for regulation of home occupations in all zoning districts; and

WHEREAS, a Public Hearing was held on July 28, 2026 by the Planning and Zoning Commission regarding the proposed ordinance; and

WHEREAS, following the Public Hearing on July 28, 2026 by the Planning and Zoning Commission and after consideration of the request and testimony presented therein, the Planning and Zoning Commission recommended approval of the ordinance to the Board of Aldermen; and

WHEREAS, the Board of Aldermen, following all required public notice and hearings, has determined that amending Section 405.140, Section 405.150, Section 405.160, Section 405.170, Section 405.180, and Section 405.420 is in the best interest of the City of New Haven;

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

SECTION ONE. Section 405.140. A Zoning District "R-1a" Single-Family Residential of the Municipal Code is hereby amended to read as follows: (those subsections not specifically set forth herein are not altered or amended in any way and, therefore, remain in full force and effect).

Uses Permitted Upon Review And Approval By The Planning And Zoning Commission.

1. Modular housing.

SECTION TWO. Section 405.150. A Zoning District "R-1b" Single-Family Residential of the Municipal Code is hereby amended to read as follows: (those subsections not specifically set forth herein are not altered or amended in any way and, therefore, remain in full force and effect).

Uses Permitted Upon Review And Approval By The Planning And Zoning Commission.

1. Modular housing.

SECTION THREE. Section 405.160. A Zoning District "R-1c" Single-Family Residential of the Municipal Code is hereby amended to read as follows: (those subsections not specifically set forth herein are not altered or amended in any way and, therefore, remain in full force and effect).

Uses Permitted Upon Review And Approval By The Planning And Zoning Commission.

1. Modular housing.

SECTION FOUR. Section 405.170. A Zoning District "R-2" Two-Family Residential of the Municipal Code is hereby amended to read as follows: (those subsections not specifically set forth herein are not altered or amended in any way and, therefore, remain in full force and effect).

Uses Permitted Upon Review And Approval By The Planning And Zoning Commission.

1. Modular housing.

SECTION FIVE. Section 405.180. A Zoning District "R-3" Multi-Family Residential of the Municipal Code is hereby amended to read as follows: (those subsections not specifically set forth herein are not altered or amended in any way and, therefore, remain in full force and effect).

Uses Permitted Upon Review And Approval By The Planning And Zoning Commission.

1. Funeral home and mortuaries
2. Offices

SECTION SIX. Section 405.420. Home Occupations of the Municipal Code is hereby amended to read as follows: (those subsections not specifically set forth herein are not altered or amended in any way and, therefore, remain in full force and effect).

- A. Definition. A "home occupation" is any occupation or activity which is clearly incidental and secondary to the use of the premises for dwelling purposes and which is carried on wholly within a main building by a member of a family residing on the premises, in connection with which there is no advertising and no other display or storage of materials or exterior identification of the home occupation or variation from the residential character of the main building or accessory building; and in connection with which no person outside the family is employed and no

equipment used which creates offensive noise, vibration, smoke, dust, odor, heat or glare.

B. Purpose Of Regulation. The purpose of these regulations is to:

1. Ensure compatibility of home occupations with all uses permitted in "R" Districts.
2. Promote the health, safety and general welfare of residential neighborhoods by preventing excessive noise, traffic, nuisances, fire hazards and other adverse effects of unregulated home occupations.
3. Establish standards for home occupations in residential units.

C. Use Requirements And Limitations. A home occupation that conforms to the requirements of this Section shall be a permitted use in all zoning districts. This authorization shall not be construed as exemption from the residential occupancy requirements of Article XI of this Chapter, or as exemption or waiver of any other applicable requirement of the Municipal Code.

No home occupation shall be allowed where a likelihood exists that it will negatively impact, interfere or conflict with the character, peace, good order and safety of the neighborhood in which it is located. In addition to any other use limitations applicable to the district in which the home occupation is located, no home occupation shall be permitted unless it complies with the following provisions:

1. Only one (1) home occupation shall be permitted per residence.
2. Home occupations shall comply with all local, County, State and Federal regulations and the requirements of this Section shall not be construed as an exemption from such regulations.
3. A home occupation shall be conducted only by persons lawfully residing within the residence.
4. The home occupation shall be clearly incidental and secondary to the principal use of the residence.
5. In no way shall the appearance of the structure be altered or the occupation within the residence be constructed in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs or the emission of sounds, noises or vibrations.
6. No storage or display of materials, goods, supplies, or equipment related to the operation of a home occupation shall be visible from the outside of any structure located on the premises.
7. The conduct of any home occupation, including, but not limited to, the storage of goods and equipment, shall not reduce or render unusable areas provided for off-street parking required in the district in which it is located.

8. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or cause fluctuations in the line voltage outside the dwelling unit or which creates noise not normally associated with residential uses shall be prohibited.
9. No commercial vehicle, as defined by this Chapter, shall be used in connection with a home occupation, or parked on the property.
10. No home occupation shall cause an increase in the use of any one (1) or more utilities (water, sewer, electricity) so that the combined use for the residence and the occupation exceeds the average for residences in the neighborhood.
11. There shall be no goods, materials or commodities displayed for sale on the outside of the premises.
12. The mechanical equipment used for the home occupation is of a size and type that is similar to domestic mechanical equipment or is customarily found in a business office.
13. Yard sales, garage sales, and home shopping parties may be considered a home occupation if more than one (1) event is held during a month at a given residence.
14. Babysitting of more than four (4) unrelated children may be considered a home occupation.

SECTION SEVEN. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION EIGHT. This ordinance shall be in full force and effect from and after the date of its passage and approval.

Read two times and passed by the Board of Aldermen this _____ day of August, 2026.

Approved by the Mayor this _____ day of August, 2026

David E. Luecke, Mayor

ATTEST:

Deborah Williams, City Clerk

BILL NO. _____

ORDINANCE NO. _____

INTRODUCED BY _____

AN ORDINANCE TO AMEND CHAPTER 405 OF THE MUNICIPAL CODE OF THE CITY OF NEW HAVEN, MISSOURI BY AMENDING SECTION 405.190 RELATING TO ZONING DISTRICT "C-1" GENERAL COMMERCIAL

WHEREAS, Chapter 405 of the Municipal Code of the City of New Haven establishes regulations pertaining to zoning, land use, and annexation; and

WHEREAS, the Board of Aldermen finds it necessary and desirable to update and replace Section 405.190 to ensure compliance with state law and to provide clear language for land use in the C-1, general commercial zoning district; and

WHEREAS, a Public Hearing was held on July 28, 2026 by the Planning and Zoning Commission regarding the proposed ordinance; and

WHEREAS, following the Public Hearing on July 28, 2026 by the Planning and Zoning Commission and after consideration of the request and testimony presented therein, the Planning and Zoning Commission recommended approval of the ordinance to the Board of Aldermen; and

WHEREAS, the Board of Aldermen, following all required public notice and hearings, has determined that amending Section 405.190 is in the best interest of the City of New Haven;

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

SECTION ONE.

Section 405.190 of the Municipal Code of the City of New Haven is hereby repealed in its entirety and replaced with the following new Section 405.190:

Section 405.190 – Zoning District "C-1" General Commercial

- A. *Permitted Uses.* All buildings and land within a "C-1" zoning district shall be limited to the following uses:
1. All non-residential uses permitted in the "R-3" Multi-Family District.
 2. Ambulance service offices or garages.

3. Amusement enterprises.
4. Banks and savings and loan companies.
5. Barbershops and beauty shops.
6. Car wash establishments.
7. Dance halls.
8. Dental laboratories.
9. Department stores.
10. Drug stores.
11. Feed and seed stores.
12. Gas Stations without repair garages.
13. Furniture repair and upholstery shops.
14. Golf courses — miniature and practice range.
15. Grocery stores and supermarkets.
16. Guest house. A residential dwelling, either owner-occupied or non-owner occupied, that exists as of the effective date of this Section, and which is used as temporary lodging for hire by travelers, tourists and other overnight guests.

Exception: A guest house that is located within fifty (50) feet, exclusive of public rights-of-way, of a residentially zoned property shall be subject to review and approval by the Planning and Zoning Commission.

17. Heating, air conditioning and plumbing shops.
18. Interior decorating and furniture sales.
19. Ice plants.
20. Laboratories.
21. Laundry and dry cleaning establishments employing not more than five (5) persons.
22. Liquor stores.
23. (Reserved)
24. Music, radio or television shops.
25. Offices and clinics.
26. Paint stores.

27. Printing.
28. Restaurants (other than drive-through).
29. Retail and wholesale shops.
30. (Reserved)
31. Medical marijuana dispensary facility.
32. Microbusiness dispensary facility.

Any other use which is determined by the Planning Commission to be of the same general character as the above mentioned.

Uses Permitted Upon Review And Approval By The Planning And Zoning Commission.

1. Automobile sales.
2. Boat sales.
3. Cabinet shops.
4. Farm implements sales and services.
5. Funeral homes and mortuaries.
6. Mobile homes sales.
7. Nurseries and garden supplies.
8. Residential uses.
9. Restaurants (drive-through).
10. Storage buildings.

Special Use Permit Required.

1. Bus terminals.
2. Communication tower.
3. Fireworks stands.
4. Hospitals.
5. Lumberyards.
6. Motels and hotels.
7. Payday and title loan businesses.
8. Service stations or gas stations that include repair garages.
9. Theaters.

33. Museums.

- B. *Coverage.* Main and accessory buildings shall not cover more than thirty percent (30%) of the site.
- C. *Water Supply And Sewage System.* Each lot within a "C-1" zoning district shall be served by a public water supply and a public sewer system.
- D. *Parking Regulations.* Off-street parking and loading space shall be provided in accordance with the requirements set forth in Article X of this Chapter.
- E. *Dimensional Requirements.* Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.

SECTION TWO.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION THREE.

This ordinance shall be in full force and effect from and after the date of its passage and approval.

Read two times and passed and approved this _____ day of August, 2026.

David E. Luecke, Mayor

ATTEST:

Deborah Williams, City Clerk

BILL NO. _____

ORDINANCE NO. _____

INTRODUCED BY _____

**AN ORDINANCE TO AMEND CERTAIN SECTIONS OF THE MUNICIPAL
ZONING CODE OF THE CITY OF NEW HAVEN, MISSOURI, TITLE IV:
APPENDIX A, PLANNING AND ZONING FEE SCHEDULE**

WHEREAS, Chapter 405 of the Municipal Code of the City of New Haven establishes regulations pertaining to zoning, land use, and annexation; and

WHEREAS, the Board of Aldermen finds it necessary and desirable to amend Title IV: Appendix A, Planning and Zoning Fee Schedule; and

WHEREAS, a Public Hearing was held on July 28, 2026 by the Planning and Zoning Commission regarding the proposed ordinance; and

WHEREAS, following the Public Hearing on July 28, 2026 by the Planning and Zoning Commission and after consideration of the request and testimony presented therein, the Planning and Zoning Commission recommended approval of the ordinance to the Board of Aldermen; and

WHEREAS, the Board of Aldermen, following all required public notice and hearings, has determined that amending Title IV: Appendix A, Planning and Zoning Fee Schedule is in the best interest of the City of New Haven;

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

SECTION ONE. Title IV: Appendix A: Planning and Zoning Fee Schedule, shall be amended as follows:

Category	Fee
Annexation	\$150
Board of Adjustment variance/interpretation application	\$150
Boundary Adjustment	\$50
Business License for off premise signage	\$250
Construction inspection	\$250

Construction permit	\$0.0025 percent of cost of improvements as figured by City Engineer
Residential occupancy inspection	\$40
Commercial Occupancy Inspection	\$50
Excavation permit	\$200
Fence permit	\$20
Final plat	None
Health and safety occupancy certificate	None
Lot Consolidation	\$50
Minor Subdivision (410.070)	\$100
Preliminary Plat (410.060)	\$200
Planned Unit Development (PUD)	\$500
Permanent Signage	Varies
Temporary Signage	None
Site Plan Review – Commercial/Industrial	\$250
Special use permit	\$150
Street/ROW Vacation	\$150
Uses Permitted Upon Review	None
Zoning Change	\$150
Zoning permit	\$50

SECTION TWO. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION THREE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

Read two times and passed by the Board of Aldermen this _____ day of August, 2026.

Approved by the Mayor this _____ day of August, 2026

David E. Luecke, Mayor

ATTEST:

Deborah Williams, City Clerk