

REGULATING COMMERCIAL USES

UNINCORPORATED
ST. LOUIS COUNTY

A citizen's guide to regulations for:

Package liquor stores
Pawn shops
Small loan businesses
Tattoo parlors
Teen clubs
Thrift stores

The St. Louis County Department of Planning works closely with subdivision trustees and neighborhood leaders to help improve the quality of life of all residents living in unincorporated St. Louis County. This brochure is intended to provide information about those issues that are frequently a source of concern to trustees and residents due to their impact on a community's appearance and quality of life.

The information contained in this brochure is summarized from the St. Louis County Zoning Ordinance and the St. Louis County Revised Ordinances (SLCRO). Following each summary is the appropriate citation. All ordinances are available on the St. Louis County Council's website at <http://www.stlouisco.com/council> by clicking on the Revised Ordinances button.

For additional information, please contact the Department of Planning at (314) 615-2520.

CONDITIONAL USE PERMIT (CUP) PROCEDURE

Several of the uses listed in this brochure are allowed as “conditional uses.” As part of the conditional use permit procedure, a public hearing on the proposed business is held by the St. Louis County Planning Commission. If approved, the Planning Commission may choose to impose additional conditions to preserve and promote the public health, safety and general welfare. The County Council may affirm, reverse or modify the Commission’s determination.

PACKAGE LIQUOR STORES

A package liquor store is defined as a retail establishment, licensed by the State of Missouri for the sale of original package liquor, where liquor sales make up 66.67% of the store’s annual sales revenue.

Under St. Louis County’s Zoning Ordinance, package liquor stores are permitted uses in the “C2” and “C3” Shopping Districts as long as they are located a minimum distance of 1,000 feet from the nearest property line of another package liquor store. Package liquor stores that are located less than 1,000 feet from the nearest property line of another package liquor store require a conditional use permit in the “C2” and “C3” Shopping Districts and a public hearing.

SLCRO CHAPTER 1003
ORDINANCE NO. 22626

PAWN SHOPS

A pawn shop is an establishment engaged in the buying and selling of secondhand merchandise and offering loans secured by personal property. A pawn shop requires a license issued by the St. Louis County Director of Revenue.

Licenses are issued for one-year and expire on December 31. There is a limit on the number of pawnbrokers in unincorporated St. Louis County, with only one license allowed for every 30,000 unincorporated residents.

Under the St. Louis County Zoning Ordinance, pawn shops are allowed by conditional use permit in the “C2” and “C3” Shopping Districts and require a public hearing before the St. Louis County Planning Commission.

SLCRO 818 PAWNBROKER’S CODE
SLCRO CHAPTER 1003
ORDINANCE NO. 18694

SMALL LOAN BUSINESSES

CHECK CASHING | PAYDAY LOANS | CAR TITLE LOANS

Small loan businesses, by definition, loan money to customers on a temporary basis, with the loan secured by post-dated check, paycheck or car title, or are registered as lenders under state or federal law. These types of businesses do not include a state or federally chartered bank, savings association, credit union, or industrial land company, nor do they include businesses where the cashing of checks or money orders is incidental to the main purpose of the business. Small loan businesses include, but are not limited to check cashing stores, payday loan stores, and car title loan stores.

Under St. Louis County’s Zoning Ordinance since 2008, small loan businesses may be allowed by conditional use permit in the “C2” and “C3” Shopping Districts and require a public hearing. Small loan businesses must be located at least one mile (5,280 linear feet) from any existing small loan business and 300 feet from any residence, school or place of worship.

SLCRO CHAPTER 1003
ORDINANCE NO. 23314

TATTOO PARLORS

A tattoo parlor is an establishment or facility where the art of tattooing is performed. Under St. Louis County’s Zoning Ordinance, tattoo parlors may be allowed by conditional use permit in the “C2” and “C3” Shopping Districts and require a public hearing before the St. Louis County Planning Commission. In addition, a permit is required from St. Louis County’s Director of Health and permits are not issued for establishments within 500 feet of any school building.

SLCRO 621.030
SLCRO 650.030
SLCRO CHAPTER 1003
ORDINANCE NO. 18962



TEEN CLUBS

Teen clubs are entertainment establishments that cater to young people age 14 through 18 who are not accompanied by a parent or guardian. They may include, but are not limited to teen nightclubs and teen dance clubs. They do not include publicly owned facilities, such as recreation centers, community centers, public libraries and public schools; or skating rinks. By ordinance, teen clubs are required to have a valid license issued by the St. Louis County Council. A teen club application is first reviewed by the Director of Revenue. The Director of Revenue makes a recommendation to the St. Louis County Council to grant or deny an application. The St. Louis County Council makes the ultimate decision on whether to grant or deny an application. The teen club license is valid for one-year and must be renewed annually.

To be granted a license, a teen club applicant must pass a criminal background check, have a lighting plan for parking areas and all entrances and exits, and be in compliance with County health, fire, and/or building codes. In the case of a license renewal, the number and type of police calls related to the teen club will be considered. The St. Louis County Council may also impose special conditions on a license, including closing times, security requirements, notice to potentially affected neighborhoods, parking and pick-up areas, and identification of attendees.

Teen clubs are required to have adequately trained and licensed security personnel, employees who have passed criminal record checks, and a ticket for an attendee's admission, without which a person cannot be admitted.

SLCRO 823 TEEN CLUB LICENSING CODE

THRIFT STORES

A thrift store is defined as an establishment where secondhand articles are sold, such as clothing, shoes, furniture and other assorted items, the value of which is only a fraction of the original cost, for which price guides are not available, and which normally have no collectible or antique value. This term does not apply to businesses which sell primarily new goods, and which occasionally sell secondhand articles as a result of trade-ins or unclaimed merchandise. Under St. Louis County's Zoning Ordinance, thrift stores may be allowed by conditional use permit in the "C2" and "C3" Shopping Districts and require a public hearing before the St. Louis County Planning Commission.

SLCRO CHAPTER 1003
ORDINANCE NO. 19718

For more information about regulations that affect everyday life in St. Louis County's subdivisions and neighborhoods, please reference our Ordinance Guidebook (2009) at:

<http://www.co.st-louis.mo.us/plan/subdivision/OrdinanceGuidebook.pdf>

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