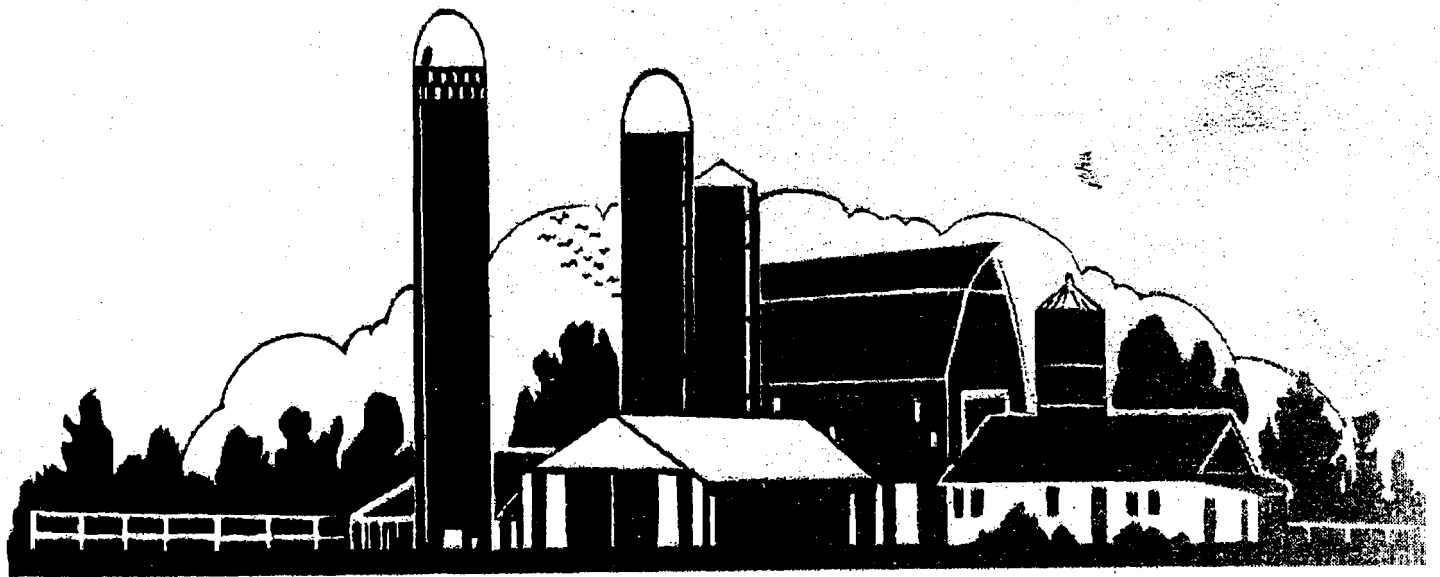


COLFAX TOWNSHIP  
DEKALB COUNTY, MISSOURI

ZONING REGULATIONS  
(1996)



**SECTION 14-A**  
**S-1 ADDITIONAL LAND USE CLASSIFICATIONS**

**In District S-1 no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed or altered except for the following uses, provided, however the use must come within the appropriate District as herein set out and designated S-1 followed by a letter, and only after a permit has been issued by the Zoning Commissioner or his duly appointed representative in accordance with the terms of this order.**

- A. Institution for the insane, penal institutions, and alcohol and drug abuse center**
- B. Sanitary landfills, Solid Waste Processing Facility, Waste 'Ire Processing Facility, Material Recovery Facility**
- C. Salvage and Junk Yards**
- D. Massage Parlor**
- E. Pornographic store and theater**
- F. Adult bookstore**
- G. Bath house**
- H. Modeling studio**
- I. Adult entertainment facility**
- J. Juice bar with adult entertainment**
- K. Specified sexual activities**
- L. Confinement feeding**

## **Massage Parlors:**

**An establishment which has a fixed place of business having a source of income or compensation sixty percent (60%) or more of which is derived from the practice of any method of pressure on or friction against or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulation of external parts of the human body with the hands or with the aid of any mechanical, electrical apparatus or appliances with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotions, ointment or other similar preparations commonly used in the practice of massage. Under such circumstances that it is reasonably expected that the person to whom the treatment is provided or some third person on his or her behalf will pay money or give any other consideration or gratuity; provided that this term shall not include the establishment operated or supervised by a medical or chiropractic practitioner or professional physical therapist licensed by the State of Missouri.**

## **Modeling Studio:**

**An establishment or business which provides for a fee or *compensation* the services of modeling on premises for the purpose of reproducing the human body wholly or partially in the nude by means of photography, painting, sketching, drawing or otherwise. This does not apply to public or private schools wherever persons are enrolled in a class.**

## **Specified Sexual Activities:**

**(1) Sexual conduct, being acts of masturbation, sexual intercourse or physical contact with a person's genitals, pubic area, buttocks, or breasts;**

**(2) Sexual excitement, being the condition of human male or female genitals when in a state of sexual stimulation or arousal; or**

**(3) sadomasochistic abuse, being flagellation or torture by or upon a person or the condition of being fettered, bound or otherwise physically restrained.**

**(1) The property on which such use is located shall be screened by fence and landscaping at least six (6) feet in height along all of the interior property lines.**

**(2) No adult bookstore, adult entertainment facility, bath house, massage shop or modeling studio shall be permitted within one-half (1/2) mile of any religious institution, school, or public park, or any property zoned for residential use or within any structured used as a residential dwelling. Such distance shall be measured in a straight line without regard to intervening properties from the closest exterior wall of the adult entertainment establishment to the closet property line of the religious institution, school, public park, residentially zoned property, or residential dwelling.**

**(3) No adult entertainment establishment shall be allowed to locate or expand within one-half (1/2) mile of any other adult entertainment use or of any business licensed to sell or serving alcoholic beverages whether or not such business is also an adult entertainment as defined herein. The distance between any two (2) adult entertainment establishments or between an adult entertainment establishment and a business selling or serving alcoholic beverages shall be measured in a straight line without regard to intervening structures from the closest exterior structure wall of each business.**

## **Confinement Feeding**

**Confinement feeding operations must have an anaerobic lagoon system. Must meet DNR & EPA odor control and abatement restrictions. Sewage disposal must meet state environmental requirements. Confinement buildings and sewage disposal systems must be at least 1/4 mile from the nearest residence.**