

ARTICLE 7: ZONING DISTRICTS AND ZONING MAP

Part 1. Zoning Districts

Section 135: AGRICULTURAL NON-URBAN ZONING DISTRICT

A. Purpose

The intent of this district is to allow agricultural, recreational, wildlife, forestry, open space, farming and related uses to mix with low density residential development.

B. Permitted Uses

1. Single family dwellings one dwelling unit per lot to include, site built homes, modular homes, class A mobile homes, and class B mobile homes.
2. Two family dwellings (i.e. duplex)
3. Bed and Breakfasts
4. Temporary emergency, construction, and repair residences (see Section 160)
5. Home Occupations with up to twenty hours a week of retail sales
6. Planned Unit Developments
7. Agricultural, farming, dairy farming, livestock and poultry raising, forestry, and other uses commonly classified as agricultural with no restrictions to operation of such vehicles and machinery that are customarily incidental to such agricultural uses, and with no restrictions to the sale or marketing of products raised on the premises, and/or equipment necessary or incidental to the aforementioned operations. This includes animals subject to confined animal feeding operations regulated by the Missouri Department of Natural Resources of Class 1B or smaller.
8. Apiaries, aviaries, fish hatcheries, and fur farming or the raising of fur-bearing animals.
9. Boarding stable
10. Cemeteries

11. Churches
12. Golf course and clubhouse, driving range (unlighted) as an accessory use (miniature golf courses not included)
13. Commercial Greenhouses, farm and produce markets with on premises sales
14. Hunting, fishing and propagation of wildlife
15. Public building or facility erected by a governmental agency
16. Public parks or playgrounds
17. Minor Subdivisions
18. Wineries
19. Educational, cultural, and/or religious uses
20. Single family dwellings on an unsubdivided lot not to exceed two site built dwelling units per lot with a maximum density of 1 single family dwelling unit per three acres.
21. Temporary fireworks stands from June 20th to July 10th of the same year

C. Conditional Uses

1. Airport or landing field
2. Campgrounds
3. Extraction, quarrying, or mining of sand, gravel, top soil, or other material
4. Miniature golf courses, driving ranges, skateboard parks, water slides and similar uses
5. Institution (hospital, nursing, rest, or convalescent home, and educational or religious) on a site not less than five (5) acres, provided that not more than fifty percent of the site area may be occupied by buildings. Hospitals may include a helicopter landing pad area as an accessory use.
6. Kennels

7. Preschool and/or Daycare facilities
8. Veterinarian Clinic
9. Self storage units
10. Open air markets (flea markets or craft markets)
11. Special events
12. Major Subdivisions
13. Sales and rental of goods, merchandise and equipment for low-volume traffic generation and wholesale sales
14. Motor vehicle related sales, rental and service to include installation of parts, repair and maintenance as well as mobile home sales
15. Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembly of goods, merchandise and equipment and similar uses
16. Exotic or wild animal as defined by Missouri State Statutes 578.023
17. Philanthropic uses including associated educational and instructional activities
18. Fraternal or private clubs
19. Composting facility, yard waste
20. Class 1A Confined Animal Feeding Operations regulated by the Missouri Department of Natural Resources

D. Supplementary Area and Lot Regulations

1. Minimum front yard setback - fifty (50) feet from any publicly maintained road, thirty-five (35) feet from all other private roads or right-of-ways.
2. Minimum side yard setback - ten (10) feet
3. Minimum rear yard setback - ten (10) feet
4. Minimum lot area for Minor Subdivisions - three (3) acres, Major Subdivisions - one (1) acre

E. Density Requirements

Maximum of one dwelling unit per 40,000 square feet in a Major Subdivision.

Section 136: COMMUNITY DEVELOPMENT ZONING DISTRICT

A. Purpose

The purpose of the community development zoning district is to allow a mixed use of all types of residential density (low, medium, and/or high) and most forms of commercial development. This district may best exemplify the land use policy of supporting mixed land use centers at major roadway intersections. A...Further by bringing shopping, the workplace, and home closer together, travel costs in fuel and time consumption may be reduced.@

B. Permitted Uses

1. Single family dwellings one dwelling unit per lot to include, site built homes, modular homes, class A, and B mobile homes.
2. Two-family dwellings
3. Multi-family dwellings
4. Home Occupations
5. Planned Unit Developments
6. Agricultural, farming, dairy farming, livestock and poultry raising, forestry, and other uses commonly classified as agricultural with no restrictions to operation of such vehicles and machinery that are customarily incidental to such agricultural uses, and with no restrictions to the sale or marketing of products raised on the premises, and/or equipment necessary or incidental to the aforementioned operations. This includes animals subject to confined animal feeding operations regulated by the Missouri Department of Natural Resources of Class 1C or smaller.
7. Cemeteries
8. Churches
9. Residential Subdivisions, major and minor

10. Hunting, Fishing and propagation of wildlife
11. Public building or facility erected by a governmental agency
12. Public parks or playgrounds
13. Educational, cultural, and/or religious uses
14. Bed and Breakfasts
15. Temporary Emergency, construction and repair residences (see Section 160)
16. Sales and rental of goods, merchandise, services and equipment to include, but not limited to the following, excepting those subject to a conditional use permit: Convenience stores with the sale of gas, Offices or clinics, Banks, Restaurants, Bars, and Nightclubs, Laundromats, Funeral Homes, Day Care Centers and Homes, Wineries, Kennels
17. Recreational, amusement and entertainment facilities to include but not limited to the following, excepting those subject to a conditional use permit: Bowling alleys, Skating rinks, Indoor athletic clubs and outdoor athletic clubs, Indoor movie theaters, Golf course and clubhouse, Driving range, Miniature golf courses
18. Institution (hospital, nursing, rest, or convalescent home, and educational or religious) on a site not less than five (5) acres, provided that not more than fifty percent of the site area may be occupied by buildings. Hospitals may include a helicopter landing pad area as an accessory use.
19. Self storage units
20. All terrain vehicle sales and service.
21. Farm machinery sales and service.

22. Single family dwellings on an unsubdivided lot not to exceed two site built dwelling units per lot with a maximum density of 1 single family dwelling unit per three acres.
23. Temporary fireworks stands from June 20th to July 10th of the same year
24. Boarding House (Temporary Worker Housing)

C. Conditional Uses

1. Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembly of goods, merchandise and equipment and similar uses.
2. Motor vehicle related sales, rental and service to include installation of parts, repair and maintenance as well as mobile home sales
3. Fraternal Club
4. Airport or landing field
5. Campgrounds
6. Extraction, quarrying, or mining of sand, gravel, top soil, or other material
7. Special events
8. Boarding stable
9. Shooting and/or Archery Range
10. Sales of heavy construction and/or industrial equipment
11. Class 1B Confined Animal Feeding Operations regulated by the Missouri Department of Natural Resources
12. Philanthropic uses including associated educational and instructional activities
13. Hotel, motel

D. Supplementary Area and Lot Regulations

1. Minimum front yard setback - twenty-five (25) feet from any right-of-way.
2. Minimum side yard setback - ten (10) feet
3. Minimum rear yard setback - ten (10) feet
4. Minimum lot area for Minor Subdivisions - three (3) acres, Major Subdivisions - 22,000 square feet

E. Density Requirements

Maximum of one dwelling unit per 5,000 square feet in a Major Subdivision (not to exceed a total of thirty single family dwelling units)

Section 137: COMMERCIAL ACTIVITY (HIGHWAY SERVICE) ZONING DISTRICT

A. Purpose

The purpose of this commercial zoning district is to accommodate commercial uses that draw business primarily along the major highways within the county.

B. Permitted Uses

1. Sales and rental of goods, merchandise, services and equipment to include, but not limited to the following, excepting those subject to a conditional use permit: Convenience stores with the sale of gas, Offices or clinics, Banks, Restaurants, Bars, and Nightclubs, Laundromats, Funeral Homes, Day Care Centers and Homes, Wineries, Kennels
2. Recreational, amusement and entertainment facilities to include but not limited to the following, excepting those subject to a conditional use permit: Bowling alleys, Skating rinks, Indoor athletic clubs and outdoor athletic clubs, Indoor movie theaters, Golf course and clubhouse, Driving ranges, Miniature golf courses
3. Institution (hospital, nursing, rest, or convalescent home, and educational or religious) on a site not less than five (5) acres, provided that not more than fifty percent of the site area may be occupied by buildings. Hospitals may include a helicopter landing pad area as an accessory use.
4. Self storage units
5. Agricultural, farming, dairy farming, livestock and poultry raising, forestry, and other uses commonly classified as agricultural with no restrictions to operation of such vehicles and machinery that are customarily incidental to such agricultural uses, and with no restrictions to the sale or marketing of products raised on the premises, and/or equipment necessary or incidental to the aforementioned operations. This includes animals subject to confined animal feeding operations regulated by the Missouri Department of Natural Resources of Class 1C or smaller.
6. Cemeteries
7. Churches
8. Off premises signs

9. Residential Subdivisions, major and minor
10. Public building or facility erected by a governmental agency
11. Educational, cultural, religious uses
12. Motor vehicle related sales, rental and service to include installation of parts, repair and maintenance as well as mobile home sales
13. All terrain vehicle sales and service.
14. Farm machinery sales and service.
15. Single family dwellings one dwelling unit per lot to include, site built homes, modular homes, class A, and B mobile homes.
16. Two-family dwellings
17. Multi-family dwellings
18. Home Occupations
19. Planned Unit Developments
20. Bed and Breakfasts
21. Temporary Emergency, construction and repair residences
22. Hotel, motel
23. Single family dwellings on an unsubdivided lot not to exceed two site built dwelling units per lot with a maximum density of 1 single family dwelling unit per three acres.
24. Temporary fireworks stands from June 20th to July 10th of the same year
25. Boarding House (Temporary Worker Housing)

C. Conditional Uses

1. Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembly of goods, merchandise and equipment and similar uses.
2. Airport or landing field
3. Bus station
4. Recycling Collection
5. Shooting and/or archery range
6. Boarding stable
7. Campgrounds
8. Special Events
9. Class 1B Confined Animal Feeding Operations regulated by the Missouri Department of Natural Resources
10. Philanthropic uses including associated educational and instructional activities

D. Supplementary Regulations Area and Lot Requirements

1. Minimum front yard setback - fifty (50) feet
2. Minimum side yard setback - twenty (20) feet
3. Minimum rear yard setback - twenty (20) feet
4. Minimum lot area - 10,000 square feet (commercial), 22,000 square feet (residential)

E. Density Requirements

Maximum of one dwelling unit per 5,000 square feet in a Major Subdivision (not to exceed a total of thirty single family dwelling units)

Section 138: COMMERCIAL ACTIVITY 3 (COMMUNITY BUSINESS) ZONING DISTRICT

A. Purpose

The intent of this district is to provide locations for a wide range of commercial, retail, service, and manufacturing activities serving a large community trade area.

B. Permitted Uses

1. All permitted uses as listed under Community Development (CD)
2. Motor vehicle related sales, rental and service to include installation of parts, repair and maintenance as well as mobile home sales
3. All terrain vehicle sales and service.
4. Farm machinery sales and service.
5. Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembly of goods, merchandise and equipment and similar uses.
6. Warehouse Distribution Centers
7. Hotel, motel
8. Single family dwellings on an unsubdivided lot not to exceed two site built dwelling units per lot with a maximum density of 1 single family dwelling unit per three acres.
9. Temporary fireworks stands from June 20th to July 10th of the same year
10. Boarding House (Temporary Worker Housing)
11. Truck Terminal

C. Conditional Uses

1. Airport or landing field
2. Class 1B Confined Animal Feeding Operations regulated by the Missouri Department of Natural Resources
3. Campgrounds
4. Special events
5. Truck Terminal
6. Bus Station
7. Recycling Collection

D. Supplementary Regulations Area and Lot Requirements

1. Minimum front yard setback - twenty-five (25) feet from any right-of-way.
2. Minimum side yard setback - ten (10) feet
3. Minimum rear yard setback - ten (10) feet
4. Minimum lot area for Minor Subdivisions - three (3) acres, Major Subdivisions - 22,000 square feet

E. Density Requirements

Maximum of one dwelling unit per 5,000 square feet in a Major Subdivision (not to exceed a total of thirty single family dwelling units)

Section 139: SUBURBAN DEVELOPMENT ZONING DISTRICT

A. Purpose

The purpose of this zoning district is to allow medium density residential developments with limitations as to the types of single family dwelling units within such developments. Commercial businesses are prohibited, however service oriented businesses should be considered as accessory uses or incidental to the residence. Minimum lot size should be determined by the type of subdivision being developed.

B. Permitted Uses

1. Single family dwellings one dwelling unit per lot to include, site built homes, modular homes or class A mobile homes.
2. Bed and Breakfasts
3. Temporary Emergency, construction and repair of residences
4. Home Occupations
5. Planned Unit Developments
6. Agricultural, farming, dairy farming, livestock and poultry raising, forestry, and other uses commonly classified as agricultural with no restrictions to operation of such vehicles and machinery that are customarily incidental to such agricultural uses, and with no restrictions to the sale or marketing of products raised on the premises, and/or equipment necessary or incidental to the aforementioned operations. This includes animals subject to confined animal feeding operations regulated by the Missouri Department of Natural Resources of Class 1C or smaller.
7. Boarding stable
8. Cemeteries

9. Churches
10. Residential Subdivisions, major and minor
11. Hunting, Fishing and propagation of wildlife
12. Public building or facility erected by a governmental agency
13. Public parks or playgrounds
14. Educational, cultural, religious uses
15. Single family dwellings on an unsubdivided lot not to exceed two site built dwelling units per lot with a maximum density of 1 single family dwelling unit per three acres.
16. Temporary fireworks stands from June 20th to July 10th of the same year

C. Conditional Uses

1. Class B manufactured homes
2. Golf course and clubhouse, driving range (unlighted) as an accessory use (miniature golf courses not included)
3. Preschool, Daycare, special or other private school
4. Bus station
5. Commercial greenhouses, farm and produce markets with on premises sales
6. Special Events

7. Institution (hospital, nursing, rest, or convalescent home, and educational or religious) on a site not less than five (5) acres, provided that not more than fifty percent of the site area may be occupied by buildings. Hospitals may include a helicopter landing pad area as an accessory use.
8. Kennels
9. Fraternal or private clubs
10. Class 1B Confined Animal Feeding Operations regulated by the Missouri Department of Natural Resources
11. Philanthropic uses including associated educational and instructional activities

D. Supplementary Area and Lot Regulations

1. Minimum front yard setback - thirty-five (35) feet
2. Minimum side yard setback - ten (10) feet
3. Minimum rear yard setback - ten (10) feet
4. Minimum lot area for Minor Subdivisions - three (3) acres, Major subdivisions - 30,000 square feet

E. Density Requirements

Maximum of one dwelling unit per 30,000 square feet in a Major Subdivision.

Section 140: RESIDENTIAL DEVELOPMENT ZONING DISTRICT

A. Purpose

The purpose of the residential development zoning district is to allow medium density residential development in areas that are primarily served by central utilities (i.e. water and sewer). If central water and sewer are not readily available, any Major Subdivision development must provide such utilities for the development. Two-family and multi-family dwellings should also be encouraged in this district.

B. Permitted Uses

1. Single family dwellings one dwelling unit per lot to include, site built homes, modular homes, class A, or B mobile homes.
2. Two-family dwellings
3. Multi-family dwellings
4. Home Occupations
5. Planned Unit Developments
6. Agricultural, farming, dairy farming, livestock and poultry raising, forestry, and other uses commonly classified as agricultural with no restrictions to operation of such vehicles and machinery that are customarily incidental to such agricultural uses, and with no restrictions to the sale or marketing of products raised on the premises, and/or equipment necessary or incidental to the aforementioned operations. This includes animals subject to confined animal feeding operations regulated by the Missouri Department of Natural Resources of Class 1C or smaller.
7. Boarding stable
8. Cemeteries

9. Churches
10. Residential Subdivisions, major and minor
11. Hunting, Fishing and propagation of wildlife
12. Public building or facility erected by a governmental agency
13. Public parks or playgrounds
14. Educational, cultural, religious uses
15. Bed and Breakfasts
16. Temporary Emergency, construction and repair residences
17. Single family dwellings on an unsubdivided lot not to exceed two site built dwelling units per lot with a maximum density of 1 single family dwelling unit per three acres.
18. Temporary fireworks stands from June 20th to July 10th of the same year

C. Conditional Uses

1. Golf course and clubhouse, driving range (unlighted) as an accessory use (miniature golf courses not included)
2. Preschool, Daycare, special or other private school
3. Bus station
4. Commercial greenhouses, farm and produce markets with on premises sales
5. Special Events

6. Institution (hospital, nursing, rest, or convalescent home, and educational or religious) on a site not less than five (5) acres, provided that not more than fifty percent of the site area may be occupied by buildings. Hospitals may include a helicopter landing pad area as an accessory use.
7. Kennels
8. Fraternal or private clubs
9. Philanthropic uses including associated educational and instructional activities
10. Class 1B Confined Animal Feeding Operations regulated by the Missouri Department of Natural Resources

D. Supplementary Area and Lot Regulations

1. Minimum front yard setback - twenty-five (25) feet
2. Minimum side yard setback - ten (10) feet
3. Minimum rear yard setback - ten (10) feet
4. Minimum lot area for Minor Subdivisions - three (3) acres, Major subdivisions - 30,000 square feet

E. Density Requirements

Maximum of one dwelling unit per 10,000 square feet in a Major Subdivision.

Section 141: RESIDENTIAL DEVELOPMENT 2 ZONING DISTRICT

A. Purpose

The purpose of the residential development zoning district is to allow high density single family residential development in areas that are primarily served by central utilities (i.e. water and sewer). If central water and sewer are not readily available, any Major Subdivision development must provide such utilities for the development. Two-family and multi-family dwellings should also be encouraged in this district. Mobile home parks are also allowed within this zoning district.

B. Permitted Uses

1. Single family dwellings one dwelling unit per lot to include, site built homes, modular homes, class A, and B mobile homes.
2. Two-family dwellings
3. Multi-family dwellings
4. Home Occupations
5. Planned Unit Developments
6. Agricultural, farming, dairy farming, livestock and poultry raising, forestry, and other uses commonly classified as agricultural with no restrictions to operation of such vehicles and machinery that are customarily incidental to such agricultural uses, and with no restrictions to the sale or marketing of products raised on the premises, and/or equipment necessary or incidental to the aforementioned operations. This includes animals subject to confined animal feeding operations regulated by the Missouri Department of Natural Resources of Class 1C or smaller.
7. Boarding stable
8. Cemeteries
9. Churches
10. Residential Subdivisions, major and minor
11. Hunting, Fishing and propagation of wildlife

12. Public building or facility erected by a governmental agency
13. Public parks or playgrounds
14. Educational, cultural, religious uses
15. Bed and Breakfasts
16. Temporary Emergency, construction and repair residences
17. Mobile Home Parks
18. Temporary fireworks stands from June 20th to July 10th of the same year

C. Conditional Uses

1. Golf course and clubhouse, driving range (unlighted) as an accessory use (miniature golf courses not included)
2. Preschool, Daycare, special or other private school
3. Bus station
4. Commercial greenhouses, farm and produce markets with on premises sales
5. Special Events
6. Institution (hospital, nursing, rest, or convalescent home, and educational or religious) on a site not less than five (5) acres, provided that not more than fifty percent of the site area may be occupied by buildings. Hospitals may include a helicopter landing pad area as an accessory use.
7. Kennels
8. Fraternal or private clubs
9. Philanthropic uses including associated educational and instructional activities
10. Class 1B Confined Animal Feeding Operations regulated by the Missouri Department of Natural Resources

D. Supplementary Area and Lot Regulations

Adopted on December 14th, 2000
Effective on January 1st, 2001
Revised May 10th, 2007

1. Minimum front yard setback - twenty-five (25) feet
2. Minimum side yard setback - ten (10) feet
3. Minimum rear yard setback - ten (10) feet
4. Minimum lot area for Minor Subdivisions - three (3) acres, Major subdivisions - 10,000 square feet

V. Density Requirements

Maximum of one dwelling unit per 5,000 square feet in a Major Subdivision (not to exceed a total of thirty single family dwelling units)

Section 142: INDUSTRIAL DEVELOPMENT ZONING DISTRICT

A. Purpose

To accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning or assembly of goods, merchandise, or equipment.

B. Permitted Uses

1. All permitted uses as listed under Commercial Activity 3 (Community Business) excepting residential uses
2. Truck Terminal
3. Off-premises signs
4. Temporary fireworks stands from June 20th to July 10th of the same year

C. Conditional Uses

1. Airport or landing field
2. Recycling Center
3. Composting facility, yard waste
4. Trash Transfer Facility
5. Class 1B Confined Animal Feeding Operations regulated by the State of Missouri Department of Natural Resources
6. Adult Entertainment Use

D. Supplementary Regulations (Area, Lot Requirements)

1. Minimum front setback - fifty (50) feet from any right-of-way
2. Minimum side yard setback - twenty (20) feet
3. Minimum rear yard setback - twenty (20) feet
4. Minimum lot area - 22,000 square feet