

Article 7: Zoning Districts and Zoning Map

Section 135: "W" ZONING DISTRICT

A. Purpose

The intent of this district is to provide for agricultural and small-scale commercial uses, cultural uses, institutional uses, and agricultural uses to mix with low density residential uses for the convenience of residents and travelers.

B. Permitted Uses

Residential Uses:

1. Planned Unit Developments
2. Second dwellings and medical hardships per Article 10.
3. Single family dwellings, one dwelling unit per lot to include site-built homes, modular homes, mobile home (single), and mobile home (double).
4. Single family dwellings on an un-subdivided lot not to exceed two site-built or modular dwelling units per lot with a maximum density of 1 single family dwelling unit per three acres.
5. Subdivisions with fewer than 7 lots
6. Two family dwellings (i.e. duplex)

Non-Residential Uses:

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. This includes animals subject to confined animal feeding operations regulated by the Missouri Department of Natural Resources of Class 1B or smaller.
8. Agricultural Processing
9. Agricultural Sales and Services
10. Animal Auction House
11. Apiaries, aviaries, fish hatcheries, and fur farming or the raising of fur-bearing animals.
12. Bed and Breakfast and Vacation Rentals
13. Public Parks or Playgrounds
14. Billboards (Mini) per Article 16

15. Boarding and Riding Stable
16. Campgrounds and RV Parks
17. Cemeteries
18. Churches
19. Convenience Stores with or without the sale of fuel
20. Daycare Group
21. Educational, cultural, and/or religious uses
22. Educational Use, For Profit
23. Farm Equipment and Machinery Sales and Service
24. Fraternal or Private Clubs
25. Golf course and clubhouse, driving range (unlighted) as an accessory use
26. Greenhouses, farm and produce markets with on premises sales
27. Home Occupations with up to twenty hours a week of retail sales of products produced on the property where the home occupation is housed.
28. Hunting, fishing and propagation of wildlife
29. Indoor Archery and/or Shooting Ranges
30. 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.
31. Kennel, Small
32. Manufacturing, Light (with five or fewer employees)
33. Medical Marijuana Cultivation Facility (indoor only)
34. Medical Marijuana-Infused Products Manufacturing Facility (with five or fewer employees)
35. Miniature golf courses, driving ranges, skateboard parks, water slides and similar uses

36. Preschool and/or Daycare Centers
37. Public building or facility erected by a governmental agency
38. Repair Shop
39. Special Occasions per Article 10
40. Temporary fireworks stands from June 20th to July 10th of the same year
41. Utility Waste Landfill, per Article 10
42. Veterinarian Clinic
43. Wineries, Micro-Brewery and Micro-Distillery with an accessory use of facility tours

C. Conditional Uses

1. Airport or landing field
2. ATV service to include installation of parts, repair and maintenance (anything stored outside shall be behind a sight-proof, stockade type fence)
3. Class 1A Confined Animal Feeding Operations regulated by the Missouri Department of Natural Resources
4. Composting facility, yard waste
5. Exotic or wild animal as defined by Missouri State Statutes 578.023
6. Extraction, quarrying, or mining of sand, gravel, top soil, or other material
7. Kennel, Large
8. Manufacturing, Light (with more than 5 employees)
9. Medical Marijuana-Infused Products Manufacturing Facility (with more than 5 employees)
10. Motor vehicle service to include installation of parts, repair and maintenance (anything stored outside shall be behind a sight-proof, stockade type fence)
11. Non-Utility Waste Landfill, per Article 10
12. Offices: General, Professional, Medical or Dental and Independent Contractor/Construction Business (no outdoor machinery, equipment or commercial storage)
13. Outdoor Archery and/or Shooting Ranges

14. Special Events, Occasional

15. Subdivisions with 7 or more lots

D. Supplementary Area and Lot Regulations

Minimum lot area for subdivisions without central water and sewer service - three (3) acres.

Minimum lot area for subdivisions with central water and sewer service – one (1) acre.

E. Density Requirements

Maximum of one dwelling unit per 40,000 square feet.

F. Combination Uses

1. Combination uses can exist in the same structure or in multiple structures on the same parcel.
2. When a combination use exists, the total density permissible on the entire tract shall be determined by having the developer indicate on the plans the portion of the total lot that will be developed for each purpose and calculating the density for each portion as if it were a separate lot.

Section 136: "B" ZONING DISTRICT

A. Purpose

The intent of this district is to bring shopping, the workplace and home closer together by allowing a mixed use of all types of residential density (low, medium, and/or high) and most forms of commercial development.

B. Permitted Uses

Residential Uses:

1. Multi-Family dwellings
2. Planned Unit Developments
3. Residential Subdivisions
4. Second Dwellings and Medical Hardships per Article 10
5. Single family dwellings one dwelling unit per lot to include, site-built homes, modular homes, mobile home (single), mobile home (double)
6. Single family dwellings on an unsubdivided lot not to exceed two site-built or modular dwelling units per lot with a maximum density of 1 single family dwelling unit per three acres.
7. Two-family dwellings

Non-Residential Uses:

8. 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,. This includes animals subject to confined animal feeding operations regulated by the Missouri Department of Natural Resources of Class 1C or smaller.
9. Agricultural Sales and Services
10. All-terrain vehicle sales and service
11. Auction House
12. Bed and Breakfasts and Vacation Rentals
13. Billboards (Large) per Article 16
14. Billboards (Mini) per Article 16
15. Boarding House (Temporary Worker Housing)

16. Cemeteries
17. Churches
18. Convenience Stores with or without the sale of fuel
19. Educational, cultural, and/or religious uses
20. Educational Use, For Profit
21. Farm equipment and machinery sales and service.
22. Fraternal or Private Club
23. Golf course and clubhouse
24. Greenhouses, farm and produce markets with on-premise sales
25. Home Occupations
26. Hotel, Motel
27. Hunting, Fishing and propagation of wildlife
28. Indoor Archery and/or Shooting Range
29. 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.
30. Kennel, Large and Kennel, Small
31. Manufacturing Light (with fewer than five employees)
32. Medical Marijuana Cultivation Facility (indoor only)
33. Medical Marijuana Dispensary Facility
34. Medical Marijuana-Infused Products Manufacturing Facility (with fewer than 5 employees)
35. Medical Marijuana Testing Facility
36. Miniature golf courses, driving ranges, skateboard parks, water slides and similar uses

37. Offices: General, Professional, Medical or Dental and Independent Contractor/Construction Business
38. Preschool, Day Care Group and Day Care Center
39. Public building or facility erected by a governmental agency
40. Public Parks or Playgrounds
41. Excepting those subject to a conditional use permit, recreational, amusement and entertainment facilities to include but not limited to the following: Bowling alleys, Skating rinks, Indoor athletic clubs and outdoor athletic clubs, Indoor movie theaters
42. Repair Shop
43. 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: Banks, Restaurants, Bars, and Nightclubs, Laundromats, Funeral Homes, Crematoriums, Clothing Stores, Liquor Stores, Pharmacies.
44. Self-storage units
45. Special Occasions, per Article 10
46. Temporary fireworks stands from June 20th to July 10th of the same year
47. Utility Waste Landfill, per Article 10
48. Veterinary Clinic
49. Winery, Micro-Brewery, Micro-Distillery with an accessory use of facility tours

C. Conditional Uses

1. Boarding and Riding Stable
2. Campgrounds and RV Parks
3. Manufacturing, Light (with more than 5 employees)
4. Medical Marijuana-Infused Products Manufacturing Facility (with more than 5 employees)
5. Motor vehicle rental and service to include installation of parts, repair and maintenance (anything stored outside shall be behind a sight-proof, stockade type fence)
6. Motor vehicle and recreational vehicle related sales (any vehicles not for sale or anything stored outside shall be behind a sight-proof fence)

7. Outdoor Archery and/or Shooting Range
8. Sales of heavy construction and/or industrial equipment
9. Special Events, Occasional

D. Supplementary Area and Lot Regulations

Minimum lot area for subdivisions without central water and sewer service - three (3) acres.

Minimum lot area for subdivisions with central water and sewer service - 22,000 square feet.

E. Density Requirements

Maximum of one dwelling unit per 5,000 square feet.

F. Combination Uses

1. Combination uses can exist in the same structure or in multiple structures on the same parcel.
2. When a combination use exists, the total density permissible on the entire tract shall be determined by having the developer indicate on the plans the portion of the total lot that will be developed for each purpose and calculating the density for each portion as if it were a separate lot.

Section 137: “R” ZONING DISTRICT

A. Purpose

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

B. Permitted Uses

Residential Uses:

1. Multi-family dwellings
2. Planned Unit Developments
3. Residential Subdivisions
4. Second Dwellings and Medical Hardships per Article 10
5. Single family dwellings one dwelling unit per lot to include, site-built homes, modular homes, mobile home (single) and mobile home (double).
6. 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.
7. Two-family dwellings

Non-Residential Uses

8. 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,. This includes animals subject to confined animal feeding operations regulated by the Missouri Department of Natural Resources of Class 1C or smaller.
9. Agricultural Sales and Services
10. All-terrain vehicle sales and service
11. Auction House
12. Bed and Breakfasts and Vacation Rentals
13. Billboard (Large) per Article 16
14. Billboard (Mini) per Article 16
15. Boarding House (Temporary Worker Housing)
16. Cemeteries
17. Churches

18. Convenience stores with or without the sale of fuel
19. Daycare, Center and Daycare Group
20. Educational, cultural, religious uses
21. Educational Use, For Profit
22. Farm equipment and machinery sales and service
23. Fraternal or Private Clubs
24. Golf course and clubhouse
25. Home Occupations
26. Hotel, motel
27. Indoor Archery and/or Shooting Range
28. Indoor Commercial Storage
29. 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.
30. Medical Marijuana Dispensary Facility
31. Medical Marijuana Testing Facility
32. Miniature golf courses, driving ranges, skateboard parks, water slides and similar uses
33. Motor vehicle and recreational vehicle related sales, rental and service to include installation of parts, repair and maintenance as well as mobile home sales (any vehicles not for sale or anything stored outside shall be behind a sight-proof fence)
34. Offices: General, Professional, Medical or Dental and Independent Contractor/Construction Business Firm
35. Public building or facility erected by a governmental agency
36. Public Parks or Playgrounds
37. Excepting those subject to a conditional use permit, recreational, amusement and entertainment facilities to include but not limited to the following: Bowling alleys, Skating rinks, Indoor athletic clubs and outdoor athletic clubs, Indoor movie theaters.

38. Repair Shop
39. 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: Banks, Restaurants, Bars, and Nightclubs, Laundromats, Funeral Homes, Crematoriums, Clothing Stores, Liquor Stores, Pharmacies
40. Self-storage units
41. Special Occasions, per Article 10
42. Temporary fireworks stands from June 20th to July 10th of the same year
43. Utility Waste Landfill, per Article 10
44. Winery, Micro-Brewery, Micro-Distillery with an accessory use of facility tours
45. Wholesale Sales
46. Warehouse Distribution Center

C. Conditional Uses

1. Campgrounds and RV Parks
2. Outdoor Archery and/or Shooting Range
3. Outdoor Commercial Storage
4. Printing
5. Research Service and Laboratory
6. Special Events, Occasional

D. Supplementary Regulations Area and Lot Requirements

Minimum lot area for subdivisions without central water and sewer service – three (3) acres.

Minimum lot area for subdivisions with central water and sewer service - 10,000 square feet (commercial), 22,000 square feet (residential).

E. Density Requirements

Maximum of one dwelling unit per 5,000 square feet.

F. Combination Uses

1. Combination uses can exist in the same structure or in multiple structures on the same parcel.
2. When a combination use exists, the total density permissible on the entire tract shall be determined by having the developer indicate on the plans the portion of the total lot that will be developed for each purpose and calculating the density for each portion as if it were a separate lot.

Section 138: “A” 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. Agricultural Processing
2. All permitted uses as listed under “B” District
3. Bus Station
4. Indoor Commercial Storage
5. Manufacturing, Light and Heavy
6. Medical Marijuana-Infused Products Manufacturing Facility
7. Motor vehicle and recreational vehicle related sales, rental and service to include installation of parts, repair and maintenance as well as mobile home sales (any vehicle not for sale or anything stored outside shall be behind a sight-proof, stockade type fence)
8. Printing
9. Research Service and Laboratory
10. Sales of heavy construction and/or industrial equipment
11. Truck Terminal
12. Warehouse Distribution Centers

C. Conditional Uses

1. Outdoor Commercial Storage
2. Special Events, Occasional

D. Supplementary Regulations Area and Lot Requirements

Minimum lot area for subdivisions without central water and sewer service – three (3) acres.

Minimum lot area for subdivisions with central water and sewer service - 22,000 square feet.

E. Density Requirements

Maximum of one dwelling unit per 5,000 square feet.

F. Combination Uses

1. Combination uses can exist in the same structure or in multiple structures on the same parcel.
2. When a combination use exists, the total density permissible on the entire tract shall be determined by having the developer indicate on the plans the portion of the total lot that will be developed for each purpose and calculating the density for each portion as if it were a separate lot.

Section 139: “Y” ZONING DISTRICT

A. Purpose

The intent of this district is to allow medium density residential developments with limitations as to the types of single-family dwelling units within such developments. Minimum lot size should be determined by the type of subdivision being developed.

B. Permitted Uses

1. Planned Unit Developments
2. Residential Subdivisions
3. Second Dwellings and Medical Hardships per Article 10.
4. Single family dwellings one dwelling unit per lot to include site-built homes, modular homes or mobile home (double).
5. 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.
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.
7. Bed and Breakfasts and Vacation Rentals
8. Cemeteries
9. Churches
10. Educational, cultural, religious uses
11. Home Occupations
12. Fraternal or private clubs
13. Preschool, Daycare Group and Center, special or other private school
14. Public building or facility erected by a governmental agency
15. Public parks or playgrounds

C. Conditional Uses

1. Golf course and clubhouse, driving range (unlighted) as an accessory use (miniature golf courses not included)
2. Kennels, Small

D. Supplementary Area and Lot Regulations

Minimum lot area for subdivisions without central water and sewer service – three (3) acres.

Minimum lot area for subdivisions with central water and sewer service – 10,000 square feet.

E. Density Requirements

Maximum of one dwelling unit per 10,000 square feet.

F. Combination Uses

1. Combination uses can exist in the same structure or in multiple structures on the same parcel.
2. When a combination use exists, the total density permissible on the entire tract shall be determined by having the developer indicate on the plans the portion of the total lot that will be developed for each purpose and calculating the density for each portion as if it were a separate lot.

Section 140: "O" ZONING DISTRICT

A. Purpose

The intent of this 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. Planned Unit Developments
2. Multi-family dwellings
3. Residential Subdivisions
4. Second Dwellings and Medical Hardships per Article 10
5. Single family dwellings one dwelling unit per lot to include, site-built homes, modular homes, mobile home (single) or mobile home (double).
6. 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.
7. Two-family dwellings
8. 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.
9. Bed and Breakfasts and Vacation Rentals
10. Cemeteries
11. Churches
12. Educational, cultural, religious uses
13. Fraternal or Private Club
14. Home Occupations
15. Preschool, Daycare Center and Daycare Group, special or other private school
16. Public building or facility erected by a governmental agency
17. Public parks or playgrounds

C. Conditional Uses

1. Golf course and clubhouse, driving range (unlighted) as an accessory use (miniature golf courses not included)
2. Kennels, Small

D. Supplementary Area and Lot Regulations

Minimum lot area for subdivisions without central water and sewer service – three (3) acres.

Minimum lot area for subdivisions with central water and sewer service - 30,000 square feet.

E. Density Requirements

Maximum of one dwelling unit per 10,000 square feet.

F. Combination Uses

1. Combination uses can exist in the same structure or in multiple structures on the same parcel.
2. When a combination use exists, the total density permissible on the entire tract shall be determined by having the developer indicate on the plans the portion of the total lot that will be developed for each purpose and calculating the density for each portion as if it were a separate lot.

Section 142: "P" ZONING DISTRICT

A. Purpose

The intent of this 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, higher density subdivision developments 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. Planned Unit Developments
2. Multi-family dwellings
3. Residential Subdivisions
4. Second Dwellings and Medical Hardships per Article 10
5. Single family dwellings on an un-subdivided lot not to exceed two site-built dwelling units per lot with a maximum density of 1 single family dwelling unit per three acres.
6. Single family dwellings one dwelling unit per lot to include, site-built homes, modular homes, mobile home (single) and mobile home (double).
7. Two-family dwellings
8. Mobile Home Parks per Article 8
9. 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.
10. Bed and Breakfasts and Vacation Rentals
11. Cemeteries
12. Churches
13. Educational, cultural, religious uses
14. Home Occupations
15. Preschool, Daycare Center and Daycare Group, special or other private school
16. Public building or facility erected by a governmental agency

17. Public parks or playgrounds

C. Conditional Uses

1. Golf course and clubhouse, driving range (unlighted) as an accessory use (miniature golf courses not included)
2. Kennels, Small

D. Supplementary Area and Lot Regulations

Minimum lot area for subdivisions without central water and sewer service – three (3) acres.

Minimum lot area for subdivisions with central water and sewer service - 10,000 square feet.

E. Density Requirements

Maximum of one dwelling unit per 5,000 square feet.

F. Combination Uses

1. Combination uses can exist in the same structure or in multiple structures on the same parcel.
2. When a combination use exists, the total density permissible on the entire tract shall be determined by having the developer indicate on the plans the portion of the total lot that will be developed for each purpose and calculating the density for each portion as if it were a separate lot.

Section 143: "T" ZONING DISTRICT

A. Purpose

The intent of this zoning district is to allow high density single family and multi-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, higher density subdivision developments must provide such utilities for the development. Two-family and multi-family dwellings should also be encouraged in this district.

B. Permitted Uses

1. Planned Unit Developments
2. Multi-family dwellings
3. Residential Subdivisions
4. Second Dwellings and Medical Hardships per Article 10
5. Single family dwellings on an un-subdivided lot not to exceed two site-built dwelling units per lot with a maximum density of 1 single family dwelling unit per three acres.
6. Single family dwellings one dwelling unit per lot to include site-built homes and modular homes.
7. Two-family dwellings
8. 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.
9. Bed and Breakfasts and Vacation Rentals
10. Cemeteries
11. Churches
12. Educational, cultural, religious uses
13. Home Occupations
14. Preschool, Daycare Center and Daycare Group, special or other private school
15. Public building or facility erected by a governmental agency
16. Public parks or playgrounds

C. Conditional Uses

1. Golf course and clubhouse, driving range (unlighted) as an accessory use (miniature golf courses not included)
2. Kennels, Small

D. Supplementary Area and Lot Regulations

Minimum lot area for subdivisions without central water and sewer service – three (3) acres.

Minimum lot area for subdivisions with central water and sewer service - 10,000 square feet.

E. Density Requirements

Maximum of one dwelling unit per 5,000 square feet.

F. Combination Uses

1. Combination uses can exist in the same structure or in multiple structures on the same parcel.
2. When a combination use exists, the total density permissible on the entire tract shall be determined by having the developer indicate on the plans the portion of the total lot that will be developed for each purpose and calculating the density for each portion as if it were a separate lot.

Section 144: "G" ZONING DISTRICT

A. Purpose

The intent of this district is 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 "A" excepting residential uses
2. Airport or landing field
3. Non-Utility Waste Landfill, per Article 10
4. Outdoor Commercial Storage
5. Sales of heavy construction and/or industrial equipment

C. Conditional Uses

1. Adult Entertainment Use
2. Commercial Slaughterhouse
3. Composting facility, yard waste
4. Recycling Center
5. Trash Transfer Facility

D. Supplementary Regulations (Area, Lot Requirements)

Minimum lot area - 22,000 square feet.