

ARTICLE 29. HOUSEHOLD PETS, ANIMALS and LIVESTOCK

Section 1. Intent

It is the intent of these regulations to address issues related to the keeping of animals on tracts that are less than 20 acres or to the keeping of pets as part of a household.

Section 2. Definitions

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Common Household Animals

Household pets which are normally and customarily kept as household pets including dogs, cats, and non-commercially raised rabbits, gerbils, guinea pigs, hamsters, mice, ferrets, caged birds, and non-venomous reptiles and amphibians. Animals in addition to the maximum number allowed for a dwelling unit or raised commercially will be regulated as *small domestic animals* and require a conditional use permit. An exception to this standard applies when such animals are housed within a commercial kennel as defined in Section 2 of this Article.

Small-Sized Domestic Animals

Small-sized domestic animals including common household animals raised or kept commercially or for hobby including chinchillas, and fowl such as chickens, turkey, peacocks, geese, ducks, guineas, and other similarly sized animals. Offspring from one female are permitted at any one time, until those offspring are able to live independently.

Medium-Sized Domestic Animals

Medium-sized domestic animals including sheep, pigs, goats, emus, ostriches, and other similarly sized animals. At least one (1) acre of continuous pasture to be used for roaming and grazing must be provided for medium domestic animals. Pasture does not include barns, storage sheds, and other structures. The pasture must have access to allow for trucks to deliver feed and remove manure. A plan for manure management must be approved by the Planning and Zoning Department. The plan shall be presented to the Planning and Zoning Department within 90 days of the date new animals are moved to a site.

Large-Sized Domestic Animals

Large-sized domestic animals including horses, cattle, donkeys, llamas, buffalo, or any other similarly sized animals. At least one (1) acre of continuous pasture to be used for roaming and grazing must be provided for large domestic animals. Pasture does not include barns, storage sheds, and other structures. The pasture must have access for trucks to deliver feed and remove manure. A plan for manure management must be approved by the Planning and Zoning Department. The plan shall be presented to the Planning and Zoning Department within 90 days of the date new animals are moved to a site.

Exotic Pets

Any animal not customarily kept as a household pet such as monkeys, pot-belly pigs, sport birds such as falcons, hawks, and eagles, and domesticated wildlife animals, but not including dangerous or restricted animals. Exotic pets shall require a Conditional Use Permit.

Dangerous Animals

Any animal designated as dangerous (predators, carnivores, venomous, oversized, etc.) must have a Conditional Use Permit to be allowed as a pet in any district; provided, however, no retail or wholesale business will be conducted in conjunction with the keeping of such animals in any district lower than the C-2, General Commercial District. The keeping of such animals must conform to the Department of Conservation regulations.

Kennel (Commercial)

Any lot, building, structure, enclosure, or premises where five (5) or more dogs over six (6) months of age are kept for commercial purposes, including boarding, breeding, wholesale and retail of goods or animals, or the rendering of services for profit, or any facility which is classified as a regulated business by the Department of Agriculture. A commercial kennel must be located on at least five (5) acres and shall require a Conditional Use Permit.

Home Occupation Permit for Animals

A home occupation permit may be required for the keeping or raising of certain animals. A home occupation application must be completed and submitted along with the required fees and a statement explaining proposed mitigations of noise, waste, and odor.

Animal Units

An animal unit is an expression of the impact of specific types of animals based on weight, size, environmental impact compared to a cow, as a baseline. For example, a cow is one (1) animal unit (AU), while a sheep is 0.2 AU. Consequently, five (5) sheep equal one (1) cow or one animal unit.

Enclosure

An enclosure is any structure or corral area for the keeping, feeding, or shelter of an animal. Enclosures must meet USDA standards for the keeping of animals. Enclosures may be required to be set back from property lines. An enclosure or fence for oversized animals such as buffalo, bulls, elephants, etc. must be constructed to contain such animals. (See enclosure setbacks)

Residential and Agricultural Lots

For the purposes of the Household pets, animals, and livestock regulations, a residential lot is zoned MH-1, R-1, R-2, R-3, R-4, or UR-1, platted, and is connected to public sewer services. An agricultural lot is any lot zoned A-1, A-R, RR-1, or is not connected to public sewer services.

Section 3. Common Household Pets

- A. Dogs – a maximum of four (4) dogs shall be allowed per dwelling unit.
1. Dogs in addition to the maximum number allowed per dwelling unit will be regulated as *small domestic animals* and require a conditional use permit, unless the dogs are housed within a commercial kennel as defined in Section 2 of this Article.
 2. Dogs regulated as *small domestic animals* shall be housed in a suitable pen structure or enclosure constructed and maintained according to the requirements outlined by the USDA, the Missouri Department of Agriculture and / or the Humane Society.
 - a. Pens must be kept a minimum of 50 feet from all property lines.
 3. Additional dogs beyond the four (4) allowed per dwelling unit may be kept when the following conditions apply:
 - a. Dwelling is located on a minimum of three (3) acres.
 - b. One (1) dog may be allowed for each additional one (1) acre beyond the three (3) acre minimum,
 - c. as approved by the Board of Adjustment as a Conditional Use Permit.
 - d. Applicants for a Conditional Use Permit are encouraged to seek approval for the maximum number of dogs to be sheltered.
 - (1) The addition of dogs beyond the maximum number approved will require the applicant to seek approval for an additional Conditional Use Permit at the applicant's cost.
- B. Cats – a maximum of four (4) cats shall be allowed for a dwelling unit.
- C. Total – a total of six (6) dogs and cats shall be allowed for a dwelling unit.

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- D. Common household animals – a maximum of four (4) common household animals not including dogs and cats shall be allowed for a dwelling unit.

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Section 4. Animal Units

- A. Animal Units shall be determined by the following chart:

Animal	Animal Units	Animals/acre
Cow	1 AU	1
Horse	1 AU	1
Pig	0.6 AU	1.67
Sheep/Goat	0.2 AU	5
Chickens	0.06 AU	16.67
Turkeys	0.06 AU	16.67
Rabbits	0.06 AU	16.67
Ostriches/Emus	0.4 AU	2.5
Buffalo	2 AU	0.5
Llamas/Alpacas	0.2 AU	5
Chinchillas/Guinea Pigs	0.06 AU	16.67
Donkey/Burros	1 AU	1
Other (500 lbs +)	1 AU	1
Other (200-500 lbs)	0.6 AU	1.67
Other (50-200 lbs)	0.2 AU	5
Other (50 lbs +)	0.08 AU	12.5
Other large birds (5 lbs +)	0.06 AU	16.67
Other small birds (5 lbs +)	0.02 AU	50

Section 5. Animal Units Allowed

- A. The allowed animal units per acre shall be determined by the following:

Residential tracts (less than 2.9 acres)	0 AU
Residential tracts (3-8 acres)	1 AU per lot
Residential tracts (8.1 acres – 19.9 acres)	1 AU per acre
Agricultural tracts (less than 1 acre)	0 AU
Agricultural tracts (1-3 acres)	1.5 AU per lot
Agricultural tracts (3.1-5 acres)	3.5 AU per lot
Agricultural tracts (5.1-9.9 acres)	8 AU per lot
Agricultural tracts (10 acres – 19.9 acres)	1 AU per acre

- B. Animal units allowed on operations 20 acres or greater shall follow normal agriculture production practices.

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Section 6. Enclosure Setbacks

1. Enclosures for animals may be required to be set back from all property lines if the density of enclosed animals exceeds the following:
 - a. All Large Sized Animals enclosed in an area with a density exceeding 0.005 AU per square foot must be set back from all property lines a distance of 100 feet.
 - b. All Medium Sized Animals enclosed in an area with a density exceeding 0.003 AU per square foot must be set back from all property lines a distance of 50 feet.
 - c. All Small Sized Animals enclosed indoors in an area with a density exceeding 0.0015 AU per square foot must be set back from all property lines a distance of 50 feet.
2. Any enclosure which exceeds the preceding densities may not be located in a front or side yard on tracts less than five (5) acres.
3. The outdoor or indoor enclosure for a commercial or private kennel must be set back from all property lines a distance of 100 feet from any R district, or a distance of 25 feet from any other district.

Section 7. Exotic Animals

- A. A maximum of two (2) exotic animals may be allowed for a dwelling unit with an approved home occupation permit.
- B. Additional exotic animals shall require a Conditional Use Permit.
- C. The outdoor enclosure of any exotic animal must be set back from all property lines a distance of 50 feet.

Section 8. Dangerous Animals

1. A Conditional Use Permit is required for the keeping of dangerous animals.
2. The outdoor enclosure for any dangerous animal must be set back from all property lines a distance of 100 feet.

Section 9. Conditional Use Permits for Animals

1. An approved Conditional Use Permit is required for the keeping of any exotic animals.
2. An approved Conditional Use Permit is required for the commercial raising or keeping of animals. All Home Occupation regulations do apply.

Section 10. Grandfathered Animals

1. Any tract with any number or type of animal which was in compliance before the adoption of this revision to the zoning regulations on (Date) shall be considered to be grandfathered.
2. Proof of grandfathering shall be provided upon request to the Planning and Zoning Department.
3. Proof of grandfathering shall include the following:
 - a. Receipts of purchase of the animals or food bills prior to the enacting the regulations, and
 - b. Written affidavits from neighbors.
 - c. Failure to provide adequate proof of grandfathering shall result in the revocation of grandfathered status.

Section 11. Animal Waste and Odor Standards

- A. The following regulations shall apply to all lands on which small, medium or large domestic animals are kept.
 1. Manure shall be remove in a regular and reasonable manner or otherwise composted or spread in such a manner as to protect surface and groundwater and to minimize the breeding of flies and to control odors.
 - a. Manure shall not be buried.
 2. Manure piles shall be set back a minimum distance of one hundred (100) feet from any lot line, well, stream or waterbody.
 3. Animals shall not be allowed to create excessive odor problems or present a health hazard to surrounding lands.
 4. Adequate drainage facilities or improvements shall be provided by the landowner and constructed to protect any adjacent land from runoff containing contaminant such as sediment or organic wastes.
3. All corrals, outdoor arenas, paddocks, run pens, round pens, unpaved or un-graveled parking areas shall be included when calculating the maximum area de-vegetated.

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