

ZONING REGULATIONS CHRISTIAN COUNTY, MISSOURI

TABLE OF CONTENTS

Article 1	Title and Intent	1
Section 1	Title	1
Section 2	Purpose and Legislative Intent	1
Article 2	Definitions, Interpretations, Standards	2
Section 1	General Rules of Construction	2
Section 2	Definitions	3
Article 3	Districts and District Boundaries	26
Section 1	Districts	26
Section 2	Quick Reference to Area Measurements by Zoning District	27
Section 3	District Boundaries	33
Section 4	District Boundaries Intended to Follow Property Lines	33
Section 5	District Boundary Line and Other District Requirements	33
Section 6	District Boundary Line Questions Determined by Board of Adjustment	33
Section 7	Vacation of Public Way Expands Adjacent Districts	33
Section 8	Disincorporation of Territory Reverts to A-1	34
Section 9	F-1 Floodplain	34

Article 4	General Provisions	35
Section 1	Conformance Required	35
Section 2	Continuing Existing Uses	35
Section 3	Agriculture	35
Section 4	Public Utilities	35
Section 5	Outdoor Advertising	35
Section 6	Floodplain Overlay District	36
Section 7	Retail Establishments and Places of Entertainment	36
Section 8	Nonconforming Uses or Buildings	36
Section 9	Conversion of Dwellings	37
Section 10	Accessory Buildings in Residential Districts	38
Section 11	Traffic Visibility Across Corner Lot	38
Section 12	Required Area or Space Cannot Be Reduced	38
Section 13	Off-Street Parking and Loading	39
Section 14	Unsafe Buildings	39
Section 15	Pending Applications for Building Permits	39
Section 16	Multiple Uses and Structures	39
Article 5	Use Standards	40
Section 1	General Requirements	40
Section 2	Existing Uses	40
Section 3	Enforcement	41

Article 6	Conditional Uses	42
Section 1	The Board of Adjustment Authority to Allow Any Conditional Use	42
Section 2	Limitations or Conditions	42
Article 7	Parking and Loading Areas, Public Garages, Parking Lots, and Filling Stations	43
Section 1	Off-Street Loading Space	43
Section 2	Off-Street Parking Space	43
Section 3	Restricted Business or Industrial Accessory Parking Areas	48
Section 4	Filling Stations, Public Garages, and Parking Lots	49
Article 8	Travel Trailer Parks & Recreational Vehicle Parks (RV Parks)	50
Section 1	RV and Travel Trailer Storage	50
Section 2	RV Parks Conformance with Health Department Regulations	50
Section 3	Access	50
Section 4	Yard Requirements	51
Section 5	Lot Coverage	51
Section 6	Enlargement or Expansion	51
Section 7	Recreational Vehicle Park – Submission of Plans/Platting	51
Section 8	Utilities	52
Section 9	Recreation Areas	52
Section 10	Supplementary Requirements	52

Article 9	Mobile Homes	53
Section 1	Utilized for Dwelling Purposes	53
Section 2	No Non-Residential Use	53
Section 3	Allowed in MH-1 and A-1 Districts	53
Section 4	Not to Serve as a Guest House, Servant’s Quarters, Den or Parsonage	53
Article 10	Home Occupations	54
Section 1	Purpose	54
Section 2	Residential Districts	54
Section 3	Agriculture Districts	56
Article 11	Garage and Yard Sales	58
Article 12	Telecommunication Regulations	59
Section 1	Purpose	59
Section 2	Definitions	59
Section 3	Conditional Use Permits	61
Section 4	Additional Requirements	64
Section 5	Tower Designed for Co-Location	64
Section 6	Proposal on County Owned Property	65
Section 7	Adherence to Building Regulations and Required Certificate of Insurance	65
Section 8	Required Fencing	65
Section 9	Accessory Equipment or Vehicles	65
Section 10	Setbacks	66
Section 11	Landscaping	66

Section 12	Lighting	67
Section 13	Tower and Support Building Appearance	67
Section 14	Discontinued Use	67
Article 13	Advertisement Regulations	68
Section 1	Outdoor Commercial Advertising	68
Section 2	Definitions	68
Section 3	Legal Nonconforming Signs	70
Section 4	General Provisions	70
Section 5	Size of Signs	71
Section 6	Maximum Height and Length	71
Section 7	Spacing for Off-Premise Signs	71
Section 8	Minimum Setbacks for Off-Premise Signs	72
Section 9	Lighting of Signs	73
Section 10	Sign Permits	73
Section 11	Signs Exempt from Permit	74
Section 12	Small Announcement or Professional Signs Where Permitted	74
Section 13	Political Signs Shall be Allowed in any Zoning District	75
Article 14	Stormwater Runoff, Sediment and Erosion Control and Sinkhole Use Standards	76
Section 1	Stormwater Runoff	76
Section 2	Sediment and Erosion Control	76
Section 3	Sinkhole Use Standards	76

Article 15	Commercial Mines, Quarries, Gravel Pits	78
Section 1	General Provisions	78
Section 2	Crushing, Washing and Refining	78
Section 3	Restoration, Rehabilitation and Reclamation	79
Article 16	Oil Drilling	81
Section 1	Required Bonds	81
Article 17	Flood Hazard and Waterways	82
Article 18	Road Right-of-Way and Road Crossing Procedures for Buried Lines	83
Section 1	Procedures	83
Article 19	Airports, i.e., FAA Approved and Private Landing Fields	86
Article 20	Airport Zone	87
Section 1	Statement of Intent	87
Article 21	Height Limitations	89
Section 1	Exemptions	89
Section 2	Projection into Required Yards	89
Section 3	Setbacks for Required Yards	91

Article 22	Nuisance	92
Section 1	Statement of Intent	92
Section 2.	Specific Nuisances on any Premise in Any Zoning District	93
Article 23	Weeds and Other Rank Vegetation	97
Section 1	Unlawful Weeds, Brush or Rank Vegetation	97
Section 2	Nuisance Abatement Order	97
Section 3	Cost of Cutting and removing Weeds	97
Article 24	Stationary Vehicles	98
Article 25	Residential Group Homes	99
Section 1	Requirements and Limitations	99
Article 26	Non-Residential Group Homes	100
Section 1	Requirements and Limitations	100
Article 27	Cluster Developments	101
Article 28	Adult Entertainment Facilities	102
Section 1	Intent	102
Section 2	Adult Entertainment Definitions	105
Section 3	Adult Entertainment Facilities Permitted in Certain Land Use Zones Subject to Certain Restrictions and Standards	110
Section 4	General Standards for Adult Entertainment Facilities	111
Section 5	Waiver of Distance Requirements	113
Section 6	Intervening Uses	113

Article 29	Concentrated Animal Feeding Operations (CAFO)	115
Section 1	Specifications	115
Article 30	Agricultural Reserve District	116
Section 1	Specifications	116
Article 31	A-1 Agriculture District	117
Section 1	Statement of Intent	117
Section 2	Principal Permitted Uses	117
Section 3	Accessory Uses	118
Section 4	Conditional Uses Requiring Board of Adjustment Authorization	118
Section 5	Area Requirements	121
Section 6	Road or Street Setback	121
Article 32	A-R Agricultural – Residence District	122
Section 1	Statement of Intent	122
Section 2	Principal Permitted Uses	122
Section 3	Accessory Uses	123
Section 4	Conditional Uses Requiring Board of Adjustment Authorization	123
Section 5	Specific Prohibitions	123
Section 6	Special Provisions	124
Section 7	Area and Height Requirements	125
Section 8	Road or Street Setback	125

Article 33	RR-1 Rural Residence District	126
Section 1	Statement of Intent	126
Section 2	Principal Permitted Uses	126
Section 3	Accessory Uses	127
Section 4	Conditional Uses Requiring Board of Adjustment Authorization	127
Section 5	Special Provisions	128
Section 6	Specific Prohibitions	128
Section 7	Area and Height Requirements	129
Section 8	Road or Street Setback	129
Article 34	MH-1 Manufactured Home (Mobile Homes) Park or Subdivision District	130
Section 1	Statement of Intent	130
Section 2	Principal Permitted Uses	130
Section 3	Accessory Uses – Distance Requirements – Reference General Provisions	130
Section 4	Conditional Uses Requiring Board of Adjustment Authorization	131
Section 5	Special Provisions	131
Section 6	Design Requirements	133
Section 7	Road or Street Setback	133

Article 35	UR-1 Urban Residence District	134
Section 1	Statement of Intent	134
Section 2	Principal Permitted Uses	134
Section 3	Accessory Uses – Distance Requirements – Reference General Provisions	134
Section 4	Conditional Uses Requiring Board of Adjustment Authorization or Approval..	135
Section 5	Use Limitations	137
Section 6	Lot Size Requirements	137
Section 7	Bulk and Open Space Requirements	138
Section 8	Density Requirements	139
Section 9	Other Requirements	139
Section 10	Buffer Yard Requirements	140
Article 36	R-1 Suburban Residence District	141
Section 1	Statement of Intent	141
Section 2	Principal Permitted Uses	141
Section 3	Accessory Uses – Distance Requirements – Reference General Provisions	141
Section 4	Conditional Use Requiring Board of Adjustment Authorization	142
Section 5	Height Regulations	144
Section 6	Road or Street Setback	144

Article 37	R-2 One and Two-Family Residence District	145
Section 1	Statement of Intent	145
Section 2	Principal Permitted Uses	145
Section 3	Accessory Uses – District Requirements – Reference General Provisions	145
Section 4	Conditional Uses Requiring Board of Adjustment Authorization	145
Section 5	Height Regulations	146
Section 6	Road or Street Setback	146
Article 38	R-3 Multi-Family Residence District	147
Section 1	Statement of Intent	147
Section 2	Principal Permitted Uses	147
Section 3	Accessory Uses, District Requirements and Reference General Provisions	147
Section 4	Conditional Uses Requiring Board of Adjustment Authorization	148
Section 5	Height Regulations	149
Section 6	Road or Street Setback	149
Article 39	R-4 Multi-Family Residence District	150
Section 1	Statement of Intent	150
Section 2	Principal Permitted Uses	150
Section 3	Accessory Uses, District Requirements and Reference General Provisions	150
Section 4	Conditional Uses Requiring Board of Adjustment Authorization	151
Section 5	Height Regulations	151
Section 6	Road or Street Setback	151

Article 40	0-1 Professional Office District	152
Section 1	Statement of Intent	152
Section 2	Principal Permitted Uses	152
Section 3	Accessory Uses	152
Section 4	Conditional Uses Requiring Board of Adjustment Authorization	153
Section 5	Prohibited Uses	154
Section 6	Home Occupations	154
Section 7	Use Standards	155
Section 8	Height and Area Regulations	156
Section 9	Road or Street Setback	156
Article 41	0-2 General Office District	157
Section 1	Statement of Intent	157
Section 2	Principal Permitted Uses	157
Section 3	Accessory Uses	157
Section 4	Conditional Uses Requiring Board of Adjustment Authorization	157
Section 5	Prohibited Uses	157
Section 6	Height and Area Requirements	158
Section 7	Road or Street Setback	158

Article 42	C-1 Neighborhood Commercial District	159
Section 1	Statement of Intent	159
Section 2	Principal Permitted Uses	159
Section 3	Accessory Uses	160
Section 4	Conditional Uses Requiring Board of Adjustment Authorization	160
Section 5	Use Limitations	161
Section 6	Bulk and Intensity of Use Restrictions	162
Section 7	Road or Street Setback	162
Section 8	Open Space Requirements	163
Section 9	Design Requirements	163
Article 43	C-2 General Commercial District	165
Section 1	Statement of Intent	165
Section 2	Principal Permitted Uses	165
Section 3	Accessory Uses	167
Section 4	Conditional Uses Requiring Board of Adjustment Authorization	168
Section 5	Use Limitations	168
Section 6	Bulk and Intensity of Use Restrictions	169
Section 7	Road or Street Setback	169
Section 8	Open Space Requirements	170
Section 9	Design Requirements	170

Article 44	M-1 Light Manufacturing or Industrial District	171
Section 1	Statement of Intent	171
Section 2	Principal Permitted Uses	171
Section 3	Accessory Uses	172
Section 4	Conditional Uses Requiring Board of Adjustment Authorization	172
Section 5	Required Conditions	173
Section 6	Prohibited Uses	173
Section 7	Area Requirements	173
Section 8	Road or Street Setback	174
Article 45	M-2 General Manufacturing or Industrial District	175
Section 1	Statement of Intent	175
Section 2	Principal Permitted Uses	175
Section 3	Conditional Uses Requiring Board of Adjustment Authorization	177
Section 4	Accessory Uses	178
Section 5	Required Conditions	179
Section 6	Prohibited Uses	179
Section 7	Area Requirements	179
Section 8	Road or Street Setback	180
Article 46	Planned Unit Development	181
Section 1	Statement of Intent	181
Section 2	General Procedures	182
Section 3	Permitted Uses	184
Section 4	Regulations	184
Section 5	Determination	187

Article 47	Urban Service Areas Overlay District	189
Section 1	Statement of Intent	189
Section 2	Recognition of Community Comprehensive Plans and Urban Service Areas ...	189
Section 3	Definitions	190
Section 4	Establishment of USA Boundaries	191
Section 5	General Guidelines for Subdivision & Development within the Urban Service Area Overlay District	191
Section 6	Standards for Subdivision & Development within a Tier 1 USA	191
Section 7	Standards for Subdivision & Development within a Tier 2 & 3 USA	193
Article 48	Conservation Development District	194
Section 1	Statement of Intent	194
Section 2	Principle Permitted Uses	194
Section 3	Accessory Uses	195
Section 4	Development Standards	196
Section 5	Submittal Requirements	197
Article 49	District Changes and Regulations	199
Section 1	Zoning District Changes	199
Section 2	Procedure for Change of Zoning District Boundary or Change of Zoning Classification of Property	199
Section 3	Zoning Regulations Amendments	201
Section 4	Procedure for Change	202
Section 5	Limitation on Applications for Rezoning	202

Article 50	Common Open Space and Common Improvement Regulations	203
Section 1	General Provisions	203
Section 2	Condominium Property Act	203
Section 3	Subdivision Approval Required	203
Section 4	Property Owner’s Association	204
Section 5	Covenants, Rules and By-laws	204
Section 6	Maintenance of Common Open Space and Common Improvements	205
Section 7	Maintenance Responsibility	206
Article 51	Enforcement	207
Section 1	Enforcement by Planning & Zoning Administrator	207
Section 2	Filing Plans	207
Section 3	Zoning Certificate	208
Section 4	Fees	209
Section 5	Violations and Penalties	209
Section 6	Violations – Remedies	209
ARTICLE 52	Planning and Zoning Commission	210
Section 1.	Members	210
Section 2.	Meetings	211

Article 53	Board of Adjustment	212
Section 1	Members	212
Section 2	Meetings	213
Section 3	Appeals	214
Section 4	Authority	215
Section 5	Stay of Proceedings	215
Section 6	Variances	216
Section 7	Application for Board of Adjustment Variance and Appeal Hearings	217
Section 8	Board of Adjustment Hearing	219
Section 9	General Provisions	220
Section 10	Powers of the Board of Adjustment	221
Section 11	Conditional Uses and Special Exceptions	222
Section 12	Extension of Use on Border of Zoning District	223
Section 13	Conditional Industrial Uses	223
Section 14	Temporary Structures and Uses	223
Section 15	Interpretation of Zoning Map	224
Article 54	Validity and Effective Date	225
Section 1	Validity	225
Section 2	Effective Date	225
Order No. 7-8-10-01	Order of the Christian County Commission	226