

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.