

**ARTICLE 5, A-1, AGRICULTURE DISTRICT**

**Statement of Intent:**

A. This Zoning District is intended to provide for agricultural and related uses in areas where non-farm residential development is not of a significant portion and is presently not anticipated.

B. This Zoning District allows accessory residential dwellings to the extent required for the safe and proper operation of a principal permitted use.

1. Single-family detached dwelling

a. In the A-1 District to create tracts of 3.5 acres or larger requires an administrative subdivision. No more than two (2) tracts less than ten (10) acres may be created and the remaining tract must have a minimum of ten (10) acres.

b. All legal parcels of ground created before this regulation will be considered legal tracts of ground for permits and transfer of title.

**Section 1, Principal Permitted Uses**

A. Agriculture, including any customary agricultural building and structure, orchards, the harvesting of wild crops, berries, tree fruits and seeds, grazing, nursery and greenhouses; provided that any greenhouse heating plants, or building or enclosure in which farm animals are kept shall comply with the distance requirements of one hundred (100) feet from any R District.

B. Single-family detached dwelling.

C. Churches and parish houses, schools, public buildings, structures and properties of recreational, cultural, administration or public service type all producing less than one thousand five hundred (1,500) gallons of wastewater per day.

D. Private non-commercial recreational areas, uses and facilities including country clubs, swimming pools, forests and wildlife preserves.

E. Public utilities, essential services, and other uses according to the provisions of Article 4, Section 27.

F. Private stables, dairies and poultry houses; provided that any building or enclosure in which fowl or animals are kept shall comply with the distance requirements of one hundred (100) feet from any R District.

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- G. Private kennel provided that any building or enclosure in which animals are kept shall comply with the distance requirements of one hundred (100) feet from an R District and twenty-five (25) feet from any property line. All animals must be kept and provided for according to the provisions of the United States Department of Agriculture guidelines for the humane treatment of animals. Any tract of land for such use shall not be less than five (5) acres in area.
- H. Living quarters of persons employed on the premises; the keeping of roomers or boarders by a resident family.
- I. A private garage, parking area or stable.
- J. Customary incidental home occupations when conducted in a dwelling, provided that no stock in trade is kept or products sold, except such as are made on the premises.
- K. Roadside stands, offering for sale only agricultural products produced on the premises or in the vicinity.
- L. Temporary buildings for uses incidental to construction work and other signs incidental to a permitted use.

### **Section 2, Conditional Uses Requiring Authorization by Planning & Zoning Commission.**

- A. Schools; cultural, administrative or public buildings; churches and other places of worship expected to exceed one thousand five hundred (1500) gallons of wastewater per day, including parish houses and Sunday Schools, but excluding overnight shelters and temporary outdoor revivals, on a minimum of five (5) acres of land, to provide sufficient land area for off-street parking; and buffer yards and proper site design to lessen possible adverse impacts on adjoining properties.
- B. The parking of one (1) mobile home in extreme hardship cases, as a second dwelling.
  - 1. Such as, but not limited to, relatives of the occupants of a principal dwelling unit on the premises, or
  - 2. In the case of the destruction or substantial damage to a dwelling by casualty, may be allowed for a time limit set by the Board of Adjustment, which may be renewed by the approval of the Planning & Zoning Commission, for successive periods of time, with time limits set by the Planning & Zoning Commission.
- C. The parking of one (1) mobile home as an additional dwelling may be permitted for temporary occupancy of a farmer, tenant farmer or hired help whose

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main occupation is farm work. Area, yard and setback requirements for the mobile home shall be the same as required for a single family dwelling.

D. Temporary roadside stands for non-agricultural commercial sales.

E. Livestock confinement operations in conformance with Article 4, Section 28.

F. Commercial mines, oil drilling, quarries and gravel pits, temporary sawmill for cutting timber grown on the premises;

1. provided that any lot or tract of land containing such use, other than a temporary sawmill, shall not be less than ten (10) acres in area, and

2. That the location of any power-driven or power-producing machinery affixed to the real estate shall comply with a distance of five hundred (500) feet from any R District.

G. Cemeteries, including mausoleums and crematories therein, provided that any mausoleum and crematory shall comply with the distance requirements of five hundred (500) feet from any R District, and provided that any new cemetery shall contain an area not less than twenty (20) acres.

H. Religious and charitable institutions.

I. Hospitals and sanitariums, including institutions for contagious disease and for the insane, liquor or drug addicts, and penal or correctional institutions,

1. Provided that any tract or lot of land in such use shall be not less than ten (10) acres in area and

2. Provided the location of any such establishment shall comply with the distance requirements of five hundred (500) feet from any R District.

J. Airports and landing fields, subject to the provisions of the Missouri State Statutes and FAA Regulations.

K. Disposal of garbage or refuse by the County, a township or municipality, or agent thereof, subject to the provision of the Missouri State Statutes.

L. Radio and television transmitters, not to include class C or D (CB), but subject to FCC Regulations - towers only.

M. Rifle, skeet, trap, and pistol ranges and similar uses provided that the physical layout of such uses (firing line, targets, range, *et cetera*) shall be

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- located a minimum distance of five hundred (500) feet from an R District.
- N. Commercial kennels, animal hospitals, veterinary clinics or kennels,
1. Provided that any tract of land in such use shall not be less than five (5) acres in area, and
  2. Any building or enclosure shall be a distance of one hundred (100) feet from an R District, and twenty-five (25) feet from any property line.
  3. All animals must be kept and provided for according to the provisions of United States Department of Agriculture guidelines for the humane treatment of animals.
- O. Golf courses.
- P. Riding academies and public stables;
1. provided that any lot or tract of land in such use shall be not less than twenty (20) acres in area and that
  2. Any building or enclosure in which animals are kept shall be a minimum distance of two hundred (200) feet from an R District.
  3. The issuance of a conditional use permit for riding academies and public stables is intended to insure they remain primarily agricultural in nature.

## Section 3, Area Requirements

- A. All tracts of property shall have a minimum road frontage of two hundred (200) feet.
- B. Lots that have no road frontage shall have a minimum dimension of two hundred (200) feet.
- C. Odd shaped tracts will be approved on a case by case basis by the Planning & Zoning Commission.
- D. Tract may include road rights-of-way.

### Area Requirements

Lot Area*	Minimum Frontage	Front Yard Depth	One Side Yard	Both Side Yards	Rear Yard Depth	Dwelling's 1 <sup>st</sup> Floor Minimum Area
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Lot Area Customarily agricultural uses, as specified in Article 5	5 acres	-	50 feet	50 feet	100 feet	50 feet	-
Single-family dwellings and accessory buildings	5 acres	200 feet	50 feet	25 feet	50 feet	50 feet	640 sq. ft. 1 <sup>st</sup> floor minimum
Recreational facilities, hospitals	5 acres	-	100 feet	75 feet	150 feet	100 feet	-

\*Lot Area may include all road rights-of-way