

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. Farm equipment and machinery sales and service.
21. Fraternal or Private Club
22. Golf course and clubhouse
23. Greenhouses, farm and produce markets with on-premise sales
24. Home Occupations
25. Hotel, Motel
26. Hunting, Fishing and propagation of wildlife
27. Indoor Archery and/or Shooting Range
28. 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.
29. Kennel, Large and Kennel, Small
30. Manufacturing Light (with fewer than five employees)
31. Medical Marijuana Cultivation Facility (indoor only)
32. Medical Marijuana Dispensary Facility
33. Medical Marijuana-Infused Products Manufacturing Facility (with fewer than 5 employees)
34. Medical Marijuana Testing Facility
35. Miniature golf courses, driving ranges, skateboard parks, water slides and similar uses
36. Offices: General, Professional, Medical or Dental and Independent Contractor/Construction Business

37. Preschool, Day Care Group and Day Care Center
38. Public building or facility erected by a governmental agency
39. Public Parks or Playgrounds
40. 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
41. Repair Shop
42. 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.
43. Self-storage units
44. Special Occasions, per Article 10
45. Temporary fireworks stands from June 20th to July 10th of the same year
46. Utility Waste Landfill, per Article 10
47. Veterinary Clinic
48. Winery, Micro-Brewery, Micro-Distillery

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