

Chapter 151-4 Base Zoning Districts

151-4.1 Establishment of Base Zoning Districts

The following base zoning districts are hereby established:

District Name		Type	Development Zone (Comprehensive Plan Tier)
AG	Agricultural District	Agricultural	Rural or Low Density
R-1	Residential Rural District	Residential	Rural or Low Density
R-1A	Residential Low Density District	Residential	Low Density
R-1B	Residential Urban District	Residential	Urban Density
R-2	Residential Duplex District	Residential	Urban Density
R-3	Residential Multi-Unit District	Residential	Urban Density
R-MHP	Mobile Home Park	Residential	Urban Density
C-1	Neighborhood Commercial District	Commercial	All
C-2	Community Commercial District	Commercial	Urban Density
C-3	Community Services District	Commercial	Urban Density
I-1	Limited Industrial District	Industrial	All
I-2	General Industrial District	Industrial	All
		Residential with permanent Open Space	
CD	Conservation District		All
PUD	Planned Unit Development	Mixed-Use	All
OP	Open Space/Parks/Public Uses	Public	All

Zoning District Hierarchy

Lowest
to
Highest
Intensity



151-4.2 Zoning District Hierarchy

References in this Land Development Code to less restrictive or more restrictive zoning districts are references to the “intensity” of development allowed, not necessarily the range of uses permitted. Under the hierarchy established by this Land Development Code, the AG district is the most restrictive base-zoning district, while the I-2 district is the least restrictive base-zoning district. Overlay and Special Purpose zoning districts are not included in the zoning district hierarchy.

(Comment: The zoning district hierarchy is generally based on development intensity, not use. Under this system, the AG district is listed as the most restrictive (also referred to as least intensive) because it allows the lowest density development (1 dwelling unit per 20 acres).)

151-4.3 AG, Agricultural District

A. Description

The Agricultural district (AG) is primarily intended to help retain large tracts of land for agricultural and open space purposes and to minimize conflicts between agricultural uses and adjacent development. The AG district is appropriate for application in the Rural Density Development Tier as illustrated on the *Future Development Guide* of the *Comprehensive Plan*. The district may also be appropriate for application within the Low Density Development Tier when compatible with adjacent land uses.

B. Use Regulations

The following table shows which uses are allowed in the AG district. For a summary of uses allowed in all zoning districts, see Sec. 151-6.1.

(P = Permitted by-right; C= Allowed only if reviewed and approved as a Conditional Use (See Sec. 151-3.9))

Residential		
Group Home, Class I (General)	C	
Group Home, Class I (Limited)	C	
House, Detached	P	
Civic/Institutional		
Cemetery	C	RSMo 214
Club or Lodge	C	
College or University	C	
Community Recreation, Private	P	
Day Care, Family (1-5 children/adults)	P	
Day Care, Group (6 or more children/adults)	C	
Parks & Recreation	P	
Religious Assembly, standard	P	
Religious Assembly, mega	C	
Residential Treatment Facility	C	
Safety Services	P	
School, Primary	P	
School, Secondary	P	
Security/Guard House	C	Subject to 151-6.3B4f
Utility Service, Major	C	
Utility Service, Minor	P	
Commercial		
Agricultural Sales/Services	C	
Animal Services	C	
Archery Range	C	
Bed and Breakfast	C	Subject to 151-6.2K
Boat Storage (w/in 2 mi. of Smithville Lake)	P	Subject to 151-6.2L
Cabins	C	Subject to 151-6.2M
Campground/Recreational Vehicle Park	C	Subject to 151-6.2N
Communications Towers, Commercial	C	Subject to 151-6.2G
Firearm Sales (only with shooting range)	C	Subject to 151-6.2T
Funeral Services	C	
Greenhouse, Wholesale	C	
Guest House, for rent	P	Subject to 151-6.3C
Kennel	C	Subject to 151-6.2W
Landscaping and Lawn Care Services	C	
Marina	C	
Motorized Vehicle Tracks	C	Subject to 151-6.2P
Organic Recycling	P	
Recreational Equipment Storage	C	Subject to 151-6.2R
Recreation+Entertainment, Outdoor	C	
Shooting Range	C	Subject to 151-6.2T
Stable, Training and Riding, Public	C	
Veterinary Services	C	Subject to 151-6.2W
Agricultural and Other Uses		
Accessory Apartment	P	Subject to 151-6.3A
Accessory Dwelling Units	P	Subject to 151-6.3A

Accessory Structure	P	Subject to 151-6.3B
Air Strip, Private	C	Subject to FAA Regs.
Animal Production	P	Subject to 151-6.2E
Animal Refuge, Public or Private	C	Subject to 151-6.2D-7
Communications Antenna, Amateur	P	Subject to 151-6.2F
Crop Production	P	
Feedlot Operations	C	Subject to 151-6.2E
Guest House, Private	P	Subject to 151-6.3A& 3.c
Horticulture	P	
Soil Excavation	C	DNR Permit
Stable, Private Boarding	P	
Vineyard	P	
Zoological, Public or Private	C	Subject to 151-6.2D-7

C. Density and Dimensional Standards

The following standards shall apply to all development in the AG district:

Minimum lot size	20 acres
Minimum lot width	300 feet
Minimum front/street side setback	50 feet
Minimum interior side setback	25 feet
Minimum rear setback	50 feet
Maximum building height	
Principal structures	40 feet
Farm structures	No limit*
Non-farm accessory structures	30 feet
Accessory Structures	Subject to 151-6.3B

* subject to airport height restrictions and regulations.

151-4.4 R-1, Residential Rural District

A. Description

The Residential Rural district (R-1) is primarily intended to accommodate very low density residential development, at density not to exceed 1 dwelling unit per 10 acres. The purpose of the district is to provide residential areas where property owners can maintain a limited number of large animals and accessory buildings in a quiet rural setting without maintaining a large agricultural operation.

The R-1 district is appropriate for application in the Rural Density Development Tier as illustrated on the *Future Development Guide* of the *Comprehensive Plan*. The district may also be appropriate for application within the Low Density Development Tier when compatible with adjacent land uses.

B. Use Regulations

The following table shows which uses are allowed in the R-1 district. For a summary of uses allowed in all zoning districts, see Sec. 151-6.1.

(P = Permitted by-right; C= Allowed only if reviewed and approved as a Conditional Use (See Sec. 151-3.9)

Residential	
Group Home, Class I (General)	C
Group Home, Class I (Limited)	C
House, Detached	P

Civic/Institutional		
Cemetery	C	RSMo.214
Community Recreation, Private	P	
Day Care, Family (1-5 children/adults)	P	
Day Care, Group (6 or more children/adults)	C	
Parks & Recreation	P	
Religious Assembly, standard	P	
Religious Assembly, mega	C	
Residential Treatment Facility	C	
Safety Services	P	
School, Primary	P	
School, Secondary	C	
Utility Service, Major	C	
Utility Service, Minor	P	
Commercial		
Bed and Breakfast	C	Subject to 151-6.2K
Funeral Services	C	
Stable, Riding and Training, Pubic	C	
Agricultural and Other Uses		
Accessory Apartments	P	Subject to 151-6.3A
Accessory Dwelling Units	P	Subject to 151-6.3A
Accessory Structures	P	Subject to 151-6.3B
Communications Antenna, Amateur	P	Subject to 151-6.2F
Crop Production	P	
Guest House, Private	P	Subject to 151-6.3A&3.c
Horticulture	P	

C. Density and Dimensional Standards

1. Conventional Development

The following standards apply to all Conventional (residential and nonresidential) development in the R-1 district:

Minimum lot size	10 acres
Minimum lot width	300 feet*
Minimum front/street side setback	50 feet
Minimum interior side setback	25 feet
Minimum rear setback	50 feet

*Shared driveways excepted

2. Open Space Development

Open Space may be included in all residential developments with the following conditions:

- a. the number of units cannot be increased
- b. The size of the lots may not fall below the minimum for the zoning district
- c. Homeowner Association Protective Covenants are required in order to maintain the open space.

- d. Open Space may be utilized for active or passive recreation purposes for the development.
- e. Open Space should be accessible from all lots within the subdivision.

3. All Development

The following standards apply to all development in the R-1 district:

Maximum Building Height	
Principal Structures	40 Feet
Farm Structures	No Limit*
Non-Farm Accessory Structures	30 Feet
Minimum Residential Living Area	
1-Story	1,000 Square Feet
2 or More Stories	1,400 Square Feet

* subject to airport height restrictions and regulations.

151-4.5 R-1A, Residential Low Density District

A. Description

The Residential Low Density district (R-1A) is primarily intended to accommodate low density residential development, at a density not to exceed 1 dwelling unit per 3 acres. The purpose of the district is to provide a transition between rural and higher density areas.

The R-1A district is appropriate for application in the Low Density Development Tier as illustrated on the *Future Development Guide* of the *Comprehensive Plan*.

B. Use Regulations

The following table shows which uses are allowed in the R-1A district. For a summary of uses allowed in all zoning districts, see Sec. 151-6.1.

(P = Permitted by-right; C= Allowed only if reviewed and approved as a Conditional Use (See Sec. 151-3.9))

Residential		
Group Home, Class I (General)	C	
Group Home, Class I (Limited)	C	
House, Detached	P	
Civic/Institutional		
Cemetery	C	RSMo.214
Community Recreation, Private	P	
Day Care, Family (1-5 children/adults)	P	
Day Care, Group (6 or more children/adults)	C	
Parks & Recreation	P	
Religious Assembly, standard	P	
Religious Assembly, mega	C	
Residential Treatment Facility	C	
Safety Services	P	
School, Primary	P	
School, Secondary	C	
Utility Service, Major	C	
Utility Service, Minor	P	

Agricultural and Other Uses		
Accessory Apartments, Private	P	Subject to 151-6.3A
Accessory Dwelling Unit	P	Subject to 151-6.3A
Accessory Structure	P	Subject to 151-6.3B
Communications Antenna, Amateur	P	Subject to 151-6.2F
Crop Production	P	
Guest House, Private	P	Subject to 151-6.3A&3.c

C. Density and Dimensional Standards

1. Conventional Development

The following standards apply to all Conventional (residential and nonresidential) development in the R-1A district:

Minimum lot size	3 acres
Minimum lot width	200–300 feet*
Minimum front/street side setback	50 feet
Minimum interior side setback	25 feet
Minimum rear setback	25 feet

* Lots with an area of 3 to 4 acres located on interior subdivision streets shall be subject to a minimum lot width of 200 feet. All other lots shall be subject to a minimum lot width of 300 feet.

2. Open Space Development

Open Space may be included in all residential developments with the following conditions:

- f. the number of units cannot be increased
- g. The size of the lots may not fall below the minimum for the zoning district
- h. Homeowner Association Protective Covenants are required in order to maintain the open space.
- i. Open Space may be utilized for active or passive recreation purposes for the development.
- j. Open Space should be accessible from all lots within the subdivision.

3. All Development

The following standards apply to all development in the R-1A district:

Maximum building height	
Principal structures	40 feet
Accessory structures	30 feet
Minimum residential living area	
1-story	1,000 square feet
2 or more stories	1,400 square feet

151-4.6 R-1B, Residential Urban District

A. Description

The Residential Urban district (R-1B) is primarily intended to accommodate urban density residential development in areas where the full range of urban services are available.

The R-1B district is appropriate for application only in the Urban Density Development Tier as

illustrated on the *Future Development Guide of the Comprehensive Plan*.

B. Use Regulations

The following table shows which uses are allowed in the R-1B district. For a summary of uses allowed in all zoning districts, see Sec. 151-6.1.

(P = Permitted by-right; C= Allowed only if reviewed and approved as a Conditional Use (See Sec. 151-3.9)

Residential		
Group Home, Class I (General)	C	
Group Home, Class I (Limited)	C	
House, Detached	P	
Civic/Institutional		
Cemetery	C	RSMo.214
Community Recreation, Private	P	
Day Care, Family (1-5 children/adults)	P	
Day Care, Group (6 or more children/adults)	C	
Parks & Recreation	P	
Religious Assembly, standard	P	
Residential Treatment Facility	C	
Religious Assembly, mega	C	
Safety Services	P	
School, Primary	P	
School, Secondary	P	
Utility Service, Major	C	
Utility Service, Minor	P	
Agricultural and Other Uses		
Accessory Apartment	P	Subject to 151-6.3A
Accessory Structure	P	Subject to 151-6.3B
Communications Antenna, Amateur	P	Subject to 151-6.2F
Crop Production	P	

C. Density and Dimensional Standards

- The following standards apply to all residential and nonresidential development in the R-1B district:

Minimum lot size	12,000 square feet
Minimum lot width	80 feet
Minimum front/street side setback	35 feet
Minimum interior side setback	10 feet
Minimum rear setback	25 feet
Maximum building height	
Principal structures	35 feet
Accessory structures	30 feet
Minimum residential living area	
1-story	1,000 square feet
Other	1,400 square feet

- Homeowner Association Protective Covenants are required when there are common areas to be maintained.

151-4.7 R-2, Residential Duplex District

A. Description

The Residential Duplex district (R-2) is primarily intended to accommodate urban density residential development in areas where the full range of urban services are available. The R-2

district is appropriate for application only in the Urban Density Development Tier, as illustrated on the *Future Development Guide* of the *Comprehensive Plan*.

B. Use Regulations

The following table shows which uses are allowed in the R-2 district. For a summary of uses allowed in all zoning districts, see Sec. 151-6.1.

(P = Permitted by-right; C= Allowed only if reviewed and approved as a Conditional Use (See Sec. 151-3.9)

Residential		
Duplex (2 units per structure)	P	
Group Home, Class I (General)	C	
Group Home, Class I (Limited)	C	
House, Attached	P	Subject to 151-6.2H
House, Detached	P	
Transitional Housing	C	
Civic/Institutional		
Cemetery	C	RSMo.214
Community Recreation, Private	P	
Day Care, Family (1-5 children/adults)	P	
Parks & Recreation	P	
Religious Assembly, standard	P	
Religious Assembly, mega	C	
Residential Treatment Facility	C	
Safety Services	P	
School, Primary	P	
School, Secondary	P	
Utility Service, Major	C	
Utility Service, Minor	P	
Agricultural and Other Uses		
Accessory Structures	P	Subject to 151-6.3B
Crop Production	P	
Communications Antenna, Amateur	C	Subject to 151-6.2F

C. Density and Dimensional Standards

The following standards apply to all residential and nonresidential development in the R-2 district:

Minimum Lot Size	
House	8,000 Square Feet
Duplex	12,000 Square Feet
Other	8,000 Square Feet
Minimum Lot Width	70 Feet
Minimum Front/Street Side Setback	35 Feet
Minimum Interior Side Setback	10 Feet
Minimum Rear Setback	35 Feet
Maximum Building Height	
Principal Structures	35 Feet
Accessory Structures	30 Feet
Minimum Residential Living Area (per unit)	
1-Story	1,000 Square Feet
2-Story	1,400 Square Feet
Homeowner Association Protective Covenants are required when there are common areas to be maintained Under Open Space	

151-4.8 R-3, Residential Multi-Unit District

A. Description

The Residential Multi-Unit district (R-3) is primarily intended to accommodate urban density residential development in areas where the full range of urban services are available, at a maximum density of 10 dwelling units per acre. The R-3 district is appropriate for application only in the Urban Density Development Tier, as illustrated on the *Future Development Guide* of the *Comprehensive Plan*.

B. Use Regulations

The following table shows which uses are allowed in the R-3 district. For a summary of uses allowed in all zoning districts, see Sec. 151-6.1.

(P = Permitted by-right; C=Allowed only if reviewed and approved as a Conditional Use (See Sec. 151-3.9))

Residential		
Duplex (2 units per structure)	P	
Group Home, Class I (General)	C	
Group Home, Class I (Limited)	P	
Group Home, Class II	C	
Group Residential	P	
House, Attached	P	Subject to 151-6.2H
House, Detached	P	
Multi-Unit Housing	P	Subject to 151-6.2Q
Retirement Housing, General	P	
Retirement Housing, Limited	P	
Transitional Housing	C	
Civic/Institutional		
Cemetery	C	RSMo.214
Community Recreation, Private	P	
Convalescent Services	C	
Day Care, Family (1-5 children/adults)	P	
Parks & Recreation	P	
Religious Assembly, standard	P	
Religious Assembly, mega	C	
Residential Treatment Facility	C	
Safety Services	P	
School, Primary	P	
School, Secondary	P	
Utility Service, Major	C	
Utility Service, Minor	P	
Commercial		
Bed and Breakfast	C	Subject to 151-6.2K
Convenience Store	C	
Agricultural and Other Uses		
Accessory Structure	P	Subject to 151-6.3B
Crop Production	P	

C. Density and Dimensional Standards

The following standards apply to all residential and nonresidential development in the R-3 district:

Minimum Lot Size	
House	8,000 Square Feet
Duplex	12,000 Square Feet
Multi-Unit	8,000 Sq. Ft. for 1st dwelling unit + 4,300 Sq. Ft. for each add'l unit
Other	8,000 Square Feet
Minimum Lot Width	70 Feet
Minimum Front/Street Side Setback	35 Feet
Minimum Interior Side Setback	10 Feet
Minimum Rear Setback	35 Feet
Maximum Building Height	
Principal Structures	40 Feet
Accessory Structures	20 Feet
Minimum Residential Living Area for houses and duplexes	
1-Story	1,000 Square Feet
2-Story	1,400 Square Feet
Apartment	800 Square Feet

151-4.9 R-MHP, Residential Mobile Home Park District

A. Description

The Residential Mobile Home Park district (R-MHP) is primarily intended to accommodate the grouping of mobile homes within mobile home parks on spaces rented or leased to the occupant of the manufactured housing unit. The district is intended to provide a safe and healthy living environment; to assure the compatibility with nearby land uses and to promote affordable housing opportunities, consistent with the provisions of the *Comprehensive Plan*.

The R-MHP district is intended for application only in the Urban Density Development Tier, as illustrated on the *Future Development Guide* of the *Comprehensive Plan*. Full urban services will generally be required for all development in this district.

B. Use Regulations

The following table shows which uses are allowed in the R-MHP district. For a summary of uses allowed in all zoning districts, see Sec. 151-6.1.

(P = Permitted by-right; C= Allowed only if reviewed and approved as a Conditional Use (See Sec. 151-3.9))

Residential		
Mobile Home	P	
Mobile Home Park	P	
House, Detached	P	
Civic/Institutional		
Community Recreation, Private	P	
Convenience Store	P	
Parks & Recreation	P	
Religious Assembly, standard	P	
Religious Assembly, mega	C	
Safety Services	P	

Utility Service, Major	C	
Utility Service, Minor	P	
Commercial		
Retail Sales+Service, Convenience	C	
Agricultural and Other Uses		
Accessory Structure	P	Subject to 151-6.3B
Crop Production	P	

C. General Standards

1. **Platting**
Each mobile home park shall be platted as one lot.
2. **Minimum Site Area**
Mobile home parks shall contain a minimum gross area of 15 acres, including all private streets, parking spaces, mobile home spaces and common areas within the mobile home park. The minimum width of a mobile home park shall be 300 feet.
3. **Site Conditions**
A mobile home park shall be located on a well-drained site and be properly graded to ensure rapid drainage.
4. **Access**
Mobile home parks shall be provided with at least 2 permanent entrances, both of which shall be at least 40 feet in width.
5. **Density**
There shall not be more than 7 mobile homes per gross acre within a mobile home park.

D. Mobile Home Space Standards

1. **Area**
Individual mobile home spaces within a mobile home park shall have a minimum area of 4,000 square feet.
2. **Frontage**
Every mobile home space shall have at least 35 feet of frontage on a paved street (with curb and gutter) constructed to county standards. Turn-around streets (cul-de-sacs) shall have a minimum diameter of 80 feet.
3. **Perimeter Setbacks**
Mobile homes shall set back at least 25 feet from all mobile home park property lines.
4. **Mobile Home Setbacks and Separation Distances**
Minimum building setbacks shall be provided on each mobile home space measured from the space boundaries as shown on the mobile home park site plan, as follows:
 - Minimum front yard: 15 feet
 - Minimum rear yard: 10 feet
 - Minimum side yard: 10 feet on one side and 15 feet on the other side.
5. **Access to Mobile Home Spaces**
All mobile homes shall front onto a street within the mobile home park. Mobile home spaces may be arranged with the long or short side of the mobile home fronting the street.

6. Placement and Anchoring

- a. Every mobile home shall be placed on a solid concrete slab or on 2 runners, with a minimum width of 2.5 feet. These runners shall be under at least 80 percent of the length of the mobile home and have a design strength adequate to support the structure. Each transportable section of a mobile home shall be placed on such slab or runner.
- b. All mobile homes shall be blocked at a maximum of 5-foot centers along the weight bearing beams of each mobile home and this blocking shall provide 8 inches by 16 inches bearing upon the concrete stand with 16-inch dimension at a 90-degree angle to the length of the beams.
- c. Tie-downs and ground anchors shall secure all mobile homes to the ground in accordance with state law and shall include anchors at each corner of the mobile home and at the center of the length of the mobile home frame.

7. Parking

Each mobile home space shall be provided with two paved off-street parking spaces designed in accordance with the off-street parking requirements of these regulations.

8. Storage Buildings

Each mobile home space without an enclosed garage shall have a separate, enclosed accessory structure of at least 100 square feet in area and a height of at least 5 feet. This storage building shall be securely fastened to the ground.

9. Landscaping

Each mobile home space shall be provided with landscaping of at least 2 shade trees with a caliper of at least 1.5 inches.

10. Refuse

Each mobile home shall be provided with a weather-tight metal container with a tight fitting cover for refuse. Centralized refuse containers may be provided instead of individual ones if they are so located as to be easily accessible to all mobile home residents and sized to accommodate the trash from those residents. The park owner shall insure that containers are emptied regularly, at least weekly, and maintained in a usable sanitary condition.

11. Electricity

Each mobile home space shall be provided with an electrical source supplying at least 240 volts, in accordance with county construction codes.

12. Skirting

Each mobile home shall be skirted within 30 days after placement in a park by enclosing the open area under the unit with a metal or synthetic material that is compatible with the exterior finish of the mobile home.

13. Patios

Each mobile home space shall be provided with a paved patio area of not less than 200 square feet. Parking spaces shall not be counted as patios.

E. Mobile Home Park Improvements

1. Sidewalks

A sidewalk of a width of at least 3 feet shall be constructed along one side of each street within the mobile home park, except on turn around (cul-de-sac) streets, in accordance with county construction standards.

2. **Lighting**
Lighting shall be provided for sidewalks and streets in accordance with county standards.
3. **Storm Shelters**
An underground storm shelter shall be provided that is sufficient to accommodate 2 persons per mobile home and shall be located so that no mobile home is more than 660 feet away from an underground storm shelter.
4. **Recreation Space**
A minimum of 500 square feet of recreational or open space shall be provided per mobile home space. Each recreational or open space shall contain a minimum of 5,000 square feet in area, and shall be fully developed by the time the park is 50 percent occupied.
5. **Phasing**
If the development is shown to be divided into phases on the approved plan, the recreational or open space areas may also be phased, as long as the amount of park land is equivalent to 500 square feet for each mobile home space in each phase, the park land is fully improved when the appropriate phase is 50 percent occupied, and each park area is accessible via a paved road or sidewalk to all residents within the developed areas of the mobile home park.
6. **Maintenance**
All developed park or open space areas shall be maintained in a neat and usable manner with at least the improvements shown on the approved site plan.
7. **Ground Treatment**
Exposed ground surfaces in all parts of every mobile home park shall be paved, covered with stone screenings, or other solid materials, or protected with a vegetative ground cover capable of preventing soil erosion and controlling dust.
8. **Sewer and Water**
Every space within a mobile home park shall be provided with public sanitary sewer and public water service with all utility lines constructed in accordance with county approved plumbing, sanitary, and construction codes. Water and sewer lines under all streets shall be the same diameter and materials as required for public streets and shall "loop" or connect to each other as is practical. All utility lines, including electrical service, shall be placed underground.

F. Mobile Home Park Approval Procedure

An application for R-MHP zoning shall be processed as a zoning map amendment in accordance with the procedures of Sec. 151-3.3. At the time of submission of the rezoning application, the applicant shall submit a site plan for the mobile home park. The site plan shall accompany the rezoning application and be reviewed concurrently with the rezoning application by the Planning and Zoning Commission and County Commission. A list of the information required to be shown on the site plan may be obtained from the Planning and Zoning Department.

151-4.10 C-1, Neighborhood Commercial District

A. Description

The Neighborhood Commercial district (C-1) is intended to accommodate limited retail, service and office facilities for the convenience of the residents in the immediate vicinity of the district. The district is intended for uses that are designed and operated to be compatible in scale and appearance with nearby residential development. C-1 districts are generally appropriate for application along arterial and minor arterial streets at existing or planned intersections with another arterial street, minor arterial or collector street.

The C-1 district is appropriate for application in the Rural Density, Low Density or Urban Density Development Tiers, as illustrated on the *Future Development Guide* and *Potential Commercial*

Areas of the Comprehensive Plan.

B. Use Regulations

The following table shows which uses are allowed in the C-1 district. For a summary of uses allowed in all zoning districts, see Sec. 151-6.1.

(P = Permitted by-right; C= Allowed only if reviewed and approved as a Conditional Use (See Sec. 151-3.9)

Residential		
Duplex	P	
Group Residential	P	
House, Attached	P	Subject to 151-6.2H
House, Detached	P	
Multi-Unit Housing	P	Subject to 151-6.2Q
Civic/Institutional		
Cemetery	C	RSMo.214
Convalescent Services	C	
Cultural Services	P	
Parks & Recreation	P	
Religious Assembly, standard	P	
Religious Assembly, mega	P	
Safety Services	P	
School, Primary	C	
School, Secondary	P	
Utility Service, Major	C	
Utility Service, Minor	P	
Commercial		
Convenience Store	P	
Financial Services, without drive-through	P	
Funeral Services	P	
Office	P	
Personal Improvement Service	P	
Repair Service, Consumer	P	
Restaurant, Fast Food	C	
Restaurant, General	C	
Retail Sales+Service, Convenience	P	
Retail Sales+Service, General	P	
Vehicle Service, Limited	C	
Agricultural and Other Uses		
Accessory Apartment	C	Subject to 151-6.3A
Crop Production	P	

C. Density and Dimensional Standards

The following standards shall apply in the C-1 district:

Minimum lot size	20,000 square feet
Minimum lot width	150 feet
Minimum front/street side setback	35 feet
Minimum interior side setback	25 feet
Minimum rear setback	25 feet
Maximum building height (principal/accessory)	35/35 feet
Maximum building cover	60 percent
Maximum gross floor area	12,000 square feet

D. Other Regulations

The following additional regulations shall apply in the C-1 district.

1. Outdoor storage/display of equipment, materials and merchandise is prohibited.
2. Drive-through windows shall require review and approval in accordance with the Conditional Use Permit procedures of Sec. 151-3.9.
3. No vehicle or equipment, other than a passenger vehicle or light truck, may be stored or parked in areas visible from off-site for more than 48 consecutive hours.
4. Lighting sources shall be designed and located so that the direct source of the light is shielded from view at all property lines abutting residential or agricultural zoning districts.
5. Storage of items shall not constitute warehousing or distribution in the normal sense but shall be limited to that quantity of stock necessary to the normal administrative, service and sales functions.
6. Any loading dock or loading area shall be fully screened from any property zoned agricultural or residential within 300 feet.
7. Premises selling alcoholic or cereal malt beverages for on-premise consumption shall be located at least 200 feet from any property zoned residential or agricultural and from buildings occupied as a church or school of general instruction. However, if any residential, church or school of general instruction use is established after such premises have been licensed for selling alcoholic or cereal malt beverages for on-premise consumption, then such premises shall be deemed to comply with this subsection for relicensing certification.

Measurements shall be made between the exterior wall of the principal building in which alcoholic or cereal malt beverages are offered for on-premise consumption and the nearest property line of the existing property occupied as a church or school of general instruction or zoned residential or agricultural.

8. If a C-1 district abuts a residential or agricultural district, a solid screen fence of at least 6 feet in height, or equivalent landscaped buffer, may be required if deemed necessary by the County Commission upon recommendation of the Planning and Zoning Commission.

151-4.11 C-2, Community Commercial District

A. Description

The Community Commercial district (C-2) is intended to accommodate retail sales, service and office facilities that have a countywide or regional market area and that are conducted entirely indoors. Uses in the C-2 district are intended to be compatible in scale and appearance with nearby development. It is also intended that development in the C-2 district be located, designed and operated in such a way as to mitigate the impacts of traffic generation, noise and light on nearby residential neighborhoods. C-2 districts are generally appropriate for application along arterial streets at existing or planned intersections with another arterial street or collector street.

The C-2 district is appropriate for application in the Urban Density Development Tier, as illustrated on the *Future Development Guide* and *Potential Commercial Areas* of the *Comprehensive Plan*. Full urban services are required for most uses in the C-2 district.

B. Use Regulations

The following table shows which uses are allowed in the C-2 district. For a summary of uses allowed in all zoning districts, see Sec. 151-6.1.

(P = Permitted by-right; C= Allowed only if reviewed and approved as a Conditional Use (See Sec. 151-3.9)

Residential		
Congregate Living	C	
Group Home, Class I (General)	C	
Group Home, Class I (Limited)	C	
Group Home, Class II	C	
Multi-Unit Housing	P	Subject to 151-6.2Q
Civic/Institutional		
Animal Shelter	C	Subject to 151-6.2W
Cemetery	C	RSMo.214
Club or Lodge	P	
College or University	P	
Convalescent Services	P	
Cultural Services	P	
Day Care, Group (6 and more children/adults)	P	
Guidance Service	P	
Hospital	C	
Parks & Recreation	P	
Postal Facility	C	
Religious Assembly, standard	P	
Religious Assembly, mega	P	
Residential Treatment Facility	C	
Safety Services	P	
School, Primary	C	
School, Secondary	C	
Utility Service, Major	C	
Utility Service, Minor	P	
Commercial		
Animal Services	P	
Bar or Lounge	P	
Bed and Breakfast (B&B)	C	Subject to 151-6.2K
Boat Storage (w/in 2 miles of Smithville Lake)	P	Subject to 151-6.2L
Business or Trade School	P	
Cabins	P	Subject to 151-6.2M
Campground/Recreational Vehicle Park	P	Subject to 151-6.2N
Communication Towers, Commercial	P	Subject to 151-6.2G
Convenience Store	P	
Financial Services, with drive-through	P	
Financial Services, without drive-through	P	
Firearm sales, retail	C	
Food Sales	P	
Funeral Services	P	
Greenhouse, Wholesale	P	
Greenhouse, Retail	P	
Hotel-Motel	P	
Kennel	C	
Liquor Sales	P	
Marina	P	
Office	P	
Parking, Commercial	P	

Pawn Shop	P	
Personal Improvement Service	P	
Recreation+Entertainment, Indoor	P	
Recreation+Entertainment, Outdoor	C	
Recreational Equipment Storage, Commercial	P	Subject to 151-6.2R
Repair Service, Consumer	P	
Restaurant, Fast Food	P	
Restaurant, General	P	
Retail Sales+Service, Convenience	P	
Retail Sales+Service, General	P	
Service Station	C	
Utility Trailer and Stock Sales	P	Subject to 151-6.2V
Vehicle Repair, General	C	
Vehicle Service, Limited	P	
Agricultural and Other Uses		
Accessory Apartment	C	Subject to 151-6.3A
Crop Production	P	

C. Density and Dimensional Standards

The following standards shall apply in the C-2 district:

Minimum lot size	40,000 square feet
Minimum lot width	150 feet
Maximum residential density	10 units per acre
Minimum front/street side setback	25 feet
Minimum interior side setback	25 feet
Minimum rear setback	25 feet
Maximum building height (principal/accessory)	40/40 feet
Maximum building cover	70 percent
Maximum gross floor area	75,000 square feet

D. Other Regulations

The following additional regulations shall apply in the C-2 district.

1. Outdoor storage or display of equipment, materials and merchandise is prohibited.
2. No vehicle or equipment, other than a passenger vehicle or light truck, may be stored or parked in areas visible from off-site for more than 48 consecutive hours.
3. Lighting sources shall be designed and located so that the direct source of the light is shielded from view at all property lines abutting residential or agricultural zoning districts.
4. Storage of items shall not constitute warehousing or distribution in the normal sense but shall be limited to that quantity of stock necessary to the normal administrative, service and sales functions.
5. Any loading dock or loading area shall be fully screened from any property zoned agricultural or residential within 300 feet.
6. Premises selling alcoholic or cereal malt beverages for on-premise consumption shall be located at least 200 feet from any property zoned residential or agricultural and from buildings occupied as a church or school of general instruction. However, if any residential, church or school of general instruction use is established after such premises

have been licensed for selling alcoholic or cereal malt beverages for on-premise consumption, then such premises shall be deemed to comply with this subsection for relicensing certification. Measurements shall be made between the exterior wall of the principal building in which alcoholic or cereal malt beverages are offered for on-premise consumption and the nearest property line of the existing property occupied as a church or school of general instruction or zoned residential or agricultural.

7. If a C-2 district abuts a residential or agricultural district, a solid screen fence of at least 6 feet in height, or equivalent landscaped buffer, may be required if deemed necessary by the County Commission upon recommendation of the Planning and Zoning Commission.

151-4.12 C-3, Commercial Services District

A. Description

The Commercial Services district (C-3) is intended to accommodate moderate- to high-intensity commercial uses, which may include outdoor display or storage. C-3 districts are generally appropriate for application along arterial streets near existing or planned intersections with other arterial or collector streets.

The C-3 district is appropriate for application in the Urban Density Development Tier, as illustrated on the *Future Development Guide* of the *Comprehensive Plan*. Full urban services are required for most uses in the C-3 district.

B. Use Regulations

The following table shows which uses are allowed in the C-3 district. For a summary of uses allowed in all zoning districts, see Sec. 151-6.1.

(P = Permitted by-right; C= Allowed only if reviewed and approved as a Conditional Use (See Sec. 151-3.9))

Residential		
Congregate Living	P	
Group Home, Class I (General)	P	
Group Home, Class I (Limited)	C	
Group Home, Class II	P	
Transitional Housing	C	
Civic/Institutional		
Animal Shelter	P	Subject to 151-6.2W
Cemetery	C	RSMo.214
Club or Lodge	P	
College or University	P	
Cultural Services	P	
Day Care, Group (6 or more Children/Adults)	P	
Guidance Service	P	
Hospital	C	
Parks & Recreation	P	
Postal Facility	P	
Recycling Collection, Drop-Off	C	
Religious Assembly, standard	P	
Religious Assembly, mega	P	
Residential Treatment Facility	C	
Safety Services	P	
Security/Guard House	C	Subject to 151-6.3B4f
School, Primary	C	
School, Secondary	C	
Utility Service, Major	C	

Utility Service, Minor	P	
Commercial		
Adult Use	C	
Agricultural Sales/Service	P	
Animal Services	P	
Bar or Lounge	P	
Boat Storage (w/in 2 mi. of Smithville Lake)	P	Subject to 151-6.2L
Business or Trade School	P	
Cabins	P	Subject to 151-6.2M
Campground/Recreational Vehicle Park	P	Subject to 151-6.2N
Communication Towers, Commercial	P	Subject to 151-6.2G
Construction Sales/Services	P	
Convenience Store	P	
Financial Services, with drive-through	P	
Financial Services, without drive-through	P	
Firearm Sales, retail	P	
Food Sales	P	
Funeral Services	P	
Greenhouse, Retail	P	
Greenhouse, Wholesale	P	
Hotel-Motel	P	
Kennel	P	Subject to 151-6.2W
Landscaping and Lawn Care Service	P	
Liquor Sales	P	
Marina	P	
Office	P	
Parking, Commercial	P	
Pawn Shop	P	
Personal Improvement Service	P	
Recreational Equipment Storage (Commercial)	C	Subject to 151-6.2R
Recreation+Entertainment, Indoor	P	
Recreation+Entertainment, Outdoor	P	
Repair Service, Consumer	P	
Restaurant, Fast Food	P	
Restaurant, General	P	
Retail Sales+Service, Convenience	P	
Retail Sales+Service, General	P	
Self-Service Storage	P	
Service Station	P	
Shooting Range	C	Subject to 151-6.2T
Vehicle Repair, General	P	
Vehicle Sales/Rental	P	
Vehicle Service, Limited	P	
Vehicle Storage	P	
Veterinary Services	P	Subject to 151-6.2W
Industrial		
Wholesale Sales	C	
Agricultural and Other Uses		
Accessory Apartments	P	Subject to 151-6.3A
Animal Production	P	Subject to 151-6.2E

C. Density and Dimensional Standards

The following standards shall apply in the C-3 district:

Minimum lot size	40,000 square feet
Minimum lot width	150 feet
Minimum front/street side setback	25 feet
Minimum interior side setback	25 feet
Minimum rear setback	25 feet
Maximum building height (principal/accessory)	40/40 feet
Maximum building cover	85 percent
Maximum gross floor area	None
Accessory structures	Subject to 151-6.3B

D. Other Regulations

The following additional regulations shall apply in the C-3 district.

1. No vehicle, other than a passenger vehicle or light truck, may be stored or parked in areas visible from off-site for more than 48 consecutive hours.
2. Lighting sources shall be designed and located so that the direct source of the light is shielded from view at all property lines abutting residential or agricultural zoning districts.
3. Storage of items shall not constitute warehousing or distribution in the normal sense but shall be limited to that quantity of stock necessary to the normal administrative, service and sales functions
4. Any loading dock or loading area shall be fully screened from any property zoned agricultural or residential within 300 feet.
5. Premises selling alcoholic or cereal malt beverages for on-premise consumption shall be located at least 200 feet from any property zoned residential or agricultural and from buildings occupied as a church or school of general instruction. However, if any residential, church or school of general instruction use is established after such premises have been licensed for selling alcoholic or cereal malt beverages for on-premise consumption, then such premises shall be deemed to comply with this subsection for relicensing certification. Measurements shall be made between the exterior wall of the principal building in which alcoholic or cereal malt beverages are offered for on-premise consumption and the nearest property line of the existing property occupied as a church or school of general instruction or zoned residential or agricultural.
6. If a C-3 district abuts a residential or agricultural district, a solid screen fence of at least 6 feet in height, or equivalent landscaped buffer, may be required if deemed necessary by the County Commission upon recommendation of the Planning and Zoning Commission.

151-4.13 I-1, Limited Industrial District

A. Description

The Limited Industrial district (I-1) is intended to accommodate research and development activities with or without light fabrication and assembly operations; limited industrial/manufacturing activities; and wholesale trade or warehousing which may include associated administrative office uses within a planned employment center environment and generally arranged in a business park, office park, industrial park, campus style setting.

The I-1 district is appropriate for application in the Urban Density Development Tier, as illustrated on the *Future Development Guide* of the *Comprehensive Plan*. The district may also be

appropriate for application in the Rural and Low Density Development Tiers, for low-intensity uses located on collector or arterial roads that are adequately buffered from adjacent residential districts.

B. Use Regulations

The following table shows which uses are allowed in the I-1 district. For a summary of uses allowed in all zoning districts, see Sec. 151-6.1.

(P = Permitted by-right; C= Allowed only if reviewed and approved as a Conditional Use (See Sec. 151-3.9)

Residential		
Transitional Housing	C	
Civic/Institutional		
Animal Shelter	P	Subject to 151-6.2W
Cemetery	C	RSMo.214
College or University	P	
Day Care, Commercial (21+ children/adults)	P	
Detention Facilities	C	
Hospital	P	
Parks & Recreation	P	
Postal Facility	P	
Railroad Facility	C	
Recycling Collection, Drop-Off	P	
Religious Assembly, standard	P	
Religious Assembly, mega	P	
Safety Services	P	
Security/Guard House	C	Subject to 151-6.3B4f
Utility Service, Major	C	
Utility Service, Minor	P	
Commercial		
Adult Use	C	
Agricultural Sales/Service	P	
Amusement Park	P	
Business or Trade School	P	
Communication Towers, Commercial	P	Subject to 151-6.2G
Construction Sales/Services	P	
Convenience Store	P	
Financial Services, with drive-through	P	
Financial Services, without drive-through	P	
Funeral Services	C	
Greenhouse, Retail	P	
Greenhouse, Wholesale	P	
Hotel-Motel	P	
Kennel	P	Subject to 151-6.2W
Landscaping and Lawn Care Service	P	
Office	P	
Organic Recycling	P	
Parking, Commercial	P	
Recreational Equipment Storage (Commercial)	P	Subject to 151-6.2R
Recreation+Entertainment, Outdoor	P	
Repair Service, Consumer	P	
Restaurant, Fast Food	P	

Restaurant, General	P	
Retail Sales+Service, Convenience	P	
Retail Sales+Service, General	P	
Scrap and Salvage Service	C	
Self-Service Storage	P	
Service Station	P	
Shooting Range	P	Subject to 151-6.2T
Utility Trailer and Stock Sales	P	Subject to 151-6.2V
Vehicle Repair, General	P	
Vehicle Sales/Rental	P	
Vehicle Service, Limited	P	
Vehicle Storage	P	
Veterinary Services	P	Subject to 151-6.2W
Industrial		
Aviation+Surface Transportation	C	Subject to 151-6.2I
Industrial Service	C	Subject to 151-6.2O
Manufacturing and Production	P	
Warehouse and Freight Movement	P	
Wholesale Sales	P	
Agricultural and Other Uses		
Accessory Apartment	C	Subject to 151-6.3A
Air Strip, Private	C	
Animal Production	P	Subject to 151-6.2E
Animal Refuge, Public or Private	C	
Crop Production	P	
Horticulture	P	
Recycling Center	C	
Zoological, Public or Private	C	Subject to 151-6.2D-7

C. Density and Dimensional Standards

The following standards shall apply in the I-1 district:

Minimum lot size	60,000 square feet
Minimum lot width	200 feet
Minimum front/street side setback	35 feet
Minimum interior side setback	30 feet
Minimum rear setback	40 feet
Maximum building height (principal/accessory)	45/45 feet
Maximum building cover	50 percent

D. Other Regulations

The following additional regulations shall apply in the I-1 district.

1. All manufacturing and repair activities shall be conducted within an enclosed building.
2. Outdoor storage areas that are visible from public rights-of-way or residential zoning districts shall be screened from view of such rights-of-way or zoning districts by buildings, solid, opaque fences or walls or by dense vegetative plantings that effectively block views of the material being stored. The height of the building, fence, wall or vegetation shall be at least as tall as the material being screened.
3. Direct access to and frontage on at least one arterial or minor arterial street shall be required.

4. All uses shall be operated so as to comply with the following performance standards:
 - a. All uses shall be so operated as to comply with all applicable state and federal standards governing radiation, smoke, dust, particulate matter, toxic or noxious waste materials.
 - b. No use shall be operated so as to produce ground vibration, noticeable without instruments, at the lot line of the premises on which the use is located.
 - c. No use, activity, or process shall be conducted which produces electromagnetic interference with normal radio or television reception in any residential or commercial district.
 - d. Each use shall be operated so as to minimize the danger from fire and explosion and to comply with the regulations contained in the County Code.
 - e. Any activity producing humidity in the form of steam or moist air, or producing heat or glare, shall be carried on in such a manner that steam, humidity, heat or glare is not perceptible at any lot line.

151-4.14 I-2, General Industrial District

A. Description

The General Industrial district (I-2) is intended to accommodate intense industrial and manufacturing operations in locations which are suitable based upon adjacent land uses, visual impacts, access to transportation and the availability of public services and utilities.

The I-2 district is appropriate for application in the Rural, Low or Urban Density Development Tiers, as illustrated on the *Future Development Guide* of the *Comprehensive Plan*, provided that uses are adequately buffered from residential areas and commercial properties that are used by the general public.

B. Use Regulations

The following table shows which uses are allowed in the I-2 district. For a summary of uses allowed in all zoning districts, see Sec. 151-6.1.

(P = Permitted by-right; C= Allowed only if reviewed and approved as a Conditional Use. (See Sec. 151-3.9)

Civic/Institutional		
Animal Shelter	P	Subject to 151-6.2W
Cemetery	C	RSMo.214
Detention Facilities	C	
Hospital	P	
Postal Facility	P	
Railroad Facility	P	
Religious Assembly, standard	P	
Religious Assembly, mega	P	
Safety Services	P	
Security/Guard House	C	Subject to 151-6.3B4f
Utility Service, Major	P	
Utility Service, Minor	P	
Commercial		
Agricultural Sales/Service	P	
Amusement Park	P	
Motorized Vehicle Tracks	P	Subject to 151-6.2P
Organic Recycling	P	

Recreational Equipment Storage (Commercial)	P	Subject to 151-6.2R
Recreation+Entertainment, Outdoor	P	
Scrap and Salvage Service	C	
Self-Service Storage	P	
Utility Trailer and Stock Sales	P	Subject to 151-6.2V
Vehicle Repair, General	P	
Vehicle Sales/Rental	P	
Vehicle Service, Limited	P	
Industrial		
Aviation+Surface Transportation	P	Subject to 151-6.2I
Industrial Service	P	Subject to 151-6.2O
Manufacturing and Production	P	
Warehouse and Freight Movement	P	
Wholesale Sales	P	
Agricultural and Other Uses		
Air Strip, Private	C	
Animal Production	P	Subject to 151-6.2E
Animal Refuge, Public or Private	C	Subject to 151-6.2E
Crop Production	P	
Horticulture	P	
Recycling Center	P	
Resource Extraction	C	Subject to 151-6.2S
Waste-Related Use	C	Subject to 151-6.2X
Zoological, Public or Private	C	Subject to 151-6.2D-7

C. Density and Dimensional Standards

The following standards shall apply in the I-2 district:

Minimum lot size	80,000 square feet
Minimum lot width	300 feet
Minimum front/street side setback	50 feet
Minimum interior side setback	40 feet
Minimum rear setback	50 feet
Maximum building height (principal/accessory)	45/45 feet
Maximum building cover	50 percent

D. Other Regulations

The following additional regulations shall apply in the I-2 district.

1. Outdoor storage areas that are visible from public rights-of-way or residential zoning districts shall be screened from view of such rights-of-way or zoning districts by buildings, solid, opaque fences or walls or by dense vegetative plantings that effectively block views of the material being stored. The height of the building, fence, wall or vegetation shall be at least as tall as the material being screened.
2. All uses shall be operated so as to comply with the following performance standards:
 - a. All uses shall be so operated as to comply with all applicable state and federal standards governing radiation, smoke, dust, particulate matter, toxic or noxious waste materials.

- b. No use shall be operated so as to produce ground vibration, noticeable without instruments, at the lot line of the premises on which the use is located.
- c. No use, activity, or process shall be conducted which produces electromagnetic interference with normal radio or television reception in any residential or commercial district.
- d. Each use shall be operated so as to minimize the danger from fire and explosion and to comply with the regulations contained in the County Code.
- e. Any activity producing humidity in the form of steam or moist air, or producing heat or glare, shall be carried on in such a manner that steam, humidity, heat or glare is not perceptible at any lot line.

151-4.15 OP, Open Space and Parks

The Open Space and Parks (OP), district is intended to accommodate areas reserved for public uses, which may include passive or active recreations areas, shelter houses, historical buildings, marinas, and other uses that are funded primarily by a government agency and available for public use. All buildings and structures will be supportive of the recreational aspects of the land use.

The OP District is appropriate for application in all development tiers of the Comprehensive Plan.

A. Use Regulations

The following table shows which uses are allowed in the OP district. For a summary of uses allowed in all zoning districts, see Sec. 151-6.1.

(P = Permitted by-right; C = Allowed only if reviewed and approved as a Conditional Use (see Sec. 151=3.9)

Civic/Institutional	
Accessory Structure	P
Amphitheater	P
Animal Shelter	P
Arboretum	P
Archery Range, Public	P
Archery Ranges	P
Arena	P
Athletic Field	P
Batting Cages, Public	C
Bike Paths	P
Botanic Gardens	P
Business Operations	P
Cabins	P
Campgrounds (RV)	P
Campgrounds (Tent)	P
Club House	P
Community Center	P
Conference Center	P
Driving Range, Public	P
Educational Facility	P
Fishing Pier	P
Fleet Maintenance Facility	P
Gift Shop	P
Golf Course	P

Historic Site	P
Marina	P
Meeting House	P
Miniature Golf, Public	C
Model Airplane Flying Facilities	C
Motorized Vehicle Tracks, Public	C
Museum	P
Natural Habitat Area	P
Nature Preserve	P
Open Space (Permanent)	P
Parks, Public	P
Picnic Area	P
Playground	P
Pro Shop	P
Race Track	C
Recreational Facilities	P
Refreshment Center	P
Security/Guard House	P
Shooting Range	C
Skateboard Park	P
Skating Rink, Public	C
Stables, Riding and Training, Public	P
Stadium	P
Swimming Beach	P
Swimming Pool	P
Tennis Courts	P
Trails	P
Water Park, Public	C
Zoological Park	C

B. Density and Dimensional Standards

There are no set standards for density and dimensions that shall apply in the OP District.

C. Other Regulations

The following additional regulations shall apply in the OP district:

1. All uses within the OP district shall be owned by a public entity and constructed with public and/or foundation funds.
2. Specific uses may be operated by contract, rather than by government staff.
3. Conditional Use Permits are required on uses that may have more significant impacts on neighboring uses, environmental concerns, traffic generation, impervious surfaces, and require more in-depth review.

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