

ARTICLE V. A-1 AGRICULTURE DISTRICT

A. Statement of Intent:

1. This 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.
2. It is the intent of this district to allow accessory residential dwellings to the extent required for the safe and proper operation of a principal permitted use.
 - a. Single-Family Detached Dwelling
 - 1) In the A-1 District, to create tracts of less than ten (10) acres 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.
 - 2) All legal parcels of ground created prior to this Regulation will be considered legal tracts of ground for permits and transfer of title. (August 6, 2001)

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. Cultivation of Medical Marijuana shall not be considered a permitted agricultural use.
- B. Single-family detached dwelling.
- C. Private non-commercial recreational areas, uses, and facilities including country clubs, swimming pools, forests, and wildlife preserves.
- D. Public utilities, essential services, and other uses in accordance with Article IV, Section 30.
- E. Private stables and dairies; 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.

Section 2. Accessory Uses

- A. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid permitted uses, including:
 1. Living quarters of persons employed on the premises, the keeping of roomers or boarders by a resident family;
 2. A private garage, parking area, or stable;
 3. 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. Other agricultural Home Occupations may be permitted with receipt of a Home Occupation Permit in accordance with Article IV, Section 22;
 4. Roadside stands, offering for sale only agricultural products produced on the premises or in the vicinity;
 5. Temporary buildings for uses incidental to construction work and other signs incidental to a permitted use;
 6. The storage of no more than two (2) trucks of two and one-half (2½) tons or a maximum of three (3) axles (whichever is smaller) and two (2) backhoes with trailers. Storage shall be within a completely enclosed building. Other similar equipment may be approved by the Greene County Administrative Review Committee as long as the total number does not exceed six (6) pieces of equipment; or
 7. Day care homes if not more than ten (10) children are kept, in addition to those residing on the premises, subject to State licensing requirements.

Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization

- A. Schools, structures, and properties of recreational, cultural, administrative, or public service type, churches and other places of worship, including parish houses and Sunday Schools;
 - 1. Excluding overnight shelters and temporary outdoor revivals,
 - 2. On a minimum of five (5) acres of land, to provide sufficient land area for off-street parking, bufferyards, 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 Zoning Adjustment):
 - a. Renewable by the approval of the Board (of Zoning Adjustment).
- 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 main occupation is farm work.
 - 1. 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 IV, Section 31.
- F. Commercial mines, oil drilling, quarries and gravel pits, or 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;
 - 1. Provided that any mausoleum and crematory shall comply with the distance requirements of five hundred (500) feet from any R District; and
 - 2. 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.
- 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, etc.) shall be 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 in accordance with 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
 - 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 4. 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 Greene County Resource Management Department.

SIDE YARD WIDTHS

	Lot Area*	Minimum Frontage	Front Yard Depth	One Side Yard	Both Side Yards	Rear Yard Depth
Lot area customarily agricultural uses, as specified in Article V	5 acres	-	50 ft.	50 ft.	100 ft.	50 ft.
Single-family dwellings and accessory buildings	5 acres	200 ft.	50 ft.	25 ft.	50 ft.	50 ft.
Recreational facilities hospitals	5 acres	-	100 ft.	75 ft.	150 ft.	100 ft.

*Tract may include road rights-of-way.

In addition, no structure may be erected closer to the center line of an existing or planned street than as prescribed below.

Street Classification	Required Setback from Right-of-way Center Line
Freeway	150 feet plus the required yard setback
Expressway	65 feet plus the required yard setback
Primary Arterial	55 feet plus the required yard setback
Secondary Arterial	40 feet plus the required yard setback
Collector	35 feet plus the required yard setback
Commercial/ Industrial Local	30 feet plus the required yard setback
Residential Local	25 feet plus the required yard setback
Highway Access Road	20 feet plus the required yard setback