

**ARTICLE XVIII. C-3 RURAL COMMERCIAL DISTRICT**

**A. Statement of Intent**

1. This district is intended to provide for commercial operations in areas not served by public water and sewer.
2. Uses in this district shall be limited to those which serve a local or neighborhood market; and
  - a. Do not create more than one thousand five hundred (1,500) gallons per day of wastewater;
  - b. Do not require water suppressions systems beyond what the site can supply;
  - c. Are in a completely enclosed structure; and
  - d. Create no objectionable noise, glare, or odor hazards.

**Section 1. Principal Permitted Uses**

- A. Any local retail business or service establishment, including grocery, fruit or vegetable stores, drug store, barber or beauty shop, hardware store, food locker, or other uses;
  1. Not requiring any pretreatment of wastewater; or
  2. Creating more than one thousand five hundred (1,500) gallons of wastewater per day.
- B. Business and professional offices;
  1. Provided that they retain the character of the neighborhood.
- C. Public utilities, essential services, and other uses in accordance with Article IV, Section 30.
- D. Billboards, outdoor advertising signs, and structures;
  1. Subject to the provisions of the State laws of Missouri; and
  2. All current Greene County Zoning Regulations.
- E. Medical Marijuana Dispensary Facilities in accordance with Article IV Section 38.

**Section 2. Accessory Uses**

- A. Exterior, directional, and other such signs incidental to the permitted use;
  1. Provided that such signs comply with existing sign regulations at the time any building or occupancy permits are received.
- B. A single-family residential unit with the following conditions:
  1. The residence is occupied by the owner and operator or a full-time employee of the principal permitted use; and
  2. The structures, if separate, must remain on the same property and may **not** be subdivided independent of each other.
- C. Any other accessory use or structure not otherwise prohibited, customarily accessory and incidental to principal permitted use.

**Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization**

- A. The following uses will be allowed with the authorization of a Conditional Use Permit by the Board (of Zoning Adjustment).
  - 1. Gas stations or service stations.
  - 2. Convenience stores with gas pumps.
  - 3. Mini-storage units.
  - 4. Retail establishments located within a completely enclosed building not specifically permitted but in conformance with the Statement of Intent.
  - 5. Public utility structures or uses subject to the provisions set by the Board (of Zoning Adjustment).
  - 6. Any other use allowed as a permitted use in the C-2, General Commercial District.
- B. Requirements and limitations regarding Conditional Use Permits shall be based on the following conditions:
  - 1. Size of the structure, amount of traffic generated, and number of employees associated with the use;
  - 2. Impact of the use on the character of the surrounding neighborhood,
  - 3. Impact of the use on the surrounding natural environment,
  - 4. Operating hours of proposed use; and
  - 5. Any other conditions deemed necessary by the Board (of Zoning Adjustment).

**Section 4. Use Limitations**

- A. No uses which exceeds one thousand five hundred (1,500) gallons of wastewater per day or require pretreatment are allowed.
- B. No uses which require a water suppression system greater than can be supplied from an on-site water system.
- C. All activities and permitted uses except off-street parking and loading facilities, and those permitted with Conditional Use Permits shall be conducted entirely within a completely enclosed building.
- D. No accessory use shall have a floor area (excluding garage) exceeding seventy-five (75) percent of the permitted use of the lot.
- E. No construction of any type of dwelling unit shall be allowed as a permitted use.

**Section 5. Bulk and Intensity of Use Restrictions**

- A. Maximum Structure Height
  - 1. Principal building: Thirty (30) feet.
  - 2. Accessory structure: Twenty-five (25) feet.
- B. Maximum structural coverage (including accessory buildings): Thirty-five (35) percent.
- C. Minimum Yard Requirements
  - 1. Lot frontage: One-hundred (100) feet.
  - 2. Front yard: Fifty (50) feet
  - 3. Side yard: Twenty-five (25) feet
  - 4. Rear yard: Fifty (50) feet

<b>Minimum lot frontage</b>	<b>Front yard depth</b>	<b>Side yard depth</b>	<b>Rear yard depth</b>	<b>Maximum lot coverage (all structures)</b>
100 ft.	50 ft.	25 ft.	50 ft.	35 percent

- D. However, in no event may a structure be erected closer to the centerline of an existing or planned street than as prescribed below.

**Street Classification**

**Required Setback from Right-of-Way Center Line**

Freeway	150 feet plus required yard setback
Expressway	65 feet plus required yard setback
Primary arterial	55 feet plus required yard setback
Secondary arterial	40 feet plus required yard setback
Major collector	35 feet plus required yard setback
Residential collector	25 feet plus required yard setback
Commercial/Industrial Local	30 feet plus required yard setback
Residential local	25 feet plus required yard setback
Highway access road	20 feet plus required yard setback

**Section 6. Open Space Requirements**

A. Minimum Open Space

1. Not less than forty (40) percent of the total lot area shall be devoted to open space including required yards and bufferyards.
2. Open space shall not include:
  - a. Areas covered by structures;
  - b. Parking areas;
  - c. Driveways; or
  - d. Internal streets.
3. At a minimum, fifty (50) percent of the front yard setback must remain in open space.

B. Maximum Impervious Surface

1. The combined area occupied by:
  - a. All permitted structures;
  - b. Accessory structures;
  - c. Paved parking areas; and
  - d. Any other surfaces which reduce and prevent absorption shall not exceed sixty (60) percent of the total area.

**Section 7. Design Requirements**

- A. A site plan, showing the overall concept of the proposed use must be submitted and approved by the Planning Department. At a minimum, the site plan should include the following:
1. A legal description or a survey done by a Registered Land Surveyor;
  2. The type of structure to be built;
  3. The classification of the business;
  4. All dimensions of proposed building(s), accessory uses, drives, and parking areas; and
  5. The surrounding land uses and zoning classification.
- B. A landscape plan, meeting all requirements in effect in these Regulations at the time of application for permits.
- C. Refuse disposal areas shall be landscaped and screened in accordance to landscape plans.
- D. Mechanical and electrical equipment, including air conditioning units, shall be designed, installed and operated to minimize noise impact on surrounding property.
1. All such equipment shall be screened from public view.
- E. Lighting shall be designed to reflect away from adjacent residential areas.