

Carroll County

Planning & Zoning

**Carroll County Courthouse
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Carrollton, MO 64633
(660) 542-0615**

Effective July 20, 1992



CARROLL COUNTY
Zoning Ordinance

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Carroll County Commission:

Nelson Heil, Presiding Commissioner

David Martin, Eastern District Commissioner

Donald Vantrump, Western District Commissioner

Carroll County Clerk:

Peggy McGaugh

Board of Adjustment:

Jim Clemens – Chair

Jack Flick

Jim Francis

Dwight Daniels

Charles Lybarger

CARROLL COUNTY

Zoning Ordinance

Purpose: Establishes comprehensive zoning regulations for the unincorporated areas of Carroll County, Missouri in accordance with the provisions of Revised Statutes of Missouri Chapter 64 (1986), as amended, and all acts amendatory thereof, to promote the health, safety, convenience, and general welfare of the residents of Carroll County by dividing the County into zones and regulating therein the uses of land and construction of all non-agricultural structures.

Zoning Districts: Unincorporated areas of the County are hereby divided into zoning districts. Said districts shall be known as:

AR-1	Agricultural/Residency
A	Agricultural
AR-2	Agricultural/Recreational
C-1	Highway Commercial Service
M-1	Manufacturing
O-1	Open Space
FP	Flood Plain

Penalties for Non-Compliance: No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations.

Violations of the provisions of this ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants or variances or special exceptions) shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$100.00 or imprisoned for not more than 10 days, or both, and in addition shall pay all costs and expenses involved in the case.

EACH DAY SUCH VIOLATION CONTINUES SHALL BE CONSIDERED A SEPARATE OFFENSE.

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AR-1

Permitted Uses:

- A. One and two family year round and personal dwellings including mobile homes.
- B. Farmland and livestock
- C. Forest production
- D. Essential services and utilities intended to serve the principal permitted use.
- E. Customary accessory uses permitted such uses are clearly incidental to the primary use.

Conditional Uses:

- A. Public and semi-public uses; i.e. hospitals, rest homes, homes for the aged, public and private schools, churches, public parks, fire and police stations, historic sites, sewage disposal plants, waste incinerators, public or private landfills, maintenance repair or storage buildings for non-agriculture uses, and solid waste transfer stations.
- B. Utility transmitting services; i.e. telephone, microwave, power transmissions towers, polls and lines including transformers, substations, relay and repeater stations, equipment, natural gas or oil pipelines, pumping stations, housing and other appurtenant equipment and structures.
- C. Home occupations
- D. Kennels, commercial animal confinements

Requirements:

- A. Minimum lot area: 2 acres.
- B. Minimum lot frontage at building line: 100 feet.
- C. Maximum percentage of building coverage: 25%
- D. Yard set-backs: Rear – 30 feet
Side – 25 feet
- E. Set-backs requirement from highways and roads: Class A Highways
(State and U.S. Highways) – 100 feet from center line of highway or 30 feet from right-of-way line, whichever is greater.

CARROLL COUNTY

Zoning Ordinance

A

Permitted Uses:

- A. Agricultural and farming operations
- B. One and two family residences, including mobile homes
- C. Customary accessory uses provided such uses as clearly incidental to principal permitted uses.
- D. Essential services and utilities intended to serve the principal permitted uses.
- E. Production of forest crops, including tree plantations, portable sawmills, debarking operations, and chipping facilities.
- F. Harvesting of crops such as row crops, hay, fruits, seeds, and any product of horticultural activity.
- G. Hiking trails, wildlife refuges, game management habitat areas and similar uses.

Conditional Uses:

- A. Public and private parks, playgrounds, and other public uses.
- B. Electrical power and other heavy utilities
- C. Mobile homes and trailer parks
- D. Forest connected industry; i.e. pulp and paper production plants and permanent sawmills
- E. Riding stables
- F. Kennels, commercial scale animal confinements, public or private landfills, institutions for the confinement of inmates or prisoners
- G. Telephone, telegraph and power transmission towers, poles and lines including transformers, substations, relay and repeater stations, microwave transmission towers, radio and television stations and transmission towers, fire and other communication relay towers.
- H. Pipelines
- I. Home occupations

Requirements:

- A. Minimum lot area: 5 acres
- B. Minimum lot frontage at building line: 250 feet
- C. Maximum percentage of building coverage: 10%
- D. Yard set-backs: Rear – 75 feet
Side – 50 feet
- E. Set-back requirements from highways and roads: Class A Highways
(State and U.S. Highways) – 100 feet from center line of highway or 30 feet from right-of-way line, whichever is greater.

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AR-2

Permitted Areas:

- A. One and two family dwellings
- B. Horticulture and gardening
- C. Essential services and utilities to serve the principal permitted uses
- D. Customary accessory uses
- E. Agricultural uses

Conditional Uses:

- A. Mobile homes
- B. Mobile home parks and trailer parks
- C. Agricultural animal confinements
- D. Utility transmitting services; i.e. telephone, microwave, power transmissions towers, poles and lines, transformers, substations, relay and repeater stations, equipment, natural gas or oil pipelines, pumping stations, housing or other necessary appurtenant equipment or structures.
- E. Resorts and motels, restaurants, cocktail lounges, sport shops and bait sales, other recreational uses.
- F. Home occupations
- G. Solid waste transfer facilities, public or private landfills, institutions for the incarceration or prisoners either public or private

Requirements:

- A. Minimum lot area: 2.5 acres
- B. Minimum lot frontage at building line: 200 feet
- C. Maximum percentage of building coverage: 20%
- D. Yard set-backs: Rear – 45 feet
Side – 20 feet
- E. Set-back requirements from highways and roads: Class A Highways
(State and U.S. Highways) – 100 feet from center line of highway or 30 feet from right-of-way line, whichever is greater.

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C-1

Permitted Uses:

- A. Retail stores and shops offering convenience goods and services
- B. Business and professional offices
- C. Banks and savings and loan offices
- D. Public and semi-public buildings and institutions
- E. Commercial entertainment facilities
- F. Laundromats
- G. Restaurants
- H. Taverns
- I. Medical and dental clinics
- J. Auto service stations and maintenance facilities
- K. Public and private marinas
- L. Recreation and service oriented facilities
- M. Motels and tourist homes
- N. Rooming and boarding houses
- O. Essential services and utilities

Conditional Uses:

- A. New and used car sales establishments
- B. Wholesaling establishments
- C. Transportation terminals
- D. Farm implement sales firms
- E. Outdoor theaters
- F. Miniature golf, go-carts, and amusement parks
- G. Drive-in establishments offering in-car service
- H. Residential units
- I. Trucking/Excavating activity
- J. Junk/Salvage yards

Requirements:

- A. Minimum lot area: 1 acre
- B. Minimum lot frontage at building line: 200 feet
- C. Maximum lot coverage: 50%
- D. Yard set-backs: Rear – 35 feet
Side – 10 feet
- E. Parking and Loading requirements are in effect.
- F. Set-back requirements from highways and roads: Class A Highways
(State and U.S. Highways) – 100 feet from center line of highway or 30 feet
from right-of-way line, whichever is greater.

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M-1

Permitted Uses:

- A. Manufacturing provided that such use will not be hazardous, offensive, or objectionable by reason of odor, dust, cinders, gas fumes, noise, vibrations, radiation, refuse matter, or water carried waste.
- B. Warehousing, storage, and wholesaling
- C. Agricultural uses and agricultural enterprises

Prohibited Uses:

- A. Residential
- B. Institutional

Requirements:

- A. Minimum lot area: 1 acre
- B. Minimum lot frontage at building line: 200 feet
- C. Maximum lot coverage: 50%
- D. Yard set-back: Rear – 40 feet
Side – 20 feet
- E. Parking and loading requirements in effect.
- F. Set-back requirements from highways and roads: Class A Highways
(State and U.S. Highways) – 100 feet from center line of highway or 30 feet from right-of-way line, whichever is greater.

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O-1

Permitted Uses:

- A. Soil and water conservation programs
- B. Forest management programs
- C. Wildlife refuges
- D. Agricultural and farming operations

Conditional Uses:

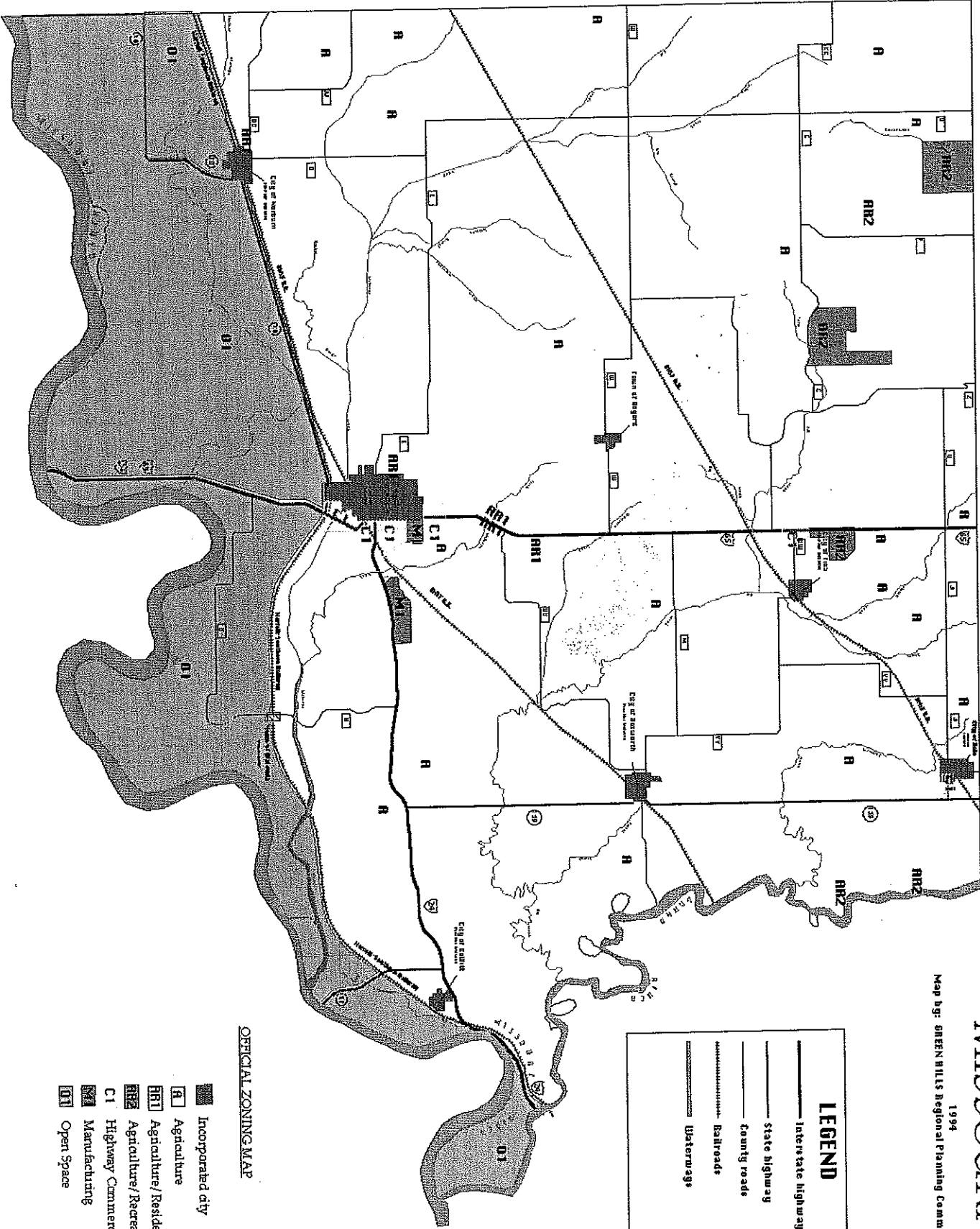
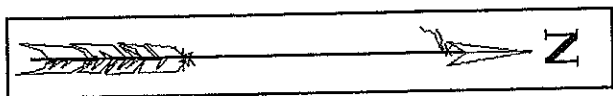
- A. Public and private parks
- B. Grazing
- C. Orchards and wild crop harvesting

NO USE SHALL INVOLVE DUMPING OR FILLING OF WATERCOURSES THAT WOULD DISTURB THE NATURAL FAUNA, WATER COURSE, WATER REGIMEN OR TOPOGRAPHY UNLESS A PERMIT IS ISSUED BY CARROLL COUNTY.

This OFFICIAL ZONING MAP of Carroll county is a certified copy of the map adopted at a county commission meeting held _____, 1994, following a public hearing and public notification.

CARROLL COUNTY, MISSOURI

1994
Map by: GREEN HILLS Regional Planning Commission



LEGEND

- Interstate highway
- State highway
- County roads
- Railroads
- Waterways

OFFICIAL ZONING MAP

- Incorporated city
- Agriculture
- Agriculture/Residency
- Agriculture/Recreational
- Highway Commercial
- Manufacturing
- Open Space

Not for CONVEYANCES.