SECTION 904 – A-1: AGRICULTURAL

1. **Purpose of District:**

   a. This district is intended to provide for agricultural and related uses;

   b. To allow such residential and accessory uses for the safe and proper operation of the principal permitted uses.

2. **Principal Permitted Uses:**

   a. Agricultural and horticultural property as defined in RSMo. Section 137.016. (This includes the raising of crops, livestock, orchards, or forestry, and seasonal or temporary impoundments used for rice farming or flood irrigation);

   b. Apiaries, aviaries, fish hatcheries, and fur farming or the raising of fur-bearing animals;

   c. Nursery and greenhouse operations;

   d. Farm and produce on premise sales;

   e. Airports and landing fields, subject to provisions of the Missouri State Statutes ;

   f. Hunting, fishing, and propagation of wildlife;

   g. Boarding stables and the associated riding and training activities;

   h. Home Occupations/Residential Based Businesses with up to twenty (20) hours a week of retail sales;

   i. Single family dwellings to include site built homes, modular homes, Class A and Class B manufactured homes on an unsubdivided lot not the exceed two (2) dwellings per lot and a maximum density of one (1) single family home per five (5) acres;

   j. Cemeteries;

   k. Public building or facility erected by a governmental agency;

l. Private kennel;

m. Private non-commercial recreational areas.

3. Accessory Uses:

a. Living quarters of persons employed on the premises;

b. Living quarters for the keeping of roomers or boarders, not for temporary periods, by a resident family, not to exceed two (2) bedrooms;

c. A private garage, workshop, parking area, or stable;

d. Roadside stands, offering for sale only agricultural products produced on the premises or in the vicinity;

e. Temporary buildings for uses incidental to construction work that is incidental to a permitted use;

f. Any buildings or structures normally associated with the principal permitted uses.

4. Conditional Use Permits:

a. Schools, cultural, administrative, or public buildings;

b. Churches and other places of worship expected to exceed 3,000 gallons of wastewater per day, including parish houses and Sunday Schools, but excluding overnight shelters and temporary outdoor revivals (must be in compliance with MDNR wastewater regulations);

c. Temporary roadside stands for non-agricultural commercial sales;

d. Commercial mills, oil drilling, quarries and gravel pits, temporary sawmill for cutting timber grown on the premises:

   i. Provided that any lot or tract of land containing such use in not less than ten (10) acres in area;

   ii. That the location of any power-driven or power-producing machinery affixed to the real estate shall comply with distance of five hundred (500) feet from any R zoning district.

e. Bed and Breakfast;

f. Golf Course with clubhouse and driving range as accessory uses (Miniature golf courses are not included);

g. Major or Multiple-Use Subdivisions;

h. Private commercial recreational areas;

i. Commercial cemeteries, including mausoleums and crematories provided that the new cemetery contains an area not less than twenty (20) acres;

j. Hospitals and sanitariums, including institutions for contagious disease, the insane, addiction disorders, and penal or correctional institutions;

k. Wineries and associated on-site sales;

l. Rifle, skeet, trap, pistol ranges, and similar uses provided that the physical layout of such uses (firing line, targets, range, etc.) shall be located a minimum of five hundred (500) feet from any R zoning district;

m. Commercial kennels, animal hospitals, veterinary clinics, or kennels;

n. Raising or keeping of exotic or wild animals as defined by Missouri State Statutes 578.023;

o. Class 1A Confined Animal Feeding Operations (CAFO) as regulated by the Missouri Department of Natural Resources provided that:

    i. The property that would contain the CAFO is a minimum of twenty (20) acres in area;

    ii. The physical layout of the CAFO is a minimum of one thousand (1,000) feet from any R zoning district and a minimum of five hundred (500) feet from any existing occupied residence;

    iii. The application is in compliance with existing regulations..

p. Banquet halls, Event Centers, Wedding Venues, and similar uses;

q. Special events (e.g., weddings, fundraisers, marathons).

Note: Quarries, mining, and extraction sites are principal permitted uses in Section 915 – I-1: Industrial.

5. Height, Density, and Yard Requirements:

All tracts and lots of property within an A-1 zoning district created after the effective date of these regulations:

a. Shall have a minimum width dimension of two hundred (200) feet measured through the building area of the lot (between the front and rear setbacks) measured perpendicular to the centerline of the lot. See RSMo. Sections 64.600 and 64.620.

b. The maximum height of any structure shall be fifty (50) feet above the finished grade;

c. Lots and tracts located in the A-1: Agricultural Zoning District may include the area of road rights-of-way;

d. Minimum yard setback requirements for structures:

   i. Minimum front setbacks:

      a. Fifty (50) feet from any publicly maintained roadway;

      b. Forty (40) feet from any privately maintained roadway.

   ii. Minimum side yard setback – Twenty (20) feet;

   iii. Minimum rear yard setback – Forty (40) feet.

e. This section shall not apply to the erection, maintenance, repair, alteration, or extension of farm buildings or farm structures used for such purposes in an area not within the area shown on the flood hazard area map. RSMo. Section 64.620.

f. This section shall not apply to the raising of crops, livestock, orchards, or forestry, or to seasonal or temporary impoundments used for rice farming or flood irrigation. (See definitions in Section 802(2). RSMo. Section 64.620.

g. This section does not authorize interference with such public utility services as may have been, or may hereafter be authorized, or ordered by the Public Service Commission (PSC), or by permit of the County Commission, as the case may be. See RSMo. Section 64.620.

h. Airports/landing fields shall be allowed to build hangar structures on airport/landing field property which may be subdivided inside the parent parcel of the airport/landing field for the purpose of individual ownership. Minimum lot size for hangar lots is 2,500 (Two Thousand Five Hundred) square feet. Hangar lots do not have any internal setback requirements and

may be built individually, stand alone, or with a common wall (sold using a party wall agreement). All hangar structures must meet the setback requirements for the perimeter of the parent parcel for the airport/landing field found in this Section. Hangars may not have living quarters, and are not to be occupied as a residence of any kind. No wastewater treatment system or facilities shall be located within the hangar lot.

APPROVED AND ADOPTED this 20th day of August, 2026.

CAMDEN COUNTY, MISSOURI

Ike Skelton, Presiding Commissioner

ROWLAND A. TODD
SEAL
CLERK
COUNTY
COMMISSION
CAMDEN COUNTY, MISSOURI