

## SECTION 908 - R-1: LOW DENSITY RESIDENTIAL

### 1. Purpose of District

- a. This zoning district is intended for low-density residential development- primarily single-family dwellings.
- b. Provision is also made for such educational, recreational, and religious uses as are customarily associated with residential uses to provide the basic elements of a residential area.

### 2. Principal Permitted Uses

- a. Single-family dwellings to include site-built homes, modular homes, and Class A manufactured homes;
- b. Duplex with a party wall constructed on a Side Lot Line and with no more than one single-family residence per lot where each residential unit therein may be sold separately with a party wall agreement. The minimum side setback on one side of the lot is reduced to 0 feet in this use case;
- c. Churches and other places of worship not expected to exceed 3,000 gallons of wastewater per day, excluding overnight shelters and temporary outdoor revivals;
- d. Educational facilities of general instruction including cultural, administrative, and/or public buildings, not expected to exceed 3,000 gallons of wastewater per day; and
- e. Residential group homes in accordance with state and federal law.
- f. A single unit garage or workshop under one roof.

### 3. Accessory Uses

- a. Accessory uses, buildings, and structures customarily incidental to the aforesaid permitted uses;
- b. Neighborhood parks, swimming pools, playgrounds, recreational and community center buildings and grounds, public golf courses, tennis courts, and similar public recreational uses;
- c. Boat docks as properly permitted;
- d. Garages and garage workshops for private use;
- e. Gazebos and similar out-buildings;
- f. Noncommercial studios and workshops;
- g. Noncommercial nurseries, greenhouses, and gardens;

- h. Offices or studios within an enclosed building and used by an occupant of a residence located on the same lot as such residence to carry on administrative or artistic activities of a commercial nature, so long as such activities do not fall within the definition of a home occupation / residential based business;
- i. Yard sales or garage sales, so long as such sales are not conducted on the same lot for more than seven (7) days (whether consecutive or not) during a 90-day period;
- j. Hobbies or recreational activities of a non commercial nature;
- k. The renting out of a portion of a single-family dwelling residence (as long as the space does not constitute a separate dwelling unit);
- l. Patios, decks, and similar structures;
- m. Private recreational facilities;
- n. The placement of an above garage or attached apartment or "mother-in-laws" apartment;
- o. Well house or other utility facility.
- p. Home Occupations/ Residential Based Businesses:
  - i. A Residential Based Business may involve land-uses that normally are not allowed in an R-1 zoning district as long as they are scaled to a less intensive level and/or are conditionally approved so as to be compatible to the surrounding area. Nothing in this section shall be construed to be more restrictive than 71.990 of the Missouri Revised Statutes (RSMo) of 2022.
  - ii. A Residential Based Business must meet the following criteria:
    - a) No more than one (1) person other than a member of the immediate family' occupying the dwelling shall be employed;

- b) Not more than 30% of the gross square footage of the dwelling can be devoted to the Residential Based Business either within the dwelling or in an accessory building;
  - c) In no way shall the premises (property or structures) be altered or the business allowed to operate in a manner that would cause the property or structures to differ from its normal residential character;
  - d) No truck traffic shall be generated by the business that would be greater in kind or intensity from a normal residential land-use;
  - e) No outdoor display of goods or outdoor storage of materials used in the Residential Based Business shall be permitted;
  - f) Only one (1) nameplate not to exceed an area of four (4) square feet may be displayed. It shall not be illuminated or otherwise physically appear as a nuisance; and
  - g) The use shall not generate noise, vibration, glare, fumes, odor, or electrical interference beyond what normally occurs in a residential area.
- iii. The business must operate from a residential structure or a residential accessory structure; construction of a structure solely for the Residential Based Business is not allowed.
  - iv. Subdivisions in which all lots are 3-acres or larger may be excluded from this stipulation by the Planning and Zoning Commission.

#### 4. Conditional Use Permits

- a. Two-family dwelling unit (duplex);
- b. Cemeteries, not including mausoleums and crematories, provided that the new cemetery contains an area not less than five (5) acres;
- c. Churches and other places of worship expected to exceed 3,000 gallons of Wastewater per day, including overnight shelters at a church or place of worship, and excluding temporary outdoor revivals;
- d. Educational facilities of general instruction including cultural, administrative, and/or public buildings, expected to exceed 3,000 gallons of wastewater per day;
- e. Fraternal or private clubs (including country clubs);
- f. Bed and Breakfast;

#### 5. Height, Density, and Yard Requirements

All tracts and lots of property within a R-1 zoning district, excluding those for utility facilities and Accessory Use lots, created after the effective date of these regulations:

- a. Shall have a minimum road frontage dimension of twenty five (25) feet
  - b. Shall have a minimum lot size based on the follow conditions:
    - i. *Tier 1: (Lots 3AC or greater) No Camden County Wastewater Department permit required prior to platting. A Camden County Wastewater Department permit may be required prior to constructing.*
    - ii. *Tier 2: (Lots .92AC to <3AC) Plats that do not have access to permitted offsite wastewater treatment systems with lots between .92AC and 3AC shall demonstrate by obtaining a permit with the Camden County Wastewater Office the ability to support the construction of a residence, private well if potable water access is not provided, and private on-site wastewater treatment system without setback variances from either the Camden County Unified Land-Use Code or the Missouri Department of Health & Senior Services regulations. A preliminary plat and/or site plan must be submitted illustrating a structure, off-street parking, private well or connection to shared/public water, on-site wastewater treatment system, and any other features required by the Missouri Department of Health and Senior Services. Soil analysis must be performed by a Missouri On-Site Soil Evaluator for the design. Limitations on house footprint and occupancy will remain based on the permitted plans.*
    - iii. *Tier 3: (Minimum lot size 5,000 sf) Plats that demonstrate access/connection to MoDNR-permitted wastewater treatment plant or remote Onsite Wastewater Treatment System permitted by Camden County Wastewater with a sign off from the Camden County Wastewater Department shall not be smaller than 5,000 square feet.*
  - c. Lots and tracts located in the R-1 Low Density Residential Zoning district shall not include the area of road rights-of-way;
  - d. Minimum setback requirements:
    - i. Minimum front setback (off the road right-of-way) - Fifteen (15) feet;
    - ii. Minimum side setback-Ten (10) feet;
    - iii. and Minimum rear setback- Fifteen (15) feet
- Note: The front is generally the side of the lot that fronts a street. For corner lots, the narrowest side fronting the street is considered the front.
- e. For lakefront residential lots the lake front setback will be Zero (0) feet (Shall reference Ameren Ownership and FEMA flood plain)
6. Utility Use Lot - The establishment of a lot for the sole purpose of the placement of one or more of the following land-uses under the following stipulations:
    - a. No Primary or Accessory Use structure or land-use shall be allowed on an Accessory lot unless listed herein;

- b. Front setback (off the road right-of-way) is a minimum of 15-feet;
- c. Side and rear setbacks are a minimum of 7-feet;
- d. Well house or other utility facility;
- e. Flat work parking spaces;
- f. No minimum lot size.

## SECTION 909 - R-2: MEDIUM DENSITY RESIDENTIAL

### 1. Purpose of District

- a. This zoning district is intended for medium-density residential development, primarily two-family dwelling units.
- b. Provision is also made for such educational, recreational, and religious uses as are customarily associated with residential uses.
- c. Developments that include any structure including more than a single-family dwelling is required to provide appropriate water and wastewater service.

### 2. Principal Permitted Uses

- a. Any use included as a principal permitted use in the R-1 zoning district;
- b. Residential structures with four (4) or fewer dwelling units such as duplexes, and other similar residential structures; and
- c. Bed and Breakfast.

### 3. Accessory Uses

- a. Any accessory use listed for the R-1 zoning district;
- b. Any accessory uses, buildings, or structures customarily incidental to the aforesaid permitted uses.

### 4. Conditional Use Permits

- a. Any use listed as a Conditional Use Permit under the provisions of the R-1 zoning district that have not been addressed as a Principal Permitted Use;
- b. Class B Manufactured Home;

### 5. Height, Density, and Yard Requirements

All tracts and lots of property within a R-2 zoning district, excluding those for utility facilities and Accessory Use lots, created after the effective date of these regulations:

- a. Shall have a minimum road frontage dimension of twenty five (25) feet
- b. Shall have a minimum lot size based on the follow conditions:
  - i. *Tier 1: (Lots 3AC or greater) No Camden County Wastewater Department permit required prior to platting. A Camden County Wastewater Department permit may be required prior to constructing.*
  - ii. *Tier 2: (Lots .92AC to <3AC) Plats that do not have access to permitted offsite wastewater treatment systems with lots between .92AC and 3AC shall demonstrate by obtaining a permit with the Camden County Wastewater Office the ability to support the*

*construction of a residence, private well if potable water access is not provided, and private on-site wastewater treatment system without setback variances from either the Camden County Unified Land-Use Code or the Missouri Department of Health & Senior Services regulations. A preliminary plat and/or site plan must be submitted illustrating a structure, off-street parking, private well or connection to shared/public water, on-site wastewater treatment system, and any other features required by the Missouri Department of Health and Senior Services. Soil analysis must be performed by a Missouri On-Site Soil Evaluator for the design. Limitations on house footprint and occupancy will remain based on the permitted plans.*

iii. *Tier 3: (Minimum lot size 5,000 sf) Plats that demonstrate access/connection to MoDNR-permitted wastewater treatment plant or remote Onsite Wastewater Treatment System permitted by Camden County Wastewater with a sign off from the Camden County Wastewater Department shall not be smaller than 5,000 square feet.*

c. Lots and tracts located in the R-2 Low Density Residential Zoning district shall not include the area of road rights-of-way;

d. Minimum setback requirements:

i. Minimum front setback (off the road right-of-way) - Fifteen (15) feet;

ii. Minimum side setback-Ten (10) feet;

iii. and Minimum rear setback- Fifteen (15) feet

Note: The front is generally the side of the lot that fronts a street. For corner lots, the narrowest side fronting the street is considered the front.

e. For lakefront residential lots the lake front setback will be Zero (0) feet (Shall reference Ameren Ownership and FEMA flood plain)

6. Utility Use Lot - The establishment of a lot for the sole purpose of the placement of one or more of the following land-uses under the following stipulations:

a. No Primary or Accessory Use structure or land-use shall be allowed on an Accessory lot unless listed herein;

b. Front setback (off the road right-of-way) is a minimum of 15-feet;

c. Side and rear setbacks are a minimum of 7-feet;

d. Well house or other utility facility;

e. Flat work parking spaces;

f. No minimum lot size.