ARTICLE 400: PLATS AND SUBDIVISIONS

SECTION 401 – GENERAL PROVISIONS

From and after the effective date of these regulations, and any amendments thereto, any person who subdivides any land located within Camden County, as the term is defined in these regulations, and to which these regulations apply, shall cause a plat or administrative survey to be prepared of such subdivision in accordance with these regulations and the laws of the State of Missouri, and shall also cause such plat or administrative survey to be recorded in the office of the Camden County Recorder of Deeds.

1. No Preliminary Plat shall be reviewed or approved by the Planning Administrator or Planning Commission unless such plat is consistent with the Master Plan and complies with the Unified Land-Use Code, as well as any other rules and regulations adopted by the County, which may apply to the land subdivided or the use thereof.

2. It shall be unlawful for any person to file or record any plat, survey, or other instrument of sale, or to transfer, or convey, with the Recorder of Deeds of Camden County, a subdivision of land subject to these regulations, unless such land has been subdivided in compliance with these regulations and Missouri law and all entities with financial interest have signed off on the subdivision and provided a deed of release.

3. It shall be unlawful for any person to sell or transfer any land which would affect a subdivision of land subject to these regulations without first subdividing such land in compliance with the provisions of these regulations.

4. No Construction Permit or other permit covered by this Code shall be issued, nor shall any person construct or install any building on land to which these regulations apply, unless such land has been first subdivided in accordance with these regulations, subject to the following exceptions:

    a. A construction permit may be issued without approval and recordation of a Final Plat in District A-1: Agricultural, and District A-R: Agricultural Residential, for the construction of one (1) single family residential structure, or accessory use structures subject to the following conditions:

        i. Subject to density requirements of A-1 and A-R zoning districts. Not to exceed two (2) dwelling units per lot, and a maximum of one (1) single family home per five (5) acres in A-1. Not to exceed one (1) dwelling unit per lot and a minimum lot size of three (3) acres, or not to exceed two (2) dwelling units per lot, and a maximum of one (1) single family home per five (5) acres in A-R;

ii. The proposed construction is not being instigated for the purpose of resale and/or prior sale of tract has not occurred since June 1, 2004, the adoption date of this Code;

iii. Subject to the provisions for conveyance of lands, surveyed in accordance with Missouri State Standards for Property Boundary Surveys, including recording of said survey or plat in accordance with RSMO Section 137.185;

iv. The property has been transferred in accordance with provisions of Section 402 below: Exempt Survey – where transfer of land has occurred between direct family members.

b. No Zoning Permit for Construction or other permit covered by this Code shall be issued, nor shall any person construct or install any building or structure on land designated as non-developable or not for development on a recorded or unrecorded survey signed and approved as such by the Planning Administrator, unless re-subdivided or further subdivided in accordance with these regulations.

5. No land shall be subdivided in any manner except by a land survey prepared by a licensed or registered land surveyor licensed by the State of Missouri. No survey of land of any kind prepared by or under the direction of a licensed or registered land surveyor shall be recorded in the office of the Camden County Recorder of Deeds unless reviewed and signed by the Planning Administrator. The Camden County Recorder of Deeds shall not file or record a subdivision plat of any land located within the County to which these regulations shall apply unless the plat has been approved and signed by the proper officials in accordance with these regulations. RSMO Section 64.590, Board For Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects.

6. It shall be unlawful to establish or enforce any private subdivision restriction or covenant which conflicts with any mandatory requirement or impedes implementation or enforcement of any minimum requirement set forth in these regulations.

7. No building or structure shall be constructed, erected, or installed within the designated right-of-way for any platted roadway if the boundaries of such right-of-way are described or defined by boundary survey or other lawful metes and bounds descriptions. Such boundary survey or metes and bounds description must have been recorded or officially filed with the Planning Administrator and designated by the platted roadway plan contained within the Master Plan in effect on the day these regulations are enacted or thereafter. All applicable building setback requirements (see Article 900) shall apply from such designated right-of-way boundary lines.

SECTION 402 – CLASSIFICATIONS

From and after the effective date of these regulations, all subdivisions and/or developments subject to these regulations shall be surveyed or platted in accordance with the following classifications:

1. **Exempt Survey:**

   Certain subdivision actions are considered an exempt action and, other than a review by the Planning Administrator and a licensed surveyor to establish exempt status, no further reviews will be conducted, and the Planning Administrator is authorized to administratively approve and sign the survey for recording. Being established as an exempt survey does not waive any of the remaining provisions and requirements of the Unified Land-Use Code, except as specifically identified in this Code. To record an exempt survey in the office of the Camden County Recorder of Deeds, the developer must show a copy of the written exemption. The following are considered exempt:

   a. The transfer of land that is zoned agricultural to an immediate family member consisting of a transfer from or to a son, daughter, sister, brother, father or mother, grandfather or grandmother;

   b. The adjustment of property lines between two or more properties that are not part of an existing recorded subdivision, which do not create any additional parcels, and will not reduce an existing property below the minimum property size for the zoning district in which it is located;

   c. The modification by survey of an easement or setback line, so long as the change is in compliance with these regulations;

   d. Any survey involving one or more tracts, all of which are greater than five (5) acres in size;

   e. Any survey involving one or more tracts that are being combined to create a single lot. This also includes combining existing non-conforming lots into a single lot, without the requirement that the new lot actually be conforming (the new lot being less non-conforming than any of the parcels being combined). All other rules of the zoning district in which the parcel is located are still in force, and lots may not be combined across subdivision boundary lines.

2. **Administrative Plat:**

   Any survey consisting of one or more lots, any and all of which are less than twenty (20) acres in size, but equal or greater than ten (10) acres in size, and all of which have a frontage upon, and direct access to, an existing public road, or no more than four (4) such lots that have a common

private drive with direct access to a public road. Plat preparation is subject to Appendix A: Plat Standards.

3. **Administrative Survey:**

A recordable survey prepared for the purpose of land transfer of ownership, or a recording of a plat of survey on an existing, previously established ownership parcel, consisting of one tract of land, which has a frontage upon, and direct access to, an existing public road, or an ingress and/or egress easement, and is situated on land where no Final Plat of Subdivision has previously been recorded. This is subject to deed parcel creation prior to adoption of the Unified Land-Use Code, June 1, 2004.

4. **Lot Split Survey:**

The Planning Administrator is authorized to approve a plat when the Planning Administrator determines that the proposed subdivision and/or development meets all of the following criteria:

a. The proposed subdivision of land and/or development is in conjunction with a Planned Unit Development (PUD), or Preliminary Plat, in which cluster housing or townhome units are planned for individual fee ownership;

b. The parent parcel has been platted in accordance with the Unified Land-Use Regulations, providing all necessary subdivision design and improvements required by the Code;

c. The location and density of the units is in compliance with the approved density for the underlying zoning for the approved Area Plan, and the location of individual units have been surveyed for location of party walls and unit limits as evidenced by submission of a Certificate of Survey prepared by a registered professional surveyor;

d. The proposed subdivision and/or development is not in conflict with adopted plans or other code provisions of Camden County. The plat may not be approved until all required dedications of public right-or-way and easements have been dedicated. This may include dedications included on the plat for approval if any are made and accepted by the Camden County Commission.

5. **Condominium Plat:**

The Planning Administrator is authorized to approve a condominium plat when the Planning Administrator determines that the plat complies with all of the following requirements:

a. The plat must comply with the approved Preliminary Plat that was approved for the overall development, including any limits on the maximum number of condominium units allowed;

b. The plat must conform with the requirements of RSMO Section 448.2-109;

c. The plat must show the footprint of the building and the building identification system;

d. The plat must include a permanent benchmark and reference to the survey monuments by metes and bounds description;

e. The plat must include the owner's signature;

f. The plat must include the name, address, and phone numbers of the owners and company preparing the condominium plat;

g. The plat must include the surveyor(s)' seal, signature, and certification;

h. The plat must include the exact dimensions of the condominium units;

i. The plat must show the location of the common elements and the limited common elements;

j. The plat submission must include a chronological chart referencing the building number, plat book and page, and the date of any previously recorded condominium plat, where there are multiple condominium plats;

k. The plat submission must include the declarations of/for the condominium or amendment to the declarations;

l. The plat may not be approved until all required dedications of public right-of-way and easements have been dedicated. This may include dedications included on the plat for approval if any are made and accepted by the Camden County Commission.

6. **Minor Plat:**

The Planning Administrator may approve any subdivision plat consisting of ten (10) or fewer lots, having lot sizes with a minimum of 5,000 square feet and all lots meeting Camden County Wastewater requirements. Lot sizes must be compatible with the zoning district in which the property is located (any subdivision containing a lot under .92 acres must be served by an MDNR approved centralized wastewater system or a remote On-Site Wastewater Treatment System approved by the Camden County Wastewater Department), where each lot either has direct access to and frontage upon an existing public road, or has a common private driveway situated on and created for the exclusive use of no more than four (4) lots providing ingress and egress to a public road. All lots must be A-1, A-R, R-1, or R-2.

7. **Multiple Use Plat:**

Any subdivision and/or development not qualifying as a Major Plat, or any one or more lots, parcels, or tracts of land not otherwise platted, and not wholly contained within a Planned Unit

Development (PUD) as defined by the Unified Land-Use Code of Camden County (See Article 200, Article 800), which contain or are intended to contain two (2) or more buildings, each designed to connect or relate to one (1) or more residential dwelling units, to one (1) or more buildings having more than one (1) commercial or industrial business use, or two (2) or more buildings each designed or intended to contain one (1) commercial or industrial business use. All requirements of the underlying zoning must be met.

8. **Major Plat:**

Any subdivision and/or development that does not qualify as an Administrative Survey, a Minor Plat, or a Multiple Use Plat, as described above, must be submitted as a Major Plat.

9. **Preliminary Plat:**

Approved preliminary plats will be valid for development for a period of three (3) years. Preliminary plats that are not recorded within three (3) years of approval will be required to go back to the Planning Commission for re-evaluation for compliance with current Code compliance. Developments will be required to bring their plat into compliance with the current rules and standards for the Code at the time of the review.

SECTION 403 – ADMINISTRATIVE SURVEY AND MINOR PLAT REVIEW PROCESS

1. Administrative Survey and Minor Plats:

a. Pre-Application Conference - Before an application for Administrative Survey or Minor Plat will be accepted, a pre-application conference is required. Pre-application conferences are to be arranged by the applicant, who must bring at a minimum, a sketch plan (See Appendix A) as a basis for discussion. The purpose of the conference is to ensure that the applicant understands the requirements of the Unified Land-Use Code as they affect the subdivision and to explain the review process. Issues to be discussed include, but are not limited to: platting requirements, zoning district requirements, and other topics as applicable. The pre-application conference is required, but it is not a regulatory proceeding and is intended as a service to the developer. The Planning Administrator may waive the requirement for a pre-application conference.

b. An Administrative Survey may be submitted for the Planning Administrator's review and approval at any time during normal business hours. Any Administrative Survey meeting the requirements of these regulations shall be summarily signed and approved by the Planning Administrator within ten (10) business days of submission to the Planning Administrator

provided all required right-of-way and easements have been dedicated to public use and/or otherwise conveyed as required by these regulations.

c. The application for a Minor Plat can be submitted to the Planning Administrator at any time during regular business hours. Once the application and required submittals have been verified as being complete, it will be accepted and dated. At a minimum, the application will include a completed application form, sketch plan that meets minimum standards (See Appendix A), and a warranty deed for the subject property showing proof of ownership.

   i. The Planning Administrator shall review the submitted sketch plan and issue a sketch plan review letter detailing all requirements that must be met for acceptance and recording of the final Minor Plat. The proposed Minor Plat shall be reviewed in terms of whether it does or will meet zoning and other land use regulations, the availability of utilities and adequacy of water supplies, waste disposal systems, as well as impact on road use and other surrounding land uses.

   ii. Based on the sketch plan letter, the developer may submit the final plat of the Minor Subdivision and/or development for review and approval by the Planning Administrator. At this time, any administrative fees shall be collected. The Planning Administrator shall not approve a plat until the Owner's Certificate(s), Consent of Mortgagee Certificate(s), and Homeowner/Property Owner Association Certificate(s) on the plat are completed where applicable. Once the plat has been signed, it will be recorded by the owner or the owner's assignee in the office of the Camden County Recorder of Deeds. No Minor Plat shall be recorded later than ninety (90) days from the Planning Administrator's signature date.

d. The Planning Administrator, in the exercise of his or her discretion, may require what would otherwise qualify as a Minor Subdivision and/or development, or an Administrative Survey or Plat, to be platted as a Major Plat, if and only if the Planning Administrator finds that roads or utilities surrounding the proposed subdivision, development, or Administrative Survey or Plat are inadequate to serve the proposed subdivision and/or the surrounding area and that the requirements for approval of a Major Subdivision Plat will facilitate adequate road, water, sewer, or other utility service.

2. Major Plat Preliminary Review Process:

a. Prior to submitting a Preliminary Plat, Multiple-Use Plat, or Major Plat, the developer is required to have a pre-application conference. Pre-application conferences are to be arranged by the applicant, who must bring at a minimum, a sketch plan (See Appendix A) as a basis for discussion. The purpose of the conference is to ensure that the applicant understands the requirements of the Unified Land-Use Code as they affect the subdivision and to explain the review process. Issues to be discussed include, but are not limited to: platting requirements, zoning district requirements, and other topics as applicable. The pre-application conference

is required, but it is not a regulatory proceeding and is intended as a service to the developer. The Planning Administrator may waive the requirement for a pre-application conference.

b. A Major Subdivision or Multiple-Use Preliminary Plat may be submitted to the Planning Administrator during normal business hours a minimum of thirty (30) days prior to the hearing where the Preliminary Plat will be reviewed by the Planning Commission. The minimum submittals are a completed application, three (3) copies of a fully prepared Preliminary Plat (See Appendix A), and the warranty deed for the subject property showing proof of ownership.

c. The Planning Commission will review the Preliminary Plat at an open hearing. The Planning Administrator shall forward the Preliminary Plat and all supporting documentation to the Planning Commission for its review together with a report or statement concerning whether the Preliminary Plat, in the Planning Administrator's opinion, is in compliance with these regulations, as well as any fact relevant thereto. Based on the review by the Planning Administrator, review by the Planning Commission, and all information acquired from the hearing, the Planning Commission may approve, conditionally approve, or disapprove the Preliminary Plat. A Preliminary Plat may be disapproved if it is inconsistent with the Master Plan or is not in compliance with the Unified Land-Use Code or other regulations established by Camden County. The applicant may ask for a continuance to provide an opportunity to make such changes as will bring the plat into conceptual compliance. In the event of such a continuance, the Preliminary Plat will be returned for additional review to the Planning Commission at a date established by the Planning Commission.

d. Based on the Planning Commission approval of the Preliminary Plat, the developer must prepare all required improvement plans (storm water, road, water, sewer, etc.) for submittal and review by the Planning Administrator. All improvement plans must be prepared by, signed, and sealed by an engineer that is registered and certified by the State of Missouri.

e. Based on the improvement plans and the approved Preliminary Plat, the developer may submit the Final Plat for review and approval by the Planning Administrator (See Appendix A). The Final Plat must comply with all provisions of the Unified Land-Use Code of Camden County with specific attention to Appendix A: Plat Standards. No Final Plat shall be approved later than the third (3rd) anniversary of the date of the Planning Commission's approval of the Preliminary Plat unless the developer has constructed or installed all improvements required by these regulations.

f. No Final Plat shall be approved by the Planning Administrator unless all improvements specified in the plat, including but not limited to streets, roads, sewers, water lines, fire hydrants, utilities, and other improvements designed to serve the platted lots have been constructed, installed, and completed, and adequate public infrastructure such as roads, highways, sewers, water supply, and utilities are, or will be, available to serve the additional public infrastructure requirements of and caused by the subdivision and/or development.

Prior to recording the Final Plat, the required public improvements must either be built and approved or financially secured.

i. Public improvements will be deemed approved upon submittal by the project engineer of an affidavit certifying that the required public improvements have been installed in full compliance with the approved plans. For developments that are phased, this will apply to all improvements included in the schedule of improvements for that phase.

ii. It is possible for the developer to financially secure the required public improvements with the County prior to their being built in order to speed up the recording of the Final Plat. The project engineer is required to submit a signed and sealed estimate of the total cost of the remaining improvements broken down into a reasonable summary. A total of one and one-half (1½) times the total value of the remaining improvements must be financially secured in an acceptable manner to the County. Such financial security is normally arranged to cover one (1) or two (2) years and if the improvements are not completed in the established time frame, the County shall have the right to use the secured funds to complete the required facilities.

iii. Escrowed funds will be returned based on submitted proof that improvements have been completed as required. Only when all of the required public improvements are completed and certified shall the remaining funds be returned.

iv. The County may charge up to one percent (1%) of the total amount established as an escrow as an administrative fee.

SECTION 404 – REPLATS AND AMENDED PLATS

1. A replat (or re-subdivision) is any change or modification of a recorded subdivision that involves one of the following circumstances:

   a. The change or creation of any road right-of-way;

   b. Any change of the outer boundary of a recorded subdivision caused by either removal or addition of property to the subdivision, done in compliance with the laws of the State of Missouri and the Camden County Unified Land-Use Code;

   c. An increase in the number of units, floors, or buildings in a condominium complex/plat.

2. The owner of any land that has been subdivided into a recorded plat may replat such land only if the existing plat is first vacated in its entirety.

3. A replat must be submitted to the County Commission for review and approval using the same procedure as a Preliminary Plat (Section 401(2)). The County Commission will only approve a replat if it will not adversely affect the character of the neighborhood, traffic conditions, circulation, the proper location, alignment, and improvement of streets and roads within and adjacent to the subdivision, property values within and around the subdivision, and public utility facilities and services.

4. An amended plat is reviewed and approved by the Planning Administrator using the same procedure as a Minor Plat (Section 401(1)). In no circumstance will a lot be established through an amended plat that is unbuildable due to the size or shape of the lot.

SECTION 405 – PLAT VACATION AND RESTRICTIONS

1. Recorded subdivision plats may be vacated only under the following circumstances and conditions:

    a. Pursuant to the Statutes of the State of Missouri, only the Camden County Commission may authorize the vacation of any road of record. Regardless of whether a road has ever been constructed, a road created by the recording of a subdivision is by definition a road of record.

    b. A recorded subdivision may be vacated in its entirety without approval of the Planning Commission, so long as all real estate contained within the subdivision to be vacated is owned by the party or parties seeking vacation and no buildings, structures, utilities, or other improvements have been constructed, erected, or otherwise installed or placed upon property contained within the subdivision to be vacated. Plats vacated in this manner require the approval of the Planning Administrator on the Plat Vacation prior to recording.

    c. Except as otherwise provided in subsections (a & b) above, no subdivision plat may be vacated unless the owner of the land for which the vacation is sought petitions the Camden County Commission for the vacation in writing, and the Camden County Commission finds after a public hearing that the vacation will not adversely affect the character of the neighborhood, traffic conditions, circulation, the proper location, alignment, and improvement of streets and roads within and adjacent to the subdivision, property values within and around the subdivision, and public utility facilities and services.

SECTION 406 – PLAT APPROVAL NOT ACCEPTANCE OF DEDICATION

Approval of a plat containing dedication of public structures does not constitute acceptance by Camden County of any street, sidewalk, park, or other public facility shown on the plat for the purpose of maintenance. However, Camden County may accept any such offer of dedication by resolution or by exercising control over and maintaining such facilities.

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 and Class B manufactured homes to include single and double wide dwellings. Class B manufactured homes must be 10 years old or newer unless the home has been remodeled and certified to meet code by the jurisdictional building code authority, if one exists, or by a Professional Engineer licensed to do business in the state of Missouri;

b. Duplex with a party wall constructed on a Side Lot Line and with no more than one single-family residence per lot. Each side of the duplex must be on its own lot having a minimum square footage of 5000 square feet. 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 zero (0) feet in this use case. This use must meet all potable and wastewater requirements outlined in this section.

c. Churches and other places of worship not expected to exceed 3,000 gallons of wastewater per day, excluding overnight shelters and temporary 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;

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;

   i. Storage buildings having 120 square feet or less, measured from the outside of the structure, and which are not permanently anchored in any fashion, are not required to meet setbacks, but must be completely on the owner's lot. No utilities of any kind are allowed in these structures. These structures still require a permit. These structures must meet setbacks in the R-3 and R-4 zoning districts.

b. Neighborhood parks, swimming pools, playgrounds, recreational and community center buildings and grounds, public golf courses, tennis courts, and similar public recreational uses;

c. Garages and garage workshops for private use;

d. Gazebos and similar out buildings;

e. Noncommercial studios and workshops;

f. Noncommercial nurseries, greenhouses, and gardens;

g. 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 comply with State of Missouri standards for the definition of a home occupation/residential based business;

h. 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 ninety (90) day period;

i. Patios, decks, and similar structures;

j. The placement of an above garage or attached apartment, or “mother-in-laws” apartment. The maximum square footage of the apartment shall be 900 square feet;

k. Well house or other utility facility;

l. 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;

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.

4. Conditional Use Permits

a. Two family dwelling unit (duplex), constructed on a single lot;

b. Cemeteries, not including mausoleums and crematories, provided that the new cemetery contains an area not more than one (1) acre (see RSMO 214.090);

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.

g. The use of a recreational vehicle (RV) as a residence either as a stand alone structure or in combination with a permanent home. All requirements for wastewater treatment (septic system), potable water, and setbacks must be met. This conditional use may not be applied for in the R-2 or R-3 zoning districts.

5. Height, Density, and Yard Requirements

All tracts and lots of property within an 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 following conditions:

i. Tier 1: (Lots three (3) acres or greater) No Camden County Wastewater Department permit required prior to platting. A Camden County Wastewater permit may be required prior to constructing.

ii. Tier 2: (Lots .92 acres to less than three (3) acres) Plats that do not have access to permitted offsite wastewater treatment systems with lots between .92 acres and three (3) acres 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 and 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 square feet to less than .92 acres) 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.

c. Garage Lot: A garage lot is a lot that is platted for the sole use of constructing a garage as an accessory structure to a dwelling. The minimum lot size is 5,000 square feet. The lot must be platted at the time of the original subdivision and the two parcels (the garage lot and the residential lot which it serves) must be deed tied in such a way that both parcels are essentially a single unit of property for the purpose of sale or transfer. The deed tie shall be held in perpetuity ensuring that both parcels are always sold or transferred at the same time to the same buyer/transferee. No water or plumbing are allowed in the structure for any reason. If water is installed in/at the garage lot, then it must have a connection to an MDNR approved wastewater facility or a properly permitted remote on-site system from the Camden County Wastewater Department that meets all required setbacks without any variances. If a wastewater connection is provided and water is installed the lot is not considered a garage lot, but is classified as a residential lot;

d. Lots and Tracts located in the R-1 Low Density Residential zoning district shall not include the area of road rights-of-way;

e. Minimum setback requirements:

All setbacks will be measured from the exterior wall or deck footing closest to the corresponding property line. All overhangs have a maximum measurement of 24".

i. Minimum front setback (off the road right-of-way) – Fifteen (15) feet;
ii. Minimum side setback – Ten (10) feet;
iii. 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.

f. For lakefront residential lots the lakefront setback will be zero (0) feet (shall reference Ameren Ownership and FEMA floodplain).

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 a Utility Use lot unless listed herein;

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

c. Side and rear setbacks are a minimum of seven (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, all of which are contained within a single structure.

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 having more than a single-family dwelling are 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;

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;

5. Height, Density, and Yard Requirements

All tracts and lots of property within an 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 following conditions:

i. Tier 1: (Lots three (3) acres or greater) No Camden County Wastewater Department permit required prior to platting. A Camden County Wastewater permit may be required prior to constructing.

ii. Tier 2: (Lots .92 acres to less than three (3) acres) Plats that do not have access to permitted offsite wastewater treatment systems with lots between .92 acres and three (3) acres 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 and 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 square feet to less than .92 acres) 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.

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

d. Minimum setback requirements:

All setbacks will be measured from the exterior wall or deck footing closest to the corresponding property line. All overhangs have a maximum measurement of 24".

1. Minimum front setback (off the road right-of-way) – Fifteen (15) feet;
2. Minimum side setback – Ten (10) feet;
3. 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 lakefront setback will be zero (0) feet (shall reference Ameren Ownership and FEMA floodplain).

6. **<u>Utility Use Lot</u>**

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 fifteen (15) feet;

c. Side and rear setbacks are a minimum of seven (7) feet;

d. Well house or other utility facility;

e. Flat work parking spaces;

f. No minimum lot size.

SECTION 910 – R-3: HIGH DENSITY RESIDENTIAL

1. Purpose of District

a. This zoning district is intended for high-density residential development of primarily multi-family residential dwelling units, all contained within a single structure.

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 balanced and attractive residential area.

c. Developments are required to provide appropriate water and wastewater services that may include central or public systems.

2. Principal Permitted Uses

a. Any use included as a principal permitted use in the R-1 and R-2 zoning districts;

b. Residential structures with five (5) or more dwelling units such as apartments, condominiums, timeshares, and other similar residential structures;

c. Institutional (hospital, nursing, rest, or convalescent homes as well as educational or religious facilities) on a site not less than five (5) acres and provided that not more than 50% of the site can be covered with impervious surfaces;

d. Children's day care center provided that not more than ten (10) children are kept with no more than a two (2) child overlap that meets State of Missouri licensing requirements;

e. Recreational vehicle (RV) condominium plat, where RV spaces are intended to be sold as individual parcels for the purpose of placing recreational vehicles or portable tiny homes. Tiny homes shall have a minimum square footage of 400 square feet, and a maximum square footage of 600 square feet. See Appendix F for lot size, density, and other requirements for this development.

3. Accessory Uses

a. Any accessory use listed for the R-1 and R-2 zoning districts;

b. Any accessory uses, buildings, or structures customarily incidental to the aforesaid permitted uses;

c. Property management or sales office, model unit, or dwelling;

d. Storage or parking area to serve residents.

4. Conditional Use Permits

a. Any use listed as a Conditional Use Permit under the provisions of the R-1 or R-2 zoning districts that have not been addressed as a Principal Permitted Use;

b. Children's day care center provided that not more than twenty (20) children are kept with no more than a five (5) child overlap that meets State of Missouri licensing requirements;

c. Hotel or motel meeting the following restrictions:

   i. Access shall be directly to a major roadway that does not directly access one or two-family residential structures;

   ii. Development site must be a minimum of three (3) acres in area;

   iii. Sufficient parking and buffering from all other residential uses to mediate any adverse effects.

d. Boarding Schools.

5. Height, Density, and Yard Requirements

All tracts and lots of property within an R-3 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 fifty (50) feet. On cul-de-sacs and curves, the minimum road frontage measurement may be measured along the arc of the setback line although actual road frontage still cannot be reduced below twenty-five (25) feet;

b. Shall have a minimum lot area of 10,000 square feet. Multi-family units will be allowed a density of 17 units per acre when the applicant has demonstrated that the dwelling to be

constructed will have proper wastewater facilities permitted by the Camden County Wastewater Department or MDNR, and all other conditions of this Code are met;

c. The maximum height of any structure shall be fifty-five (55) feet above the finished grade.

d. The minimum size of any residential dwelling unit in the R-3 zoning district shall be 400 square feet;

e. Lots and tracts located in the R-3 High Density Residential Zoning District shall not include the area of road rights-of-way;

f. A maximum of 65% of the residential lot or tract shall be covered with impervious cover (roofs, parking, sidewalks, etc.), unless served by an MDNR approved centralized wastewater system;

g. Swimming pools are subject to all setback requirements, with the limited exception of lakefront pools. Lakefront pools are not subject to lakefront setbacks;

h. Minimum setback requirements:

All setbacks will be measured from the exterior wall or deck footing closest to the corresponding property line. All overhangs have a maximum measurement of 24".

Two (2) story structure with a basement (or the lowest level of the structure) counting as a story:

i. Minimum front setback – Thirty (30) feet;
ii. Minimum side setback – Twenty (20) feet;
iii. Minimum rear setback – Twenty (20) feet.

Structures with more than two (2) stories, with a basement (or the lowest level of the structure) counting as a story (setbacks will be calculated based on the tallest building in the development):

i. Minimum front setback – Number of stories times fifteen (15) feet;
ii. Minimum side setback – Number of stories times twelve (12) feet;
iii. Minimum rear setback – Number of stories times twelve (12) 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.

i. For lakefront lots, the lakefront setback will be zero (0) feet.

SECTION 911 – R-4: MANUFACTURED HOME PARKS

1. Purpose of District

a. This zoning district is primarily intended for the development of quality manufactured home parks and associated uses.

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 balanced and attractive residential area.

c. Developments that involve manufactured home parks or more than one single family dwelling per three acres are required to provide appropriate water and wastewater service to include central or public systems.

2. Principal Permitted Uses

a. Any use included as a principal permitted use in the R-1 and R-2 zoning districts;

b. Manufactured home parks developed in accordance with the standards referenced in Appendix E.

3. Accessory Uses

a. Any accessory use listed for the R-1 and R-2 zoning districts;

b. Any accessory uses, buildings, or structures customarily incidental to the aforesaid permitted uses;

c. Property management or sales office.

4. Conditional Use Permits

a. Any use listed as a Conditional Use Permit under the provisions of the R-1 or R-2 zoning districts that have not been addressed as a Principal Permitted Use.

5. Height, Density, and Yard Requirements

a. Manufactured home parks shall comply with all density and yard standards referenced in Appendix E except for those provisions that are specifically addressed in this Section;

b. All tracts and lots of property created after the effective date of these regulations shall have a minimum road frontage of eighty (80) feet (on cul-de-sacs and curves this is measured at the setback line);

c. All tracts and lots of property created after the effective date of these regulations shall have a minimum lot area of 22,000 square feet;

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

e. Lots and tracts located in the R-4 Manufactured Home Park zoning district shall not include the area of road rights-of-way;

f. A maximum of 65% of the residential lot or tract shall be covered with impervious cover (roofs, parking, sidewalks, etc.), unless served by a MDNR approved centralized wastewater system;

g. The applicant must demonstrate that the development will have proper wastewater facilities permitted by the Camden County Wastewater Department or MDNR;

h. Minimum setback requirements (includes Manufactured Home Park perimeter):

All setbacks will be measured from the exterior wall or deck footing closest to the corresponding property line. All overhangs have a maximum measurement of 24".

i. Minimum front setback – Forty (40) feet;
ii. Minimum side setback – Twenty (20) feet;
iii. Minimum rear setback – Twenty (20) 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.

i. For lakefront lots, the lakefront setback will be zero (0) feet.

SECTION 912 – B-1: OFFICE/LOW IMPACT COMMERCIAL

1. Purpose of District

a. This district is intended for those establishments that can expect low to moderate volumes of consumer traffic and low volumes of commercial and service vehicle traffic.

b. This district provides a location for administrative and professional offices.

c. Neighborhood and local commercial uses intended to primarily serve residents and citizens of the nearby area.

d. The principal use of land is to provide an area for smaller structures in a landscaped setting.

e. This type of development can serve as a buffer between more intense retail and office uses and established residential neighborhoods.

2. Principal Permitted Uses

a. Office and administrative uses such as government offices, professional offices, financial offices, real estate offices, and other similar uses;

b. Personal service establishments including beauty parlors, barber shops, dry cleaning and laundry pickup, shoe repair, self-service laundromats, funeral homes, and other similar uses;

c. Restaurants and cafes excluding dancing and live music or those with drive-in, or drive-up service;

d. Retail establishments located within a completely enclosed building and that do not exceed 10,000 square feet in area;

e. Day care center for children or adults provided that not more than twenty (20) individuals are kept with no more than a five (5) person overlap, that meets State of Missouri licensing requirements;

f. Churches and other places of worship including overnight shelters and temporary outdoor revivals;

g. Educational facilities of general instruction including cultural, administrative, and/or public buildings;

h. Emergency medical transportation stations;

i. Fire Stations;

j. Medical clinics and veterinary facilities to include doctors' offices;

k. Pet shop, animal hospital, veterinary clinic, kennel (not for boarding);

l. Commercial bakery.

3. Accessory Uses

a. Any accessory uses, buildings, or structures customarily incidental to the aforesaid permitted uses;

b. Single-family dwelling to include site-built homes, modular homes, and Class A and Class B manufactured homes, provided that the residential unit is occupied by the owner and operator or a full-time employee of the principal permitted use;

c. Sufficient parking and loading sites required to serve the principal use.

4. Conditional Use Permits

a. Banking and financial institutions with drive-up or drive through facilities;

b. Restaurants with drive-up or drive through service, or that have outdoor dining areas;

c. Restaurants, clubs, and/or bars that include dancing and/or live entertainment;

d. Convenience stores with outdoor fuel sales;

e. Medical clinics with pharmacies;

f. Indoor self-storage facilities;

5. Height, Density, and Yard Requirements

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

a. The maximum height of any structure shall be thirty-five (35) feet above the finished grade;

b. Maximum of 5,000 square feet of all levels above the highest adjacent grade;

c. Shall have a minimum road frontage dimension of eighty (80) feet;

d. Shall have a minimum lot area of 12,000 square feet;

e. A maximum of 50% of the development site shall be covered with impervious cover (roofs, parking, sidewalks, etc.);

f. Lots and tracts located in the B-1 Office/Low Impact Commercial zoning district shall not include the area of road rights-of-way;

g. Swimming pools are subject to all setback requirements, with the limited exception of lakefront pools. Lakefront pools are not subject to lakefront setbacks;

h. The applicant must demonstrate that the development will have proper wastewater facilities permitted by the Camden County Wastewater Department or MDNR;

i. Minimum setback requirements:

All setbacks will be measured from the exterior wall or deck footing closest to the corresponding property line. All overhangs have a maximum measurement of 24".

i. Minimum front setback – Twenty-five (25) feet;
ii. Minimum side setback – Twenty (20) feet;
iii. Minimum rear setback – Twenty (20) 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.

j. For lakefront lots, the lakefront setback will be zero (0) feet.

SECTION 913 – B-2: GENERAL COMMERCIAL

1. Purpose of District

a. This zoning district is intended for those establishments that can expect medium volumes of consumer traffic as well as medium volumes of commercial and service traffic.

b. The district is intended to provide a location for retail trade and to provide services to meet the regular needs and convenience of residents and visitors.

c. The principal use of land is for general retail business activity.

2. Principal Permitted Uses

a. Any use included as a principal permitted use in the B-1 and R-3 zoning district except as herein modified. All setbacks and density requirements must be met for the zoning district where the use first exists as a principal permitted use.

b. Automobile, truck, trailer, farm implement, boat sales, and marine supply establishments for display, hire, sales, repair, including sales lots, provided that all operations, other than display and sales, shall be contained within a completely enclosed building;

c. Motor vehicle repair and service facilities to include drive-up service, but with no outdoor storage of wrecks, vehicle parts, or salvaged materials;

d. Banks and financial companies, including drive-in type, department and variety stores, specialty shops, studios, including commercial broadcasting schools;

e. Camper or travel trailer parks developed in compliance with Appendix F, this section does not preclude or prevent a RV development using the provisions of R-1 with one unit per lot;

f. Indoor theaters;

g. Hotels and motels;

h. Carpenter shops, electrical, plumbing, and heating/cooling shops, printing, publishing, or lithographing shops, funeral or mortuary, and furniture upholstering provided that any such use be conducted within a completely enclosed building;

i. Skating rinks, dance halls, arcades, laundry, or commercial greenhouses;

j. Outdoor advertising structure;

k. Commercial marina;

l. Self-storage facilities.

3. Accessory Uses

a. Any accessory use or structure customarily accessory and incidental to the listed principal permitted uses.

4. Conditional Use Permit

a. Drive-in theaters, commercial baseball fields, swimming pools, golf driving ranges, livery stables and riding academies, amusement parks, massage parlors, health care, night clubs, or recreational uses including water slides, racetracks, nursing homes, or similar uses;

b. Single-family dwelling to include site-built homes, modular homes, and Class A or Class B manufactured homes, provided that the residential unit is occupied by the owner and operator or a full-time employee of the principal permitted use;

c. Dock assembly not including salvage operations;

d. Restaurants, clubs, bars, lounges, etc., that have an outdoor entertainment venue (intended to draw customers) to include dancing and/or musical entertainment (live or not);

e. Boarding kennels.

f. Drive-in eating and drinking establishments, summer gardens, and roadhouses, with or without entertainment and dancing;

5. Height, Density, and Yard Requirements

All tracts and lots of property in a B-2 zoning district created after the effective date of these regulations:

a. The maximum height of any commercial structure, excluding utility structures, shall be one hundred and twenty (120) feet above the average finished grade. Residential structures approved through a Conditional Use Permit (CUP) must comply with the standards of the appropriate zoning district where the structure would be a Principal Permitted Use;

b. Shall have a minimum road frontage of seventy (70) feet;

c. Shall have a minimum lot area of 22,000 square feet;

d. Shall have a maximum usable building square footage of 50,000 square feet;

e. A maximum of 65% of the development site shall be covered with impervious cover (roofs, parking, sidewalks, etc.). A development may increase the impervious cover above 65% and up to 100% with an approved stormwater management/retention plan prepared by a Professional Engineer to provide detention for a 100-year storm;

f. Lots and tracts located in the B-2 General Commercial zoning district shall not include the area of road rights-of-way;

g. Swimming pools are subject to all setback requirements, with the limited exception of lakefront pools. Lakefront pools are not subject to lakefront setbacks;

h. The applicant must demonstrate that the development will have proper wastewater facilities permitted by the Camden County Wastewater Department or MDNR;

i. Minimum setback requirements:

All setbacks will be measured from the exterior wall or deck footing closest to the corresponding property line. All overhangs have a maximum measurement of 24".

Two (2) story structure with a basement (or the lowest level of the structure) counting as a story:

i. Minimum front setback – Thirty (30) feet;
ii. Minimum side setback – Twenty (20) feet;
iii. Minimum rear setback – Twenty (20) feet.

Structures with more than two (2) stories, with a basement (or the lowest level of the structure) counting as a story:

i. Minimum front setback – Number of stories times fifteen (15) feet;
ii. Minimum side setback – Number of stories times twelve (12) feet;
iii. Minimum rear setback – Number of stories times twelve (12) 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.

j. For lakefront lots, the lakefront setback will be zero (0) feet.

SECTION 914 – B-3: HIGH IMPACT COMMERCIAL

1. Purpose of District

a. This zoning district is intended to provide for those establishments that can expect high volumes of consumer, commercial, and/or service traffic.

b. The district is intended to provide a location for retail trade and to provide services to meet the regular needs and convenience of the residents and citizens from a regional service area.

c. The principal use of land is for large retail or entertainment centers.

2. Principal Permitted Uses

All principal permitted uses that qualify as a lake frontage development must be reviewed as a Conditional Use Permit (CUP) to address the special issues concerning such a location.

a. Any use included as a principal permitted use in the B-1 and B-2 zoning districts except as herein modified;

b. Big box retailers;

c. Convention centers;

d. Drive-in theaters;

e. Arenas, water parks, racetracks, and other such entertainment venues;

f. Shopping centers;

g. Building materials sales yards, not to include concrete mixing;

h. Retail lumber yards;

i. Stone, concrete monument, and statuary sales yards.

j. Drive-in eating and drinking establishments, summer gardens, and roadhouses, with or without entertainment and dancing;

3. Accessory Uses

a. Any accessory use or structure customarily accessory and incidental to the listed principal permitted uses.

4. Conditional Use Permits

a. Adult entertainment facilities provided that:

i. The use shall be located a minimum of 1,000 feet from any existing educational or religious worship site;

ii. The use shall be located a minimum of 500 feet from any existing occupied residence or residential subdivision lot.

b. Correctional confinement facilities;

c. Gaming or gambling facilities;

d. Any use listed as a principal permitted use in the B-3 High Impact Commercial zoning district that qualifies as a lake frontage development must be reviewed as a Conditional Use Permit (CUP) to address the special issues concerning such a location.

5. Height, Density, and Yard Requirements

All tracts and lots of property in a B-3 zoning district created after the effective date of these regulations:

a. The maximum height of any commercial structure, excluding utility structures, shall be one hundred and twenty (120) feet above the average finished grade;

b. Shall have a minimum road frontage dimension of one hundred sixty (160) feet;

c. Shall have a minimum lot area of one acre;

d. A maximum of 75% of the development site shall be covered with impervious cover (roofs, parking, sidewalks, etc.). A development may increase the impervious cover above 75% and up to 100% with an approved stormwater management/retention plan prepared by a Professional Engineer to provide detention for the 100-year storm;

e. Lots and tracts located in the B-3 High Impact Commercial zoning district shall not include the area of road rights-of-way;

f. Setback requirements apply to both public and private roads;

g. Swimming pools are subject to all setback requirements, with the limited exception of lakefront pools. Lakefront pools are not subject to lakefront setbacks;

h. The applicant must demonstrate that the development will have proper wastewater facilities permitted by the Camden County Wastewater Department or MDNR;

i. Minimum setback requirements:

All setbacks will be measured from the exterior wall or deck footing closest to the corresponding property line. All overhangs have a maximum measurement of 24".

Two (2) story structure with a basement (or the lowest level of the structure) counting as a story:

i. Minimum front setback – Forty (40) feet;
ii. Minimum side setback – Twenty (20) feet;
iii. Minimum rear setback – Thirty (30) feet.

Structures with more than two (2) stories, with a basement (or the lowest level of the structure) counting as a story:

i. Minimum front setback – Number of stories times twenty (20) feet;
ii. Minimum side setback – Number of stories times twelve (12) feet;
iii. Minimum rear setback – Number of stories times 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.

j. For lakefront lots, the lakefront setback will be zero (0) feet.

APPENDIX F: RECREATIONAL VEHICLES

F-1: DEFINITIONS

Recreational Vehicle (RV) - Any travel trailer, camper, van, or similar vehicle which is designed, used, or maintained as a temporary or full time dwelling for travel, vacation, or recreation purposes, that either has its own motive power or is mounted on or is towed by another vehicle.

Caretaker's Residence/Office – Any temporary or permanent residence that is placed in the same fashion as a manufactured home, tiny home, or recreational vehicle meeting the setbacks in R-1 that is less than 400 square feet in area and is classified by the State of Missouri as a recreational vehicle.

Recreational Vehicle (RV) Park and Campground – An area or tract of land used to accommodate two (2) or more recreational vehicles or campsites.

Park Model Home – Any home that is less than 400 square feet in area and is classified by the State of Missouri as a recreational vehicle.

F-2: RECREATIONAL VEHICLE (RV) PARK AND CAMPGROUND STANDARDS

A Recreational (RV) Park and Campground is a development that is established for the purpose of renting out individual pad sites for recreational vehicles (RVs) or camping. Any Recreational Vehicle (RV) Park and Campground development that is approved and established after the effective date of the Unified Land-Use Regulations shall meet the following standards:

1. The minimum area that will be allowed for a RV Park and Campground is five (5) acres;

2. Recreational Vehicle (RV) Parks and Campgrounds shall contain not more than an average of sixteen (16) sites per acre for recreational vehicles and/or camping. The spaces may be clustered provided that the land that is not included in the individual sites, roads, sidewalks, or parking, is set aside and developed as park, playground, open space, or service area. Not more than one (1) recreational vehicle or two (2) tents may be placed on a single site;

3. Each recreational vehicle site shall have a minimum width of twenty-five (25) feet and a minimum length of fifty (50) feet. Recreational vehicles (RVs), including slide outs, structures, and temporary structures on one site shall be separated from recreational vehicles (RVs), including slide outs, structures, and temporary structures on adjacent sites by at least ten (10) feet;

4. Service facilities shall fully comply with the codes of the State of Missouri;

5. Any Recreational Vehicle (RV) Park and Campground developed adjacent to residentially zoned use property shall establish a minimum of a thirty (30) foot wide vegetative buffer. The buffer zone may not be a part of the 10% open space requirement for developments with 48 or more sites;

6. Recreational Vehicle (RV) Parks and Campgrounds that include 48 or more sites must provide a minimum of ten percent (10%) of the gross area of the development as usable common open space that is developed and maintained for recreational purposes;

7. A Recreational Vehicle (RV) Park and Campground may have a single residence, recreational vehicle, or tiny home located within the development for use as a Caretaker's Residence or office. This site counts towards the density and lot count for the development;

8. Parks that allow Park Models shall allocate a minimum of two (2) sites per Park Model unit.

9. Recreational Vehicle (RV) Parks and Campgrounds must have platted roadways that adhere to Camden County Road and Bridge requirements for the density of the development. Roadways must also meet ingress/egress requirements for fire and ambulance equipment. The minimum platted roadway width shall be forty (40) feet wide. Developments must also provide appropriate potable and wastewater facilities as per Camden County Wastewater regulations, or MDNR, in accordance with Missouri State Law.

F-3: RECREATIONAL VEHICLE CONDOMINIUM PLAT

A Recreational Vehicle (RV) Condominium Plat is a subdivision plat created for a development that intends to subdivide and sell individual recreational vehicle pads. Any Recreational (RV) Vehicle Condominium Plat development that is approved and established after the effective date of the Unified Land-Use Regulations shall meet the following standards:

1. The minimum area that will be allowed for a Recreational Vehicle (RV) Condominium Plat is five (5) acres;

2. A Recreational Vehicle (RV) Condominium Plat is intended for developments that plan to sell the individual lots as separate parcels, or "condominium" recreational vehicle (RV) lots. The Recreational Vehicle (RV) Condominium Plat shall contain not more than twelve (12) sites per acre for recreational vehicles (RVs). The minimum lot size is 3,000 square feet. Not more than one (1) recreational vehicle (RV) may be placed on a single site. Lot square footage may not include areas of road rights-of-way;

3. Each recreational vehicle (RV) site shall have a minimum width of forty (40) feet and a minimum length of sixty (60) feet. Recreational vehicles (RVs), including slide outs, structures, and temporary structures on one site shall be separated from recreational vehicles (RVs), including slide outs, structures, and temporary structures on adjacent sites by at least ten (10) feet;

4. Service facilities shall fully comply with the codes of the State of Missouri;

5. Any Recreational Vehicle (RV) Condominium Plat that is developed adjacent to residentially zoned use property shall establish a minimum of a thirty (30) foot wide vegetative buffer. The buffer zone may not be a part of the 10% open space requirement for developments with 48 or more sites;

6. Recreational Vehicle (RV) Condominium Plats that include 48 or more lots must provide a minimum of ten percent (10%) of the gross area of the development in usable common open space that is developed and maintained for recreational purposes;

7. Recreational Vehicle (RV) Condominium Plats must have platted roadways that adhere to Camden County Road and Bridge requirements for the density of the development. Roadways must also meet ingress/egress requirements for fire and ambulance equipment. The minimum platted roadway width shall be forty (40) feet wide. Developments must also provide appropriate potable and wastewater facilities as per Camden County Wastewater regulations, or MDNR, in accordance with Missouri State Law.

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

This is the revised edition of this section of the Camden County Unified Land Use Code. All revisions and additions were adopted this 19th day of February, 2026.

Ike Skelton,	James Gohagan,	Steve Dougan
Presiding Commissioner	1st District Commissioner	2nd District Commissioner