

ARTICLE 3. DISTRICTS and DISTRICT BOUNDARIES

Section 1. Districts

For the purposes of the Regulations, the unincorporated area of Christian County, Missouri is hereby divided into the following categories of zoning and overlay districts:

AGRICULTURE DISTRICTS

- A-1 Agriculture District
- A-R Agriculture Residential District

RESIDENTIAL DISTRICTS

- RR-1 Rural Residence District
- MH-1 Manufactured Home (Mobile Home) Park or Subdivision District
- UR-1 Urban Residence District
- R-1 Suburban Residence District
- R-2 One and Two-Family Residence District
- R-3 Multi-Family Residence District
- R-4 Multi-Family Residence District
- CD Conservation Development District

OFFICE DISTRICTS

- O-1 Professional Office District
- O-2 General Office District

COMMERCIAL DISTRICTS

- C-1 Neighborhood Commercial District
- C-2 General Commercial District

MANUFACTURING DISTRICTS

- M-1 Light Manufacturing or Industrial District
- M-2 General Manufacturing or Industrial District

OVERLAY DISTRICTS

- USA Urban Service Areas Overlay District
- F-1 Floodplain Overlay District
- T-1 Major Thoroughfare Plan – Roads
- T-2 Major Thoroughfare Plan – Bicycle and Pedestrian
- G-1 Groundwater Recharge Protection Area Overlay District

PLANNED UNIT DEVELOPMENT

- PUD Planned Unit Development

Section 2. Quick Reference to Area Measurements by Zoning District

This Section of Article 3 is intended to serve as a quick reference guide for the area, frontage, height and yard requirements for each of the Zoning Districts. Please note that this information is also contained within the descriptions of each individual Zoning District as well as additional information pertaining to road or street setbacks which must be met in addition to the following required yard depths.

A-1 AGRICULTURE DISTRICT	Minimum Lot Area	Minimum Frontage	Front Yard Depth	Side Yard Depth	Rear Yard Depth	Dwelling's 1st Floor Minimum Area
Lot Area Customarily agricultural uses, as specified in Article 31	5 acres	None	50 feet	50 feet	50 feet	-
Individual single-family dwelling with individual well and approved on-site sewage system	5 acres	200 feet	50 feet	25 feet	50 feet	640 sq. ft. 1 st floor minimum
Recreational facilities, hospitals	5 acres	None	100 feet	75 feet	100 feet	-

A-R AGRICULTURAL RESIDENCE DISTRICT	Minimum Lot Area	Minimum Frontage	Front Yard Depth	Side Yard Depth	Rear Yard Depth	Maximum Height
Individual single-family dwelling with individual well and approved on-site sewage system	3 acres	150 feet	40 feet	25 feet	50 feet	2½ stories (35 feet)
All other permitted uses (Article 32)	3 acres	150 feet	25 feet	50 feet	50 feet	50 feet

RR-1 RURAL RESIDENCE DISTRICT	Minimum Lot Area	Minimum Frontage	Front Yard Depth	Side Yard Depth	Rear Yard Depth	Maximum Height
Individual single-family dwelling with individual well and approved on-site sewage system	3 acres	150 feet	40 feet	25 feet	50 feet	2½ stories (35 feet)
All other permitted uses (Article 33)	3 acres	150 feet	40 feet	25 feet	50 feet	2½ stories (35 feet)

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MH-1 MANUFACTURED PARK SUBDIVISION DISTRICT	Minimum Lot Area	Minimum Frontage	Front Yard Depth	Side Yard Depth	Side Yard Width – Both Sides	Rear Yard Depth
Individual home site – Lot Size with public sewer and water supply	4,000 sq. ft.	40 feet	25 feet	6 feet	Side yards may be reduced to zero lot lines, if the other side yard is not less than 12 feet, but two lots may not share the same zero lot line.	10 feet

UR-1 URBAN RESIDENCE DISTRICT	Minimum Lot Area	Minimum Frontage	Front Yard Depth	Side Yard Depth	Side Yard Width – Both Sides	Rear Yard Depth
Single-family dwelling with public sewer and public water supply	7,000 sq. ft.	50 feet	25 feet	5 feet	10 feet	20% of lot depth
Other permitted uses with public sewer and water supply	7,000 sq. ft.	50 feet	25 feet	5 feet	10 feet	20% of lot depth

R-1 SUBURBAN RESIDENCE DISTRICT	Minimum Lot Area	Minimum Frontage	Front Yard Depth	Side Yard Depth	Side Yard Width – Both Sides	Rear Yard Depth
Single-family dwelling with public sewer and public water supply	10,000 sq. ft.	70 feet	30 feet	6 feet	12 feet	25 feet
Other permitted uses	None	100 feet	40 feet	20 feet	40 feet	50 feet
Single-family dwelling without public sewer and public water supply	3 acres	150 feet	40 feet	25 feet	50 feet	50 feet

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R-2 ONE & TWO- FAMILY RESIDENCE DISTRICT	Minimum Lot Area	Minimum Frontage	Front Yard Depth	Side Yard Depth	Side Yard Width – Both Sides	Rear Yard Depth
Single-family dwelling with public sewer and water supply	9,000 sq. ft.	70 feet	30 feet	6 feet	12 feet	25 feet
Two-family dwelling with public sewer and water supply	10,000 sq. ft.	70 feet	30 feet	6 feet	12 feet	25 feet
Cluster development and townhouses with public sewer and water supply	5,000 sq. ft.	40 feet each unit	30 feet each unit	Zero on common wall	12 feet per dwelling	25 feet
Other permitted uses with public sewer and water supply	1 acre	100 feet	40 feet	15 feet	30 feet	50 feet

R-3 MULTI-FAMILY RESIDENCE DISTRICT	Minimum Lot Area	Minimum Frontage	Front Yard Depth	Side Yard Depth	Side Yard Width – Both Sides	Rear Yard Depth
One-family dwelling with public sewer and water supply	9,000 sq. ft.	70 feet	30 feet	6 feet	12 feet	25 feet
Two-family dwelling with public sewer and water supply	9,000 sq. ft. 4,500 sq. ft. per double unit	70 feet	30 feet	6 feet	12 feet	25 feet
Multi-family dwelling with public sewer and water supply	3,000 sq. ft. per unit	70 feet	30 feet	6 feet	12 feet	25 feet

R-4 MULTI-FAMILY RESIDENCE DISTRICT	Minimum Lot Area	Minimum Frontage	Front Yard Depth	Side Yard Depth	Side Yard Width – Both Sides	Rear Yard Depth
Three-family dwelling with public sewer and water supply	9,000 sq. ft.	70 feet	25 feet	6 feet	12 feet	25 feet
Four-family dwelling with public sewer and water supply	10,000 sq. ft.	75 feet	25 feet	6 feet	12 feet	25 feet
Over four-family dwelling with public sewer and water supply	2,000 sq. ft. per unit	100 feet	25 feet	6 feet	12 feet	25 feet

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O-1 PROFESSIONAL OFFICE DISTRICT	Minimum Lot Area	Minimum Frontage	Front Yard Depth	Side Yard Depth	Rear Yard Depth	Maximum Height
Permitted uses with individual well and approved on-site sewage system, producing less than 1500 gallons of wastewater per day	20,000 sq. ft.	100 feet	50 feet	25 feet	50 feet	2½ stories (35 feet)

O-2 GENERAL OFFICE DISTRICT	Minimum Lot Area	Minimum Frontage	Front Yard Depth	Side Yard Depth	Rear Yard Depth	Maximum Height
Non-residential buildings with individual well and approved on-site sewage system, producing less than 1500 gallons of wastewater per day	20,000 sq. ft.	100 feet	50 feet	None, except where adjoining R District, then 15 feet	10 feet	2½ stories (35 feet)

C-1 NEIGHBORHOOD COMMERCIAL DISTRICT	Minimum Lot Area	Minimum Frontage	Front Yard Depth	Side Yard Depth	Rear Yard Depth	Maximum Lot Coverage (all structures)
Principal structure served by public sewer and water	None	70 ft.	30 feet	6 feet	25 feet	35 percent
Principal structure without public sewer and water, producing less than 1500 gallons of wastewater per day	None	100 ft.	30 feet	6 feet	25 feet	35 percent

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C-2 GENERAL COMMERCIAL DISTRICT	Min. Lot Area	Min. Frontage	Front Yard Depth	Side Yard Depth	Rear Yard Depth	Maximum Lot Coverage (all structures)
Principal structure served by public sewer and water	None	None	50 feet	None, unless adjacent to more restrictive Zoning District, then 25 feet	10 feet, unless adjacent to more restrictive Zoning District, then 25 feet	45 percent
Principal structure without public sewer and water, producing less than 1500 gallons of wastewater per day	None	100 ft.	50 feet	None, unless adjacent to more restrictive Zoning District, then 25 feet	10 feet, unless adjacent to more restrictive Zoning District, then 25 feet	45 percent

M-1 LIGHT MANUFACTURING or INDUSTRIAL DISTRICT	Min. Lot Area	Min. Frontage	Front Yard Depth	Side Yard Depth	Rear Yard Depth
Non-residential (not served by public sewer)	None	100 feet	50 feet	None, except where adjoining A or R districts, then not less than 100 feet each side	50 feet
Non-residential (served by public sewer)	None	50 feet	50 feet	None, except where adjoining A or R districts, then not less than 100 feet each side	50 feet
Residential dwelling (existing)	3 acres	150 feet	40 feet	25 feet each side	50 feet
Residential dwelling (new)	Not permitted	New residential construction not permitted	New residential construction not permitted	New residential construction not permitted	New residential construction not permitted

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M-2 GENERAL MANUFACTURING or INDUSTRIAL DISTRICT	Minimum Lot Area	Lot Frontage	Front Yard Depth	Side Yard Widths	Rear Yard Depth
Non-residential (not served by public sewer)	None	100 feet	50 feet	None, except where adjoining A or R districts, then not less than 100 feet each side	50 feet except where adjoining A or R District, then 300 feet unless specified otherwise
Non-residential (served by public sewer)	None	50 feet	50 feet	None, except where adjoining A or R districts, then not less than 100 feet each side	50 feet except where adjoining A or R District, then 300 feet unless specified otherwise
Residential dwelling (existing)	3 acres	150 feet	40 feet	25 feet each side	50 feet
Residential dwelling (new)	New residential construction not permitted	New residential construction not permitted	New residential construction not permitted	New residential construction not permitted	New residential construction not permitted

Section 3. District Boundaries

The boundaries of these Zoning Districts are hereby established as shown on the Zoning Map of the unincorporated territory of Christian County, which map is hereby made a part of these Zoning Regulations. The said Zoning Map and all notations and reference and other matters shown thereon, shall be and are hereby made part of the Zoning Regulations. The Zoning Map may be modified, amended, or updated from time to time. The Zoning Map shall remain on file in the office of the Christian County Planning & Zoning Commission, Christian County, Missouri.

Section 4. District Boundaries Intended to Follow Property Lines

Except where referenced on the Zoning Map to a street line or other designated line by dimensions shown on said map, the Zoning District boundary lines are intended to follow property lines, lot lines, or the center lines of streets or alleys as they existed at the time of the adoption of these Zoning Regulations; but where a Zoning District boundary line obviously does not coincide with the property lines, lot lines or center lines, or where it is not designated by dimensions, it shall be deemed to be one-hundred twenty (120) feet back from the nearest street line in case it is drawn parallel with a street line, or its location shall be determined by scaling in other cases.

Section 5. District Boundary Line and Other District Requirements

Where a Zoning District boundary line as established in these Zoning Regulations, or as shown on the Zoning Map, divides a lot that was in a single ownership and on record at the time of enactment of these Zoning Regulations, the use authorized thereon and the other Zoning District requirements applying to the least restricted portion of such lot under these Zoning Regulations shall be considered as extending to the entire lot, provided the more restricted portion of such lot is entirely within fifty (50) feet of said dividing Zoning District boundary lines. The use so extended shall be deemed to be conforming.

Section 6. District Boundary Line Questions Determined by Board of Adjustment

Questions concerning the exact location of Zoning District boundary lines shall be determined by the Board of Adjustment.

Section 7. Vacation of Public Way Expands Adjacent Districts

Whenever any street or public way is vacated by official action as provided by law, the Zoning Districts adjoining the side of such public way shall be automatically extended, depending on the side or sides to which such lands revert, to include the right-of-way of the public way thus vacated, that shall thenceforth be subject to all regulations of the extended Zoning District(s).

Section 8. Disincorporation of Territory Reverts to A-1

In every case where territory has not been specifically included within a Zoning District, or where territory becomes a part of the unincorporated area of Christian County by the disincorporation of any village, town, city or portion thereof, such territory shall automatically be classified as an A-1 District, until otherwise classified.

Section 9. Overlay Districts

The County may adopt overlay districts, including but not limited to overlay districts for purposes of hazard mitigation, land use planning and transportation improvements. If adopted, overlay districts shall be shown on a separate overlay district map which is referenced in this zoning ordinance and the Christian County Subdivision Regulations. The procedure for adopting or amending an overlay district boundary shall be the same as for amending the official zoning map, as specified in Article 49 of this ordinance.

A. Floodplain Overlay District F-1

The Floodplain Overlay District shall encompass those areas identified on the Flood Insurance Rate Maps (FIRM) in effect for Christian County as numbered and unnumbered A zones. Please refer to the Floodplain Management Article of the Stormwater and Erosion Control Regulations for Christian County.

B. Urban Service Area (USA) Overlay District

The intent of the Urban Service Areas Overlay District is designating, maintaining, and enhancing areas for urban development in a thoughtful and deliberate way involving coordinated land use, transportation, and natural resource planning between City and County governmental entities. This district is further explained in Article 47 of this ordinance.

C. Transportation Overlay Districts T-1 and T-2

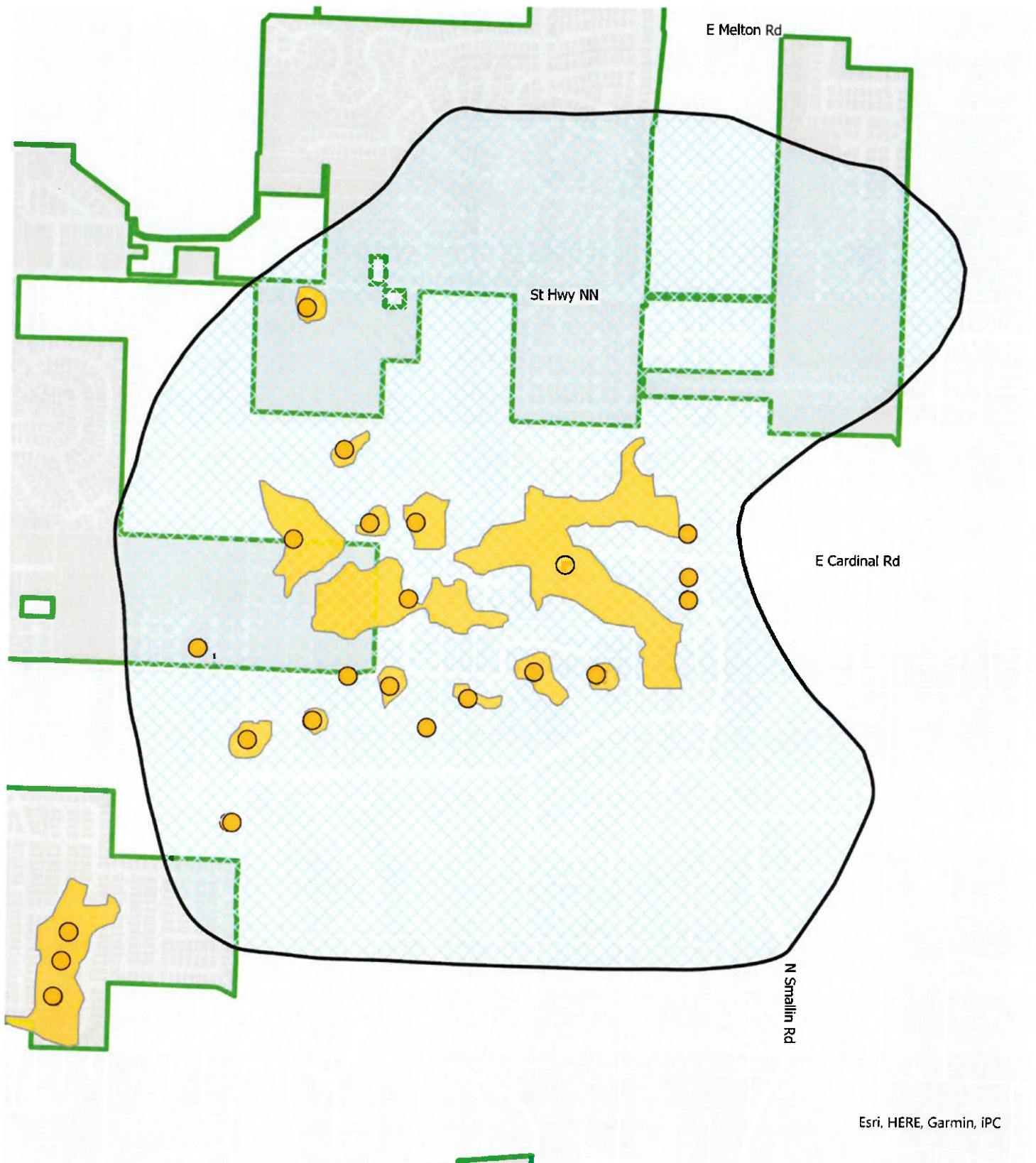
Transportation Overlay Districts recognize the existing and future needs to enhance and expand the transportation network in Christian County. To do so, preservation of right-of-way in these areas is required. The County is a member of the Ozarks Transportation Organization and has adopted those portions of the OTO Major Thoroughfare Plan and Bicycle and Pedestrian Plan which lay within the County's boundaries. Transportation Overlay Districts shall encompass those areas identified on the effective OTO MTP and be subject to the standards contained therein.

D. Groundwater Recharge Protection Area Overlay Districts G-1

The Groundwater Recharge Protection Area Overlay Districts are intended to provide increased protection of the County's water resources in designated areas where pollutants

associated with urbanized development present an increasing threat to water quality and the habitat of protected or endangered species. The intent of the Groundwater Recharge Protection Area District is to limit the introduction of pollutants in vulnerable areas from the impacts of increased human development through identification of vulnerable areas where increased protection measures are warranted and the application of development standards and requirements within these areas which are intended to reduce the risk of contamination. This district is further explained in Article 47.5 of this ordinance. Copies of adopted GRPA maps are available at the Planning Office.

G-1 GRPA Overlay



Esri, HERE, Garmin, IPC

Adopted 7/31/2025

Legend

- GRPA Overlay
- Sinkhole Points
- Sinkhole Area
- Ozark City Limits
- Parcel