

ZONING REGULATIONS

400 Attachment 10

City of Hollister

APPENDIX 5

"R-1" Single-Family Dwelling District

[Added Ord. No. 19-39, 6-20-2019; amended Ord. No. 19-65, 12-5-2019; Ord. No. 19-77, 1-9-2020; Ord. No. 21-04, 2-4-2021; Ord. No. 23-39, 12-7-2023]

A. "R-1" Single-Family Dwelling Permitted Uses

1. Single-family detached dwelling.
 - a. Minimum, seven hundred (700) square feet.
 - b. Three (3) or more bedrooms, minimum eight hundred fifty (850) square feet.
 - c. Minimum roof pitch shall be 4/12 [four (4) feet vertical rise for every twelve (12) feet horizontal] with at least twelve (12) inches of roof overhang front, back and on the sides (eaves).
2. Existing non-conforming use (mobile homes or manufactured homes or mobile home parks) shall be considered as compliant ("grandfathered") uses and once removed may only be replaced if the mobile homes, manufactured homes or mobile home parks are destroyed as a result of a fire or an Act of God and:
 - a. The replacement home or homes possess a valid title, stating they were manufactured within a ten-year period prior to the current calendar year.
 - b. The replacement home or homes shall have a valid certificate of occupancy within one (1) year subsequent to the date of destruction of the original home.
3. Home occupations that meet the following and as defined in Section 400.020(C).
 - a. Home occupations shall not exceed thirty-three percent (33%) of the floor area of the primary structure (this applies to a detached building on the premises compare to the home).
 - b. No more than one (1) person may be employed in the home occupation other than those living in the home that are related by blood, marriage or adoption.
 - c. Inventory and supplies shall not occupy more than fifty percent (50%) of the area to be used in the permitted home occupation.
 - d. There shall be no exterior display or storage of goods on premises.

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- e. Sales and service to patrons shall be arranged by appointment and scheduled so that not more than one (1) patron vehicle is on premises at any time.
 - f. The following are examples of uses that will not be permitted as home occupations: automotive sales, automotive repair or service of any type, barber shops, beauty salons, dry-cleaning establishments, excavation/heavy equipment businesses, exercise facilities, pet shops, and retail sales of goods that are available on-site, veterinary clinic, and welding shops. This list is not all-inclusive but is to show examples.
 - g. The following are a few examples of uses that may be permitted as home occupations: accounting and bookkeeping by appointment, home offices, photography studio with no retail sales, taxidermy studio. This list is not all-inclusive but is to show examples.
- 4. Public school, elementary and high, or private school having a curriculum similar to that ordinarily given in a public elementary school or public high school, including religious instruction in parochial schools, hereafter erected should conform to the following minimum standards set forth in "R-1" Single-Family Dwelling District Minimum Requirements.
 - 5. Churches and similar places of worship.
 - a. Not including mission or revival tents.
 - b. Churches may not operate day cares, kindergartens or schools [grades 1 through 12] without first receiving a special use permit for this use, meeting the State of Missouri requirements, and business license from the City of Hollister.
 - 6. Convents, monasteries, rectories or parish houses to be occupied by not more than ten (10) persons.
 - 7. Temporary buildings used for construction purposes for a period not to exceed one (1) year.
 - 8. Accessory use or building, as defined in Section 400.020(C).
 - 9. Private swimming pools appurtenant to a dwelling on the same lot, when the pool meets the setback requirements for structures and the pool or property on which it is located is adequately fenced to prevent access of small children and the pool meets all applicable health and sanitary requirements.
 - 10. Signs requirements. See Section 525.070.
 - 11. Parking requirements. See Section 400.160.

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B. "R-1" Single-Family Dwelling Conditional Uses.

1. Adult day care facilities may be permitted, provided they will meet the general requirements of this Code and the Planning Department and Administration find the following conditions present or establish provisions therefor:

- a. The following as defined in Missouri Statute 660.400 and the current adopted edition of the International Building Code shall apply for adult day care facilities:

ADULT — An individual over the age of eighteen (18).

ADULT DAY CARE FACILITIES — Includes buildings and structures occupied by more than five (5) persons over the age of eighteen (18) who receive custodial care for fewer than twenty-four (24) hours per day by persons other than parents or guardian, relatives by blood, marriage or adoption, and in a place other than the home of the person cared for.

ADULT DAY CARE PROGRAM — A group program designed to provide care and supervision to meet the needs of five (5) or more functionally impaired adults for periods of less than twenty-four (24) hours but more than two (2) hours per day in a place other than the adult's own home.

ADULT DAY CARE PROVIDER — The person, corporation, partnership, association or organization legally responsible for the overall operation of the adult day care program.

CUSTODIAL CARE — Assistance with day-to-day living tasks.

DEPARTMENT — The Missouri Department of Social Services.

PARTICIPANT — A functionally impaired adult who is enrolled in an adult day care program.

RELATED — Any of the following by blood, marriage or adoption: parent, child, grandchild, brother, sister, half-brother, half-sister, stepparent, uncle, aunt, niece, nephew, or first cousin.

- b. The facility must be licensed per Missouri Statutes 660.402 to 660.420.
- c. Must be on a parcel of land or lot sized appropriately based on the number of participants and staff to meet these requirements: a drop-off and pickup area large enough to allow for multiple vehicles to be off the right-of-way, off-street parking, providing outdoor recreation area, and where this use is adjacent to residential uses a landscaped buffer per Appendix 6 of Chapter 400 of the City Code if a privacy fence is not used. In no case shall this use be on a residentially zoned parcel that is less than fifteen thousand (15,000)

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square feet.

- d. The side and rear property lines shall be fenced, preferably by a privacy fence that will act as a buffer.
 - e. The side and rear setback (yard area) shall be a minimum of twenty-five (25) feet for a newly constructed facility.
 - f. The facility must provide an outdoor recreation or relaxation area. This may be in the twenty-five-foot-wide area of the setbacks.
 - g. The building must be designed to meet the requirements for an 1-4 Institutional use per the latest edition of the International Codes as adopted by the City. This requirement will apply to existing buildings proposed to be used for this purpose. This requirement meets or exceeds the State minimum.
 - h. The facility shall provide paved parking at a rate of one (1) space for each employee on the largest shift plus one (1) visitor parking space for every four (4) participants. An adequately sized paved drop-off/pickup area shall also be provided to accommodate participants who need assistance and can move through the process without causing traffic to back up onto a street.
 - i. No adult day care business will be permitted in an occupied dwelling or home.
2. Child care facility may be permitted, provided the following conditions are present or establish provisions therefor:
- a. Use as proposed or specific plans filed with the application conforms to these regulations and other ordinances of the City.
 - b. Day care centers shall be licensed by the Division of Family Services according to Sections 210.201 through 210.245, RSMo., prior to the issuance of a business license.
 - c. A day care center may have one (1) unlighted identification sign, not exceeding four (4) square feet in area, attached to and parallel with the wall of the day care home. No part of the sign may extend into the required setback area of the structure.
 - d. The use of all lands or buildings arranged, designed or intended for play space, required parking for staff and patrons shall be located behind the front yard setback line. At least one (1) on-site parking space is provided for each on-duty staff person.

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- e. Outdoor play activities shall be provided within a fenced area and limited to the hours between 8:00 A.M. and 8:00 P.M. No structured area for active play or play structures may be located in a front yard or within ten (10) feet of a side or rear lot line.
- 3. Duplexes with additional conditions.
 - a. For duplex structures to be built in "R-1" zones. The maximum density, lot dimensions, setbacks and building height must meet the requirements below:
 - (1) Each structure shall be on an individual lot.
 - (2) Minimum Lot Size: ten thousand (10,000) square feet.
 - (3) Maximum density (dwelling units per acre): eight (8).
 - (4) Minimum front setback: twenty-five (25) feet.
 - (5) Minimum side setback: ten (10) feet.
 - (6) Minimum back setback: ten (10) feet.
 - (7) Maximum building height: thirty-five (35) feet.
 - b. Parking requirements: See Section 400.160.
 - c. Landscaping and buffering requirements: See Appendix 6.
 - 4. Picnic areas and/or fishing lakes.
 - a. All parking shall be off-street parking.
 - b. Adequate restroom facilities shall be provided to accommodate the number of people anticipated in the facility's design.
 - 5. Townhouses or patio homes: zero-foot lot line construction of townhouses on lots or property that provide at least six thousand (6,000) square feet per dwelling unit [i.e., twelve thousand (12,000) square feet for two-dwelling townhouse] and a maximum of only two (2) dwelling units.
- C. "R-1" Single-Family Dwelling District Minimum Requirements.
- 1. The minimum requirements in the "R-1" Single-Family Dwelling District are as follows:
 - a. Minimum lot size: seven thousand five hundred (7,500) square feet.
 - b. Maximum density (dwelling units per acre): five (5).

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- c. Minimum front setback: twenty-five (25) feet.
 - d. Minimum side setback: seven (7) feet.
 - e. Minimum back setback: ten (10) feet.
 - f. Maximum building height: thirty-five (35) feet.
2. School requires the following areas:
 - a. Elementary school: three (3) acres plus one (1) acre per 100-student design capacity.
 - b. Junior High School: eight (8) acres plus one (1) acre per 100-student design capacity.
 - c. Senior High School: fifteen (15) acres plus one (1) acre per 100-student design capacity.
 3. Portable accessory structures that are one hundred twenty (120) square feet in size and smaller:
 - a. Minimum front setback: twenty-five (25) feet.
 - b. Minimum side setback: three (3) feet.
 - c. Minimum back setback: three (3) feet.
 4. Except as hereinafter provided:
 - a. No building or land should be used or occupied and no building or part thereof should be erected, moved or altered unless in conformity with the regulations specified for the district in which it is located.
 - b. No building should be erected or altered to have a narrower or smaller rear yard, front yard, side yard, inner or outer court than is specified for the district in which such building is to be located.
 - c. No part of a yard or other open space about any buildings required for the purpose of complying with the provisions of the standards in Chapter should be included as a part of a yard or other open space similarly required for another building.
 - d. Recreational vehicles: travel trailers, motor homes, etc. No person shall occupy any motor home, travel trailer, pickup camper or camper trailer (recreational vehicle) on any premises that is situated outside an approved recreational vehicle park, except that a motor home, travel trailer, pickup

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camper or camper trailer (recreational vehicle) may be parked at a person's residence, provided:

- (1) The recreational vehicle is unoccupied.
 - (2) It is being kept at the person's residence for storage purposes only.
 - (3) The recreational vehicle shall be in working condition.
5. Parking requirements: see Section 400.160.
 6. Refuse Disposal Receptacles for Multifamily Dwellings.
 - a. All refuse disposal receptacles are required and shall be screened from view.
 - b. The existing structures with refuse disposal receptacles shall be screened from view within six (6) months from the effective date of this Attachment 10.