

ZONING REGULATIONS

400 Attachment 7

City of Hollister

APPENDIX 4

"A-1" Agricultural District Permitted And Conditional Uses

[Ord. No. 18-50, 7-5-2018; Ord. No. 19-76, 12-5-2019; Ord. No. 21-06, 2-4-2021; Ord. No. 23-05, 4-6-2023]

A. "A-1" Agricultural District Permitted Uses.

1. Facility for raising, keeping and selling of farm animals or fowl.
2. Facility for growing, storage and selling of farm crops.

B. "A-1" Agricultural District Non-Permitted Uses.

1. Feedlots feeding out more than forty (40) animals.
2. Raising of fowl in excess of more than one hundred (100) at any one (1) time.
3. Sale of farm equipment obtained for that purpose.
4. Slaughter of animals.
5. Storage of crops exceeding the amount needed to feed the number of animals and/or fowl which are allowed in Subsections (B)(1) and (2) above.

C. "A-1" Agricultural District Conditional Uses.

1. Campground -- Real property, other than State-owned property, which contains parcels for rent to transient guests for pay or compensation, which may include temporary utility hookups for use by transient guests, and where such transient guests generally use tents, recreational vehicles or some other form of temporary shelter while on the rented premises. "Campground" shall be construed to include tourist camps, tourist cabins and tourist courts.
 - a. Commercial business license shall be obtained from the City of Hollister to operate a campground.
 - b. Pursuant to the authority granted by Sections 67.1360 and 67.1362, RSMo., a tax for tourism purposes is hereby imposed on charges for sleeping rooms to be paid by transient guests of hotels, motels, nightly rentals, bed and breakfast inns, campgrounds and any docking facility which rents slips to recreational boats which are used for sleeping to the extent and in the manner provided for in Sections 37.1360 and 67.1362, RSMo. The rate of the tax shall be five percent (5%).

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- c. Minimum of three (3) acres.
 - d. One (1) RV unit and one (1) vehicle parking per site.
 - e. Utilities (electrical, water, and sewer) hook-ups shall be provided.
 - f. Provisions of an on-site waste disposal.
 - g. Registration office shall provide adequate paved parking for RVs and patrons.
 - h. A campground map layout to include each site clearly numbered and consistent with the placement shown on map layout with dimensions.
 - i. A campground may have a home for the owner/manager's private use.
 - j. The campground shall not be expanded except by conditional permit review.
2. Cemeteries and mausoleums.
- a. Only endowed cemeteries shall be permitted, and, prior to approval, the applicant shall comply with all Missouri Statutory requirements.
 - b. Access to the cemetery and mausoleum shall be from a dedicated public street, and all driveways and internal streets shall conform to the standards set forth in Parking Regulations, Section 400.160.
3. Churches or similar places of worship with their accessory structures.
- a. Not including mission or revival tents.
 - b. Churches shall not operate day cares, kindergartens or schools (grades 1 -- 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.
4. High-rise building.
- a. Height of seventy-six (76) feet and above shall meet the requirements of our current adopted International Fire Code.
5. Outdoor gun clubs, skeet shoots or target ranges.
- a. Minimum of forty (40) acres.
 - b. Minimum five hundred (500) feet from any "R" zoning district.
 - c. Provide physical layout of such uses as firing line, targets, range, etc.

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- d. Safety plan shall stipulate how, when, why, and by whom the facility shall be used.
 - e. Adequate restroom facilities for both sexes shall be provided on the premises.
 - f. Parking requirements. See Section 400.160.
6. 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.
7. Radio, television and other communication towers.
- a. Towers shall be positioned on the property so that no part of the tower lay across the property line if the tower came down (i.e., if the tower is two hundred (200) feet tall, it shall be at least two hundred (200) feet from any property line).
 - b. The property for tower locations shall be platted with road frontage (not just accessed via an easement across another property).
 - c. Co-location of facilities. At times it may be possible to co-locate telecommunications systems on City towers through permission of the Board of Aldermen. Telecommunication towers constructed within the City limits by a telecommunication service provider may be capable of accommodating antennas for two (2) or more additional telecommunication service providers (hereinafter referred to as "additional capacity").
8. Recreational vehicle parks.
- a. Recreational vehicle parks may be permitted provided they meet the general requirements of this Code.
 - 1) Commercial business license shall be obtained from the City of Hollister to operate a RV park.
 - 2) Pursuant to the authority granted by Sections 67.1360 and 67.1362, RSMo., a tax for tourism purposes is hereby imposed on charges for sleeping rooms to be paid by transient guests of hotels, motels, nightly rentals, bed and breakfast inns, campgrounds and any docking facility which rents slips to recreational boats which are used for sleeping to the extent and in the manner provided for in Sections 37.1360 and 67.1362, RSMo. The rate of the tax shall be five percent (5%).

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- 3) Minimum of five (5) acres.
 - 4) Shall have one (1) additional vehicle parking space per each recreational vehicle site.
 - 5) Utilities (electrical, water, and sewer) hook-ups shall be provided.
 - 6) Provisions for waste/trash/garbage disposal in an enclosed area.
 - 7) Registration office shall provide adequate paved parking for RVs and patrons.
 - 8) A recreational vehicle park map layout to include each site clearly numbered and consistent with the placement shown on map layout with dimensions.
 - 9) Provide the City a written copy of park rules prior to issuance of conditional use permit.
 - 10) The recreational vehicles park shall not be expanded except by conditional use permit review.
 - 11) Only on land shown in the designated floodplain as shown on Hollister's Flood Insurance Rate Map (FIRM — official floodplain map).
- b. RVs designed to be self-propelled or permanently towable by a vehicle shall be fully licensed and ready for highway use:
- 1) RVs ready for highway use means that it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and has no permanently attached additions.
 - 2) All vehicles required to tow a towable RV shall be fully licensed and ready for highway use.
 - 3) No tie-downs.
- c. RVs shall not be on a lot site more than one hundred eighty (180) consecutive days. They may change to another lot site that is not adjacent to the current lot site.
- d. Well-maintained sites:
- 1) Appliances shall not be permitted outside of a RV.
 - 2) Any furnishings to be assembled with tools shall not be permitted outside of a RV.

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- 3) External storage sheds, outbuildings, racks or shelves shall not be permitted outside of a RV.
 - 4) There shall be no additions built on to any recreational vehicle.
 - 5) Storage under a RV shall not be permitted.
 - 6) Temporary tents (easy ups or similar assemblies) shall be allowed for weather coverage only but are not to be used for overnight lodging or storage.
 - 7) No construction materials shall be permitted outside of a RV.
 - 8) Tarps shall not be permitted to cover up a RV, items on picnic tables or covering up items on lot.
 - 9) No washing of a RV or motor vehicle.
 - 10) No permanent fences allowed. Only portable fences shall be permitted for pets.
 - 11) No RV or vehicle repairs or maintenance shall be permitted on the premises.
 - 12) Sewer connections on the lot site shall be constructed with a threaded end for a screw on cap. Connections to sewer or water shall not have leaks. No discharge of sewage or gray water on the ground.
 - 13) Skirting on RVs shall not be permitted except during the time period from October 1st thru March 31st. All skirting shall be removed during all other times of the year. Plastic sheeting, plywood, tarps or other makeshift skirting items which require tools to attach to a RV shall not be permitted.
- e. One (1) RV to be used for year-round employee housing may be placed on a site and shall meet the elevation and anchoring requirements for manufactured homes.
9. Riding stables, riding academies and trails.
- a. Adequate restroom facilities for both sexes shall be provided on the premises of such amusement or entertainment. Such facilities may be of a temporary nature.
 - b. Adequate facilities for the disposal of trash and debris shall be provided on the premises.

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- c. The area or premises where such amusement or recreation is conducted shall be cleaned and policed after the cessation of such amusement or recreation and all trash, litter and debris shall be removed.
 10. Rodeo and fairgrounds.
 - a. Adequate seating for patrons.
 - b. Adequate restroom facilities for both sexes shall be provided on the premises. Such facilities may be of a temporary nature.
 - c. All temporary electrical wiring and lighting shall be inspected and approved by the City Building Department and meet the current adopted Edition of the National Electrical Code (NEC) Section 590.
 - d. Adequate facilities for the disposal of trash and debris shall be provided on the premises.
 - e. The area or premises where such amusement or recreation is conducted shall be cleaned and policed after the cessation of such amusement or recreation and all trash, litter and debris shall be removed.
 - f. Parking requirements. See Section 400.160.
 11. Sewage, refuse, garbage disposal plants and recycling centers shall meet the requirements of Missouri Department of Natural Resources.
 12. Veterinarians or kennels.
 - a. Any outdoor exercise area for the animals shall be enclosed by a privacy fence and shall be behind the building.
 - b. Outside animal runs shall be sanitized regularly to control odor, disease and insects.
 - c. Between the hours of 8:00 P.M. and 8:00 A.M. all animals shall be kept in an enclosed, adequately ventilated heated and/or air-conditioned space that not only protects the animals from the elements but is soundproofed enough that the sound level coming from the building measured at adjoining property lines shall not exceed sixty (60) dbA.
- D. "A-1" Agricultural District Minimum Requirements.
1. The minimum requirements in the "A-1" Agricultural District are as follows:
 - a. Minimum lot size: five (5) acres.
 - b. Minimum front setback: twenty-five (25) feet.

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- c. Minimum side setback: None.
 - d. Minimum back setback: ten (10) feet.
 - e. Maximum building height: seventy-five (75) feet/seven (7) stories.
2. Except as hereinafter provided:
- a. No building or land shall be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations specified for the district in which it is located.
 - (1) Commercial businesses that rely on outside sales such as lumberyards, auto dealership, boat sales lot, manufactured home sales lot, etc., shall be on property that is zoned properly.
 - (2) Commercial businesses that wish to have goods displayed outside may do so if: the square footage of the outside display area does not exceed twenty percent (20%) of the square footage of the inside display area up to a maximum of one thousand (1,000) square feet of outside display area, the outside display does not block sidewalks, drives or required parking and the use is an approved use in the district. This is not permitted in "H-1" Historic District, "C-1" Commercial District, home occupations, food service and tavern type establishments. Businesses wishing to exceed these limits shall need special use permit.
 - b. No building shall 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 this Chapter shall be included as a part of a yard or other open space similarly required for another building.