

AN ORDINANCE ADDING SECTION 400.405 – AGRICULTURAL RESIDENT (AR) DISTRICT TO THE MUNICIPAL CODE OF THE CITY OF WILLARD MISSOURI.

WHEREAS, after City Staff consideration, and review of the proposed regulations, the City of Willard desires to create a new zoning district, for the City of Willard, Missouri; and

WHEREAS, the Board of Aldermen is authorized by **Section 79.110** of the Revised Statutes of Missouri to enact ordinances expedient for the good government of the City of Willard and to benefit the trade, commerce, and health of Willard inhabitants and guests; and

WHEREAS, the Board of Aldermen is authorized by **Section 79.450, RSMo.** to make all ordinances, not inconsistent with the laws of the state, expedient for maintaining peace, good government, and welfare of the City and its trade and commerce; and

WHEREAS, the Board of Aldermen finds it must balance in zoning regulations to benefit the trade, commerce, and health of the Willard inhabitants and guests, and provide regulations that are expedient for maintaining the peace, good government and, welfare of the City and its trade and commerce; and

WHEREAS, it is the desire of the Willard Planning and Zoning Commission and the Willard Board of Aldermen to have zoning regulations and the City of Willard Land Development Regulations in the Municipal Code of the City of Willard, Missouri, that are clear and concise for understanding and interpretation; and

WHEREAS, the language of this code has been submitted to the Willard Planning and Zoning Commission with proper notice, which, after conducting a public hearing on the same, has recommended the Board of Aldermen amend the City of Willard Land Development Regulations in the Municipal Code of the City of Willard, Missouri as provided herein; and

WHEREAS, a public hearing was held by the Willard Planning and Zoning Commission at City Hall in Willard, Missouri at 6:00 PM on March 17th, 2026; and

WHEREAS, the Willard Planning and Zoning Commission has recommended approval of the request; and

WHEREAS, a Public Hearing was held by the Board of Aldermen at City Hall in Willard, Missouri at 6:00 PM on March 23rd, 2026; and

WHEREAS, the Board of Aldermen has determined the amendments to the Municipal Code of the City of Willard, Missouri are reasonable and necessary; and

WHEREAS, the Board of Aldermen wish to revise Chapter 400, Land Use to add a zoning district of Agricultural Resident zone in Section 400.405 within the City; and

WHEREAS, the Board of Aldermen has conducted a public hearing on this matter in compliance with **Chapter 89 RSMo**.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

Section 1: It is the intention of the Board of Aldermen and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Municipal Code of the City of Willard, Missouri, and the sections of this ordinance may be renumbered to accomplish such intention.

Section 2: That Title IV - Land Use, Article V – Zoning District Regulations of the Municipal Code of the City of Willard, Missouri is hereby amended to add Section 400.405 – Agricultural Resident to read as follows:

ARTICLE 400.405

AR - AGRICULTURAL RESIDENT DISTRICT

This district is intended to preserve the predominant rural character of the land while allowing certain non-agricultural uses.

A. Allowed Uses

1. Single-family detached dwellings.
2. The use of accessory buildings in a rural setting.
3. Park/Recreation
4. Animal Service (veterinary only)
5. Horticultural services
6. Nurseries for trees, plants, and shrubs including retail sale when grown on the premises
7. Any greenhouse or any building in which farm animals are kept shall be a distance not less than two hundred (200) feet from any dwelling other than a farm dwelling and from any lot in any residential district
8. Accessory uses customary to and incidental to permitted agricultural uses and including roadside stands offering for sale only agricultural products produced on the premises.
9. This district provides residential areas where property owners can maintain a limited number of farm animals but not including commercial poultry farms, hog farms, feedlots or other confined animal feeding operations as defined in this section..
10. Hunting and Fishing, unless prohibited by other ordinances and laws.
11. Private non-commercial recreational areas, including country clubs, swimming pools and golf courses, forests, and wildlife preserves.

B. Special regulations for areas which possess certain environmental and/or physical characteristics may be imposed

These characteristics include but are not limited to:

1. Recharge area for important springs.
2. Faults and other areas of discrete groundwater recharge.
3. Caves and sink holes.
4. Municipal watershed.
5. Forest cover.
6. Easily erodible soils; and
7. Proximity to streams or lakes.

C. Only three (3) parcels may be created by Administrative Subdivision from the parent tract rezoned from another District. Other parcels may be created by platting as regulated by the City Subdivision Regulations.

D. Minimum Lot Size, Bulk And Open Space Requirements.

a. Minimum Lot Area - 5 Acres

	Minimum Lot Width
Single Family Dwellings	150 Feet
All other Permitted Uses	200 Feet
Minimum Lot Depth	140 Feet
Maximum Building Height	30 Feet
Setbacks	
Front Yard	50 Feet
Rear yard	50 Feet
Side Yard	25 Feet

In addition, no structure may be erected closer to the center line of an existing or planned street than as prescribed below.

Roadway Setbacks	
Street Classification	Required Setback from Right-of-way Center Line
Freeway	150 feet plus required yard setback

Roadway Setbacks	
Expressway	65 feet plus the required yard setback
Primary Arterial	55 feet plus the required yard setback
Secondary Arterial	40 feet plus the required yard setback
Collector	35 feet plus the required yard setback
Commercial/Industrial	30 feet plus the required yard setback
Residential Local	25 feet plus the required yard setback
Highway Access Road	20 feet plus the required yard setback

E. Accessory Uses

1. Home occupations as permitted pursuant to Article [VI](#), Section [400.540](#).
2. Temporary buildings for uses incidental to construction work;
 - a. Which buildings shall be removed upon completion or abandonment of the construction work.

F. Conditional Uses Requiring Board of Zoning Adjustment Authorization

1. Certain non-conforming uses may be located within the district by written permission by the Board of Aldermen after written notice to all landowners within one hundred eighty-five (185) feet of the proposed use, followed by a public hearing; provided, that in the Board of Aldermen's judgment, such use will not seriously injure the appropriate use of neighboring property and will conform to the general intent and purpose of this Chapter, and, further provided that such use shall comply with the height, area and other regulations of the district in which they may be located, as well as any additional restrictions as may be ordered
2. Public utility structures or uses, subject to the provisions.
3. Schools, structures and properties of recreational, cultural, administrative, or public service type,

churches and other places of worship, including parish houses and Sunday Schools;

- a. On a minimum of three (3) acres of land, to provide sufficient land area for off-street parking, buffer yards, and proper site design to lessen possible adverse impacts on adjoining properties; but
 - b. Excluding overnight shelters and temporary outdoor revivals.
4. Cemeteries adjacent to or in extension of existing cemeteries, subject to the provisions set by the Board of Aldermen.
 5. Day care homes, if not more than ten (10) children are kept, in addition to those residing on the premises, subject to State licensing requirements.

G. Specific Prohibitions

1. The filling or drainage of marsh or wetlands, removal of topsoil, stripping of natural vegetative cover, the creation of ponds or damming or relocating of any watercourse shall not be permitted unless duly permitted by Resource Management in accordance with Federal, State, and County regulations.
2. Removal of trees, forests, woods, or other significant stands of foliage and cover unless by an approved plan.
3. Quarrying, mining, or other excavation except as incidental to the construction of buildings to house permitted uses listed above.
4. Locating wastewater treatment systems closer than one hundred (100) feet from surface water or areas of discrete recharge to ground water sources.

H. Special Provisions

1. Location of wastewater treatment systems in those areas with environmental or physical constraints as described in the Statement of Intent of this Article shall only be installed after receiving approval from the Greene County Resource Management Department and the Greene County Health Department.
2. Stricter requirements for area and type of system may be imposed for water and wastewater systems if the Board of Aldermen find it necessary for the protection of the public health, safety, and welfare.
3. Alternate wastewater systems may be allowed in areas deemed inappropriate for conventional septic tank systems.

I. Private roads are allowed;

1. Provided that the private road shall be so described in the deeds; and
2. Further stated that the private roads will not be accepted or maintained by the City of Willard
3. Private roads shall have signs posted reading: "City Maintenance Ends."
4. Private roads shall comply with the City of Willard Design Standards for Public Improvements as they apply to road construction.
5. Private road identification signs shall be blue in color, public road identification signs shall be green

J. Animal Regulations

Types of Permitted Animals

1. Large Animals: Horses, Cows,
2. Moderate Animals: Goats, Sheep, are permitted as defined in this section.
3. Small Animals: Chickens, Rabbits, Ducks, Geese, and Turkeys are allowed for egg or meat production.
4. Bees/Apiaries: Permitted for pollination and honey production.
5. Household Pets: Dogs, cats, and small animals.

K. Limitations and Requirements

The raising of animals must be for home use, consumption, or education (4H, FFA)

No commercial breeding or industrial farming shall be permitted. Minimum lot sizes of 5 acres are required for the AR zoning

1. Use and Acreage:
 - a. Large animals shall be no more than 1 animal per 2 dedicated acres.
 - b. Moderate animals shall be no more than 6 animals per 2 dedicated acres.
 - c. Small animals shall be no more than 3 per acre of total land
 - i. Keeping animal pens, cages, or structures clean and in good repair.
 - d. All pasture shall be fenced and maintained.
 - e. Regular removal of feces, soiled bedding, and maintenance of animals
 - f. Prompt disposal of dead animals shall occur within 24 hours.
 - g. Pigs and hogs are not permitted in the AR zoning
 - h. Household pets including dogs and cats.
2. Setbacks: Stables, coops, hives and pastures shall be placed no less than 200 feet from neighboring structures

Section 3: This Ordinance shall be in full force and effect from and after the date of its passage by the Board of Aldermen and signature of the Mayor and attested to by the City Clerk.

Section 4: The provisions of this Ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

Section 5: That the City Clerk is authorized by this Ordinance to correct any scrivener's errors identified within this Ordinance.

Read this first time on this 13th day of April, 2026.

Read, this second time, passed, and truly agreed to by the Board of Aldermen of the City of Willard, Missouri this 13th day of April, 2026.

Troy Smith, Mayor

ATTEST:

Courtney Myers, City Clerk