

Certified Copy of Record

STATE OF MISSOURI, }
County of Cass, } ss.

In the County Commission of Cass County, Missouri, at the October Term, 2023, held on the 4th day of October 2023 amongst others, were the following proceedings:

**CASS COUNTY, MISSOURI
ORDINANCE NO. 23- 08**

**AN ORDINANCE AMENDING THE ZONING REGULATIONS RELATED TO
BUILDING SIDEWALL HEIGHT, PERMITTED USES IN THE AGRICULTURAL
DISTRICT, AND ZONING ACTION PROCEDURES**

**BE IT ORDAINED BY THE COUNTY COMMISSION OF CASS COUNTY, MISSOURI,
AS FOLLOWS:**

Section 1. That Section 400.270.D.1.c of the Code of Ordinances of Cass County, Missouri, regarding Agricultural District is amended to read as follows:

Accessory buildings other than farm structures. One (1) story with a maximum sidewall height of fourteen (14) feet, provided that a maximum sidewall height of sixteen (16) feet is allowed upon approval of submitted sealed engineered drawings.

Section 2. That Section 400.280.D.1.c of the Code of Ordinances of Cass County, Missouri, regarding Rural Residential District is amended to read as follows:

Accessory Buildings Other Than Farm Structures. One (1) story with a maximum sidewall height of ~~twelve (12) feet on lots of less than ten (10) acres, and~~ fourteen (14) feet ~~otherwise,~~ provided that a maximum sidewall height of sixteen (16) feet is allowed upon approval of submitted sealed engineered drawings .

Section 3. That Section 400.290.D.1.c of the Code of Ordinances of Cass County, Missouri, regarding Rural Suburban District is amended to read as follows:

Accessory Buildings Other Than Farm Structures. One (1) story with a maximum sidewall height of ~~twelve (12) feet~~ fourteen (14) feet, provided that a maximum sidewall height of sixteen (16) feet is allowed upon approval of submitted sealed engineered drawings.

Section 4. That Section 400.300.D.1.b of the Code of Ordinances of Cass County, Missouri, regarding Single Family Residential District is amended to read as follows:

Accessory Buildings. One (1) story with a maximum sidewall height of ~~twelve (12) feet~~ fourteen (14) feet, provided that a maximum sidewall height of sixteen (16) feet is allowed upon approval of submitted sealed engineered drawings.

Section 5. That Section 400.310.D.1.b of the Code of Ordinances of Cass County, Missouri, regarding Two-Family Residential District is amended to read as follows:

Accessory Buildings. One (1) story with a maximum sidewall height of ~~twelve (12) feet~~ fourteen (14) feet, provided that a maximum sidewall height of sixteen (16) feet is allowed upon approval of submitted sealed engineered drawings.

Section 6. That Section 400.320.D.1.b of the Code of Ordinances of Cass County, Missouri, regarding Multi-Family Residential District is amended to read as follows:

Accessory Buildings. One (1) story with a maximum sidewall height of ~~twelve (12) feet~~ fourteen (14) feet, provided that a maximum sidewall height of sixteen (16) feet is allowed upon approval of submitted sealed engineered drawings.

Section 7. That Section 400.270.B.1 of the Code of Ordinances of Cass County, Missouri, regarding Agricultural District is amended to read as follows:

B. Permitted Uses. See Appendix A.


1. Residential uses are permitted within this district with a maximum of two (2) single-family residences permitted on an agricultural tract of land of not less than ~~forty (40)~~ twenty (20) acres. Additional residences for persons or family members engaged in the agricultural operation may be permitted by Special Use Permit.

Section 8. That Section 405.060.A of the Code of Ordinances of Cass County, Missouri, regarding Zoning Action Procedures is amended to read as follows:

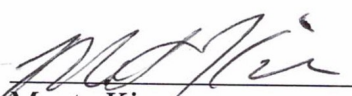
- A. Large Parcel Subdivisions. Plat drawings are required to define parcels of land of ~~forty (40)~~ twenty (20) acres or less more ~~which are proposed to be divided into smaller~~ parcels for the purpose of sale. Prior to recording such plats, the subdivider shall submit a copy of each plat to the Zoning Department for review/approval of the proposed ~~Zoning Action division~~ in relation to the Zoning Order and Subdivision Regulations. Conditions which are related to the Flood Plain as regulated by the County under the National Flood Insurance Program, the Federal Clean Water Act, the State Storm Water Management Regulations and the Building Codes as adopted and enforced by the County will be noted to the subdivider for his/her consideration.

Section 9. That this ordinance shall be effective upon its approval.

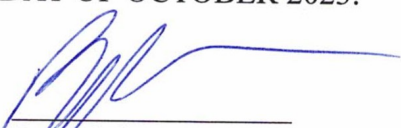
ADOPTED BY THE CASS COUNTY COMMISSION THIS 4TH DAY OF OCTOBER 2023.



Bob Huston
Presiding Commissioner

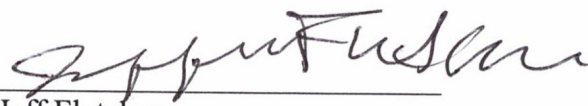


Monty Kisner
Associate Commissioner,
District 1



Ryan Johnson
Associate Commissioner,
District 2

ATTEST:



Jeff Fletcher
County Clerk
Dated: 10/4/23

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Commission of Cass County, Missouri at 12:00 p.m. (noon) on October 4, 2023 at the Cass County Historic Courthouse, 102 East Wall Street, 3rd Floor, Harrisonville, Missouri concerning amendments to the County's zoning regulations concerning the following: 1) increasing permitted building sidewall height; and 2) changing from 40 acres to 20 acres in Sections 400.270.B.1 and 405.060.A. Please feel free to contact the Cass County Zoning office (816-380-8134) if you have questions. All those present will be given an opportunity to be heard.

CASS COUNTY, MISSOURI

Valerie McCubbin
Director