

AN ORDINANCE TO AMEND CHAPTER 400 APPENDIX 5 "R-1" SINGLE-FAMILY DWELLING DISTRICT OF THE CODE OF THE CITY OF HOLLISTER, MISSOURI.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HOLLISTER, MISSOURI AS FOLLOWS:

ZONING REGULATIONS

400 Attachment 10

City of Hollister

APPENDIX 5

"R-1" Single-Family Dwelling District

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.
 - 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.

READ THIS FIRST AND SECOND TIME AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF HOLLISTER, MISSOURI THIS 7TH DAY OF DECEMBER, 2023.

Lamar Patton, Mayor

ATTEST:

Bridget Epps, City Clerk