

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

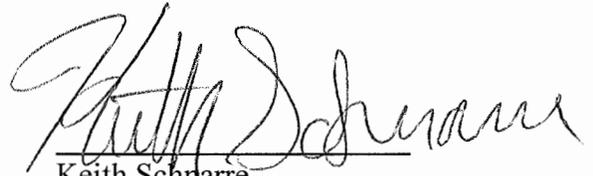
September Session of the August Adjourned Term. 20 03

In the County Commission of said county, on the 30th day of September 20 03

the following, among other proceedings, were had, viz:

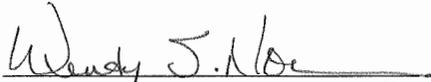
Now on this day the County Commission of the County of Boone does hereby approve the request by James and Donna McManama for a Day Care Center on 1.53 acres, located at 10901 Hwy 22, Centralia.

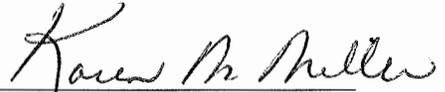
Done this 30th day of September, 2003.



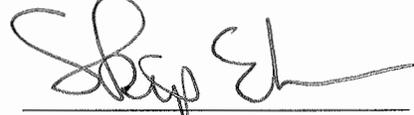
Keith Scharre
Presiding Commissioner

ATTEST:


Wendy S. Noren
Clerk of the County Commission



Karen M. Miller
District I Commissioner



Skip Elkin
District II Commissioner

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September Session of the August Adjourned Term. 20 03

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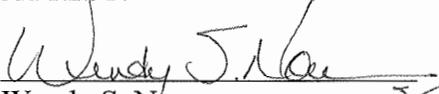
the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby deny the request by Elizabeth Souder to rezone from A-2 (Agriculture) to C-G (General Commercial) of 3.46 acres, more or less, located at 9676 N Rte B, Hallsville.

Done this 30th day of September, 2003.


Keith Schnarre
Presiding Commissioner

ATTEST:


Wendy S. Noren
Clerk of the County Commission

Karen M. Miller
District I Commissioner


Skip Elkin
District II Commissioner

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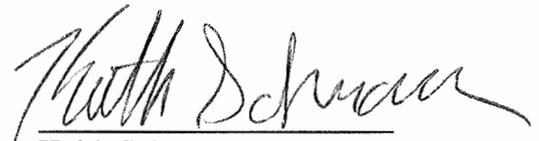
September Session of the August Adjourned Term. 20 03

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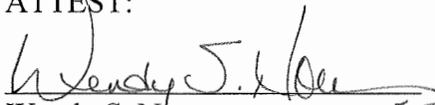
Now on this day the County Commission of the County of Boone does hereby table the petition submitted by P. A. B. Properties, LLC to vacate and re-plat Lot 54 Lakeland Acres Plat 5 and Lot 2, Lakeland Acres Plat 6 until the October 28, 2003 County Commission meeting.

Done this 30th day of September, 2003.



Keith Schnarre
 Presiding Commissioner

ATTEST:



Wendy S. Noren
 Clerk of the County Commission

Karen M. Miller
 District I Commissioner



Skip Elkin
 District II Commissioner

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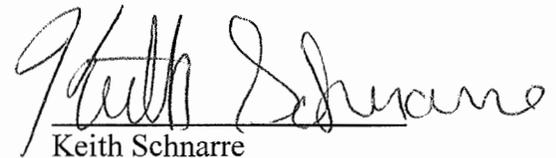
September Session of the August Adjourned Term. 20 03

In the County Commission of said county, on the 30th day of September 20 03

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby approve the request by Robert Kinkead on behalf of Fabick Companies for a *Revised Final Development Plan* for M-LP zoning on 22.3 acres, located at 7841 E ABC Lane, Columbia.

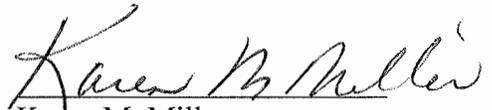
Done this 30th day of September, 2003.



Keith Schnarre
Presiding Commissioner

ATTEST:


Wendy S. Noren
Clerk of the County Commission



Karen M. Miller
District I Commissioner



Skip Elkin
District II Commissioner

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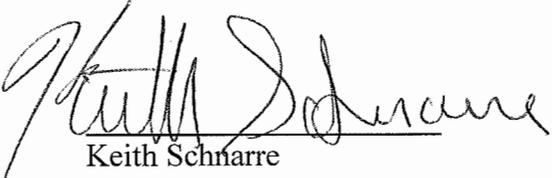
the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby receive and accept the following plats:

- Hackman Estates
- Tremaine's Place

It is further ordered that the Presiding Commissioner be hereby authorized to sign said plats.

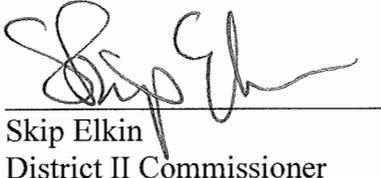
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Keith Schnarre
Presiding Commissioner

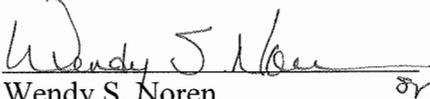


Karen M. Miller
District I Commissioner



Skip Elkin
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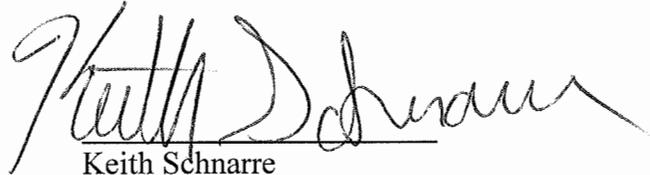
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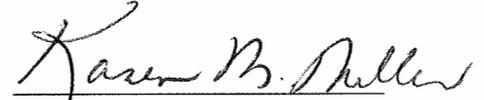
the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby adopt and approve the Amendments to Sections 1 – 5 of the Boone County Zoning Ordinance.

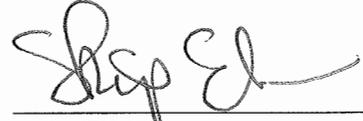
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Keith Schnarre
Presiding Commissioner

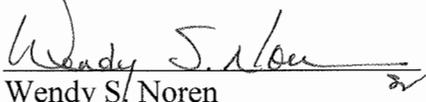


Karen M. Miller
District I Commissioner



Skip Elkin
District II Commissioner

ATTEST:



Wendy S. Noren
Clerk of the County Commission

BOONE COUNTY MISSOURI LAND USE REGULATIONS

CHAPTER 2

ZONING REGULATIONS

Section 1. TITLE, PURPOSE AND INTENT

A. Title: These regulations shall be referred to, as the “Zoning Ordinance.”

B. Purpose and Intent. The County Commission of Boone County, Missouri has determined that these regulations are necessary for the purpose of promoting the health, safety, morals, comfort, or general welfare, and conserving the values of property throughout the County, and lessening or avoiding undue congestion in the public streets or highways; in securing safety from fire and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; all in accordance with a comprehensive plan.

(1) These regulations are a part of the Boone County planning and zoning program and are to be considered along with the County's Comprehensive Plan, Point Rating System, and Subdivision Regulations. These Zoning Regulations are in accordance with the Comprehensive Plan for Boone County which was in effect at the time of the adoption of these regulations. Said Comprehensive Plan includes planning goals and objectives, estimates of population growth, land use surveys, a land use plan, plans for major thoroughfares, other transportation facilities, and utilities.

(2) A planning goal of Boone County is to reduce urban sprawl through the use of the Point Rating System, County Subdivision Regulations, and this Zoning Ordinance. Paramount among the County's objectives are (a) to preserve good agricultural land, (b) to ensure that new, urban developments will not seriously interfere with accepted farming practices on adjacent land, (c) to make maximum use of existing facilities and to reduce the need for new and/or expanded facilities, (d) to discourage development in areas where:

- desired services cannot be provided in a cost effective manner; and
- the safety of citizens could be jeopardized due to the fact that the area is not readily accessible to fire protection, law enforcement and ambulance services.

(3) Need for public services and facilities in both size and location depends upon the character and intensity of land use. Regulation of the use of land is thus fundamental to a coordinated optimum physical development of the community. The land use regulations are intended to be the foundation of the entire process of improvements of the physical environment.

(4) The zoning district map reflects the probable development in the future and does not, in all districts, reflect a present land use.

(5) It is not the intent of the Zoning Regulations to influence the assessment of the value of properties.

C. Jurisdictional Area. These regulations apply to all unincorporated lands within Boone County.

D. Authority: These regulations are adopted pursuant to the provisions of SECTIONS 64.850 and 64.890, Revised Statutes of Missouri, 1978.

(1) The provisions of these regulations shall not be exercised so as to impose regulations or to require permits with respect to land used or to be used for raising of crops, pasture, orchards, livestock, or forestry within the context of agriculture as defined by these regulations or with respect to the erection, maintenance, repair, alteration or extension of farm buildings or farm structures.

SECTION 2. DEFINITIONS

For the purpose of this ordinance certain items are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and the plural the singular; the word "shall" is mandatory and not directory; the words "used" or "occupied" include the words "intended", "designed", or "arranged to be used or occupied"; the word "lot" includes the word "plot" or "parcel"; and the word "person" includes a firm, association, organization, partnership, trust, company or corporation as well as individual. Any word not herein defined shall be as defined in any recognized Standard English Dictionary.

Accessory Building: A subordinate building, the use of which is incidental to and customary in connection with the principal building or use and which is located on the same lot with such principal building or use.

Accessory Use: A subordinate use which is incidental to and customary in connection with the principal building or use and which is located on the same lot with such principal building or use.

Adult Cabaret: A building or a portion of a building regularly featuring dancing or other live entertainment if the dancing or entertainment that constitutes the primary live entertainment is distinguished or characterized by an emphasis on the exhibiting of specific sexual activities or specified anatomical areas for observation by patrons therein.

Agricultural or Farming Activity: An agricultural activity shall be defined as the cultivating of the soil, producing of crops and the raising of animals for food or fiber and including horticulture, beekeeping, aquaculture, silviculture and forestry. ~~All agricultural activities shall be exempt from these regulations except in residentially developed areas.~~ Concentrated animal feeding operations must conform to the Missouri Department of Natural Resource's regulations pertaining to waste water management and odor control. The raising and keeping of horses for any purpose other than the production of food and fiber is not considered agricultural activity.

Agricultural Structure: Any structure used exclusively in connection with the production, harvesting, storage, drying or raising of agricultural commodities.

Animal Training Facility: A building and/or land where animals, other than those owned by the owner or leaseholder of the property on which the use is occurring, are trained.

Alley: A public right-of-way, which affords only a secondary means of access to abutting property.

Allowed Uses: See Uses

Apartment: See Dwelling Unit.

Automobile Service Station: Any land, building, structure, or premises used for the sale at retail of motor vehicle fuels, oils, or accessories, or for servicing or lubrication motor vehicles or installing or repairing parts and accessories; but not including the repairing or replacing of motors, bodies, or fenders of motor vehicles or painting motor vehicles, public garages and the open storage of rental vehicles or trailers.

Bar or Tavern: Any premises wherein alcoholic beverages are sold at retail for consumption on the premises. It shall not mean a premises wherein such beverages are sold in conjunction with the sale of food for consumption on the premises and the sale of said beverages comprises less than fifty percent (50%) of the gross receipts.

Basement: A story having part but not more than one-half of its height below grade. A basement is counted as a story for the purposes of height regulation if subdivided and used for dwelling purposes other than by janitor employed on the premises.

Bed and Breakfast: A dwelling unit existing as of December 15, 1990, that has been converted or built for and is intended to provide overnight lodging to the public for compensation, and which is open to overnight guests in not more than five guest bedrooms, and is not a rooming or boarding house and is the primary residence of the owner or operator.

Billboard: Any sign that is greater than 120 square feet in area.

Board: Means Board of Adjustment established in Section 15.

Boarding House or Rooming House: A building other than a hotel, occupied as a single housekeeping unit, where lodging or meals are provided for five or more persons for compensation, pursuant to previous arrangements, but not for the public or transients.

Building: Any structure having a roof supported by columns or walls for the shelter or enclosure of persons or property.

Building, Height of: The vertical distance from the average grade to (a) the highest point of a flat roof, (b) the deck line of a mansard roof, or (c) the average height between eaves and ridge for gable, hip, and gambrel roofs.

Buildable Width: The width of the lot left to be built upon after the side yards are provided.

Calendar Week: A seven-day period beginning on Sunday and running through Saturday.

Cellar: That part of a building having more than one-half of its height below the average grade of the adjoining ground.

Clinic: An establishment where patients are not lodged overnight but are admitted for examination and treatment by a group of physicians or dentists practicing medicine together.

Club or Lodge: Buildings and facilities owned or operated by a corporation, association, person or persons for social, educational, or recreational purpose, including fraternal organizations, but not primarily for profit and not primarily to render a service which is customarily carried on as a business.

Conditional Use: A use allowed in a zoning district after a permit is granted by the County Commission according to provisions of Section 15.

Condominium Development: A development in which individual ownership in fee is restricted to that which is within the walls or designated bounds of a unit, and collective ownership applies to all other land and facilities beyond the individual units. A residential structure in a condominium development is: (1) a unit, (2) a two family dwelling if the structure contains two dwelling units, or (3) a multiple dwelling if the structure contains three or more dwelling units.

Commission: Means County Planning and Zoning Commission of Boone County.

County Commission: Means County Commission of Boone County.

Development Complex: A commercial or industrial development consisting of two or more buildings or one building containing or designed to contain more than one business.

Director and Director of Planning: The individual designated to administer the Zoning Ordinance and who is responsible for the enforcement of the regulations imposed by said ordinance.

District: Means a part of the county wherein regulations of this ordinance are uniform.

Doublewide: A modular building or manufactured home that is designed and manufactured in a factory to function as a single complete self-contained unit by the assembly, on a site, of two or more manufactured component pieces whether or not any additional site built additions have been added to the unit.

Driveway: A roadway giving vehicular access from a street or alley to abutting property and may also provide for vehicular circulation on the abutting property.

Dwelling: Any building or portion thereof, which is designed and used exclusively for residential purposes.

Dwelling, Accessory Farm: A second dwelling, in addition to the primary dwelling, that (1) is on a tract of land, which is greater than 20-acres in area. used for primarily agricultural purposes and (2) is the residence of one or more persons principally engaged in agricultural activities.

Dwelling, PrimaryNon-Farm: Any dwelling other than a ~~Farm~~ an accessory Dwelling.

Dwelling, Single-Family: A building designed for or occupied by one family. This definition shall include any home in which eight or fewer unrelated mentally or physically handicapped persons reside, and may include two additional persons acting as house-parents or guardians who need not be related to each other or to any of the mentally or physically handicapped persons residing therein. This definition shall also include any private residence licensed by the division of family services or department of mental health or other governmental agency, to provide foster care to one or more but less than seven children who are unrelated to either foster parent by blood, marriage or adoption.

Dwelling, Single-Family Attached: A building designed so that each unit has an independent means of egress; is separated from adjoining units by a 2-hour fire separations assembly that extends from ground to roof; no unit is above or below another unit; each unit has separate heating systems and each unit has separate utility meters and separate sewer service.

Dwelling, Two-Family: A building designed for or occupied exclusively by two families.

Dwelling, Multiple-Family: A building designed for or occupied exclusively by three or more families.

Dwelling, Single-Family Attached: ~~A dwelling with two or more party walls, or one party wall in the case of a dwelling at the end of a group of attached dwellings~~

Dwelling, Unit: One or more rooms in a dwelling occupied or intended to be occupied as separate living quarters by a single person or a family as defined herein.

Equine Boarding Facility: A building and/or land where equine, other than those owned by the owner or leaseholder of the property where the use is occurring, are boarded and/or trained.

Equine Ranch: A building and/or land used for the purpose of keeping and/or training equine provided, all of the animals are owned by the owner of the property on which the use is occurring. If the property is leased, all of the animals must be owned by the leaseholder of the property on which the use is occurring.

Family: Two or more persons related by blood, marriage, adoption, or not more than four persons not related by blood, marriage, or adoption, occupying a dwelling unit as an individual housekeeping organization.

Frontage: All the property on one side of a street or highway, between two intersecting streets (crossing or terminating) or for a distance of 400 feet on either side of a proposed building or structure, measured along the line of the street, or if the street is dead-ended, then all of the property abutting on one side between an intersecting street and the dead-end of the street, but not including property more than 400 feet distant on either side of a proposed building or structure.

Garage, Private: A detached accessory or portion of a main building housing the automobiles of the occupants of the premises, but not commercial vehicles.

Garage Public: A building or portion thereof, other than a private or storage garage, designed or used for equipping, servicing, repairing, hiring, selling, storing, or parking motor driven vehicles. The term repairing shall not include an automotive body repair shop nor the rebuilding, dismantling or storage of wrecked or junked vehicles.

Grade: The average level of the finished surface of the ground adjacent to the exterior walls of the building.

Guest Ranch: A recreational facility where lodging and horses for riding are furnished for compensation.

Home Occupation: Any occupation or profession carried on by a member of the immediate family, residing on the premises, in connection with which there is used no sign other than a nameplate, not more than three square feet in area, or no display that will indicate from the exterior that the building is being utilized in whole or part for any purpose other than that of a dwelling; there is no commodity sold upon the premises except that prepared on the premises; no person is employed other than a member of the immediate family residing on the premises; and no mechanical equipment is used except such as is customary for purely domestic household purposes.

Hospital: An establishment providing physical or mental health services, inpatient or overnight accommodations, and medical or surgical care of the sick or injured. Hospital includes sanitariums.

Hotel: A building in which lodging is provided and offered to the public for compensation, and which is open to transient guests and is not a rooming or boarding house as herein defined.

Hours of Operation, Daytime:

- April through October, 6:00 A.M. to 9:00 P.M. Central Daylight Time
- November through March, 6:00 A.M. to 7:00 P.M. Central Standard Time

Daytime hours of operation may be further limited as a specific condition to a conditional use permit or a planned development.

Hours of Operation, Nighttime: Any hours other than Daytime Hours of Operation and may be further limited as a specific condition of a conditional use permit or planned development

Incidental: A use dependent on and subordinate to the principal use of the parcel.

Institution: A nonprofit establishment for public use.

Junk Vehicle: Any unlicensed or disabled vehicle.

Kennel: An establishment where small animals are boarded for compensation or where dogs are bred, raised or sold on a commercial scale or where two or more breeding females are kept and bred.

Kennel, Hobby: A kennel that is not a commercial operation

Landscaped Area: An area that is permanently devoted and maintained to the growing of shrubbery, grass and plant material.

Litter: The word litter means and includes, garbage, trash, junk, branches, cans, inoperative machinery and appliances, or other waste materials.

Loading Space: A space within the main building or on the same lot for the standing, loading, or unloading of trucks, having a minimum area of 420 square feet, minimum width of 12 feet, a minimum depth of 35 feet, and a vertical clearance for at least 14.5 feet.

Lot: A parcel of land occupied or intended for occupancy by a use permitted in this ordinance, including one main building together with its accessory buildings, open spaces and parking spaces required by this ordinance, and having its principal frontage upon a road or street.

Lot, Corner: A lot abutting upon two or more streets at their intersection.

Lot, Depth: The mean horizontal distance between the front and rear lot lines.

Lot, Interior: A lot other than a corner lot.

Lot, Double Frontage: A lot having a frontage on two non-intersecting roads, as distinguished from a corner lot.

Lot, Width: The width of a lot measured at the building line.

Lot of Record: A lot or parcel of land that was legally created in compliance with the land use regulations in effect at the time the instrument creating the parcel was recorded with the Boone County Recorder of Deeds. the plat or deed of which has been recorded prior to December 27, 1973.

Manufactured Home: A dwelling unit designed and built in a factory, which bears a seal certifying that it was built in compliance with the National Manufactured Housing Construction and Safety Standards Act.

Mobile Home: A one family dwelling unit of vehicular, portable design having a length of not less than 32 feet and a width of not less than 8 feet, built on a chassis and designed to be moved from one site to another and to be used without a permanent foundation.

Mobile Home Park: A parcel of land, which is developed for the placement of two or more mobile homes.

Mobile Home Subdivision: A subdivision containing any lot or lots that are less than 5-acres that are intended for the placement of one mobile home per lot and where individual lots can be sold and/or owned independently from other lots contained within the development. For purposes of the floodplain management regulations, a mobile home subdivision is a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Modular Building: A prefabricated building having over 1,000 square feet of floor area, manufactured in whole or in part off the site, and transported to a site.

Motel, Motor Court, Motor Lodge, Or Tourist Court: Any building or group of buildings containing guest rooms or dwelling units, some or all of which have a separate entrance leading directly from the outside of the building with garage or parking space conveniently located on the lot, and designed, used or intended wholly or in part for the accommodation of automobile transients.

Nonconforming Use: ~~The lawful use of land or a building, or a portion thereof, which use does not conform with the use regulations of the district in which it is located.~~ A use which lawfully occupied a building or land or portion thereof, at the time these regulations became effective, that has been lawfully continued and that does not now conform with the use regulations for the district in which it is located and for which a Certificate of Occupancy for Nonconforming Use has been issued by the Board of Adjustment.

Nursery School: Any land, building, structure or premises used for educational instruction and/or supplemental parental care for four or more children, either on an hourly or daily basis, with or without compensation.

Nursing Home: A home for the aged or infirm in which three or more persons not of the immediate family are received, kept or provided with food and shelter, or care for compensation; but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

Parent Zoning District: The unplanned zoning district type from which the possible allowed uses in the planned district are derived. The letter designated zoning district to which the "P" is added to designate the district as planned.

Park, Public: A tract of land and/or premises that is owned and operated by a governmental entity and that is open to the general public for recreational purposes.

Parking Space: A durably dust-proofed, properly graded for drainage, usable space, enclosed in a main building or in an accessory building, or unenclosed, reserved for the temporary storage of one vehicle, and connected to a street or alley by a durably dust proofed driveway. Each such space shall be not less than nine feet wide and nineteen feet long and be accessible to a vehicle without the necessity of moving any other vehicle.

Permitted Use: A principal use of a site allowed as a matter of right in conformance to applicable zoning, building and health or other codes, and not subject to special review or conditions under this ordinance beyond those specifically set forth in the Zoning Regulations.

Place of Worship: Any premises used primarily for religious services and study.

Premises: A lot together with all buildings and structures thereon.

Private School: A place of learning that is not tax supported. This shall include, but not be limited to, business or commercial schools, music or dancing academies, day care homes or centers, private colleges and universities, and private schools having a curriculum equivalent to public elementary or public high schools.

Reception Facility: A building, land or premises that is made available for receptions, parties, meetings or other special events.

Residentially Developed Area: A recorded, major subdivision where at least twenty-five (25%) percent of the lots have been developed or a recorded subdivision in a residential or transitional zoning district.

Riding School: A building and/or land where humans, other than the owner, resident or leaseholder of the property on which the use is occurring, are trained in riding and/or driving and/or handling animals.

Rooming House: See Boarding House.

Salvage or Junk Yard: Any land or building, or other structure used for the storage, collection, processing or conversion of any worn out, cast off, or discarded metal, paper, glass or other material which is ready for destruction, or has been collected or stored for salvage or conversion to some use. This includes, but is not limited to,

such things as automobiles, machinery, farm implements, household appliances and construction material.

Setback: the minimum distance required between the property line and a building measured in accordance with the provisions for yards in Section 10.B (11).

Sexually Oriented Business: An inclusive term used to describe collectively: adult cabaret, adult motion picture theater, video arcade, bathhouse, massage shop and/or sex shop.

Sign: Any medium or device or symbol intended to identify, inform, advertise or that is intended to attract attention to any private or public premises and, said device is placed so as to be seen from any public or quasi-public place with the intent or effect of attracting attention to the subject matter.

- **Sign, Backlit:** A sign that is composed of one or more transparent or translucent faces and that is illuminated by means of a light source from within or behind the sign that is projected through the sign face(s).
- **Sign, Billboard:** A freestanding sign that is greater than 120 square feet in area.
- **Sign, Double Faced:** A sign consisting of two faces that form parallel planes which, are the same size shape and elevation, where the distance between the two sign faces is 18 inches or less.
- **Sign, Electronic Message:** Any sign that carries a changing message or a message that is capable of being changed by means of an electronic control unit and that is displayed by a system of electric lights
- **Sign, Façade:** A sign mounted on the exterior wall of a structure with the plane formed by the sign face being parallel to the plane of the wall and projecting no more than 12-inches from the wall. Also known as a wall sign.
- **Sign, Freestanding:** A self-supporting sign placed on the same parcel as, but away from, the building to which it is related.
- **Sign, Noncompliant:** Any sign that does not comply with Section 25, Sign Regulations and has not been issued a Certificate of Occupancy for a Nonconforming Use.
- **Sign, Nonconforming:** Any sign that is in existence on the date of adoption of Section 25, Sign Regulations but that does not comply with the provisions of Section 25, Sign Regulations and for which the Board of Adjustment has issued a Certificate of Occupancy for a Nonconforming Use in accordance with Section 8.

- Sign, Parapet Mounted: A façade or wall sign that is mounted on a parapet.
- Sign, Projecting: A sign that is wholly or partly dependent upon a building for support and projects more than 12-inches from such building.
- Sign, Suspended: A sign hanging down from a marquee, awning, porch or other structural element of a building.

Singlewide: A mobile home or manufactured home that is designed and manufactured in a factory to function as a single complete self-contained unit without any additional components or construction, whether or not any site built addition or additional auxiliary components have been added to the structure.

Specified Anatomical Areas: (1) Less than completely and opaquely covered: human genitals, pubic region, buttock or female breast below a point immediately above the top of the areola; and (2) human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities: Human genitals in a state of sexual stimulation or arousal or acts of human masturbation, sexual intercourse, sodomy or fondling or other erotic touching of human genitals, pubic region, buttock, or female breast.

Street: A dedicated and accepted public way, which affords the principal means of access to abutting property.

Street Centerline: The street centerline is a line halfway between the street right-of-way lines.

Street Right-of-Way Line: A dividing line between a lot and a contiguous street.

Structure: Anything constructed or installed or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land, which can be used for housing, business, commercial, agricultural or office purposes, either temporarily or permanently. Structure also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks and advertising signs, whether located on a rock, tree, separate or part of another structure.

Structural Alteration: Any change, except those required by law, to members of a building or structure, such as bearing walls, columns, beams or girders, not including openings in bearing walls as permitted by other ordinances.

Symbol: Something that represents something else by association, resemblance or convention. A symbol may be either two or three dimensional.

Tavern: See Bar or Tavern

Travel Trailer or Motor Home: (1) A vehicular, portable structure built on a chassis and designed for temporary occupancy for travel, recreational or vacation use; and when factory equipped for the road, being of any weight, provided its overall length does not exceed 32 feet; (2) A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation; (3) A portable, temporary dwelling to be used for travel, recreational and vacation purposes, constructed as an integral part of a self-propelled vehicle; (4) A canvas, folding structure, mounted on wheels and designed for travel, recreational and vacation use.

Travel Trailer Park: A parcel of land, which has been improved for the placement of travel trailers for transient use.

Truck Stop: A facility for the servicing and repair of trucks and including accessory uses such as a truck wash, sleeping accommodations, restaurant and gift shop.

Uses, Allowed: In a planned district, only those uses specifically show/listed on an approved review plan.

Uses, Category of: The subsection of a Zoning District which contains a list of uses allowed in the district such as Permitted Use, Conditional Use or Accessory Use.

Vehicle: Automobile, truck, bus, motorcycle, recreational vehicle or other conveyance designed and constructed as a motor-driven vehicle for traveling on the public streets and ways.

Yard: An open space, other than a court on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this ordinance.

Yard, Front: A yard across the full width of the lot extending from the front line of the main building to the front line of the lot, or to the designated street line in cases where the present property line extends to the center line of the abutting street. On corner lots the front yard shall face the shortest street dimension of the lot, except

that if the lot is square or almost square, i.e., has dimensions in a ratio of from 3:2 to 3:3, then the front yard may face either street.

Yard, Side: A yard between the main building and the side line of the lot and extending from the front plane of the building to the rear plane of the building.

Yard, Rear: A yard extending the full width of the lot between a principal building and the rear lot line.

Yard Width and Depth: The shortest horizontal distance from a lot line to the main building.

SECTION 3. DISTRICTS AND BOUNDARIES

A. Districts. The unincorporated area of Boone County is hereby divided into the following districts:

AGRICULTURAL DISTRICTS

A-1 Agriculture
A-1P Planned Agriculture 1
A-2 Agriculture
A-2P Planned Agriculture 2

TRANSITION DISTRICTS

A-R Agriculture-Residential
A-RP Planned Agriculture-Residential

RESIDENTIAL DISTRICTS

R-S Single-Family Residential
R-SP Planned Single-Family Residential
R-D Two-Family Residential
R-DP Planned Two-Family Residential
R-M Moderate Density Residential
R-MP Planned Moderate Density Residential

RECREATION DISTRICT

REC Recreation
REC-P Planned Recreation

COMMERCIAL DISTRICT

C-O Office Commercial
C-N Neighborhood Commercial
C-G General Commercial
C-GP Planned Commercial

INDUSTRIAL DISTRICTS

M-L Light Industrial
M-G General Industrial
M-LP Planned Industrial
M-GP Planned General Industrial

OVERLAY DISTRICTS

Character Preservation Overlay District
Airport Approach and Departure District

B. Districts Minimum Lot Sizes. The following are the minimum lot sizes for the corresponding districts specifically listed below:

AGRICULTURAL DISTRICTS

A-1 Agriculture :

The minimum lot size for any parcel within the A-1 zoning district is ten (10) acres.

A-2 Agriculture :

The minimum lot size for any parcel within the A-2 zoning district is two and one half (2 & ½) acres.

TRANSITION DISTRICTS

A-R Agriculture-Residential :

The minimum lot size for any parcel within the A-R zoning district is one half (½) acre.

RESIDENTIAL DISTRICTS

R-S Single-Family Residential :

The minimum lot size for any parcel within the R-S zoning district is seven thousand (7,000) square feet.

R-D Two-Family Residential :

X The minimum lot size for any parcel within the R-D zoning is seven thousand (7,000) square feet. The minimum lot size for a duplex is ten thousand (10,000) square feet.

R-M Moderate Density Residential:

X The minimum lot size for any parcel within the R-M zoning district is seven thousand (7,000) square feet. The minimum lot size for a duplex is ten thousand (10,000) square feet. The minimum lot size for a multiple family dwelling is two thousand five hundred (2,500) square feet per dwelling unit.

B.C. District Boundaries

(1) The boundaries of the districts are shown upon the map attached hereto and made a part hereof, which map is designated as the "District Map." The district map and all notations, references and other information shown thereon are a part of this Ordinance and have the same force and effect as if the district map and all the notations, references and other information shown thereon were fully set forth or described herein, the original of which district map is properly attested and is on file with the County Clerk of Boone County, Missouri.

(2) Whenever any street, alley or other public way is vacated by official action of the County Commission, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation, and all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended districts.

SECTION 4. GENERAL PROVISIONS

A. For non-agricultural activity uses, except as hereinafter provided:

(1) No building shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used except for a purpose permitted in the district in which the building or land is located.

(2) No building shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the height and area regulations of the district in which the building is located.

(3) The density and yard regulations of this ordinance are minimum regulations for each and every building existing at the effective date of this ordinance and for any building hereafter erected or structurally altered. No land required for yards or other open spaces about an existing building or any building hereafter erected or structurally altered shall be considered a yard or lot area for more than one building.

(4) Any division of land is subject to the Boone County Subdivision Regulations if the resulting lots or tracts contain less than ~~five~~ twenty acres.

(5) Every building hereafter erected or structurally altered shall be located on a lot as herein defined and in no case shall there be more than one main building on a lot except as otherwise provided in this ordinance.

(6) No building shall be erected or structurally altered to the extent specifically provided hereinafter except in conformity with the off street parking and loading regulations of this ordinance.

SECTION 5. DISTRICT USE REGULATIONS

A. District Regulation. In the following established districts, a building or premise shall be used only for the following purposes:

(1) **A-1 Agriculture District**

Permitted Uses:

Agricultural Activity, which shall include greenhouses and nurseries
Equine Boarding Facility for a maximum of six animals on a minimum 10-
acre tract

Equine Ranch on a minimum 10-acre tract

Farm Dwelling

Home Occupation

Public Park and Forest Preserve

Bait House

Church Place of Worship

Public school, elementary and high, or private school having a curriculum equivalent to a public, elementary or high school and having no rooms regularly used for housing or sleeping purposes.

Livestock sales barn and stockyard provided that such activity is located at least 2,640 feet from R-S, R-SP, R-D, R-DP, ~~and/or~~ R-M, and/or R-MP zoning and from a major recorded subdivision.

Veterinary office or clinic or animal hospital provided, however, if the establishment is in a major recorded subdivision or is within 500 feet of a residentially developed area or an existing R-S, R-SP, R-D, R-DP, ~~or~~ R-M or R-MP Zoning District. All animals that are treated or cared for shall be kept within a sound-proofed, air conditioned building; no odor shall be perceptible at the boundary of the premises; and the noise outside the building shall not exceed that of average daily traffic measured at the lot line.

Family Day Care Home (maximum of six children) and Group Day Care Home (maximum of ten children) provided that the Day Care Home is (1) in compliance with all state regulations and (2) meets all the criteria for a Home Occupation.

~~Single-Family Dwelling, a Non-Farm dwelling in any subdivision, or in a Planned Residential Development approved in accordance with the~~

~~provisions of Section 6, or~~ on a Lot of Record recorded prior to December 27, 1973 or on a lot having a minimum area of 10 acres.

Conditional Uses:

Kennel or Hobby Kennel

~~Animal boarding and training facilities~~

Equine Boarding Facility for more than six animals on a minimum 10-acre tract

Animal Training Facility on a minimum 10-acre tract

Riding School

Airport

Transmission facility

Privately operated outdoor recreational facility

New cemetery, human or animal, or enlargement of existing cemetery

Private family cemetery

Farm implement sales and service, and other agribusiness uses oriented to and exclusively serving the agricultural community

Livestock sales barn and stockyard

Water Tower, sewage lagoon or mechanical treatment plant where not approved under County Subdivision Regulation

Sanitary landfill operated by a public agency

Mobile Home not meeting the provisions of Section 4A. (9) of this ordinance

Rock quarry on a minimum of 40 acres

Permanent asphalt, cement or concrete plant provided the plant is located within the property boundary of a rock quarry producing a minimum average of 1,000 tons of rock per operating day

Portable asphalt, cement or concrete plant used for a specific construction project

Creek or river gravel recovery operation

Bed and Breakfast

Seasonal deer/game processing

(2) A-1P Planned Agriculture 1 District

A Planned Residential Development approved in accordance with the provisions of Section 6.

(3) ~~(2)~~ A-2 Agriculture District

Permitted Uses:

Any permitted use of the A-1 District, provided however, a Single-Family Dwelling shall, in addition to the provisions of the A-1 District, be permitted on a lot or tract having a minimum area of two and one half acres.

Conditional Uses:

Any conditional use of the A-1 District

(4) A-2P Planned Agriculture 2 District

A Planned Residential Development approved in accordance with the provisions of Section 6.

(5) ~~(3)~~ A-R Agriculture - Residential District

Permitted Uses:

Agricultural Activity which shall include greenhouses and nurseries
Equine Boarding Facility for a maximum of six animals on a minimum
20-acre tract
Equine Ranch on a minimum 20-acre tract
Farm Dwelling
Home Occupation
Public Park and Forest Preserve
Golf course, except miniature course and driving range
ChurchPlace of Worship
Public School, elementary and high, or private school having a curriculum equivalent to a public elementary or high school and having no rooms regularly used for housing or sleeping purposes.
Family Day Care Home (maximum of six children) and Group Day Care Home (maximum of ten children) provided that the Day Care Home is (1) in compliance with all state regulations and (2) meets all the criteria for a Home Occupation
Single Family Dwelling on a lot having a minimum area of one-half acre, (21,780 square feet).

Planned Residential Development in accordance with the provisions of
Section 6.

Conditional Uses:

- Privately operated outdoor recreational facility
- Enlargement of and existing cemetery
- Equine Boarding Facility for more than six animals on a minimum
20-acre tract
- Animal Training Facility on a minimum 20-acre tract
- Riding School on a minimum 20-acre tract
- Farm implement sales and service, and other agribusiness uses oriented to and
exclusively serving the agricultural community
- Veterinary office or clinic or animal hospital provided, however, if the
establishment is in a major recorded subdivision or is within 500 feet of a
residentially developed area or an existing R-S, R-SP, R-D R-DP, or
R-M or R-MP Zoning District all animals that are treated or cared for
shall be kept within a sound-proofed, air conditioned building; no odor
shall be perceptible at the boundary of the premises; and the noise
outside the building shall not exceed that of average daily traffic
measured t the lot line.
- Public building erected by any governmental agency
- Hospital, nursing home, and educational, religious and philanthropic
institution
- Nursery, pre-kindergarten, kindergarten, play, special and other private
schools
- Water Tower, sewage lagoon or mechanical treatment plant where not
approved under County Subdivision Regulations
- Mobile Home Subdivision
- Mobile Home not meeting the provisions of Section 4. (9) of this ordinance
- Bed and Breakfast

(6) A-RP Planned Agriculture - Residential District

**A Planned Residential Development approved in accordance with the
provisions of Section 6.**

(7) (4) R-S Single-Family Residential District

Permitted Uses:

Agricultural activity
Single-family dwelling (minimum lot size; 7,000 square feet)
Family Day Care Home (maximum of six children) Group Day Care Home
(maximum of ten children) provided that the Day Care Home is (1) in
compliance with all state regulations, and (2) meets all the criteria for a
Home Occupation.
Public Park or playground
~~Church~~Place of Worship
Public school, elementary and high, or private school having a curriculum
equivalent to a public elementary or public high school and having no
rooms regularly used for housing or sleeping purposes.
Golf course, except miniature course and driving tees (Ranges) operated for
commercial purposes
~~Planned Residential Development in accordance with the provisions of~~
~~Section 6~~
Home Occupation

Conditional Uses:

Privately operated club with swimming pool and/or tennis courts on site of not
less than five acres
Public building erected by governmental agency
Hospital, nursing home, retirement center, group home for the handicapped,
and educational, philanthropic or religious institution on site of not less
than five acres, provided not more than 50 percent of the site area may be
occupied by buildings, and provided further, that the building shall be set
back from all required yard lines and additional foot for each foot of
building height
Nursery, pre kindergarten, kindergarten, play, special, and other private
schools
Watertower, sewage lagoon or mechanical treatment plant where not approved
under County Subdivision Regulations
Two-family Dwelling
Mobile Home Park in accordance with the existing
mobile home park ordinance
Mobile Home not meeting the provisions of Section 4. (9) of this ordinance
Mobile Home Subdivision
Bed and Breakfast

(8) R-SP Planned Single-Family Residential District

A Planned Residential Development approved in accordance with the provisions of Section 6.

(9) ~~(5)~~ R-D Two-Family Residential District

Permitted Uses:

Agricultural activity
Any permitted use of the R-S District
Two-family dwelling (minimum lot area per family; 5,000 square feet)

Conditional Uses:

Any conditional use of the R-S District
Three-family dwelling on a lot having a minimum area of 10,000 square feet.

(10) R-DP Planned Two-Family Residential District

A Planned Residential Development approved in accordance with the provisions of Section 6.

(11) ~~(6)~~ R-M Moderate Density Residential District

Permitted Uses:

Agricultural activity
Any permitted use of the R-D District
Privately operated club with swimming pool and/or tennis courts on site of not less than five acres
Public building erected by any governmental agency except not maintenance or storage buildings
Hospital, nursing home, retirement center, group home for the handicapped, and educational, philanthropic, or religious institution on site of not less than 5 acres provided not more than 50 percent of the site area may be occupied by buildings, and provided further that the building shall be set

back from all required yard lines an additional foot for each foot of building height.

Nursery, pre-kindergarten, kindergarten, play special and other private school
Private recreational facility where buildings do not occupy more than ten

percent of the site area

Multiple-family dwellings (minimum lot area per family; 2,500 square feet)

Home Occupation

Bed and Breakfast

Conditional Uses:

Privately operated club with swimming pool and/or tennis courts

Private recreational facility

Hospital, nursing home, retirement center, group home for the handicapped,
and educational, philanthropic or religious institution on a site of less
than 5 acres

Rooming or boarding house

Water tower, mechanical treatment plant or sewage lagoon where not
approved under County Subdivision Regulations

Mobile Home Park in accordance with the existing mobile home park
ordinance

Mobile Home not meeting the provisions of Section 4. (9) of this ordinance

Mobile Home Subdivision

(12) R-MP Planned Moderate Density Residential District

**A Planned Residential Development approved in accordance with the
provisions of Section 6.**

(13) ~~(7)~~ Rec Recreation and Conservation District

Permitted Uses:

Agricultural activity

Club and lodge with incidental facilities

Golf and baseball driving range

Fishing or fly-casting pond

Marina

Golf course, including miniature golf course

Pitch and putt course
Skating rink
Guest ranch and incidental facilities, including stable, corral, swimming pool
provided they are located on a site of at least 5 acres
Swimming pool, swim park
Tennis court
Reception Facility
Other similar recreation uses

Conditional Uses:

Animal training with incidental facilities
Shooting preserve
Skeet, trap shooting, pistol and rifle range
Incidental retail sales and services accessory to the main use
Restaurant, cafeteria, and bars when incidental to the recreational uses on the
premises
Drag strip or race track
Travel trailer park

(14) REC-P Planned Recreational District

**A Planned Recreational Development approved in accordance with the
provisions of Section 6.**

(15) ~~(8)~~ C-O Commercial Office District

Permitted Uses:

Agricultural activity
~~Church~~Place of Worship
Bank or financial institution, drive-in or otherwise
Office or office building
Medical, dental and psychiatric offices and out-patient clinics provided that
retail sales shall be limited to those items which are professionally
adjusted or fitted on the premises
Automobile parking lot, except no disabled, wrecked or junked motor vehicles
shall be permitted

Public buildings erected by any public agency except no maintenance or storage buildings

Conditional Uses:

Mortuary

Private School

Retail Sales and the manufacture of articles to be sold at retail only, on the premises, when such activities are accessory uses to medical and dental offices and clinics provided that the total mechanical power used in manufacturing shall not exceed five (5) horsepower for any one shop and the space devoted to sales or manufacturing shall not exceed thirty (30) percent of the total floor area, and further provided that such manufacturing use shall not be noxious or offensive

Residential uses when located on the second floor or above

(16) (9)-C-N Neighborhood Commercial District

Permitted Uses:

Agricultural activity

Any permitted use of the C-O District

Dressmaking, tailoring, shoe repair, repair of household appliances and bicycles, catering, and bakery with sale of bakery products on the premises and other uses of a similar character

Mortuary

Personal service uses, excluding massage parlors, but including barber shop, beauty parlor, photographic or art studio, laundry or dry cleaning receiving station and other uses of a similar character

Photographic or blueprint service shops

Private school

Frozen food locker for individual or family use

Private club or lodge

Retail store provided that in connection with which there shall be no slaughter of animals or poultry, nor commercial fish cleaning and processing on the premises.

Theatre, not including drive-in theatre

Restaurants and cafeterias, not including drive-in or walk-in carry-out establishments

Self-service laundry or cleaning establishment

Shops for custom work, or the manufacture of articles to be sold at retail only, on the premises, provided that in such manufacture the total mechanical power shall not exceed five (5) horsepower for the operation of any one shop, and provided the space occupied by the manufacturing use permitted herein shall not exceed fifty (50) percent of the total floor area of the entire building and further provided that such manufacturing use is not noxious or offensive

Veterinary office or clinic where small animals are treated, cared for or kept within a soundproofed, air conditioned building provided there shall be no odor that shall be perceptible at the boundary of the premises and further provided the noise outside the building shall not exceed that of normal daily traffic measured at the lot line

Bed and Breakfast

Conditional Uses:

Automobile service station

General service and repair establishments, including dyeing or cleaning works or laundry, plumbing and heating, printing, painting, upholstering or appliance repair

Bar or tavern

~~Message parlor~~

Water tower, mechanical treatment plant or sewage lagoon where not approved under County Subdivision Regulations

Residential uses when located on the second floor or above

(17) (40) C-G General Commercial District

Permitted Uses:

Agricultural activity

Any permitted use of the C-N District

Amusement centers and video arcades

Automobile service station

Automobile repair shop

Bar or tavern

Billboards and Signs in compliance with Section 25.

Bowling alley or billiard parlor

Display and salesroom

Farm implements, sale and repair

Farm store or feed store
Frozen food locker
Hotel or Motel
Laboratory, research, experimental or testing, but not testing combustion engines or explosives
Radio or television broadcasting station or studio
Rental agency
Reception Facility
Seasonal temporary fireworks stand
Kennel where animals are kept within a soundproofed, air conditioned building provided there shall be no odor that shall be perceptible at the boundary of the premises and further provided the noise outside the building shall not exceed that of normal daily traffic measured at the lot line
New or used cars, mobile homes, travel trailer, or boat sales or storage lot
Dyeing, cleaning, laundry, printing, painting, plumbing, tinsmithing, tire sales and services, upholstering and other general service or repair establishment of similar character. Not more than 10 percent of the lot or tract occupied by such establishment shall be used for the open and unenclosed storage of materials or equipment

Conditional Uses:

Transmission facility
Drive-in or walk-in, carry-out establishment, including restaurant and theatre
Lumberyard and building materials
Farm feed store with bulk feed and/or bulk fertilizer storage and mixing facilities
Bottling works
Collection point for recyclable material
Wholesale establishment or warehouse (including self-storage mini-warehouse) in a completely enclosed building
~~Massage parlor~~
Truck stop and associated uses
Railroad spur tracks and truck terminal
Water tower, mechanical treatment plant or sewage lagoon where not approved under County Subdivision Regulations
Travel trailer park
Residential uses when on the second floor or above Portable concrete plant used for a specific construction project
Permanent fireworks stand or store

(18) (11) C-GP Planned Commercial District

Refer to Section 6. ~~Planned Development; Residential, Commercial and Industrial.~~

A Planned Commercial Development approved in accordance with the provisions of Section 6

(19) (12) M-L Light Industrial District

Permitted Uses:

Agricultural activity

Any permitted use and any conditional use of the C-G General Commercial District except that no residential uses shall be permitted other than dwellings for resident watchmen and caretakers employed on the premises.

Generally those light manufacturing uses similar to those listed below which do not create any more danger to health and safety in surrounding areas and which do not create any more offensive noise, vibration, smoke, dust, lint, odor, heat, or glare, than that which is generally associated with light industries of the types specifically permitted below:

1. Manufacture or assembly of medical and dental equipment, drafting, optical, and musical instruments, watches, clocks, toys, games, and electrical or electronic apparatus.
2. Preparation, processing or bottling of food or beverage products; such as, bakery products, candy manufacture, dairy products and ice cream, fruit and vegetable processing and canning and processing of fish, meat and poultry products, but not the slaughtering of poultry or animals
3. Manufacture of textile products; such as, rugs, mattresses, pillows, quilts, millinery, hosiery, clothing and fabrics, printing and finishing of textiles and fibers into fabric goods
4. Manufacture or assembly of wood products; such as, boxes, furniture, cabinets, baskets, and other wood products of similar nature

5. Compounding of cosmetics, toiletries, drugs, and pharmaceutical products.

Photographic processing or blueprinting
Printing and publishing
Recycling center for metal containers having a capacity of less than five gallons and for glass, paper, plastic and aluminum
Wholesale merchandising or storage warehouses and fenced outdoor storage areas (including self-storage mini-warehouses)
Contractor's buildings and storage yards
Forges and blacksmithing
Busbarns or lots
Hatcheries
Monument or marble works
Moving, transfer or storage plants
Veterinary office or clinic, animal hospital, kennels

Conditional Uses:

Manufacture or assembly of metal or fiberglass products; such as, boats, vehicles, farm equipment, auto or machine parts, satellite receivers, nails, bolts, nuts, screws and rivets, ornamental iron products, firearms, electrical appliances, tools, dies, machinery and hardware products, sheetmetal products, and vitreous enameled products.

Massage Parlor

Sexually Oriented Business

(20) (13) M-LP Planned Industrial District

~~Refer to Section 6. Planned Development, Residential, Commercial, and Industrial.~~
A Planned Industrial Development approved in accordance with the provisions of Section 6.

(21) (14) M-G General Industrial District

Permitted Uses:

Agricultural activity

Any permitted use and any conditional use of the M-L Light Industrial District

Asphalt plant

Cement or Concrete Plant

Poultry killing and dressing for commercial purposes

Stockyard or slaughter of animals

Conditional Uses:

Acid Manufacture

Distillation of bones

Explosive manufacture or storage

Fat rendering

Fertilizer manufacture

Storage of disabled, wrecked, or junked motor vehicles and associated salvage uses

Sanitary landfill

Glue manufacture or tankage

Junk yard or salvage yard

Wholesale storage of gasoline

Any industrial use which the Commission determines is of a character similar to those listed above.

(22) M-GP Planned General Industrial District

A Planned Industrial Development approved in accordance with the provisions of Section 6.

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

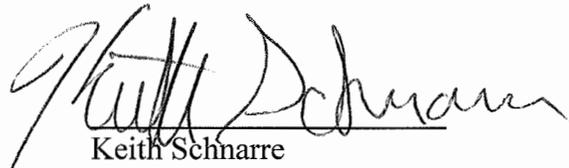
September Session of the August Adjourned Term. 20 03

In the County Commission of said county, on the 30th day of September 20 03

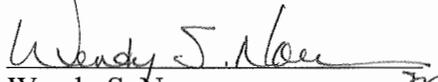
the following, among other proceedings, were had, viz:

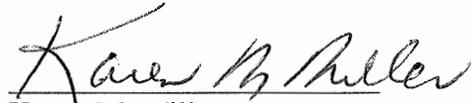
Now on this day the County Commission of the County of Boone does hereby approve the recommendation from the Boone County Public Works Department to increase the speed limit on New Haven Road from the City Limits of Columbia to Rangeline Road to 45 mph and authorize the posting of an advisory speed placard of 30 mph for the s-curve east of the intersection with Rolling Hills Road.

Done this 30th day of September, 2003.


Keith Schmarre
Presiding Commissioner

ATTEST:


Wendy S. Noren
Clerk of the County Commission


Karen M. Miller
District I Commissioner


Skip Elkin
District II Commissioner

466



Boone County Public Works

Memorandum

Date: September 10, 2003

To: David Mink

From: Allison Anderson

Re: Speed Study – New Haven Road

Boone County Public Works recommends raising the speed limit from 35 miles per hour to 45 miles per hour on New Haven Road from the Columbia City Limits to Rangeline Road. The County also recommends posting an advisory speed placard of 30 mph for the s-curve east of the intersection with Rolling Hills Road.

During the month of August, the County completed a speed study on New Haven Road. Vehicle speeds were monitored on New Haven Road west of the intersection with Rolling Hill Road and between the intersections with Olivet Road and Ben Williams Road. The Manual on Uniform Traffic Control Devices Section 2B.11 recommends that the posted speed limit should be based on the 85th percentile speed. The 85th percentile speeds at the study locations are as follows:

West of the intersection with Rolling Hills Road:

- Westbound Lane = 49 miles per hour
- Eastbound Lane = 53 miles per hour

Between the intersections with Olivet Road and Ben Williams Road:

- Westbound Lane = 47 miles per hour
- Eastbound Lane = 47 miles per hour

The average of the 85th percentile speeds is 49 miles per hour and the default speed for paved roads in the County is 40 miles per hour; therefore, the County recommends posting New Haven Road at 45 miles per hour.

The s-curve east of the intersection with Rolling Hills Road was studied using a slope meter. From that study it was determined to post both the east and west bound lanes with a 30 mile per hour advisory speed placard due to the curve.

CERTIFIED COPY OF ORDERSTATE OF MISSOURI }
County of Boone } ea.

September Session of the August Adjourned Term. 20 03

In the County Commission of said county, on the 30th day of September 20 03

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby approve the following budget revision:

DEPARTMENT ACCOUNT AND TITLE	AMOUNT DECREASE	AMOUNT INCREASE
1123-86800: Emergency	\$20,029.00	
1132-85900: Voter Registration – County Election Expense		\$20,029.00

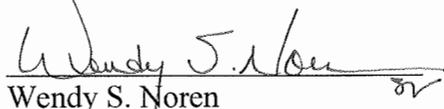
Said budget revision is to cover the County's share of expenses for the April 2003 election.

Done this 30th day of September, 2003.

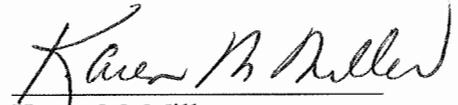


Keith Schnarre
Presiding Commissioner

ATTEST:



Wendy S. Noren
Clerk of the County Commission



Karen M. Miller
District I Commissioner



Skip Elkin
District II Commissioner

ELECTION BUDGET REVISION:

- 1. Hospital Trustee election costs budgeted at 19,000. County's share of April election 39,000.**

Under budgeted because:

Last election conducted for Hospital Trustee was 1999. Although I was within 3% in accurately predicted the overall cost increases since 1999 in conducting elections (72% overall), I forgot that at our last contested Hospital Trustee election the State picked up half our cost because the concealed weapons issue was on the ballot. The state had no issue on the ballot this year so we were the primary payee for this election.

I held this until now to make sure the County was not responsible for any other elections this fall.

SUBLSGR

SUBSIDIARY LEDGER INQUIRY MAIN SCREEN

9/22/03 12:14:0

Year 2003

Original Appropriation

20,000.00

Dept 1132 ELECTION & REGISTRATION

Revisions

Acct 85900 COUNTY ELECTION EXPENSE

Original, +, Revisions

20,000.00

Fund 100 GENERAL FUND

Expenditures

20,000.00

Encumbrances

Actual To Date

20,000.00

Class/Account A ACCOUNT

Account Type E EXPENSE

Remaining Balance

Normal Balance D DEBIT

Shadow Balance

Transaction Code	Effective Date	Description	Process Date	Orig Document	Amount
22	1/02/2003	***** ORIGINAL BUDGET *****	2003	202	20,000.00-
40	6/19/2003	SPEC ELECTION 2-PARTIAL PMT	A 2003	514	20,000.00

Bottom

F2=Key Scr F3=Exit F6=Period Breakdowns F7=Transactions F8=View Document

0-c

Budget 20,000.00 +
 Actual Cost 40,028.15 -
 Difference 20,028.15-1

**Wendy S. Noren
Boone County Clerk
801 E. Walnut St. Rm. 236
Columbia, MO 65201
886-4375**

June 10, 2003

TO: Participants in the April 8, 2003 Municipal Election
FROM: Art Auer, Director, Elections Division
RE: Final costs of election

Enclosed please find a breakdown of the total costs of the election held this past April. The formula used to figure these costs is listed below.

Please make any checks payable to:

Special Election 2
c/o Boone County Clerk
801 E. Walnut St. Room 236
Columbia, MO 65201

Should you have any questions regarding this schedule, please contact me at the above number.

ELECTION COST FORMULA

(\$139,225.81) (\$50,632.33) (\$88,593.48)
(Total Election Cost) - (Ballot & Public Notice) = Total Shared Election Costs

(Total Shared Election Costs) x (Each District's %) +

(Each District's Ballot & Public Notice Cost)

= Final Cost per District

April 8, 2003
Municipal School Election
Final Payment Schedule

District	# Voters	Percentage	Ballot	Public Notice	Ballot & Public Notice	Shared Cost	Final Cost	Prepayment	Amount due (refund)
Boone County	69,741	35.921565%	\$7,886.77	\$405.53	\$8,292.30	\$31,735.85	\$40,028.15	\$0.00	\$40,028.15
Columbia Schools	56,860	29.286936%	\$32,207.02	\$156.96	\$32,363.98	\$26,120.19	\$58,484.17	\$35,438.33	\$23,045.84
New Franklin R-I Sch	159	0.081896%	\$1.21	\$150.33	\$151.54	\$72.35	\$223.89	\$88.69	\$135.20
N. Callaway R-I Sch	20	0.010301%	\$0.13	\$219.40	\$219.53	\$9.10	\$228.63	\$11.30	\$217.33
So Bo Co R-I Sch	3,885	2.001051%	\$58.43	\$67.72	\$126.15	\$1,767.88	\$1,894.03	\$2,261.25	(\$367.22)
Howard Co R-3 Sch	17	0.008756%	\$0.06	\$80.18	\$80.24	\$7.74	\$87.98	\$10.17	\$77.81
Hallsville R-4 Sch	3,323	1.711581%	\$174.19	\$158.84	\$333.03	\$1,512.14	\$1,845.17	\$1,955.65	(\$110.48)
Sturgeon R-5 Sch	1,103	0.568123%	\$11.35	\$448.51	\$459.86	\$501.92	\$961.78	\$646.23	\$315.55
Centralia R-6 Sch	2,803	1.443744%	\$31.18	\$192.05	\$223.23	\$1,275.51	\$1,498.74	\$1,673.77	(\$175.03)
Harrisburg R-8 Sch	1,550	0.798360%	\$27.37	\$373.33	\$400.70	\$705.33	\$1,106.03	\$899.30	\$206.73
City of Ashland	1,237	0.637143%	\$3.44	\$107.55	\$110.99	\$562.90	\$673.89	\$721.36	(\$47.47)
City of Centralia	1,957	1.007994%	\$15.24	\$168.67	\$183.91	\$890.54	\$1,074.45	\$1,180.62	(\$106.17)
City of Columbia	41,435	21.341966%	\$6,775.12	\$155.04	\$6,930.16	\$18,855.11	\$25,785.27	\$26,192.22	(\$406.95)
City of Hallsville	573	0.295136%	\$2.12	\$99.05	\$101.17	\$260.75	\$361.92	\$337.24	\$24.68
City of Harrisburg	101	0.052022%	\$0.09	\$56.73	\$56.82	\$45.96	\$102.78	\$61.57	\$41.21
City of Hartsburg	86	0.044296%	\$0.20	\$72.70	\$72.90	\$39.13	\$112.03	\$50.84	\$61.19
City of Huntsdale	19	0.009786%	\$0.02	\$52.33	\$52.35	\$8.65	\$61.00	\$200.00	(\$139.00)
City of McBaine	9	0.004636%	\$0.01	\$32.92	\$32.93	\$4.10	\$37.03	\$5.65	\$31.38
City of Rocheport	159	0.081896%	\$0.47	\$64.27	\$64.74	\$72.35	\$137.09	\$88.69	\$48.40
City of Sturgeon	450	0.231782%	\$1.44	\$96.09	\$97.53	\$204.77	\$302.30	\$264.37	\$37.93
PWSD #9	4,498	2.316789%	\$62.54	\$43.67	\$106.21	\$2,046.83	\$2,153.04	\$2,707.51	(\$554.47)
So Bo Co FPD	4,163	2.144240%	\$87.02	\$85.04	\$172.06	\$1,894.38	\$2,066.44	\$2,420.55	(\$354.11)
Total	194,148	100.00000%	\$47,345.42	\$3,286.91	\$50,632.33	\$88,593.48	\$139,225.81	\$77,215.31	\$62,010.50

9/22/2003

FY 2003
Budget Amendments/Revisions
Election & Registration (1132)

<u>Index #</u>	<u>Date Recd</u>	<u>Dept</u>	<u>Account</u>	<u>Account Name</u>	<u>\$Increase</u>	<u>\$Decrease</u>	<u>Reason/Justification</u>	<u>Comments</u>
1	9/10/2003	1123	86800	Emergency		20,029	April election	
		1132	85900	County Election Expense	20,029			

CERTIFIED COPY OF ORDERSTATE OF MISSOURI }
County of Boone } ea.

September Session of the August Adjourned Term. 20 03

In the County Commission of said county, on the 30th day of September 20 03

the following, among other proceedings, were had, viz:

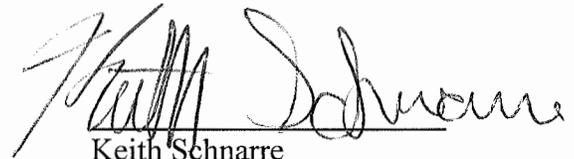
Now on this day the County Commission of the County of Boone does hereby approve the following budget amendment:

DEPARTMENT ACCOUNT AND TITLE	AMOUNT INCREASE
1420-84200: Social Services – Other Contracts	\$68,593.00
1420-03451: Social Services – State Reimbursement	\$68,593.00

Said budget amendment is to establish a budget for the Child Advocacy Grant for June to December 2003.

The County Commission of the County of Boone does hereby approve Contract Amendment #9 for the Child Assessment Center Services with the Missouri Children's Services Division. It is further ordered that the Presiding Commissioner be hereby authorized to sign said amendment.

Done this 30th day of September, 2003.



Keith Schnarre
Presiding Commissioner

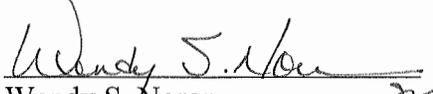


Karen M. Miller
District I Commissioner



Skip Elkin
District II Commissioner

ATTEST:



Wendy S. Noren
Clerk of the County Commission

CONTRACT AMENDMENT

NO. 9

The subject Agreement for Child Assessment Center Services entered into on October 1, 1997 between the Missouri Children's Services Division (formerly a section of the Division of Family Services) and the contractor, Boone County, Missouri, is hereby amended as follows:

The agreement shall continue in full force and effect through June 30, 2004.

Paragraph #4 is modified as follows: "4. The contractor agrees to provide the services and activities defined and described herein, during the contract year July 1, 2003 through June 30, 2004. The contractor further agrees to spend the aforementioned \$117,586.70 in accordance with the budget categories and amounts, for Child Assessment Center Services, as indicated in Exhibit B, attached to this agreement. However, with prior approval of the Division, the contractor may transfer funds between budgeted categories. Exhibit B is attached hereto, and is made a part of this agreement, as if said Exhibit were set forth fully herein.

This amendment shall be effective July 1, 2003. All other terms and conditions of the contract, or any amendment thereto, shall remain unchanged. In witness thereof, the parties hereto execute this agreement.

Keith Schuman
Authorized Representative,
of the Contractor

Shari Allen
Authorized Representative,
of the Division

30 September 2003
Date

10-10-03
Date

468-2003

CERTIFICATION:

I certify that this contract is within the purpose of the appropriation to which it is to be charged and there is an unencumbered balance of such appropriation sufficient to pay the costs arising from this contract.

June Fitzford by KT 9/18/2003
Auditor Date

#68,593
1420-3451
1420-84200 (pending budget amendment approval)

Rainbow House Regional Child Advocacy Center
State Grant Budget
June 1, 2003 - May 31, 2004

Category	Total
Salaries	\$69,346.00
Payroll Taxes	\$5,548.00
Employee Benefits	\$5,650.00
Professional Fees	\$15,000.00
Supplies	\$1,792.70
Telephone	\$4,000.00
Postage and Shipping	\$1,200.00
Occupancy	\$4,500.00
Maintenance & Equipment Rental	\$500.00
Printing and Publications	\$700.00
Membership & Dues	\$350.00
Travel & Transportation	\$1,000.00
Conferences & Meetings	\$1,000.00
Insurance	\$6,500.00
Capital Improvement/Major Equipment	\$500.00
	\$117,586.70



**MISSOURI
DEPARTMENT OF SOCIAL SERVICES
DIVISION OF FAMILY SERVICES**

P.O. BOX 88
JEFFERSON CITY
65103

TELEPHONE: 573-751-3221

BOB HOLDEN
GOVERNOR

RELAY MISSOURI
for hearing and speech impaired
TEXT TELEPHONE
1-800-735-2966
VOICE
1-800-735-2466

September 12, 2003

Wendy S. Noren, County Clerk
Boone County, Missouri
Attn: June Pitchford
801 E. Walnut, #236
Columbia, MO 65201

Dear Provider:

This is regarding the contract between the Missouri Children's Division (CD) and Boone County, Missouri, for Child Assessment Center (CAC) Services.

The Children's Division (previously a section of the Division of Family Services) is offering to renew the contract in the amount of \$117,586.70 for the period covering July 1, 2003 through June 30, 2004. You will spend the total contract amount in accordance with the approved budget, which is attached and labeled as Exhibit B. Exhibit B (see attached) replaces any previous proposed budget(s) you may have submitted for the period covering this contract period.

To renew the contract, you will need to sign and return the enclosed contract amendment to me. If you have any questions regarding your contract, feel free to contact me via telephone at (573) 751-2075 or via electronic mail at delrod@mail.dss.state.mo.us.

Sincerely,

Dirk B. Elrod
Contract Management Unit

0 • c

117,586.70 ÷
12.00 ×
7.00 =
68,592.24 +

cc: Sheila Tannehill, Assistant Deputy Director
Cindy Gibson, CAC Program Specialist
Rainbow House, CAC

REQUEST FOR BUDGET AMENDMENT

BOONE COUNTY, MISSOURI

09/18/03

EFFECTIVE DATE

FOR AUDITORS USE

468-2003

Department				Account					Department Name	Account Name	(Use whole \$ amounts)	
											Decrease	Increase
1	4	2	0	8	4	2	0	0	Social Services	Other Contracts		68,593
1	4	2	0	0	3	4	5	1	Social Services	State Reimb-Grant/Program/Other		68,593

Describe the circumstances requiring this Budget Amendment. Please address any budgetary impact for the remainder of this year and subsequent years. (Use attachment if necessary): **New Child Advocacy Grant June – Dec. 2003. Total grant for the State’s Year July 2003 thru June 2004 is \$117,586.70. This budget amendment is for seven months of the contract year, with the remaining five months will be included in the County’s original FY04 budget. Money is not paid to vendor until funding is received from the State.**

DU

Requesting Official

TO BE COMPLETED BY AUDITOR’S OFFICE

- A schedule of previously processed Budget Revisions/Amendments is attached.
- A fund-solvency schedule is attached.
- Comments: Grant given by the State of Missouri to contracted child advocacy center. The County acts in a fiduciary capacity for the child advocacy program.

[Signature]

Auditor’s Office

[Signature]

PRESIDING COMMISSIONER

[Signature]

DISTRICT I COMMISSIONER

[Signature]

DISTRICT II COMMISSIONER

BUDGET AMENDMENT PROCEDURES

- County Clerk schedules the Budget Amendment for a first reading on the commission agenda. A copy of the Budget Amendment and all attachments must be made available for public inspection and review for a period of at least 10 days commencing with the first reading of the Budget Amendment.
- At the first reading, the Commission sets the Public Hearing date (at least 10 days hence) and instructs the County Clerk to provide at least 5 days public notice of the Public Hearing. **NOTE: The 10-day period may not be waived.**
- The Budget Amendment may not be approved prior to the Public Hearing.

CONTRACT AMENDMENT

NO. 9

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Authorized Representative,
of the Contractor

Authorized Representative,
of the Division

Date

Date

*Rainbow House Regional Child Advocacy Center
State Grant Budget
June 1, 2003 - May 31, 2004*

Category	Total
Salaries	\$69,346.00
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Employee Benefits	\$5,650.00
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Printing and Publications	\$700.00
Membership & Dues	\$350.00
Travel & Transportation	\$1,000.00
Conferences & Meetings	\$1,000.00
Insurance	\$6,500.00
Capital Improvement/Major Equipment	\$500.00
	\$117,586.70

9/18/2003

FY 2003
Budget Amendments/Revisions
Social Services (1420)

<u>Index #</u>	<u>Date Recd</u>	<u>Account</u>	<u>Account Name</u>	<u>\$Increase</u>	<u>\$Decrease</u>	<u>Reason/Justification</u>	<u>Comments</u>
1	7/1/2003	84200	Other Contracts	3,567		Additional budget for 2002/2003 Child Advocacy Grant	
2	9/18/2003	3451	State Grant Reimbursement	68,593	68,593	2003/2004 Child Advocacy Grant	