

Structure Setbacks, Effective 9-17-12

- AG:** Minimum structure setback, fifty (50) feet from edge of easement, right of way, public or private roads. Minimum lot size three (3) acres; one dwelling per three (3) acres.
- GD:** Minimum structure setback, fifty (50) feet from edge of easement, right of way, public or private roads. Minimum lot size three (3) acres; one dwelling per three (3) acres.
- R-1:** Minimum front structure setback thirty five (35) feet from property line. Minimum side and rear structure setback ten (10) feet from property line. Minimum lot size of 15,000 square feet; one dwelling per 15,000 square foot lot.
- R-2:** Minimum front structure setback thirty five (35) feet from property line. Minimum side and rear structure setback ten (10) feet from property line. Minimum lot size, 1 acre; one dwelling per one (1) acre lot.
- CD:** Minimum structure setback fifty (50) feet from edge of easement , right of way, public or private roads. Minimum lot size two (2) acres; one dwelling per two (2) acres.
- I-1 & I-2:** Minimum structure setback fifty (50) feet from any easement or right of way. Minimum lot size of 22,000 square feet.
- C-1 & C-2:** Minimum structure setback fifty (50) feet from any easement or right of way. Minimum lot size of 22,000 square feet.

ARTICLE III: ZONING DISTRICTS AND ZONING MAP

Section 3.1: Zoning Districts

For the purpose of regulating and restricting the use of land and the erection, construction, reconstruction, alteration, moving or use of buildings or structures, all land in the County not within the corporate limits of any city, town or village, is hereby divided into 11 (eleven) districts as follows:

CON :	Conservation District
FP :	Missouri River Flood Plain District
AG :	Agricultural Zoning District
I-1 :	Light Industrial District
I-2 :	Heavy Industrial District
C-1 :	Commercial Highway District
C-2 :	General Business District
GD :	General Development District
R-1 :	Residential Development District, High Density
R-2 :	Residential Development District, Medium Density
CD :	Community Development District

Warren County Missouri is a third class county. As such there are no building codes and no final inspections are done by the county to determine if a structure is habitable. An Occupancy Permit is not required in unincorporated Warren County.